

FOR SUBLEASE

# MONTE VILLA CENTER

3301 MONTE VILLA PKWY, BOTHELL, WA, 98021

*+50K SF Shared-Use Worship  
Hall Available for Short-Term  
Sublease in Bothell, WA*



# MONTE VILLA CENTER



*With ample parking, lush grounds, and convenient freeway access to I-405, the Monte Villa Center is an excellent option for hosting religious services.*

YEAR BUILT	1994
AVAILABLE SF	50,522 SF
SANCTUARY SEATS	600-800 Seats
CLASSROOMS	8
PARKING RATIO	3.50/1,000 SF
CLEAR HEIGHT	30'
SUBLEASE TERMS	Shared-Use with options for Exclusive Space
MASTER LEASE	Expires March 31, 2025
LEASE RATE	Call broker for rates

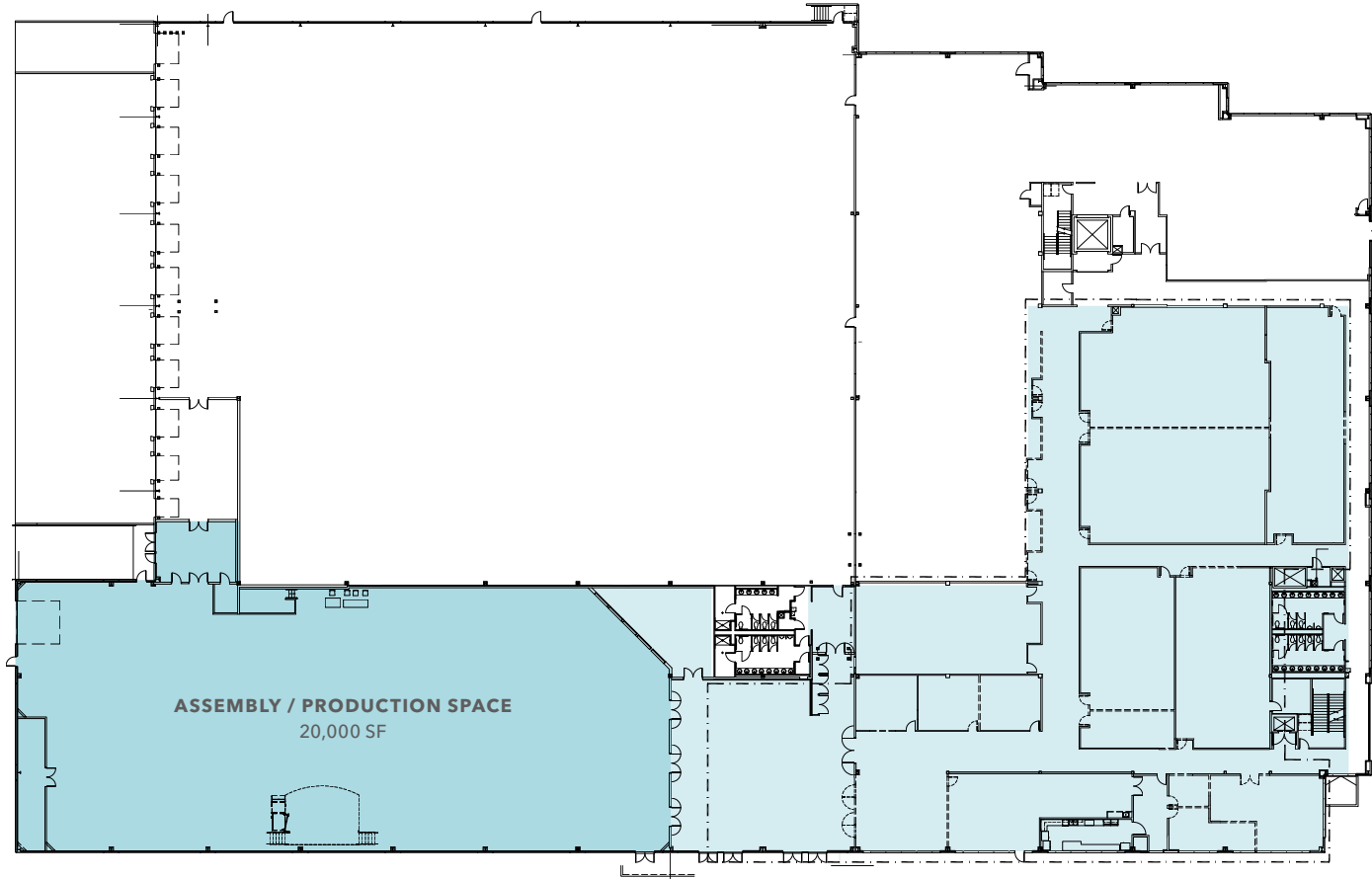
**50K SF**  
AVAILABLE

**CALL**  
BROKER FOR RATES

MONTE VILLA CENTER



# FLOOR PLAN



50,522 SF

AVAILABLE

CALL

BROKER FOR LEASE RATES

# MONTE VILLA CENTER



10 MIN

BOTHELL

14 MIN

WOODINVILLE

25 MIN

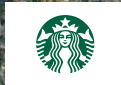
LYNNWOOD

SUBJECT PROPERTY

128,900+ VPD



verathon



CASCADIA COLLEGE

BOTHELL



Google



WOODINVILLE



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2023 ESTIMATED	10,749	95,634	248,144
2028 PROJECTED	11,039	99,458	262,902
PROJECTED ANNUAL GROWTH	0.5%	0.8%	1.2%
2020 CENSUS	10,831	95,089	246,590

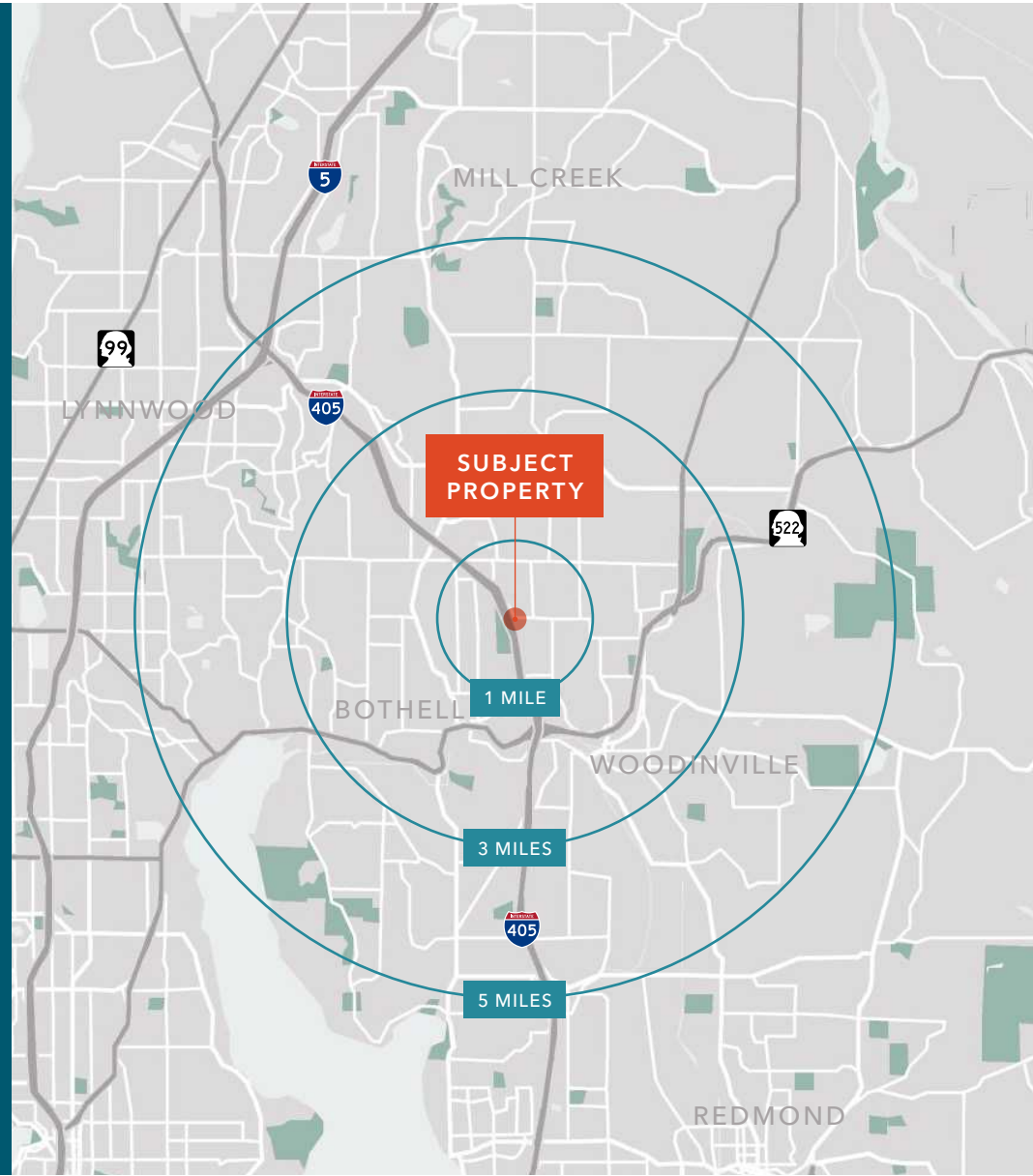
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.1	37.1	38
% FEMALE	50%	50%	49.6%
% MALE	50%	50%	50.4%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2023 ESTIMATED AVERAGE	\$213,921	\$186,650	\$191,398
2028 AVERAGE PROJECTED	\$229,719	\$198,285	\$199,082
2023 ESTIMATED MEDIAN	\$155,849	\$144,896	\$149,331
2028 MEDIAN PROJECTED	\$159,752	\$149,429	\$153,590

Data Source: ©2023, Sites USA



# MONTE VILLA CENTER

*Exclusively leased by*

**ZEKE PELLUER**

Associate

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**KIDDER.COM**

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