

FOR LEASE

22833 Bothell Everett Highway
Bothell, WA 98021



CANYON PARK PLACE

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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 QFC, Canyon Park Place is positioned to serve the daily needs of both the daytime office population and residential community.

AVAILABLE

- SUITE B100 1,950 SF
- SUITE B106 1,500 SF
- SUITE D112 960 SF
- SUITE E204 560 SF



TENANTS



Population



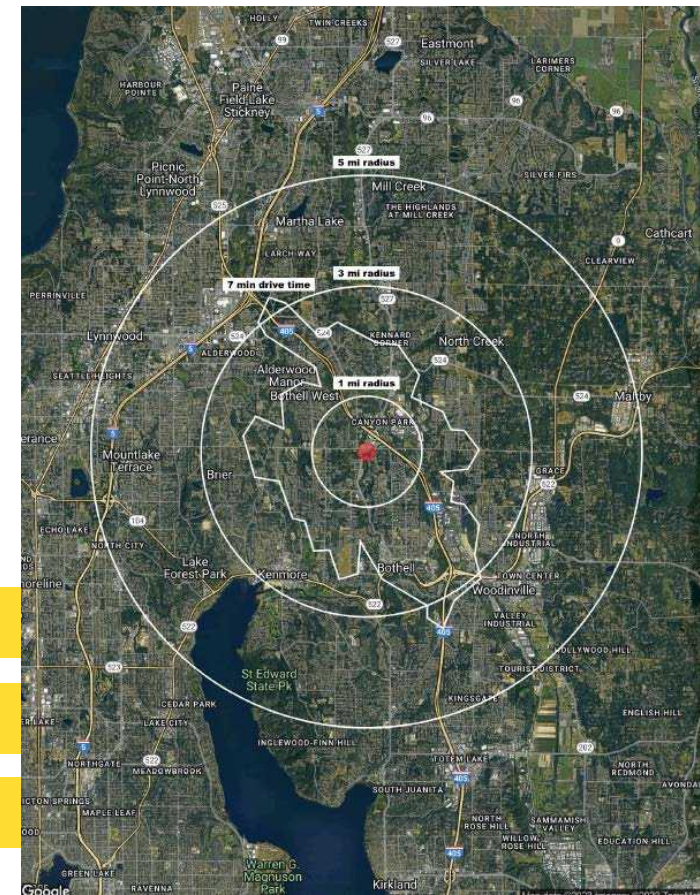
Average HH Income



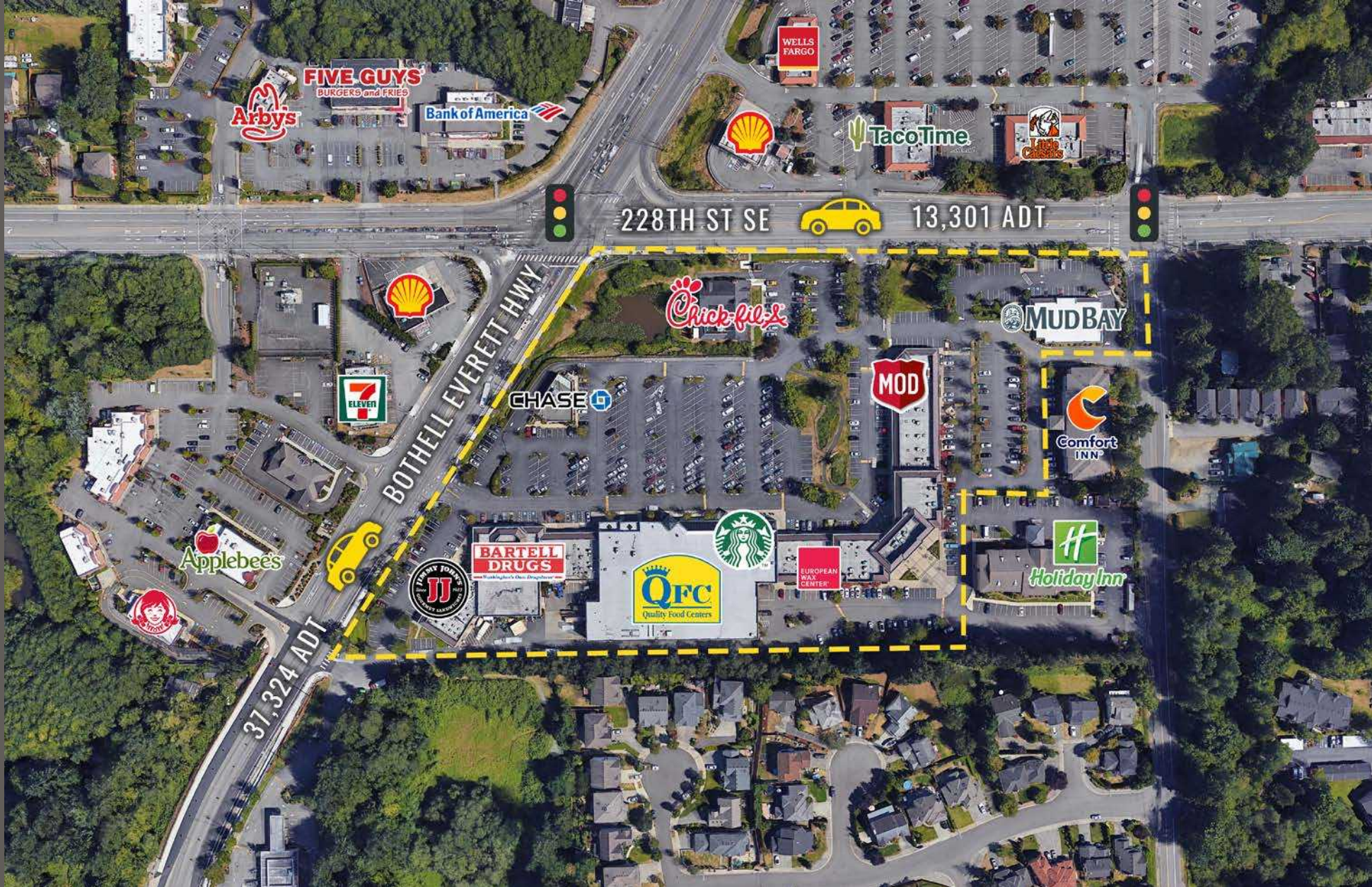
Daytime Population

Regis - 2023

Mile	Population	Average HH Income	Daytime Population
Mile 1	10,854	\$191,107	7,578
Mile 3	114,840	\$180,559	31,830
Mile 5	296,648	\$168,860	92,232



LOCATION DETAILS



Strategically located with great access to I-405



Positioned in the Canyon Park Business District

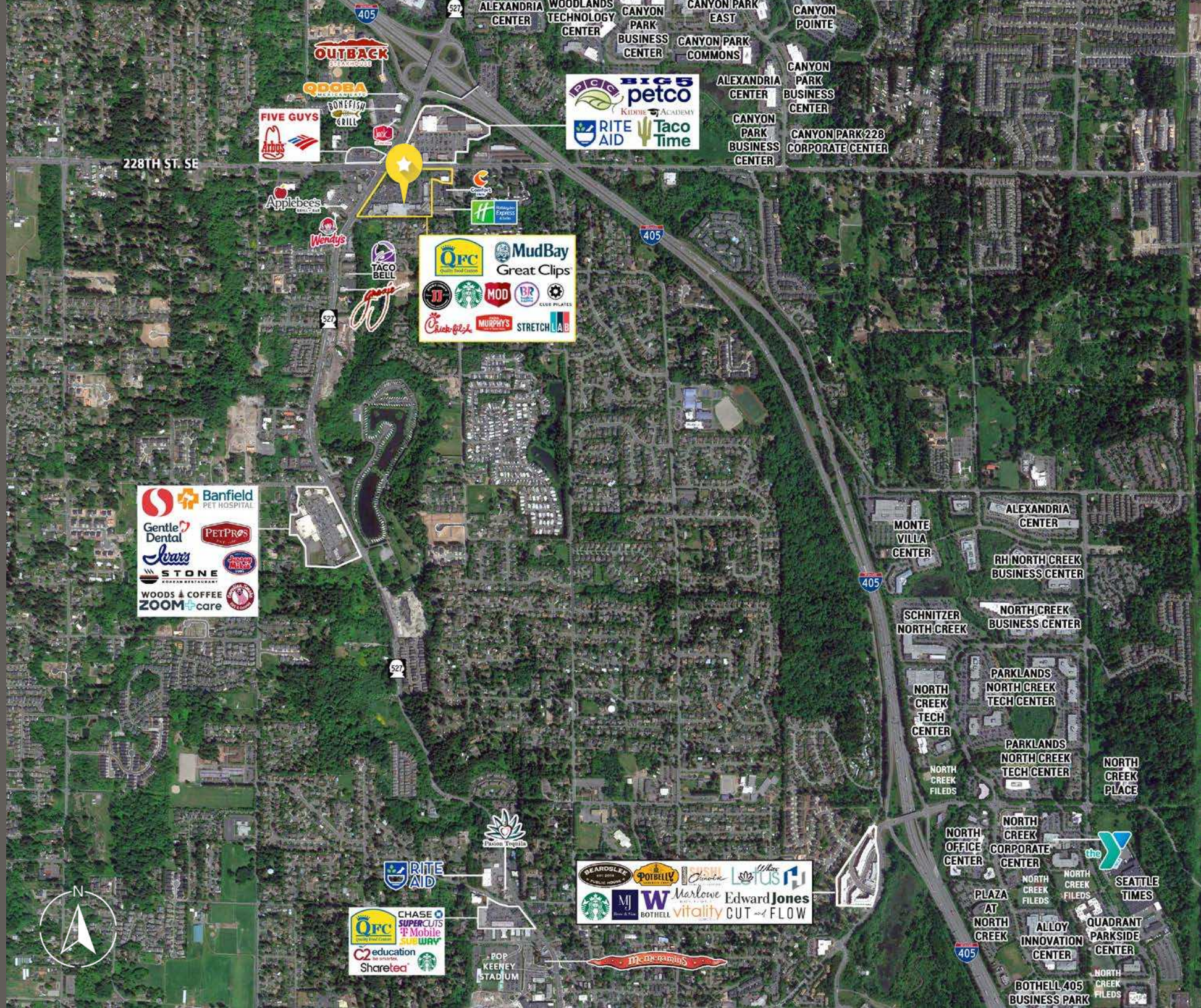


37,324 ADT Bothell Everett HWY



13,301 ADT 228th Street SE

LOCATION AERIAL



228TH ST. SE

FIVE GUYS
Arby's

QDOBA
BONEFISH GRILL

Applebee's

Wendy's

TACO BELL
MOD

QFC
MudBay
Great Clips
Starbucks
MOD
BR
Chick-fil-A
MURPHY'S
STRETCH LAB

petco
RITE AID
Taco Time

Banfield PET HOSPITAL
Gentle Dental
PETPROS
Leaves
STONE
WOODS & COFFEE
ZOOM+care

QFC
CHASE
SUPER CUTS
Mobile SUBWAY
education
Sharetea

RITE AID

BEARABLE
POTBELLY
Marlowe
Edward Jones
vitality CUT and FLOW

POP KEENEY STADIUM

McDonald's

ALEXANDRIA CENTER
CANYON PARK BUSINESS CENTER
CANYON PARK COMMONS
CANYON PARK EAST
CANYON POINT
ALEXANDRIA CENTER
CANYON PARK BUSINESS CENTER
CANYON PARK 228 CORPORATE CENTER

MONTE VILLA CENTER
ALEXANDRIA CENTER
RH NORTH CREEK BUSINESS CENTER

SCHNITZER NORTH CREEK
NORTH CREEK BUSINESS CENTER

NORTH CREEK TECH CENTER
PARKLANDS NORTH CREEK TECH CENTER

NORTH CREEK TECH CENTER
PARKLANDS NORTH CREEK TECH CENTER
NORTH CREEK PLACE

NORTH CREEK FILES
NORTH CREEK CORPORA CENTER

NORTH CREEK CENTER
PLAZA AT NORTH CREEK
NORTH CREEK FILES
NORTH CREEK FILES

ALLOY INNOVATION CENTER
QUADRANT PARKSIDE CENTER

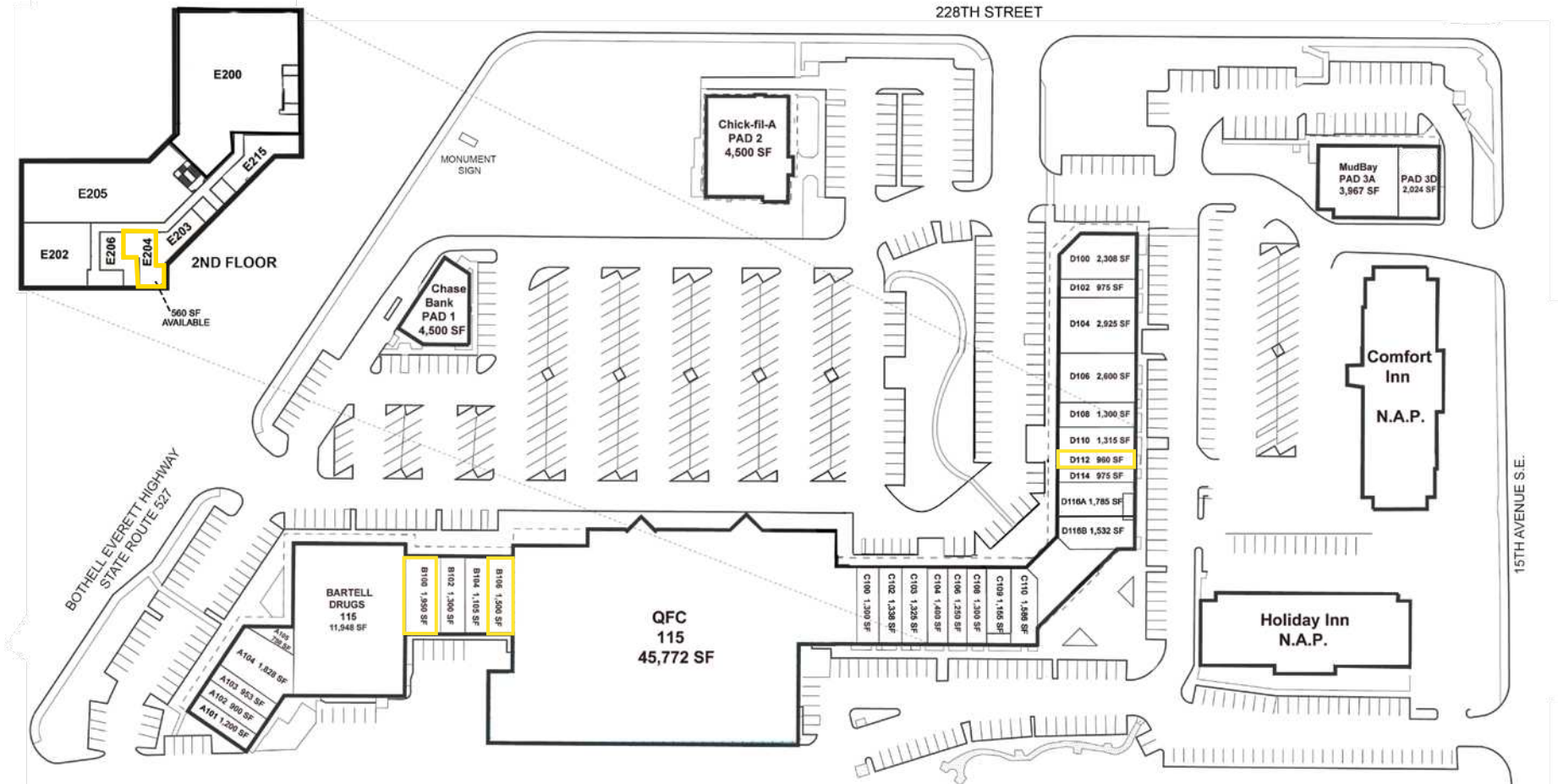
BOTHELL 405 BUSINESS PARK
NORTH CREEK FILES

SEATTLE TIMES

Canyon Park Place

Bothell, WA

SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
A101	Imperial Wok	1,200	C102	European Wax Center	1,338	D106	Huntington Learning	2,600	E204	AVAILABLE	560
A102	Budget Blinds	900	C103	Fitness Together	1,325	D108	Boba	1,300	E205	Canyon Park Dental	3,284
A103	Gyro Stop	953	C104	4/4 School of Music	1,400	D110	Lash Lounge	1,315	E206	Duncan Counseling Svcs.	516
A104	Jimmy Johns	1,828	C106	Stretch Lab	1,250	D112	AVAILABLE	960	E215	State Farm Insurance	954
A105	Sumo Teriyaki	750	C108	Papa Murphy's	1,300	D114	Bothell Nails	975	PAD 1	Chase Bank	4,500
B100	AVAILABLE	1,950	C109	Beautiful Smiles Dentures	1,106	D116A	Te Joia	1,785	PAD 2	Chick-fil-A	4,500
B102	Recology	1,300	C110	Club Pilates	1,586	D116B	Premier Martial Arts	1,532	PAD 3A	Mud Bay	3,967
B104	Baskin Robbins	1,105	D100	MOD Pizza	2,308	E200	Sola Salon	504	PAD 3D	Big Fish Sushi	2,024
B106	AVAILABLE	1,500	D102	Eastern Foot	975	E202	Discover Chiropractic	1,616	MAJOR	QFC	45,772
C100	Great Clips	1,300	D104	Cat Clinic	2,925	E203	ASAP Alterations	450	MAJOR	Bartells Drugs	11,948

PHOTOS





TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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