

FOR LEASE

22833 Bothell Everett Highway
Bothell, WA 98021



COMING SOON!



CANYON PARK PLACE

Justice Knox | Josh Parnell | Justin Holmes

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

- » FORMER BARTELLS 11,948 SF
- » SUITE B100 1,950 SF
- » SUITE C103 1,325 SF
(AVAILABLE 10.1.25)



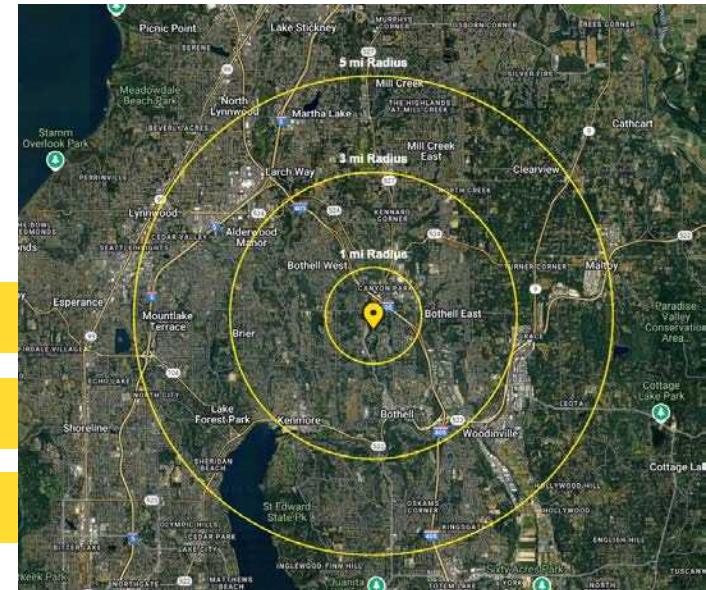
Regis - 2025	Population	Average HH Income	Daytime Population
Mile 1	10,231	\$222,683	10,221
Mile 3	113,077	\$195,141	60,510
Mile 5	289,701	\$179,319	168,533



TENANTS



COMING SOON!



CANYON PARK PLACE



Estimated 1.7 million visits in the last 12 months.



Ranked in the top 20% of neighborhood shopping centers in Washington.



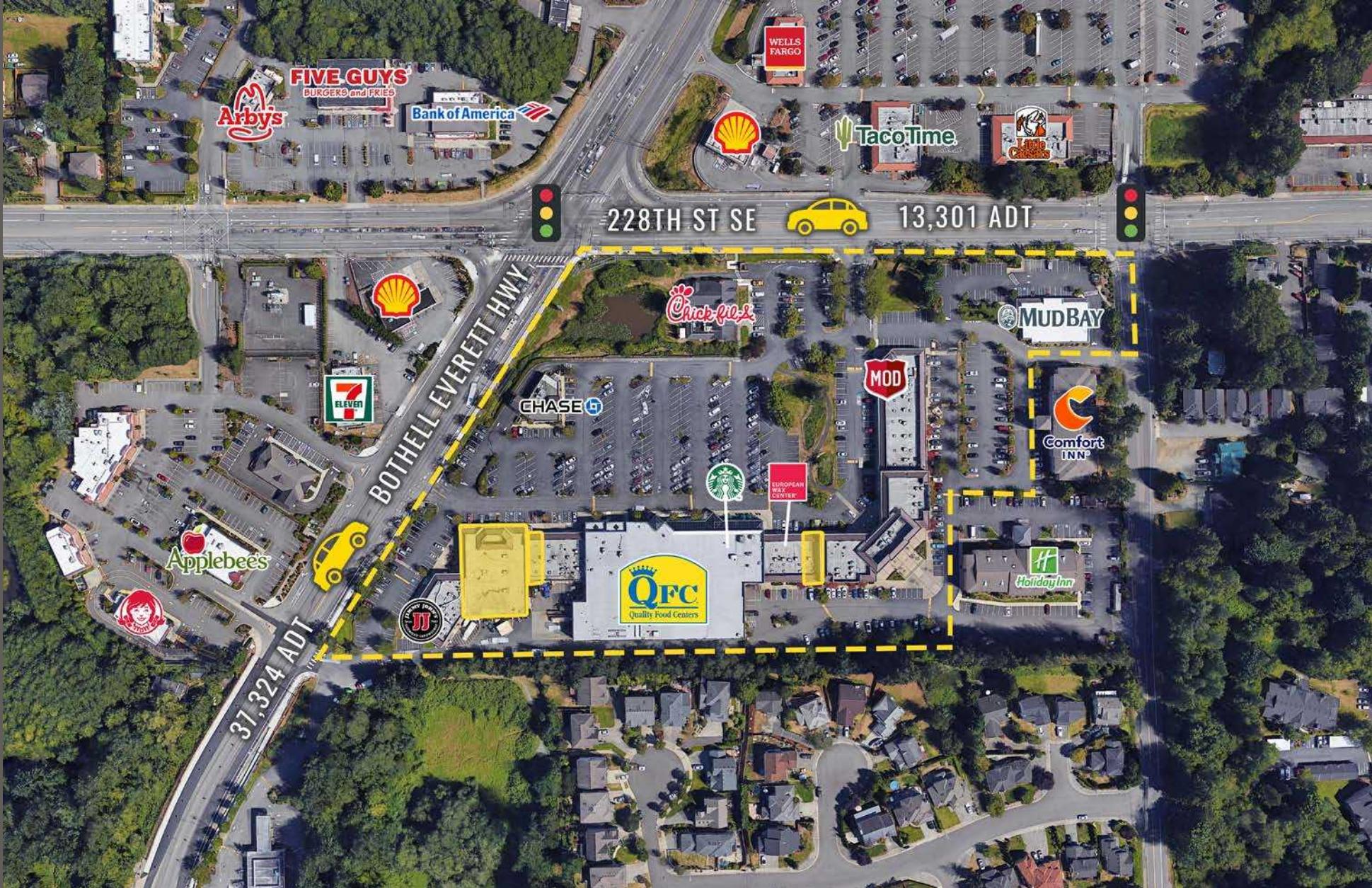
Estimated 94,200 visits to the former Bartells in the last 12 months.



PHOTOS



LOCATION DETAILS



Strategically located with great access to I-405



Positioned in the Canyon Park Business District

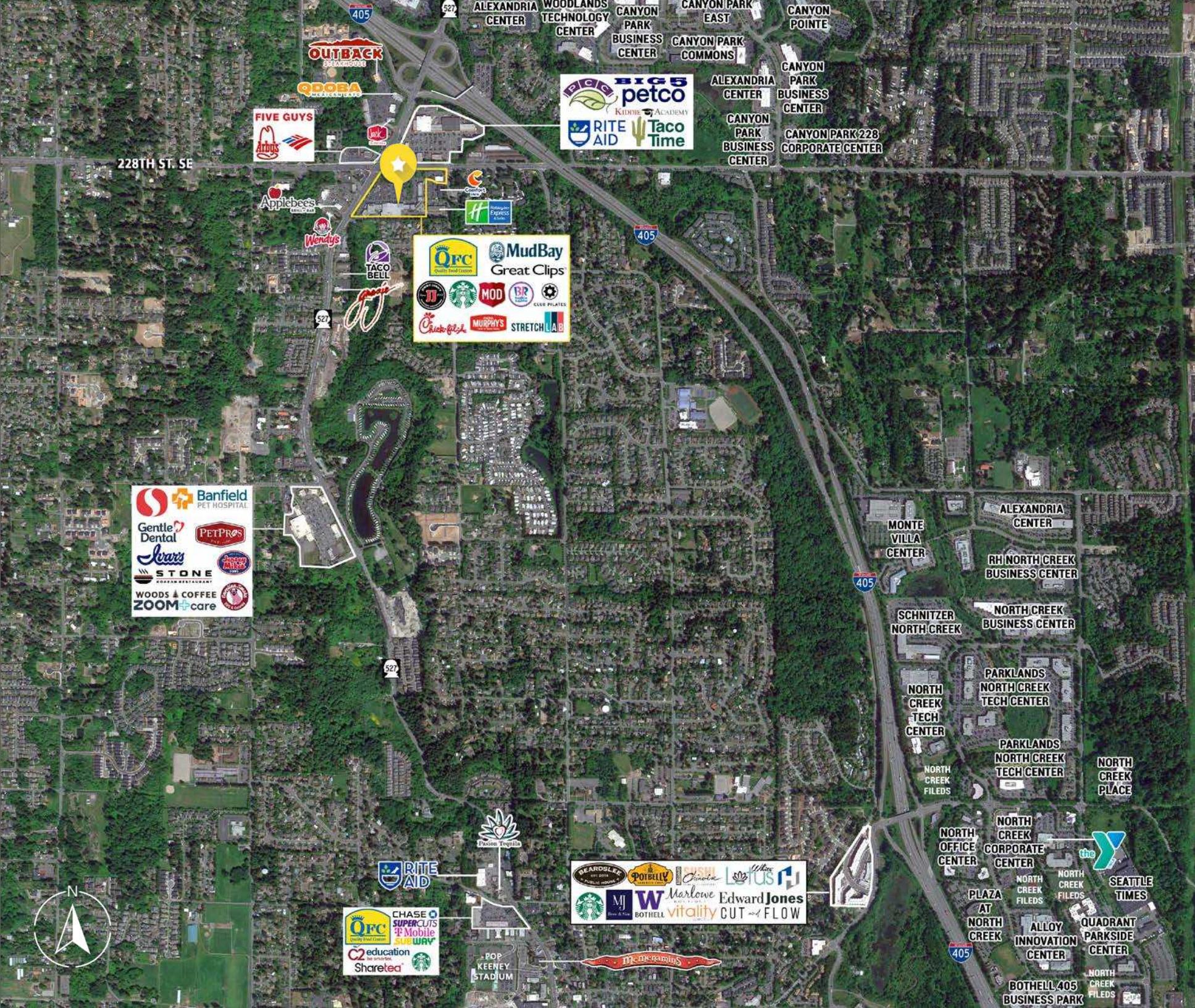


37,324 ADT
Bothell Everett HWY



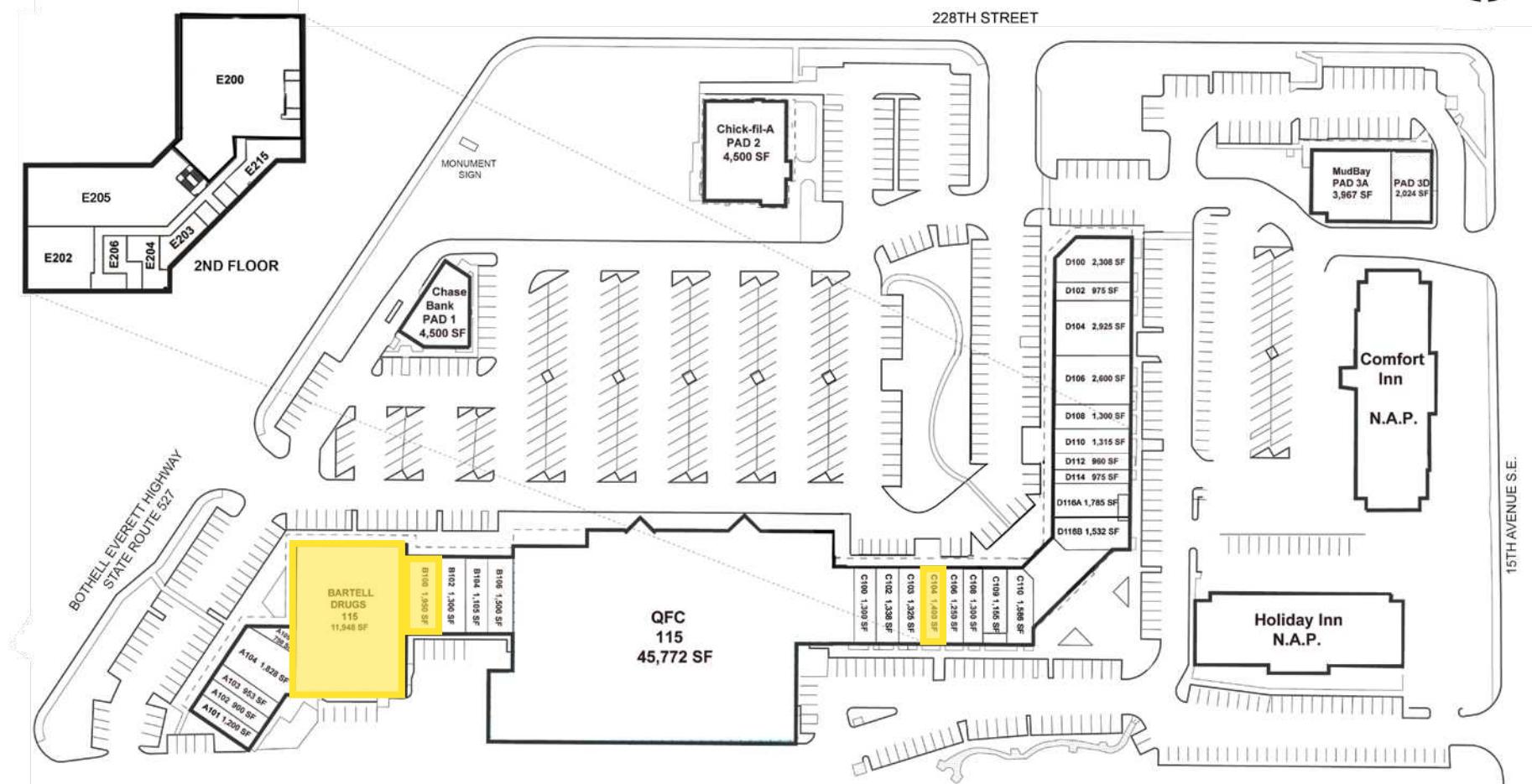
13,301 ADT
228th Street SE

LOCATION AERIAL



SITE PLAN

CANYON PARK PLACE | BOTHELL, WA



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	Michael Zillen Accounting	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	AVAILABLE (10.1.25)	1,400	D110	Lash Lounge	1,315	E206	Duncan Counseling Svrs.	516
A104	Jimmy Johns	1,828	C106	Stretch Lab	1,250	D112	Labcorp (Coming Soon)	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	Emerald City (Coming Soon)	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	AVAILABLE	11,948

**RELATIONSHIP FOCUSED.
RESULTS DRIVEN.**



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