

CANYON PARK COMMONS

RETAIL AVAILABLE

21105-21129 BOTHELL-EVERETT HWY | BOTHELL, WA 98021



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 JSH | PROPERTIES, INC.



CANYON PARK COMMONS

PAD SITE AVAILABLE IN CANYON PARK COMMONS, ANCHORED BY KEY BANK, PANERA, VERIZON AND RED ROBIN

Structure Square Feet: 2,650-3,900 SF

Delivery estimated 9 months from lease execution - Ground Lease Options Available

Strong visibility from Bothell Everett Highway

High traffic Count: 44,129 Vehicles per Day on Bothell Everett Hwy

Rare opportunity for outdoor playground

Prime monument signage available

Type I and Type II Hood possible

SQUARE FEET

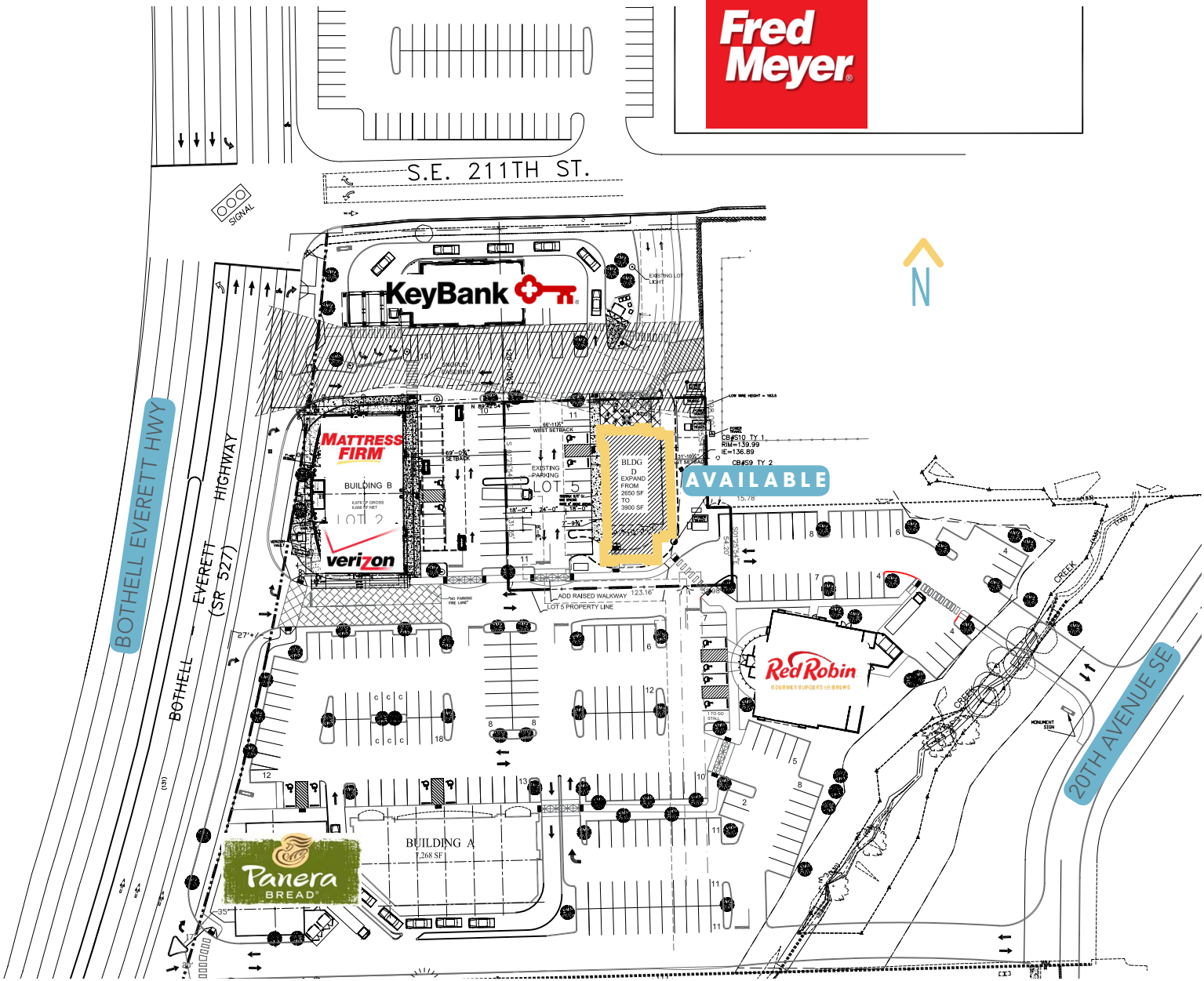
2,650 to 3,900 SF

RATE

\$38.00/SF + \$9.00 NNN (estimated)



CANYON PARK COMMONS



THE NEIGHBORHOOD / DEMOGRAPHICS



CANYON PARK COMMONS

THRASHER'S CORNER SHOPPING CENTER

CANYON COMMONS TENANTS

- Red Robin
- Verizon
- Panera
- Mattress Firm
- Key Bank
- Readi Sphagetti
- Menchies
- Sprint



44,129
VEHICLES PER DAY
377
PARKING STALLS



49%
Bachelor's and/or
Graduate/Prof. Degree



Top 3 Segments
Enterprising Professionals
Soccer Moms
Bright Young Professionals

2018 DEMOGRAPHICS	0-1 MILE	1-3 MILES	3-5 MILES
2018 POPULATION	13,862	111,951	311,359
DAYTIME POPULATION	13,216	75,529	234,322
AVG. HOUSEHOLD INCOME	\$107,262	\$120,333	\$113,032



38.4%
HOUSEHOLDS WITH CHILDREN
(3 MILE RADIUS)

CANYON PARK COMMONS AERIAL

Fred Meyer



CANYON PARK COMMONS | FOR LEASE

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POTENTIAL PLAY AREAS

