

# FOR LEASE

22833 Bothell Everett Highway  
Bothell, WA 98021



## CANYON PARK PLACE

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

**CANYON PARK PLACE** is a community center conveniently located at the confluence of I-405 and Bothell-Everett Highway, near Philips, Boeing, Cascadia College and University of Washington - Bothell. Anchored by a newly remodeled QFC, Canyon Park Place is positioned to serve the daily needs of both the daytime office population and residential community.

**AVAILABLE:**

SUITE C106 1,250 SF

SUITE D116B 1,532 SF



Population



Average HH Income



Daytime Population

Regis - 2022

	Population	Average HH Income	Daytime Population
Mile 1	10,097	\$131,007	11,834
Mile 3	111,687	\$136,841	69,004
Mile 5	296,512	\$130,555	184,787

**TENANTS**



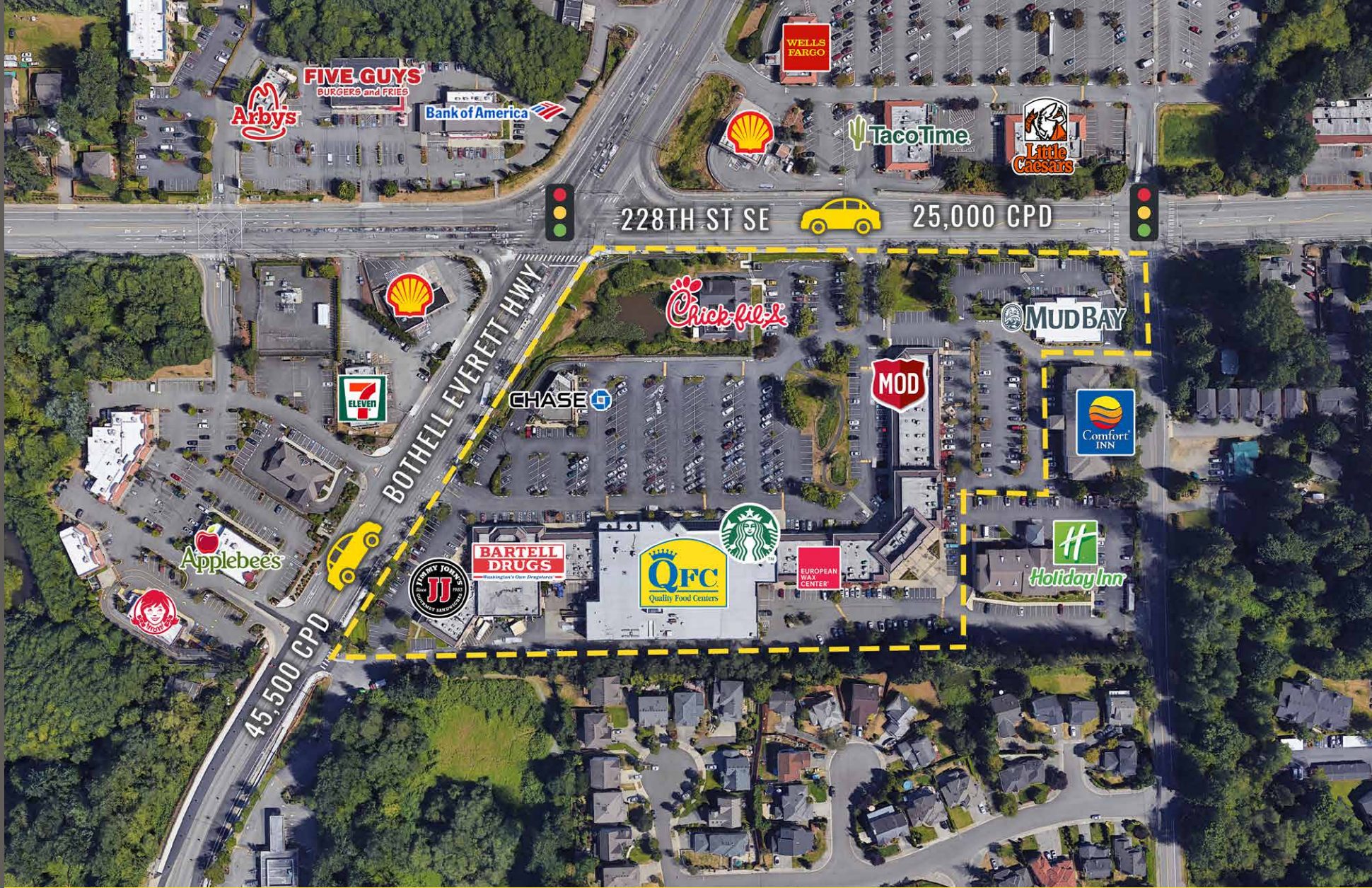


PHOTOS





LOCATION DETAILS



Strategically located with great access to I-405



Positioned in the Canyon Park Business District



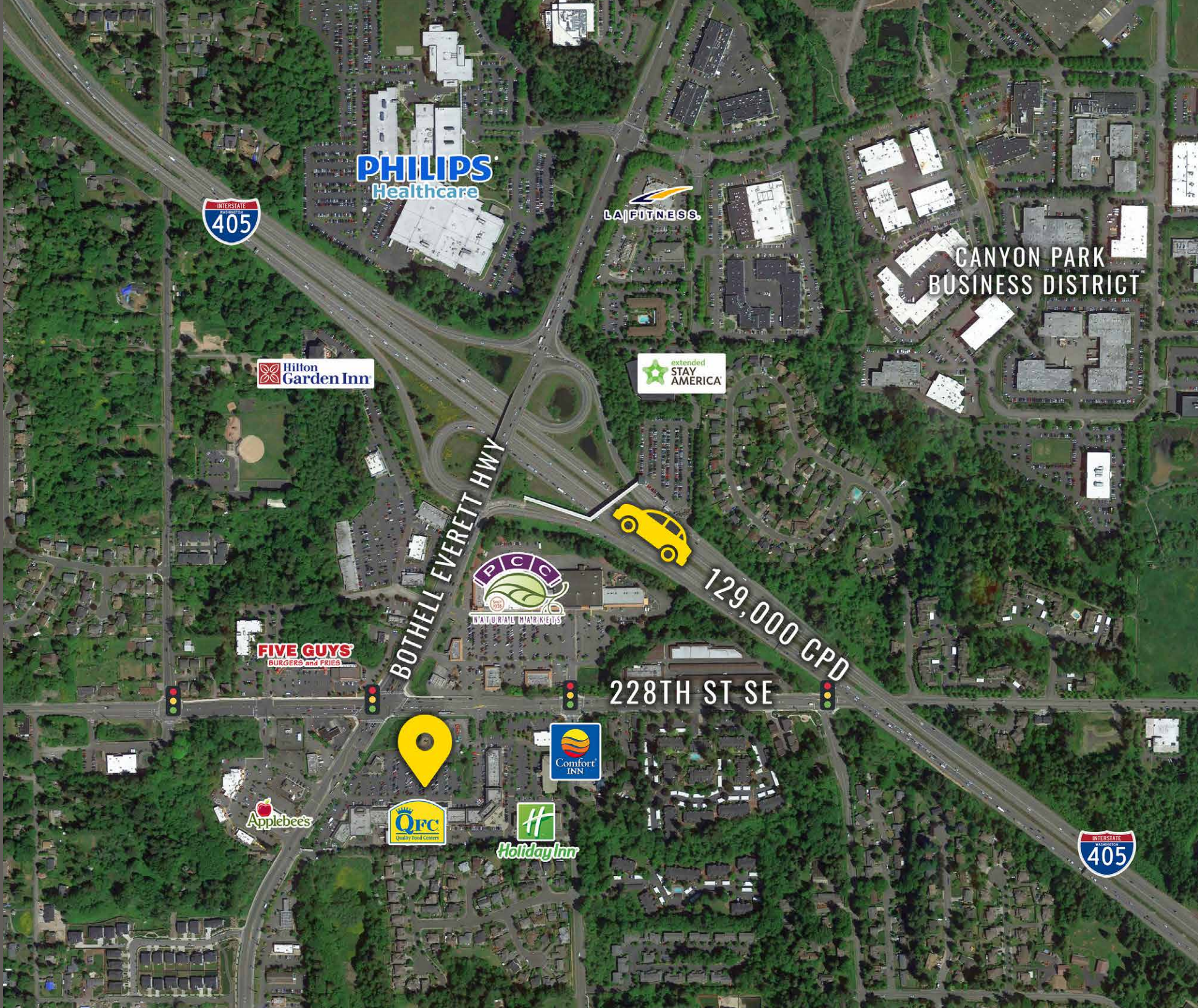
45,500 CPD Bothell Everett HWY



25,000 CPD 228th Street SE



LOCATION AERIAL



**PHILIPS**  
Healthcare

**LA FITNESS**

**CANYON PARK  
BUSINESS DISTRICT**

**Hilton  
Garden Inn**

**extended  
STAY  
AMERICA**

**BOTHELL EVERETT HWY**



**129,000 CPD**

**FIVE GUYS**  
BURGERS and FRIES



**228TH ST SE**

**Applebee's**

**QFC**  
Quality Food Centers

**Comfort  
INN**

**Holiday Inn**

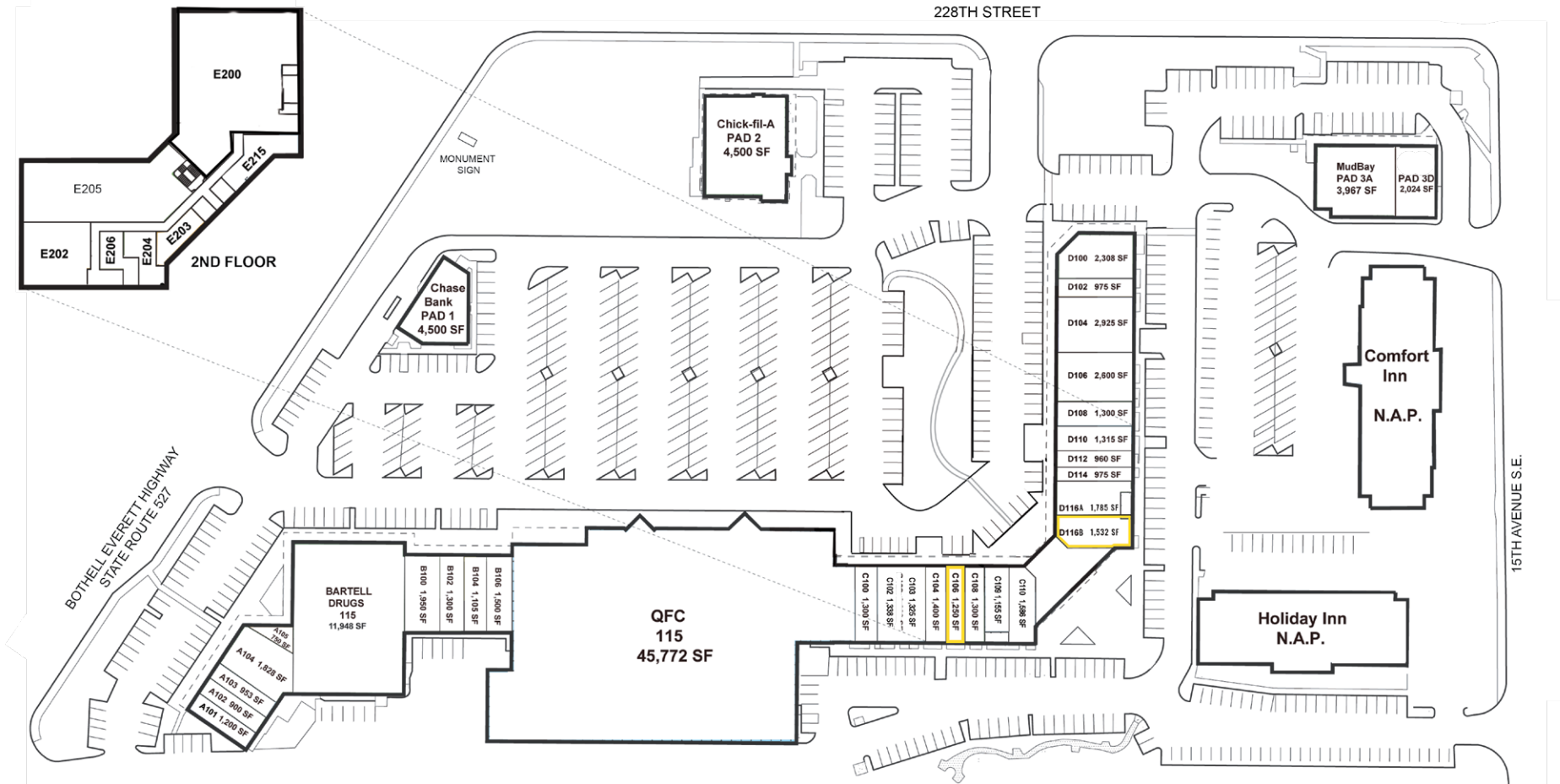




# Canyon Park Place

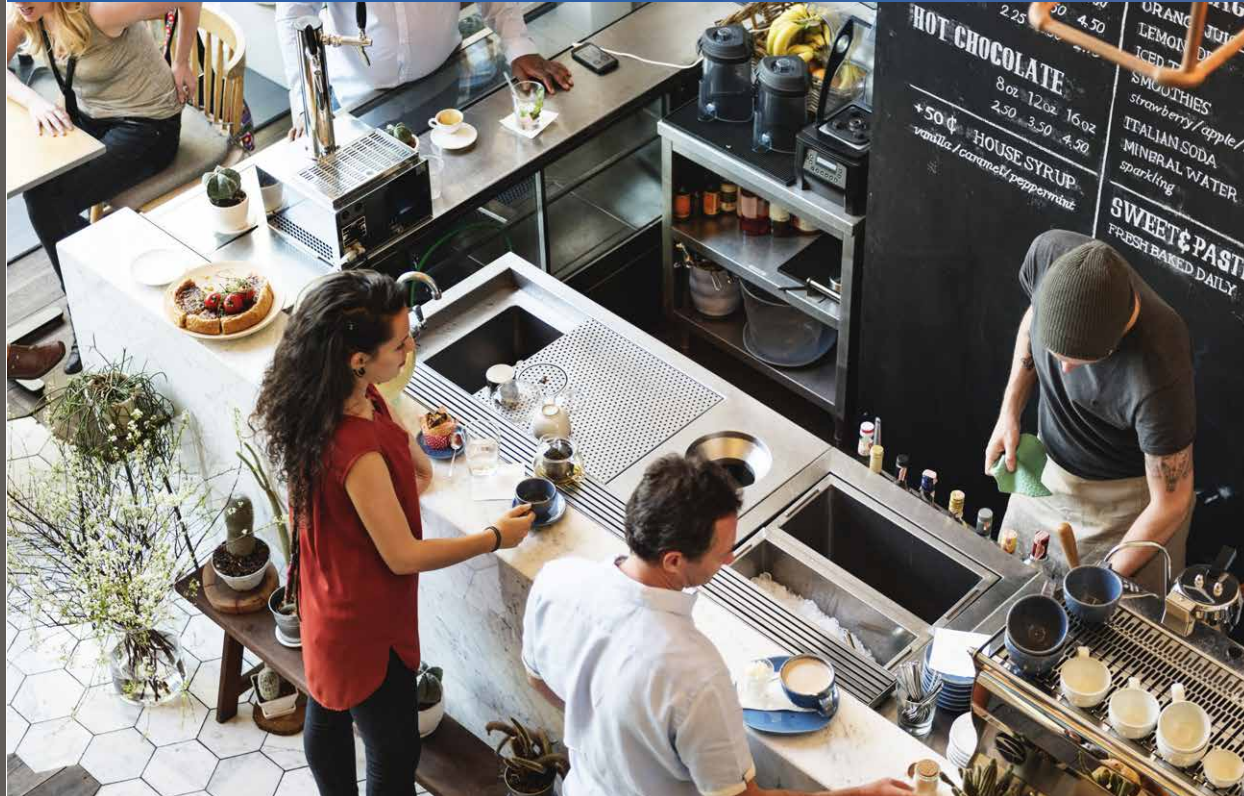
Bothell, WA

## SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
A100	Imperial Wok	1,200	C103	Fitness Together	1,325	D110	Canyon Park Vision	1,315	E215	State Farm Insurance	954
A102	Budget Blinds	900	C104	4/4 School of Music	1,400	D112	Gloss Beauty Bar	960	PAD 1	Chase Bank	4,500
A103	Gyro Stop	953	<b>C106</b>	<b>AVAILABLE</b>	<b>1,250</b>	D114	Bothell Nails	975	PAD 2	Chick-fil-A	4,500
A104	Jimmy Johns	1,828	C108	Papa Murphy's	1,300	D116A	Te Joia	1,785	PAD 3A	Mud Bay	3,967
A105	Sumo Teriyaki	750	C109	Beautiful Smiles Dentures	1,106	<b>D116B</b>	<b>AVAILABLE</b>	<b>1,532</b>	PAD 3D	Big Fish Sushi	2,024
B100	AT&T	1,950	C110	Club Pilates	1,586	E200	Sola Salon	504	MAJOR	QFC	45,772
B102	Recology Cleanscapes	1,300	D100	MOD Pizza	2,308	E202	Discover Chiropractic	1,616	MAJOR	Bartells Drugs	11,948
B104	Baskin Robbins	1,105	D102	Eastern Acupuncture	975	E203	ASAP Alterations	450			
B106	Dry Clean US	1,500	D104	Cat Clinic	2,925	E204	Michael Zillen Accounting	560			
C100	Great Clips	1,300	D106	Huntington Learning	2,600	E205	Canyon Park Dental	3,284			
C102	European Wax Center	1,338	D108	Boba	1,300	E206	Duncan Counseling Svcs.	516			





**BOTHELL, WA** is a high-income trade area located just 10 miles north of Seattle. Until recently Bothell was considered predominantly a bedroom community, although several businesses have made Bothell home. This has provided the community with over 20,000 jobs, many of which are located in the Canyon Park and North Creek business districts.



TACOMA | KIRKLAND | SEATTLE | PORTLAND



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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