

FOR SALE

\$650,000

1080 NE 7th Ave

Oak Harbor, WA

Priced \$250,000 below Recent Appraisal

**Located within a Qualified Opportunity Zone
(significant potential tax advantages for a buyer).**



Saratoga
commercial real estate

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LAND
TITLE &
ESCROW



Property Information

6,894 SF Professional Office Building	Ample Parking (24 Spaces)
Large 0.52 Acre Lot	Great Location near City Center
Easily Accessible to Highway 20	Highly Visible Signage
C-3 Commercial Zoning	Well-Maintained Property
Nicely Landscaped Property	Newer Metal Roof & New Furnace
Heating and Air-Conditioned Offices	Includes: Kitchen, Breakroom & 4 Restrooms



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LAND
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Exterior Photos

Exterior Photos



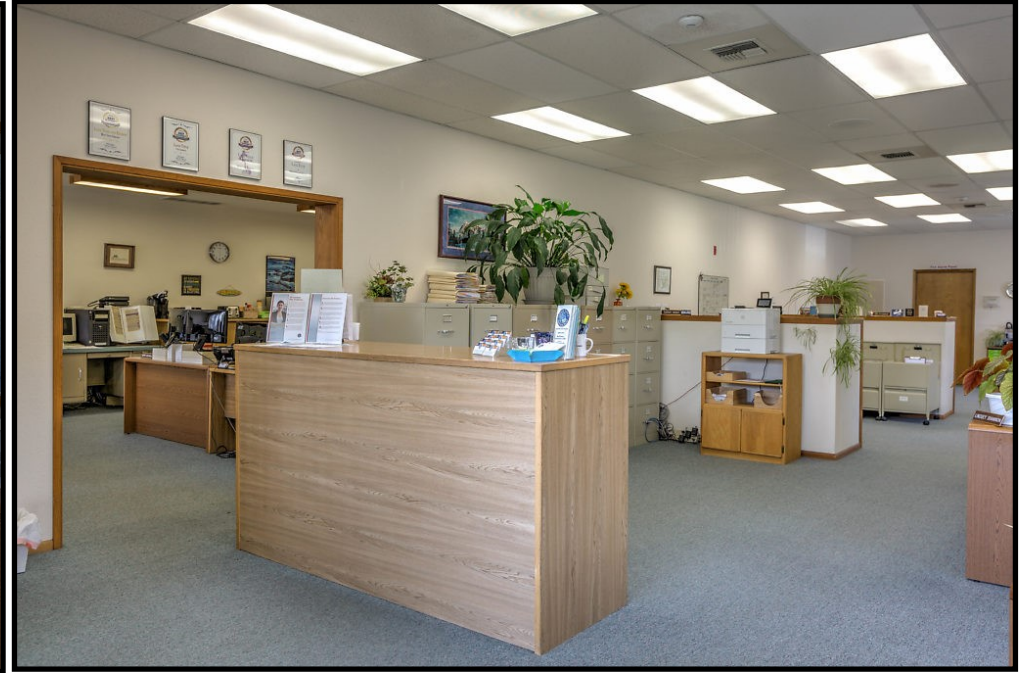
Exterior Photos





Interior Photos

Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos





Opportunity Zones

INFORMATION AND ANSWERS

Washington State Department of Commerce website:

<https://www.commerce.wa.gov/growing-the-economy/opportunity-zones>

IRS website:

<https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>



Zoning

LAND TITLE
& ESCROW

19.20.335 Purpose and intent.

The C-3 community commercial district is intended to provide for those types of retail, wholesale, transportation, and service uses which, because of traffic and other requirements, depend upon particular locations to serve the needs of the community and its trading area. Generally, the permitted uses require large sites and access from either major or minor arterials. This district also supports mixed use developments except in proximity to NAS Whidbey Ault Field, where residential uses should be restricted. (Ord. [1573](#) § 1, 2010; Ord. [1555](#) § 8, 2009).

19.20.340 Principal permitted uses.

In a C-3 district, the following are principal uses permitted outright:

- (1) Any principal use permitted in a C-1 and CBD district; provided, that dwelling units:
 - (a) For properties located south of the adopted alignment of NE 16th Avenue (existing or future) between Regatta Drive and Heller Road are:
 - (i) Above and secondary to essential or primary floor uses;
 - (ii) Accessed at the ground level independent of the business uses from an inside lobby, elevators, and/or corridors, and an enclosed interior court, or other separate access provisions;
 - (b) Are not permitted on properties located north of the adopted alignment of NE 16th Avenue (existing or future) between Regatta Drive and Heller Road;
- (2) Amusement enterprise including bowling alley, roller or ice rink, dancehall, shooting gallery, and trampoline;
- (3) Animal hospital when located not closer than 200 feet from a residential zoning district, provided all animals are housed in a completely enclosed building;
- (4) Assembly hall;
- (5) Automobile or truck service station;
- (6) Automobile repair of all kinds, including body and fender work, provided there shall be no wrecking, junking, dismantling, or salvaging operations;

- (7) Automobile sales and service;
- (8) Bakery;
- (9) Book publishing and binding;
- (10) Car wash;
- (11) Contractor's plants and storage yards;
- (12) Currency exchange;
- (13) Extended stay motel;
- (14) Feed and seed store, retail or wholesale;
- (15) Film processing plant;
- (16) Grocery store;
- (17) Laboratory for experimental or research work or testing;
- (18) Laundry and dry cleaning, dyeing, or rug cleaning plant;
- (19) Nursery and landscape material including greenhouses;
- (20) Offices;
- (21) Plumbing shop;
- (22) Places of entertainment;
- (23) Recycling of glass and metal cans when conducted within a wholly enclosed building, including scrap paper or rag storage;
- (24) Shopping centers;
- (25) Sign shop, but not manufacture or assembly of electrically illuminated signs;
- (26) Supermarket;

(27) Taxidermist;

(28) Upholstery shop;

(29) Veterinary clinic (hospital) (see animal hospital);

(30) Other uses of similar character, but not including a specific listed industrial use permitted in an I industrial district, subject to approval by the city council;

(31) Other uses as defined by the planning director to be similar to those identified above and having equal or less impact on the purposes of this section. (Ord. [1573](#) § 1, 2010; Ord. [1555](#) § 8, 2009).

19.20.345 Accessory permitted uses.

In a C-3 district, the following are accessory uses permitted outright:

(1) A use customarily incidental and subordinate to a principal use permitted outright;

(2) On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW [70.105.210](#);

(3) Television satellite dish reflectors, roof-mounted and within building setback lines, not to exceed 35-foot height limitations. (Ord. [1573](#) § 1, 2010; Ord. [1555](#) § 8, 2009).

19.20.350 Conditional uses permitted.

The following principal uses and their accessory uses may be permitted in a C-3 district when authorized by the hearing examiner:

(1) Conditional uses permitted in a C-1 and CBD district;

(2) Drive-in theater;

(3) Fuel oil distribution, retail and wholesale, provided incidental storage is maintained underground;

(4) Fuel yard;

(5) Go-kart tracks;

(6) Gymnasium;

(7) Lumber yard, retail or wholesale, including building supplies, hardware, and related items;

(8) Mobile home and trailer sales lot;

(9) Mortuary;

(10) Outdoor use, activity or storage only in conjunction with a permitted use. A solid sight-obscuring fence or other appropriate screening approved by the planning director is required around the outside edges of the area devoted to the outdoor use, activity or storage. The height of outdoor storage abutting public streets or residential zones shall not be higher than the height of the screen device approved by the planning director. Outdoor use, activity or storage areas located adjacent to C-3 property may be located in the required interior side and rear setback yards. All outdoor use, activity or storage areas located adjacent to residential zones must meet required setbacks for the primary use. No outdoor use, activity or storage shall be permitted in the front yard setback;

(11) Produce stand;

(12) Schools for drop-out and at-risk students;

(13) Stadium;

(14) Truck terminal;

(15) Wholesale warehouse or storage establishments, but only occupying a completely enclosed building. (Ord. [1573](#) § 1, 2010; Ord. [1555](#) § 8, 2009).

19.20.355 Density provisions.



Demographics



Executive Summary

1080 NE 7th Ave, Oak Harbor, Washington, 98277
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 48.30375
Longitude: -122.64486

	1 mile	3 miles	5 miles
Population			
2000 Population	10,264	26,712	34,196
2010 Population	10,239	28,208	36,222
2017 Population	10,430	30,823	39,120
2022 Population	10,689	31,736	40,324
2000-2010 Annual Rate	-0.02%	0.55%	0.58%
2010-2017 Annual Rate	0.26%	1.23%	1.07%
2017-2022 Annual Rate	0.49%	0.59%	0.61%
2017 Male Population	48.9%	52.6%	52.1%
2017 Female Population	51.1%	47.4%	47.9%
2017 Median Age	31.0	29.4	31.8

In the identified area, the current year population is 39,120. In 2010, the Census count in the area was 36,222. The rate of change since 2010 was 1.07% annually. The five-year projection for the population in the area is 40,324 representing a change of 0.61% annually from 2017 to 2022. Currently, the population is 52.1% male and 47.9% female.

Median Age

The median age in this area is 31.0, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	66.8%	69.8%	73.0%
2017 Black Alone	7.0%	6.7%	5.9%
2017 American Indian/Alaska Native Alone	1.2%	1.2%	1.2%
2017 Asian Alone	11.2%	9.8%	8.6%
2017 Pacific Islander Alone	1.2%	0.9%	0.8%
2017 Other Race	4.2%	3.6%	3.2%
2017 Two or More Races	8.5%	8.0%	7.3%
2017 Hispanic Origin (Any Race)	14.5%	13.1%	12.0%

Persons of Hispanic origin represent 12.0% 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 57.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	4,134	9,392	12,214
2010 Households	4,335	10,714	13,901
2017 Total Households	4,397	10,998	14,277
2022 Total Households	4,501	11,333	14,715
2000-2010 Annual Rate	0.48%	1.33%	1.30%
2010-2017 Annual Rate	0.20%	0.36%	0.37%
2017-2022 Annual Rate	0.47%	0.60%	0.61%
2017 Average Household Size	2.37	2.54	2.54

The household count in this area has changed from 13,901 in 2010 to 14,277 in the current year, a change of 0.37% annually. The five-year projection of households is 14,715, a change of 0.61% annually from the current year total. Average household size is currently 2.54, compared to 2.52 in the year 2010. The number of families in the current year is 9,744 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.



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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$46,498	\$53,151	\$56,070
2022 Median Household Income	\$52,418	\$60,434	\$64,451
2017-2022 Annual Rate	2.43%	2.60%	2.83%
Average Household Income			
2017 Average Household Income	\$56,049	\$65,461	\$69,046
2022 Average Household Income	\$64,844	\$77,126	\$81,311
2017-2022 Annual Rate	2.96%	3.33%	3.32%
Per Capita Income			
2017 Per Capita Income	\$23,372	\$24,396	\$26,147
2022 Per Capita Income	\$27,004	\$28,574	\$30,633
2017-2022 Annual Rate	2.93%	3.21%	3.22%

Current median household income is \$56,070 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$64,451 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$69,046 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$81,311 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$26,147 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$30,633 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	4,403	9,948	12,975
2000 Owner Occupied Housing Units	1,753	4,466	6,615
2000 Renter Occupied Housing Units	2,382	4,925	5,599
2000 Vacant Housing Units	268	557	761
2010 Total Housing Units	4,809	11,798	15,372
2010 Owner Occupied Housing Units	1,943	5,350	7,878
2010 Renter Occupied Housing Units	2,392	5,364	6,023
2010 Vacant Housing Units	474	1,084	1,471
2017 Total Housing Units	4,944	12,233	15,938
2017 Owner Occupied Housing Units	1,893	5,353	7,913
2017 Renter Occupied Housing Units	2,504	5,645	6,363
2017 Vacant Housing Units	547	1,235	1,661
2022 Total Housing Units	5,081	12,649	16,483
2022 Owner Occupied Housing Units	1,916	5,495	8,131
2022 Renter Occupied Housing Units	2,585	5,838	6,584
2022 Vacant Housing Units	580	1,316	1,768

Currently, 49.6% of the 15,938 housing units in the area are owner occupied; 39.9%, renter occupied; and 10.4% 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 15,372 housing units in the area - 51.2% owner occupied, 39.2% renter occupied, and 9.6% vacant. The annual rate of change in housing units since 2010 is 1.62%. Median home value in the area is \$261,358, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.12% annually to \$276,286.

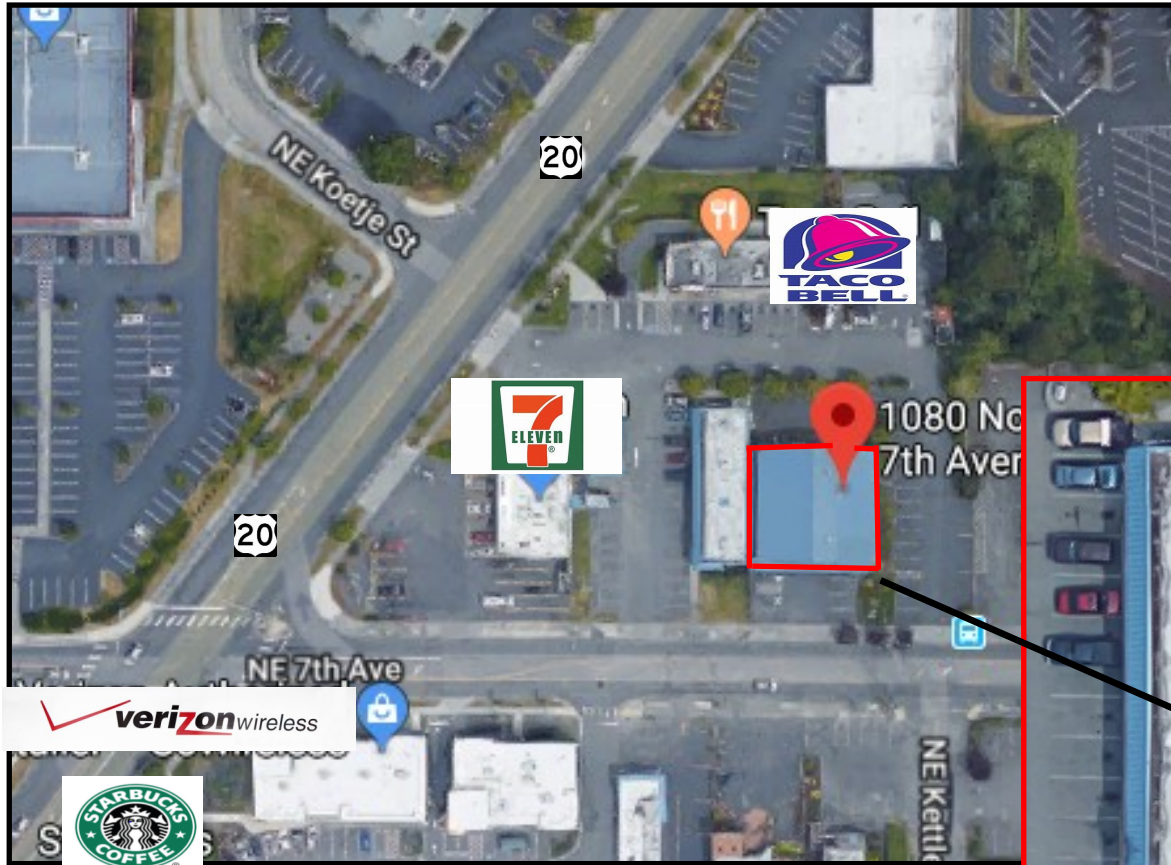
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