



FOR GROUND LEASE
13529 Bothell Everett Highway
Mill Creek, WA 98012



MILL CREEK LAND

Steve Erickson | Brennan McClurg | Chandler Williams

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11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com

MILL CREEK LAND GROUND LEASE OPPORTUNITY is a high-visibility location provides excellent exposure to a substantial and affluent demographic, making it an ideal site for businesses seeking to establish a strong presence in the Mill Creek market. Located at the intersection of 136th Street SE and Bothell-Everett Highway, a major thoroughfare with high traffic volume, the site offers direct access from Bothell-Everett Highway and is proximate to Mill Creek Town Center and Henry M. Jackson High School.

Mill Creek is a growing community with a population exceeding 366,000 within a 5-mile radius and an average household income surpassing \$150,000, representing a significant consumer market.



Ground Rent	Call Agents for Terms
Lot Size	.36 Acres (15,681 SF)
Parcel #	28053100102400
Zoning	Community Business (CB)
Traffic Counts	23,537 ADT at Intersection
Ideal Site For	<ul style="list-style-type: none"> Banks/Credit Unions Fast Food Coffee Shop Restaurant Auto/Lube Medical Office

13529 BOTHELL EVERETT HWY:

ZONING:

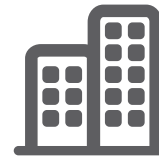
The purpose of this district is to implement the community business land use designation of the comprehensive plan by locating commercial businesses and higher density residential uses near activity areas, pedestrian accesses, and major transportation arterials. Uses permitted within this district are intended to provide a broad range of goods and services to the surrounding community



Population



Average HH Income



Daytime Population

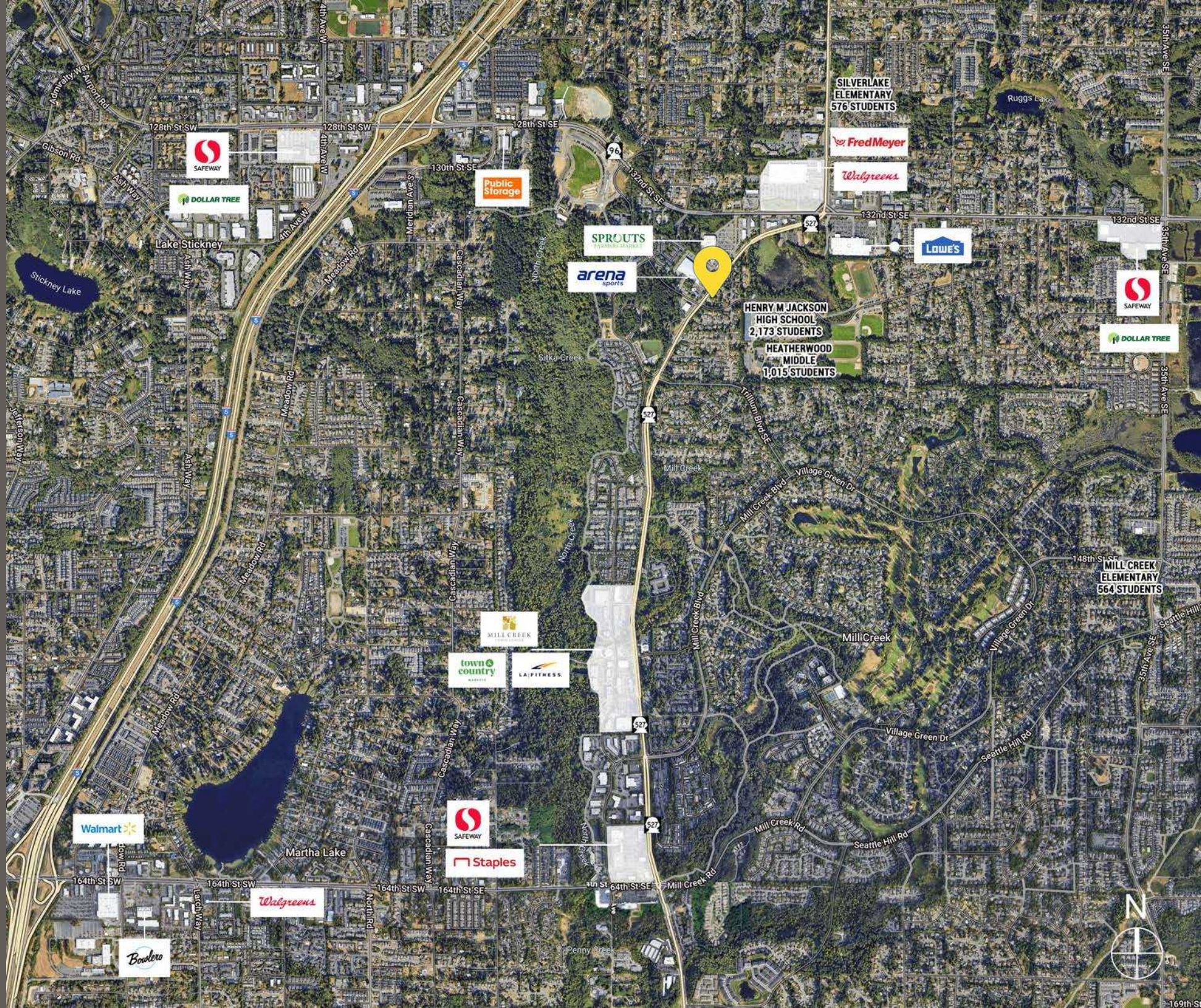
Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	16,017	\$167,337	3,431
Mile 3	167,579	\$147,950	36,247
Mile 5	332,410	\$151,719	86,274

CLICK FOR
CB USE



LOCATION AERIAL



Walmart

SAFeway

DOLLAR TREE

Public Storage

SPROUTS

arena sports

SILVERLAKE ELEMENTARY
576 STUDENTS

Fred Meyer

Walgreens

LOWE'S

SAFeway

DOLLAR TREE

HENRY M JACKSON
HIGH SCHOOL
2,173 STUDENTS

HEATHERWOOD
MIDDLE
1,015 STUDENTS

MILL CREEK
ELEMENTARY
564 STUDENTS

MILL CREEK

town country

LA FITNESS

SAFeway

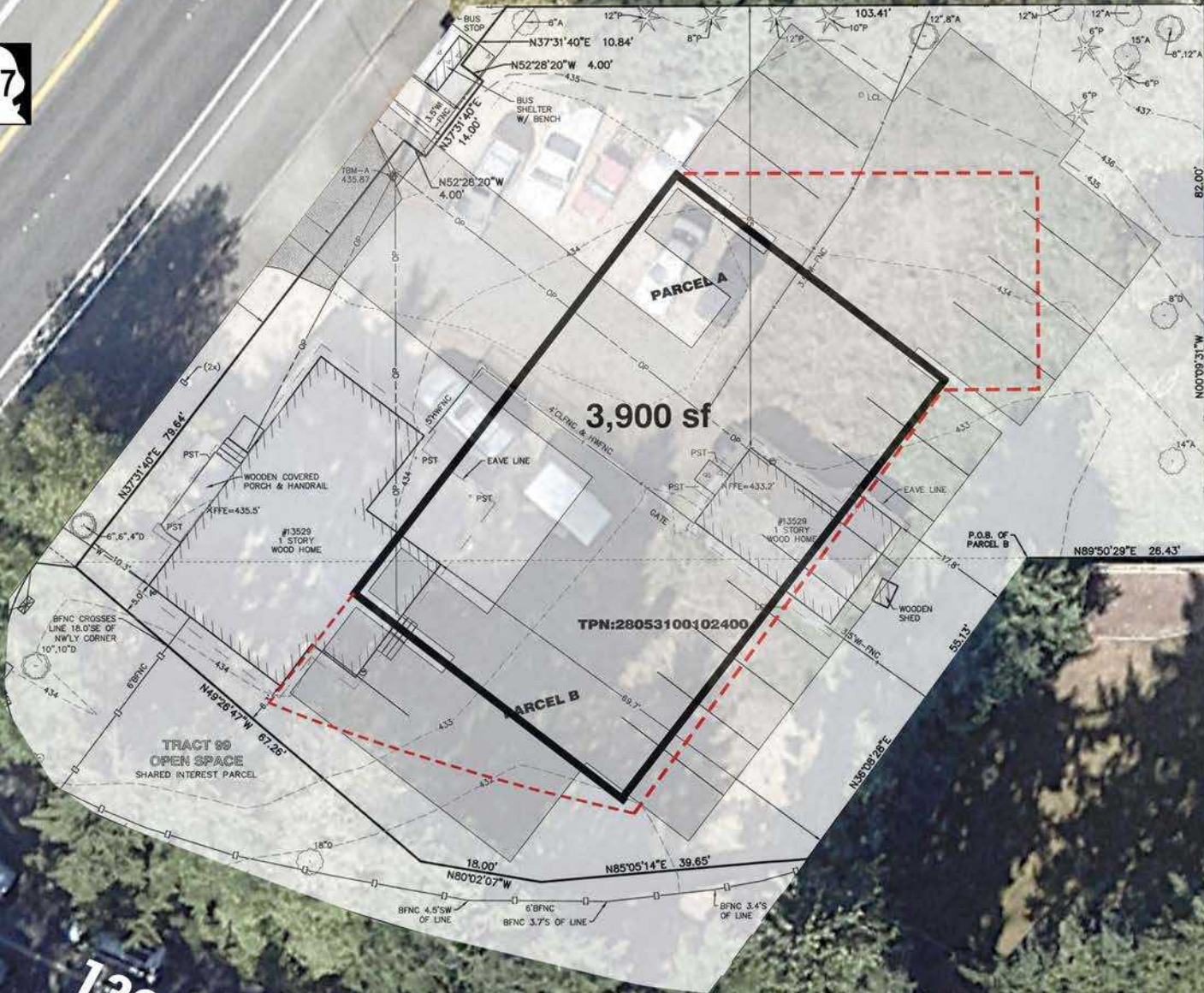
Staples

Walgreens

Booleo



BUILD-OUT OPPORTUNITY




136TH ST SE
(NO ACCESS)



KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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