

Turn-Key Restaurant on major I-5 on/off ramp

**400 W. Rio Vista Ave
Burlington, WA 98233**

For Sale: \$1,675,000

Seller financing is available

For Lease: \$22.50 per SF NNN

5,200 SF turn-key restaurant

53,000 Cars Per Day

Lots of Parking (52 spaces)

Excellent location & I-5 visibility

Building fascia & pole signage

Located on I-5 (exit #230)

C-1 commercial zoning



Contact

Greg Martineau, CCIM
360-820-4645 (cell)
Greg@saratogacom.com

400 W. Rio Vista Ave
Burlington, WA 98233

PROPERTY FACT SHEET

Parking:	52 Spaces
Site:	0.63~ Acres
Zoning:	Commercial
Year Built:	2007 (Effective Age)
Building Size:	5,200 Sq. Ft.
NNN:	\$5.50 per SF
Access:	I-5 & W. Rio Vista Ave
Signage:	A+ Signage, Pole & Fascia (2)
Use:	Restaurant
Traffic Counts:	53,000 ADT
Disclosure:	Property Shares A Common Vault (Sewer-Station) With Adjacent Hotel Property

2015	1 Mile	3 Mile	5 Mile
Population	5,161	18,724	45,564
Median Household Income	\$44,204	\$51,521	\$52,930
Average Household Income	\$53,231	\$61,763	\$65,164
Per Capita Income	\$20,523	\$22,904	\$23,968

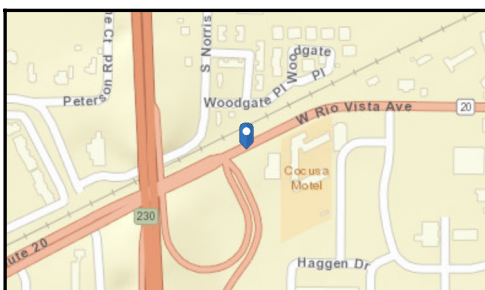
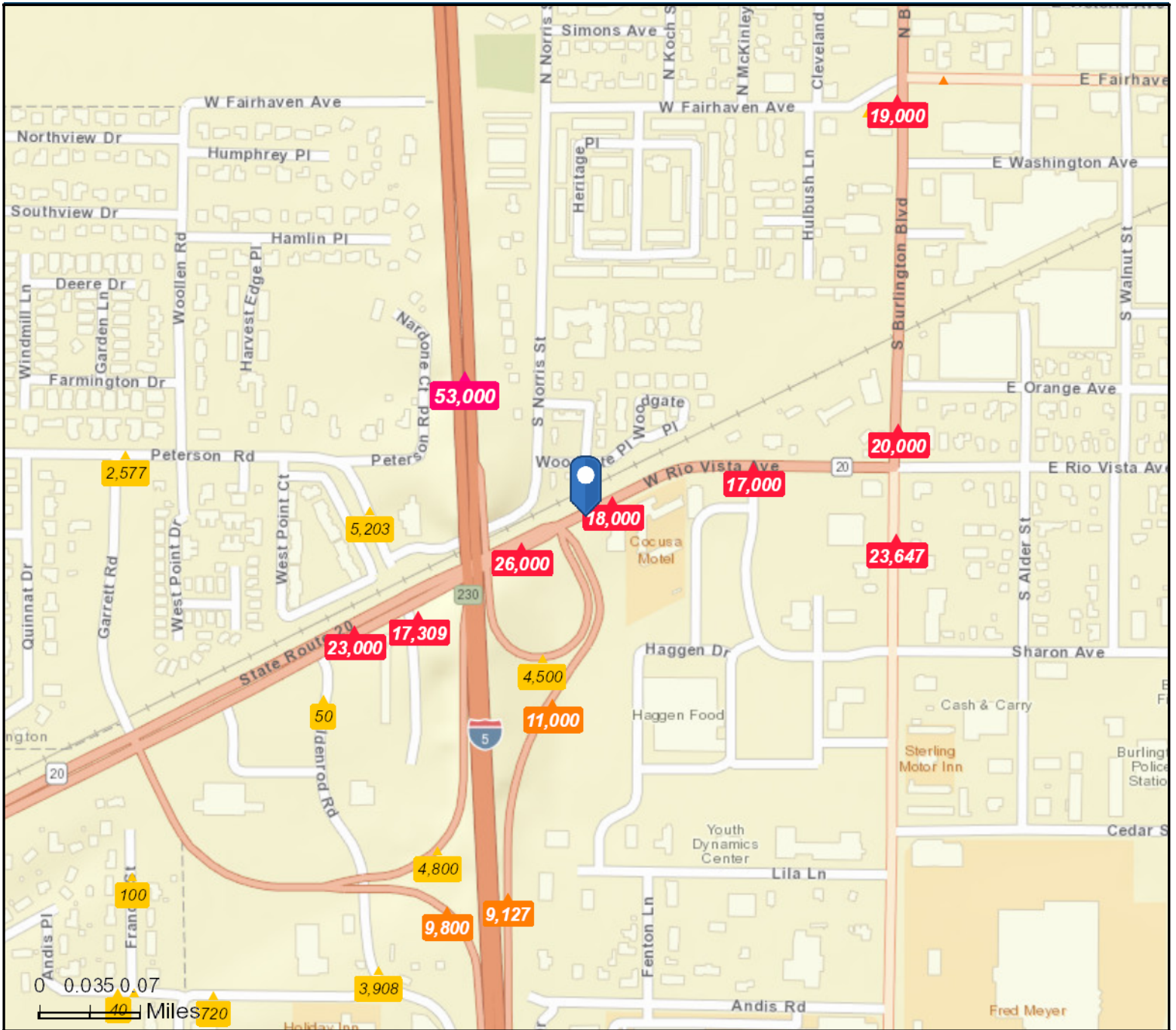
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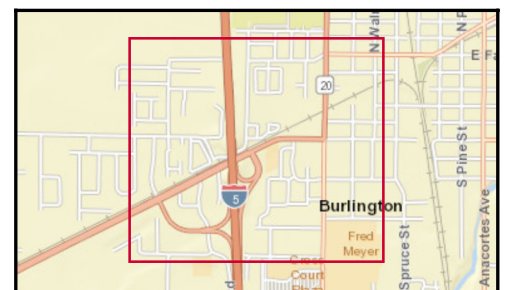
Saratoga

commercial real estate



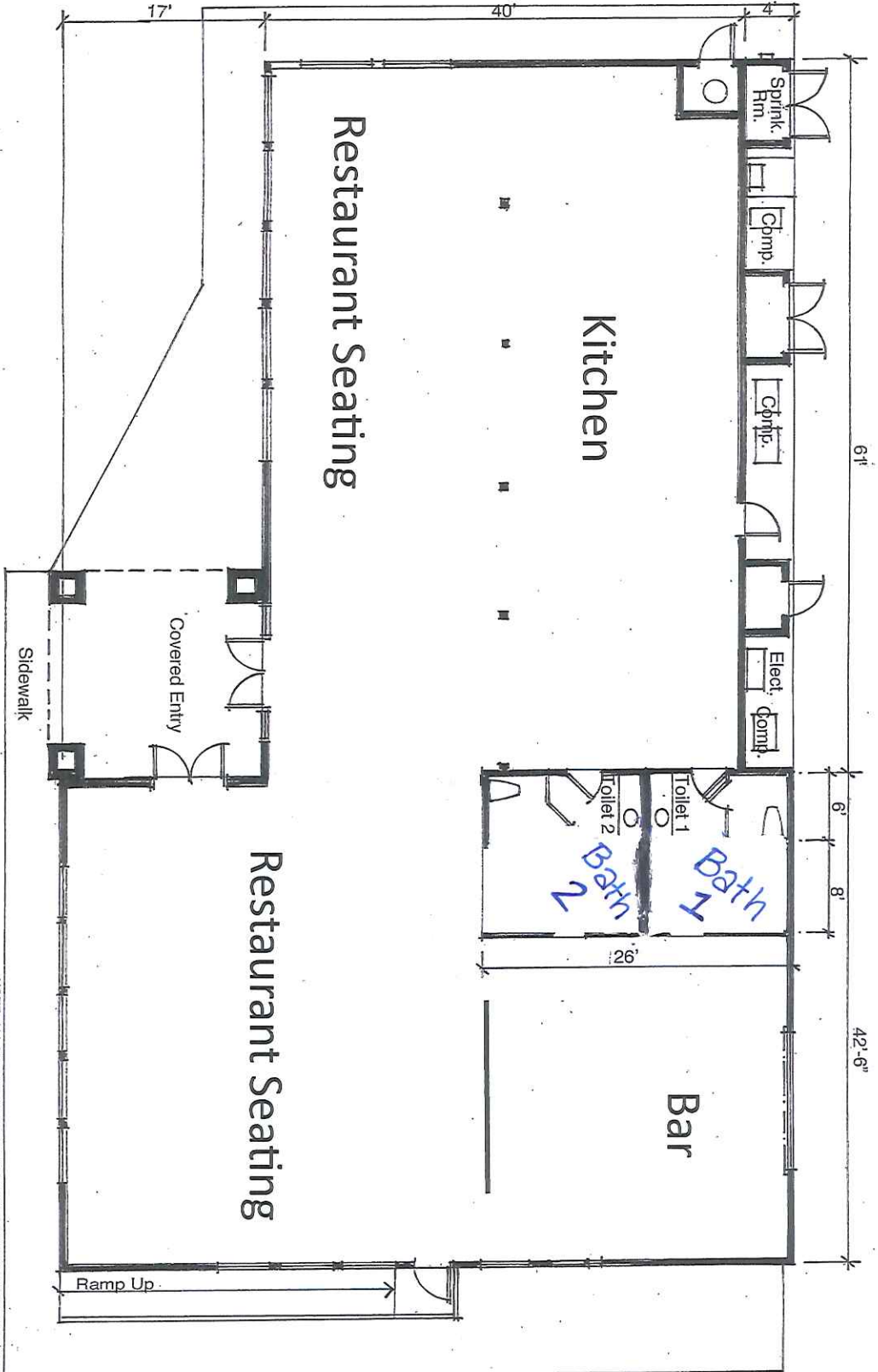


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



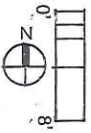
Source: ©2017 Kalibrate Technologies

Restaurant



400 W. Rio Vista Building at I-5 & SR 20
Burlington, WA FOR GALLEY 5 REAL ESTATE LLC

Floor Plan



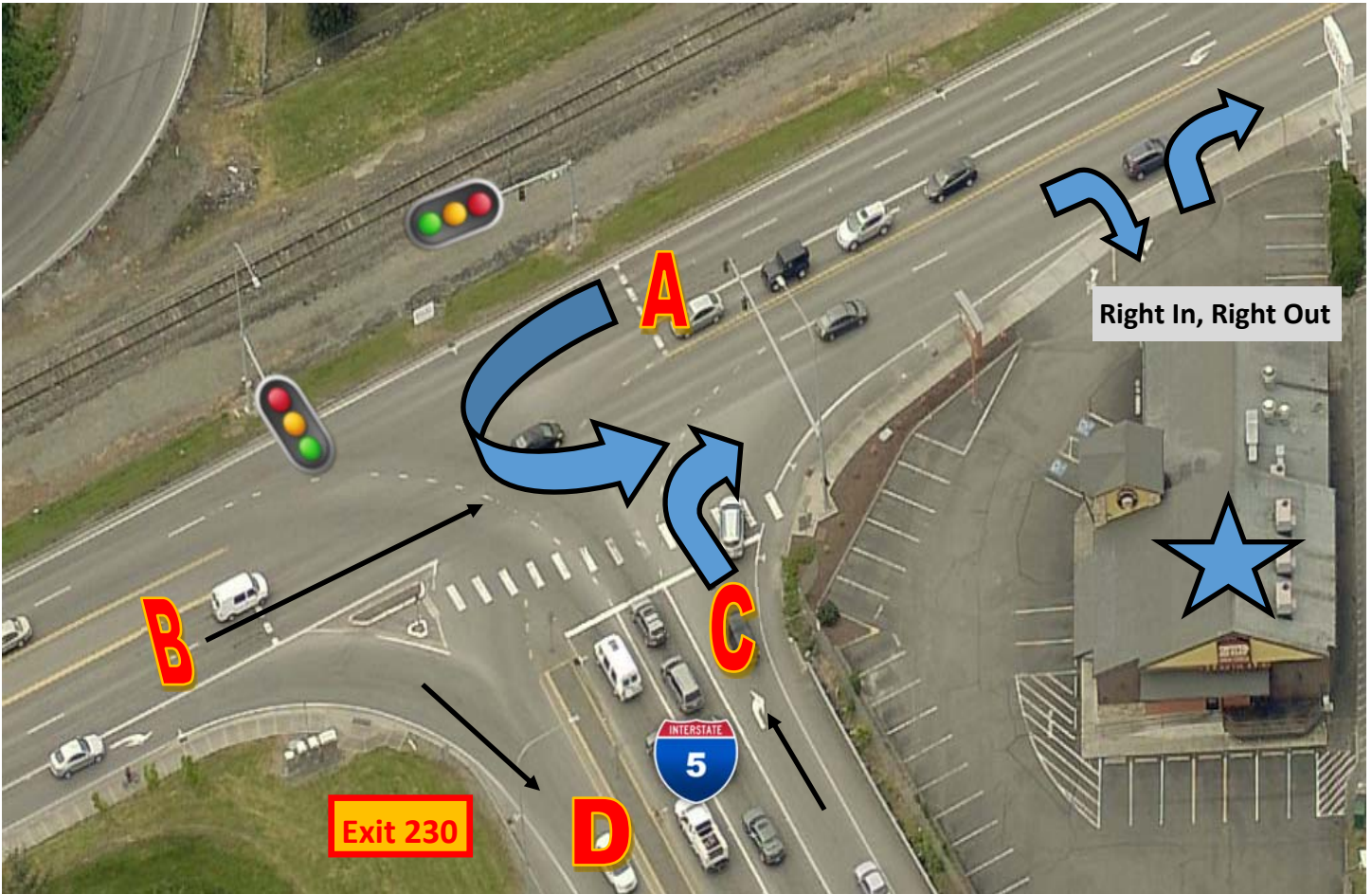
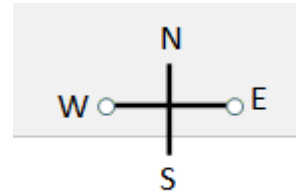
NOTE: ALL MEASUREMENTS AND AREAS TO BE FIELD VERIFIED.

7/31/17

Property Access Map



400 W. Rio Vista Burlington, WA



A: Access from Burlington Blvd..... U-Turn Legal at stop Light.

B: Access from Highway 20

C: Access from I-5 (off ramp)

D: I-5 North On-Ramp



Executive Summary

400 W Rio Vista Ave, Burlington, Washington, 98233
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 48.47122
Longitude: -122.34037

	3 miles	5 miles	10 miles
Population			
2000 Population	18,724	45,605	72,022
2010 Population	21,926	53,396	83,183
2017 Population	22,641	56,465	87,732
2022 Population	23,463	58,865	91,398
2000-2010 Annual Rate	1.59%	1.59%	1.45%
2010-2017 Annual Rate	0.44%	0.77%	0.74%
2017-2022 Annual Rate	0.72%	0.84%	0.82%
2017 Male Population	49.6%	49.5%	49.7%
2017 Female Population	50.4%	50.5%	50.3%
2017 Median Age	34.6	34.9	37.8

In the identified area, the current year population is 87,732. In 2010, the Census count in the area was 83,183. The rate of change since 2010 was 0.74% annually. The five-year projection for the population in the area is 91,398 representing a change of 0.82% annually from 2017 to 2022. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 34.6, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	71.9%	73.1%	77.8%
2017 Black Alone	1.2%	1.1%	0.9%
2017 American Indian/Alaska Native Alone	1.6%	1.6%	2.1%
2017 Asian Alone	3.6%	3.0%	2.4%
2017 Pacific Islander Alone	0.4%	0.3%	0.3%
2017 Other Race	17.2%	16.7%	12.7%
2017 Two or More Races	4.1%	4.2%	3.8%
2017 Hispanic Origin (Any Race)	31.5%	31.1%	23.9%

Persons of Hispanic origin represent 23.9% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.4 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	6,833	16,455	26,247
2010 Households	8,124	19,449	30,950
2017 Total Households	8,298	20,304	32,281
2022 Total Households	8,568	21,066	33,474
2000-2010 Annual Rate	1.75%	1.69%	1.66%
2010-2017 Annual Rate	0.29%	0.60%	0.58%
2017-2022 Annual Rate	0.64%	0.74%	0.73%
2017 Average Household Size	2.70	2.74	2.68

The household count in this area has changed from 30,950 in 2010 to 32,281 in the current year, a change of 0.58% annually. The five-year projection of households is 33,474, a change of 0.73% annually from the current year total. Average household size is currently 2.68, compared to 2.64 in the year 2010. The number of families in the current year is 21,735 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

November 08, 2017



Executive Summary

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Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 48.47122
Longitude: -122.34037

	3 miles	5 miles	10 miles
Median Household Income			
2017 Median Household Income	\$54,682	\$55,530	\$59,176
2022 Median Household Income	\$58,907	\$60,818	\$66,627
2017-2022 Annual Rate	1.50%	1.84%	2.40%
Average Household Income			
2017 Average Household Income	\$68,422	\$71,067	\$76,096
2022 Average Household Income	\$77,781	\$81,588	\$87,317
2017-2022 Annual Rate	2.60%	2.80%	2.79%
Per Capita Income			
2017 Per Capita Income	\$25,215	\$26,104	\$28,691
2022 Per Capita Income	\$28,460	\$29,732	\$32,675
2017-2022 Annual Rate	2.45%	2.64%	2.63%

Current median household income is \$59,176 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$66,627 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$76,096 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$87,317 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$28,691 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$32,675 in five years, compared to \$34,828 for all U.S. households

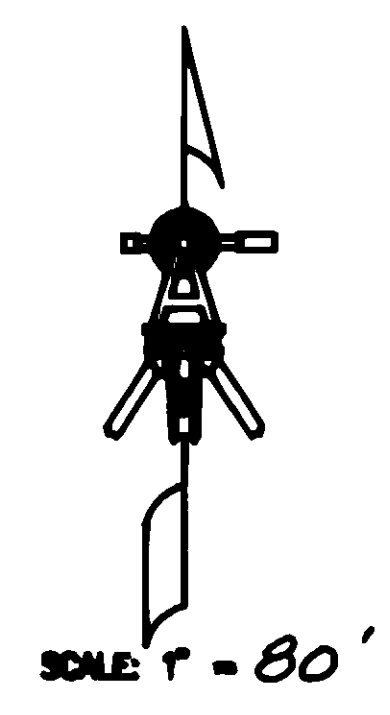
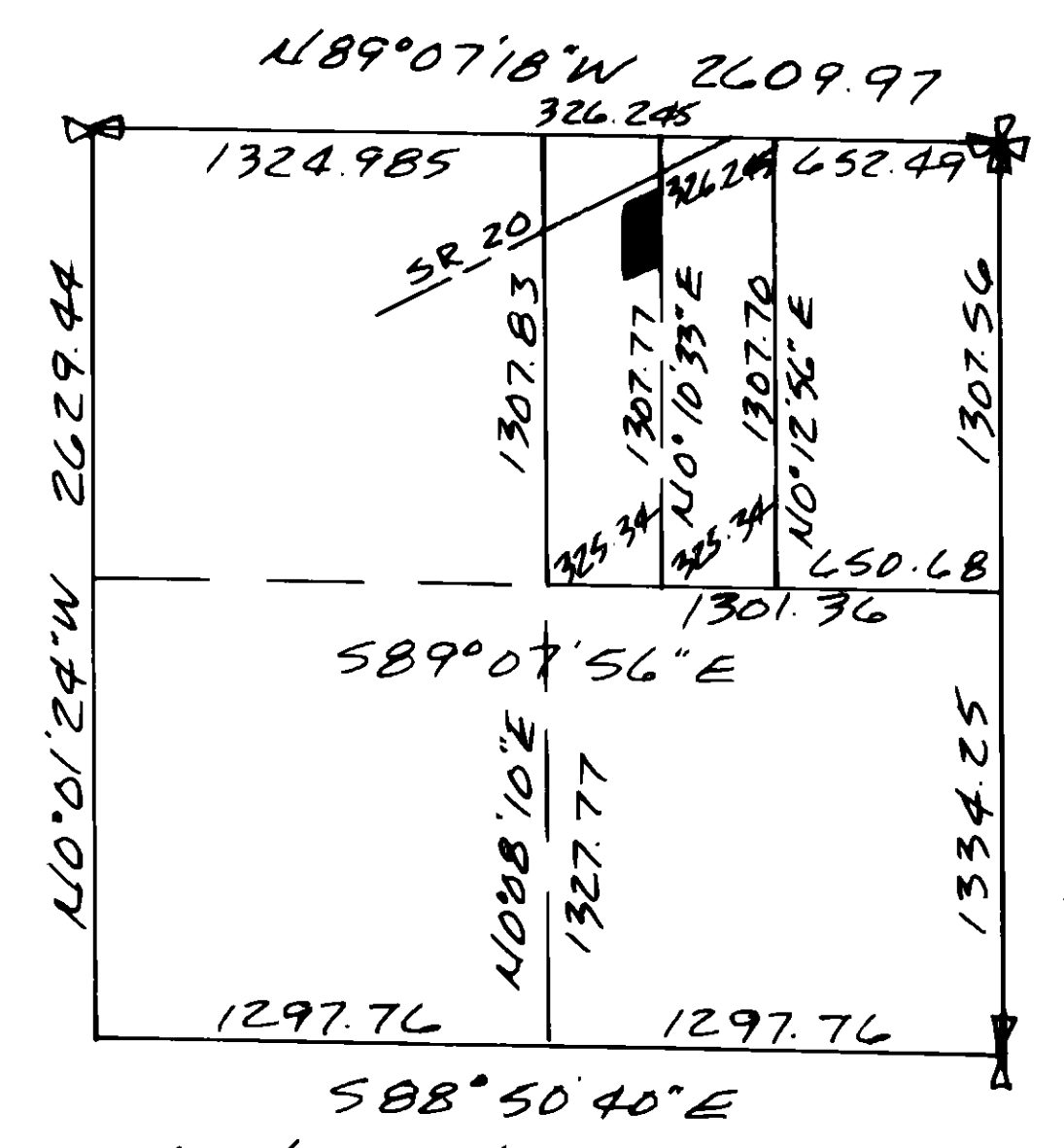
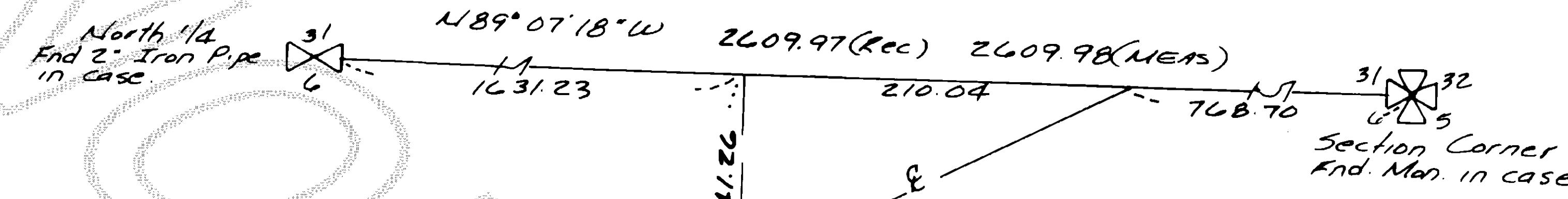
Housing			
2000 Total Housing Units	7,160	17,207	27,632
2000 Owner Occupied Housing Units	4,177	10,293	17,646
2000 Renter Occupied Housing Units	2,656	6,162	8,601
2000 Vacant Housing Units	327	752	1,385
2010 Total Housing Units	8,685	20,742	33,259
2010 Owner Occupied Housing Units	4,722	11,772	20,315
2010 Renter Occupied Housing Units	3,402	7,677	10,635
2010 Vacant Housing Units	561	1,293	2,309
2017 Total Housing Units	8,909	21,651	34,659
2017 Owner Occupied Housing Units	4,730	12,152	20,927
2017 Renter Occupied Housing Units	3,568	8,152	11,354
2017 Vacant Housing Units	611	1,347	2,378
2022 Total Housing Units	9,224	22,514	36,027
2022 Owner Occupied Housing Units	4,897	12,599	21,682
2022 Renter Occupied Housing Units	3,671	8,467	11,792
2022 Vacant Housing Units	656	1,448	2,553

Currently, 60.4% of the 34,659 housing units in the area are owner occupied; 32.8%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 33,259 housing units in the area - 61.1% owner occupied, 32.0% renter occupied, and 6.9% vacant. The annual rate of change in housing units since 2010 is 1.85%. Median home value in the area is \$282,990, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 6.23% annually to \$382,742.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

SURVEY IN THE NE 1/4, NE 1/4 OF SEC. 6, TWP. 34 N., RNG. 4 E.W.M.



North 1/4 End 2\"/>

Section Corner End. Mon. in case

Parcel 1

Parcel 2

East 108 feet

East 1/2 W 1/2 G.L. 1

5-EN 13+48.00 49' RT

5-EN 13+00 77' RT End steel fence post as noted on R.O.S. Vol 9, page 183

5-EN 12+00 100' RT Found concrete ROW Monument Falls 0.09 N & 0.60 W of calc'd position

LEGAL DESCRIPTION

Parcel 1
The East line of East 108 feet (measured along the South line of S&H 1-C) of the west 1/2 of the West 1/2 of Lot 1, Section 6, Township 34 North, Range 4 East, W.M. lying South of S&H 1-3 and North of a line 200 feet South (measured at right angles to said S&H-1C and parallel to the South line of said highway.

Parcel 2
That portion of the W 1/2 of the W 1/2 of G.L. 1 in said section 6 lying South of SR 20 and North of a line running parallel to the South line of said SR 20, said line passing through a point which lies 77 feet Northeasterly from H.E. Station 5, EN 13+00 as shown, in deed filed under A.F. No 769083. EXCEPT portion conveyed in deeds filed under A.F. No's 709703 and 769083.

SURVEY EQUIPMENT AND PROCEDURE NOTES:

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A 2 SECOND TOTAL STATION, AND COMPLIES WITH THE MINIMUM REQUIRED SURVEY PRECISION OF 1:10,000 AS SET FORTH PER WAC 323-130-090.

INITIAL CORNER MONUMENTATION PERFORMED IN 8/31/95

ALL MONUMENTS SHOWN ON THIS SURVEY VISITED IN 8/15/95

BASIS OF BEARING IS: N-Line NE 1/4 Per R.O.S. Vol. 6, p. 124

SURVEY REFERENCES: R.O.S.: Vol 6 p. 124; Vol 9 p. 183

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES OF RECORD OR OTHERWISE.

THIS SURVEY HAS LOCATED EXISTING FENCE LINES IN ACCORDANCE WITH WAC 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

The center of concrete curbs and retaining wall shown herein are generally on or very near the property line.

- LEGEND:**
- 1. ● SET 5/8" RE-BAR & CAP "MOWRER 21520"
 - 2. ○ FOUND AS NOTED.
 - ① Set pk nail on property line



LOCATED IN THE NE 1/4, NE 1/4, SEC 6, TWP. 34 N., RNG. 4 E.W.M.



RECORDER'S CERTIFICATE

Filed for record this 7 day of Nov 1995 at 1230 P

In book 17 of Survey at page 159 at the request of:

MICHAEL T. MOWRER
SURVEYOR'S NAME

RECORDS OF SKAGIT CO. AUD. James D. Strang

9511070070
AUD. James D. Strang

SURVEYORS CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recoring Act at the request of: Galley 5 Restaurant

In _____, 19____

Michael T. Mowrer
Michael T. Mowrer
Certificate No: 21520

MICHAEL MOWRER & ASSOC.

PROFESSIONAL LAND SURVEYORS

229 DIGBY ROAD, MOUNT VERNON, WA 98273

PHONE: (360) 424-7898

SURVEY FOR

Galley 5 Restaurant

SCALE: 1" = 80'	DATE: Nov '95	JOB NO: 95-30
DRAWN BY: MJL	CHKD BY: MTM	SHEET: OF: 1 1

Nov 17 Survey pg 159

Chapter 17.36 C-1 GENERAL COMMERCIAL DISTRICT¹

Sections:

- [17.36.010](#) Intent.
- [17.36.020](#) Permitted primary uses.
- [17.36.025](#) Accessory uses.
- [17.36.030](#) Uses requiring permit.
- [17.36.040](#) Development standards.
- [17.36.050](#) Supplemental development standards.

17.36.010 Intent.

The intent and objective of this classification and its application is to provide for the location of a grouping of uses which are considered compatible uses having common or similar performance standards in that they represent types of enterprises involving the rendering of services, both professional or to the person, or on-premises retail activities. This zone represents the prime commercial designation for small to moderate scale commercial activities and should be developed in a manner which is consistent with and attracts pedestrian oriented activities. This zone encourages leisure shopping and provides amenities conducive to attracting shoppers.

There are several blocks zoned C-1 general commercial in old downtown Burlington located along Fairhaven, Victoria and Washington between Burlington Boulevard and Anacortes Avenue. The goal of the commercial zoning in this area is to attract new businesses and uses, and to upgrade existing businesses and uses that enhance the district as a whole, without having an adverse impact on parking or changing the character of the area. The process for improving the central business district, old downtown, is an on-going process that will continue over many years. See also BMC [17.09.070](#). (Ord. 1396 § 46, 1999; Ord. 1206 § 3, 1992).

17.36.020 Permitted primary uses.

Property located in downtown Burlington as mapped in the comprehensive plan that is zoned C-1 general commercial shall comply with the B-1 business district zoning regulations, unless a conditional use permit is authorized by the city council. See also BMC [17.09.070](#).

Hereafter all buildings, structures, or parcels of land zoned general commercial, but located outside downtown Burlington, shall only be used for the following, unless otherwise provided for in this title:

- A. Apartments or other multifamily housing types, provided they are located in a mixed use building with commercial on the lower floor(s) and apartments on the upper floor(s);
- B. Art, music and photography studios;
- C. Automobile parking facilities;
- D. Automotive parts and accessories sales;

- E. Banking and related financial institutions, excluding drive-in facilities and located in a mixed use building;
- F. Bowling alleys, bingo halls, skating rinks and other commercial recreation;
- G. Bus passenger terminals;
- H. Caretaker apartment;
- I. Civic, social, and fraternal clubs;
- J. Day care, including home based, mini day care, day care center, preschools or nursery schools;
- K. Existing automobile service stations;
- L. Funeral homes;
- M. Hospitals and health care, to include small animal, but does not allow outside runs or kennels;
- N. Hotels;
- O. Medical service;
- P. Meeting rooms and/or reception facilities;
- Q. Motels;
- R. Nursing homes;
- S. Offices;
- T. Personal and household retail sales and service;
- U. Printing and publishing;
- V. Religious institutions;
- W. Residences, existing single-family and duplex;
- X. Restaurants and fast-food restaurants, including outdoor seating, but excluding drive-in facilities;
- Y. Schools, including art, business, barber, beauty, dancing, martial arts and music;
- Z. Theaters, except drive-in;
- AA. Trailer parks within 1,000 feet of the Skagit River Dike, subject to the following requirements:
 - 1. A flood evacuation plan shall be prepared by the applicant, approved by the city and posted on the site. The plan shall include the following elements at a minimum:
 - a. A requirement that wheels shall not be removed from units,
 - b. A requirement that the hitch shall not be removed from units,

- c. A requirement that only quickly removable, knockdown skirting shall be used,
 - d. A requirement that a plan is in place to move the units out;
2. The site shall have a row of screening trees or hedge around the perimeter;
 3. The site shall be designed and maintained as a permanent long-term viable use, rather than an interim use and shall meet city standards for utilities and infrastructure;
 4. The site shall be located in an area where it is unlikely to create land use conflicts with either industrial or residential properties;
 5. The site shall be developed to minimize drainage impacts, with gravel and lawn and minimal asphalt;
 6. The site shall take advantage of FEMA recommendations for location and shall be planned for ease of evacuation in the event of flood danger;
 7. Park rules shall be approved by the city and posted on the site;
 8. Health department and other required permits shall be obtained for the use;
 9. A children's play area approved by the city shall be provided on the site;

BB. Other uses may be permitted by the planning director if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted in this section;

CC. Uses permitted in the C-2 heavy commercial and M-1 industrial districts may be permitted on a portion of the site by the planning commission, in accordance with BMC [17.68.150](#). This review may be conducted only if there is a recommendation for approval by the planning director, in consultation with the public works director, fire marshal, building official and police chief, based on the following criteria:

1. The lot is deep or irregular and C-1 uses may not be appropriate on a portion of the site;
2. The site abuts a more intense use and a transitional use is a better fit with the character of the area. (Ord. 1396 § 47, 1999; Ord. 1365 § 1, 1998; Ord. 1356 § 3, 1997; Ord. 1322 § 4, 1996; Ord. 1260 § 11, 1994; Ord. 1227 § 3, 1993; Ord. 1206 § 3, 1992).

17.36.025 Accessory uses.

A. Telecommunication macro facilities, subject to the following requirements:

1. Macro facilities may be located on buildings and structures provided that the immediate interior wall or ceiling adjacent to the facility is not a designated residential space.
2. The macro facility shall be exempt from review by the design review board if the antenna and related components are the same color as the existing building, pole or support structure on which it is proposed to be located.

3. The shelter or cabinet used to house radio electronic equipment shall be contained wholly within a building or structure, or otherwise appropriately concealed, camouflaged or located underground.

4. Macro facilities shall comply with the height limitation specified for all zones except as follows: Omnidirectional antennas may exceed the height limitation by 15 feet, or in the case of nonconforming structures the antennas may extend 15 feet above the existing structure. Panel antennas may exceed the height limitation if affixed to the side of an existing building and architecturally blends in with the building. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure. (Ord. 1396 § 48, 1999).

17.36.030 Uses requiring permit.

The following uses may be permitted when a conditional use permit has been issued pursuant to the provisions of BMC [17.68.130](#):

A. Apartments or other multifamily housing types, either single purpose or as part of a mixed use development; provided, that an additional criterion for approval is that the site is better suited for housing than commercial development and the project complies with the plan review criteria in BMC [17.24.020](#) and [17.24.050](#);

B. Arcades;

C. Brewpubs;

D. Dance halls;

E. Drive-in facilities, including banks and restaurants, when located on a tenant pad on an existing development site or at a signalized intersection;

F. Government facilities, excluding offices and related uses that are permitted outright;

G. Household goods storage, provided the following requirements are met:

1. No more than two main entrances and/or exits to the building and access to the individual storage area shall be from the inside of the building;

2. Landscaping and architectural improvements required to ensure compatibility with present and potential C-1 uses in the vicinity;

3. The site does not front on Burlington Boulevard;

H. Taverns;

I. Utility substations. (Ord. 1717 § 9, 2010; Ord. 1630 § 2, 2007; Ord. 1396 § 49, 1999; Ord. 1365 § 2, 1998; Ord. 1361 § 1, 1998; Ord. 1356 § 4, 1997; Ord. 1322 § 5, 1996; Ord. 1206 § 3, 1992).

17.36.040 Development standards.

A. Minimum Lot Area.

1. Minimum lot area per dwelling unit: 3,000 square feet, except as provided in chapter [17.70](#) BMC.

2. Minimum lot area for nonresidential use: none required. Nonresidential uses may be added to the residential uses without requiring additional lot area beyond that required for the residential uses.

B. Minimum lot width: none required.

C. Minimum lot depth: none required.

D. Maximum lot coverage: none required.

E. Maximum building height: four stories not to exceed 45 feet. Buildings may exceed 45 feet if one foot of setback is provided from each property line, for each foot the building exceeds 45 feet.

F. Minimum yard setbacks:

1. Front: zero feet;

2. Side, interior: none required;

3. Side, street: zero feet;

4. Rear: none required.

G. Maximum front yard setback on Fairhaven Avenue is zero feet.

1. When a wider sidewalk or additional landscaping is approved at the building entrance.

2. When a setback is necessary to maintain the continuity of the street front because of the setback line of the buildings on either side.

H. Maximum Setback Requirement in all Other Locations.

1. Ten feet from the property line on the street side for new construction. If the new construction occurs on a corner lot, the maximum setback shall apply to each boundary line adjacent to a street.

2. Parking shall not be located in the setback in front of the building.

3. Exceptions which may be authorized through the planning commission plan review process include the following list:

a. Drive-in businesses shall have the building setback established as part of the conditional use permit for the drive-in use.

b. Utility easements.

c. When a wider sidewalk or additional landscaping is approved at the building entrance.

d. Architectural design features such as a unique building entrance, outside seating area, pocket park or similar element.

e. Irregular shaped lots or lots that do not directly abut the right-of-way.

f. Site development that incorporates existing buildings, when needed to preserve existing visual and physical access.

g. Other exceptions consistent with the intent of providing a well defined street edge and pedestrian-oriented streetscape.

I. Fences: see BMC [17.45.050](#).

J. Parking: see chapter [17.54](#) BMC.

K. Landscaping: see chapter [17.50](#) BMC.

L. Signs: see chapter [17.63](#) BMC. (Ord. 1717 § 10, 2010; Ord. 1237 § 6, 1993; Ord. 1233 § 3, 1993; Ord. 1206 § 3, 1992).

17.36.050 Supplemental development standards.

A. All uses shall be conducted entirely within a building or structure except:

1. Automobile parking lots;
2. Automobile sales and leasing;
3. Display or sales of goods that do not extend eight feet past the front of the building, do not block entrances or interfere with pedestrian travel, do not interfere with the parking areas and do not encroach upon public property;
4. Outdoor seating for restaurants, theaters, or other entertainment;
5. Play areas for day cares;
6. Refuse containers;
7. Temporary uses as permitted by the fire marshal, building official, planning director or city engineer pursuant to the applicable ordinances;
8. Unloading and loading areas;
9. Utility substations.

B. Any repairing done on the premises shall be incidental only, and limited to custom repairing of the types of merchandise sold on the premises at retail. The floor area devoted to such repairing shall not exceed 30 percent of the total floor area occupied by the particular enterprise, except that the limitations of this subsection shall not apply to shoe, radio, television, or other small appliance repair services.

C. Storage shall be limited to accessory storage of commodities sold at retail on the premises or materials used in the limited fabrication of commodities sold at retail on the premises.

D. Operations conducted on the premises shall not be objectionable beyond the property boundary lines by reason of noise, odor, fumes, gases, smoke, vibration, hazard, or other causes.

E. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use, subject to the requirements of the International Fire Code.

F. Commercial land abutting directly a residential zone shall provide for a transition to the residential use as required in chapter [17.48](#) BMC, Performance Standards, and the following:

1. A six-foot screening fence and a 20-foot landscaped buffer designed for sight and noise baffling or a six-foot solid block wall and a 10-foot landscaped buffer designed for sight and noise baffling; and

2. Uses generating noise after 9:00 p.m. shall not be permitted, including taverns, assembly occupancies, restaurants with cocktail lounges or dance floors, all night business and other similar types of uses;

3. Measures shall be taken to prevent light and glare from being directed to residential uses.

G. New construction shall comply with the citywide design guidelines and chapter [17.69](#) BMC, Design Review Board, on sites one acre or larger in size. (Ord. 1322 § 6, 1996; Ord. 1260 § 12, 1994; Ord. 1206 § 3, 1992).

¹Prior legislation: Ords. 890 (Chapter 4), 1136 § 2, 1187 § 2, and 1200 § 4.

The Burlington Municipal Code is current through Ordinance 1801, passed July 24, 2014.

Disclaimer: The City Clerk's Office has the official version of the Burlington Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.