

2,619 SF DRIVE THRU FOR LEASE

22736
BOTHELL EVERETT
HIGHWAY

BOTHELL, WA

CBRE

PROPERTY OVERVIEW

2,619 sf retail space for lease

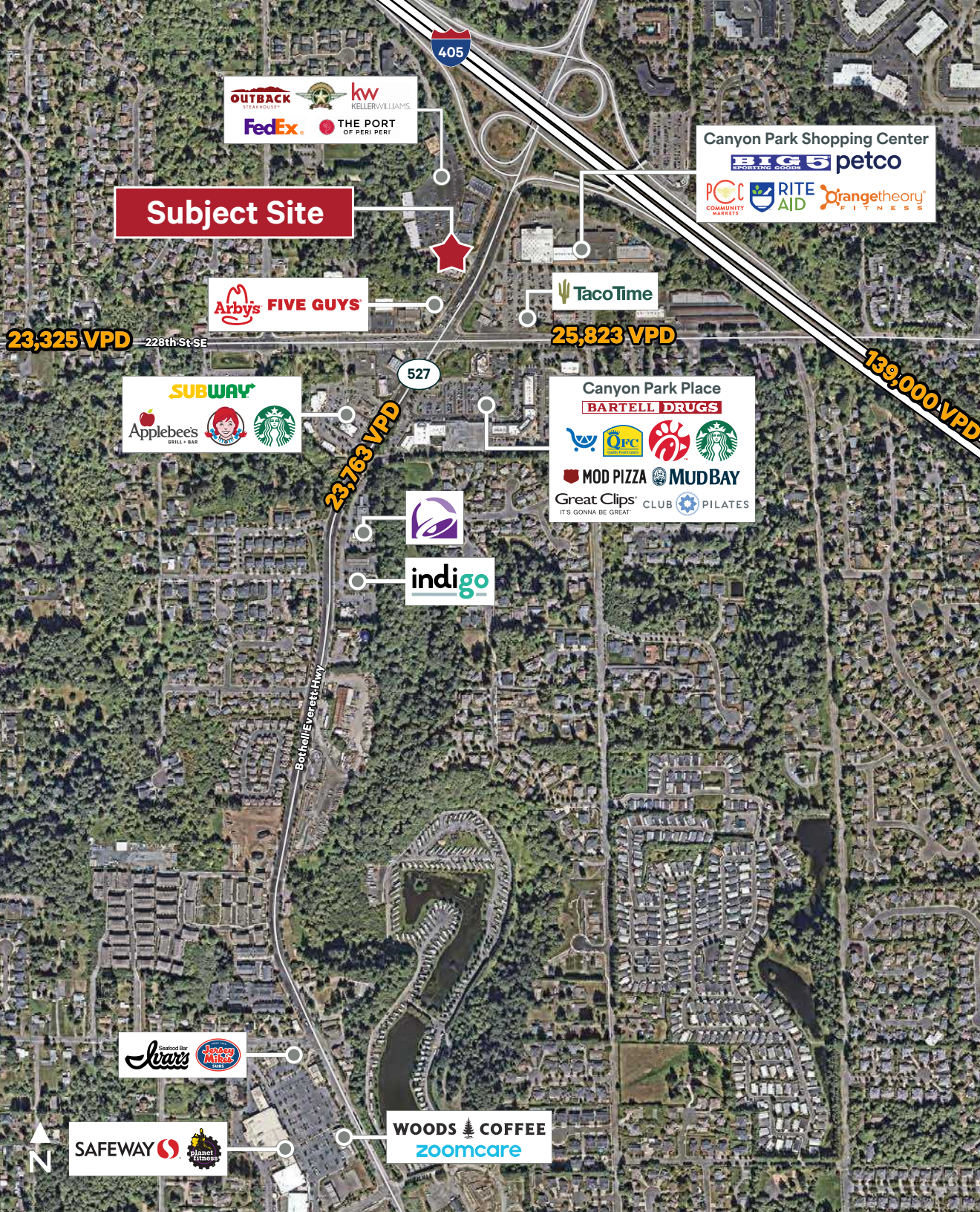
Rare drive-thru opportunity in Bothell

Co-tenants include Outback Steakhouse and FedEx

Shadow-anchored by PCC

Close proximity to I-405





BOTHELL MARKET OVERVIEW

TRAFFIC COUNT

STREET	CROSS STREET	AADT
228th St SE	Bothell Everett Hwy	39,519 - ESRI, 2024

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	10,734	120,145	304,592
2024 Avg. HH Income	\$198,043	\$189,626	\$177,143
2024 Daytime Employees	10,012	49,850	134,073

Source - Esri



22736 BOTHELL EVERETT HIGHWAY

2,619 SF
DRIVE THRU FOR LEASE

BOTHELL, WA

KYLE HERTING
Vice President
+1 253 241 0876
kyle.herting@cbre.com

YOHAR RENAUD
Vice President
+1 425 214 3001
yohar.renaud@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.