



# BUILT-OUT DENTAL SPACE

## LAKESIDE AT CANYON PARK

24040 BOTHELL EVERETT HWY, BOTHELL, WA 98021

**3,273 SF**  
**AVAILABLE NOW!**

## NEIGHBORING TENANTS



### Property Information

<i>Property Name</i>	Lakeside At Canyon Park
<i>Address</i>	24040 Bothell-Everett Hwy Bothell, WA 98021
<i>Submarket</i>	Bothell
<i>Zoning</i>	CB, OP
<i>Total Lot Size</i>	Approx 13.11 Acres (571,072 SF)
<i>Leasable SF</i>	3,273 SF
<i>Year Built</i>	2011
<i>Parking</i>	5 Stalls/1,000 RSF

## PROPERTY FEATURES

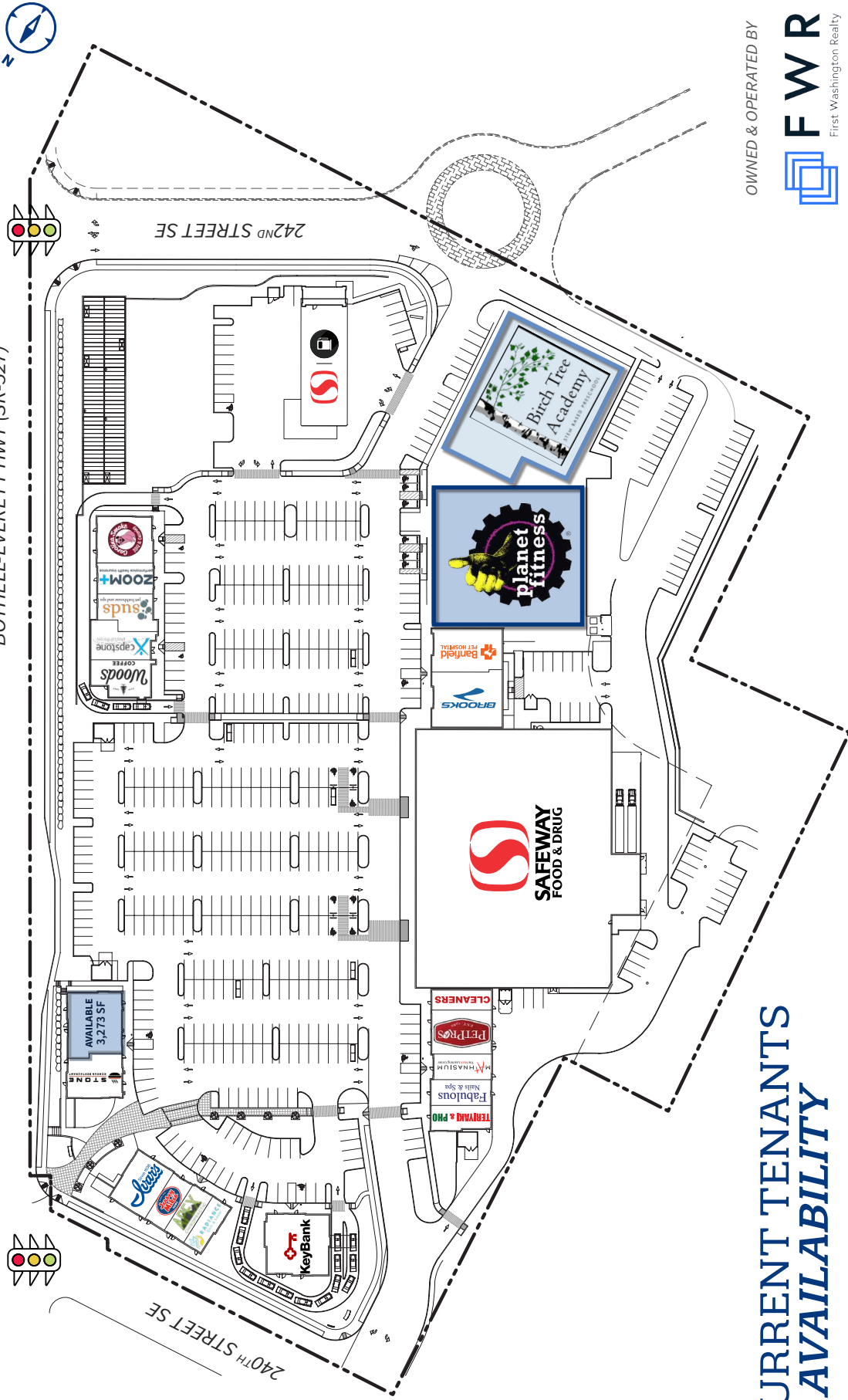
- 3,273 SF | Available Immediately
- Rare Built-Out Dental Office
- Safeway Anchor Location
- Abundant Free Parking Available
- Close Proximity to I-405

**Royce Cottle | Tyler Jones**

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# PROPERTY SITE PLAN

BOTHELL-EVERETT HWY (SR-527)



OWNED & OPERATED BY



# CURRENT TENANTS & AVAILABILITY

SUITE	TENANT	SF
PAD	Planet Fitness	20,000 SF
PAD	Birch Tree	14,000 SF
PAD	Potential Ground Lease	6,000 SF
80	Safeway	50,474 SF
81	Safeway Fuel	700 SF
A100	Ultra Custom Cleaners	1,203 SF

A200-300	Pet Pros	2,486 SF
A400	Mathnasium	1,470 SF
A500	Fabulous Nails	1,513 SF
A600	Teriyaki & Pho	1,418 SF
B100	Radiance Skin & Laser	1,154 SF
B200	Apex Chiropractic	1,171 SF

B300	Jersey Mike's Subs	1,124 SF
B400	Ivar's Seafood Bar	2,020 SF
C100	Key Bank	3,749 SF
D100	AVAILABLE	3,273 SF
D300-400	Stone Korean	2,357 SF
E100	Carolina Smoke	2,403 SF

E200	Zoom Care	1,671 SF
E300	Sud's Pet Bathhouse & Spa	1,831 SF
E400	Capstone Physical Therapy	1,955 SF
E500	Woods Coffee	1,964 SF
F100	Banfield Pet Hospital	2,926 SF
F300	Brooks Running Shoes	3,785 SF

# LAKESIDE

## DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	15,412	113,138	303,254
<b>DAYTIME POPULATION</b>	2,545	31,869	11,208
<b>AVG HH INCOME</b>	\$160,341	\$146,406	\$135,623