

# FOR LEASE

22833 Bothell Everett Highway  
Bothell, WA 98021

  
emerald city smoothie  
nourish your body  
COMING SOON!

 labcorp  
NOW OPEN!



## 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**

- » SUITE B100 1,950 SF
- » SUITE C103 1,325 SF
- » SUITE D108 1,300 SF

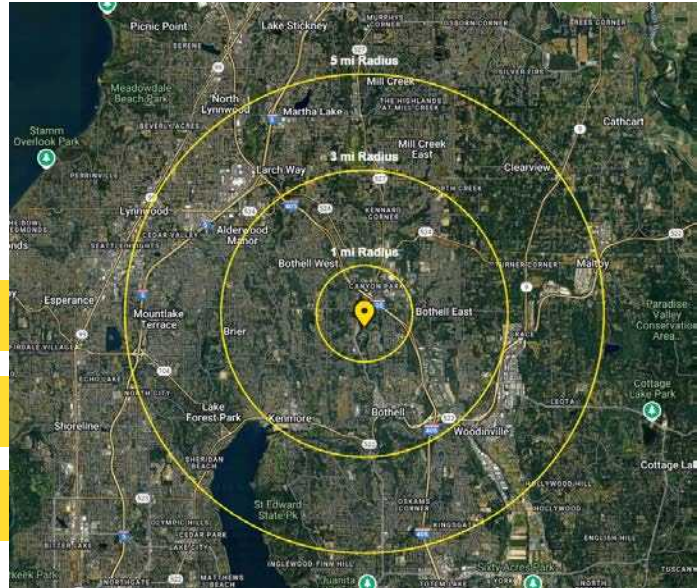


**NEARBY TENANTS**

**COMING SOON!**



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



# 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 927K visits to QFC in the last 12 months.

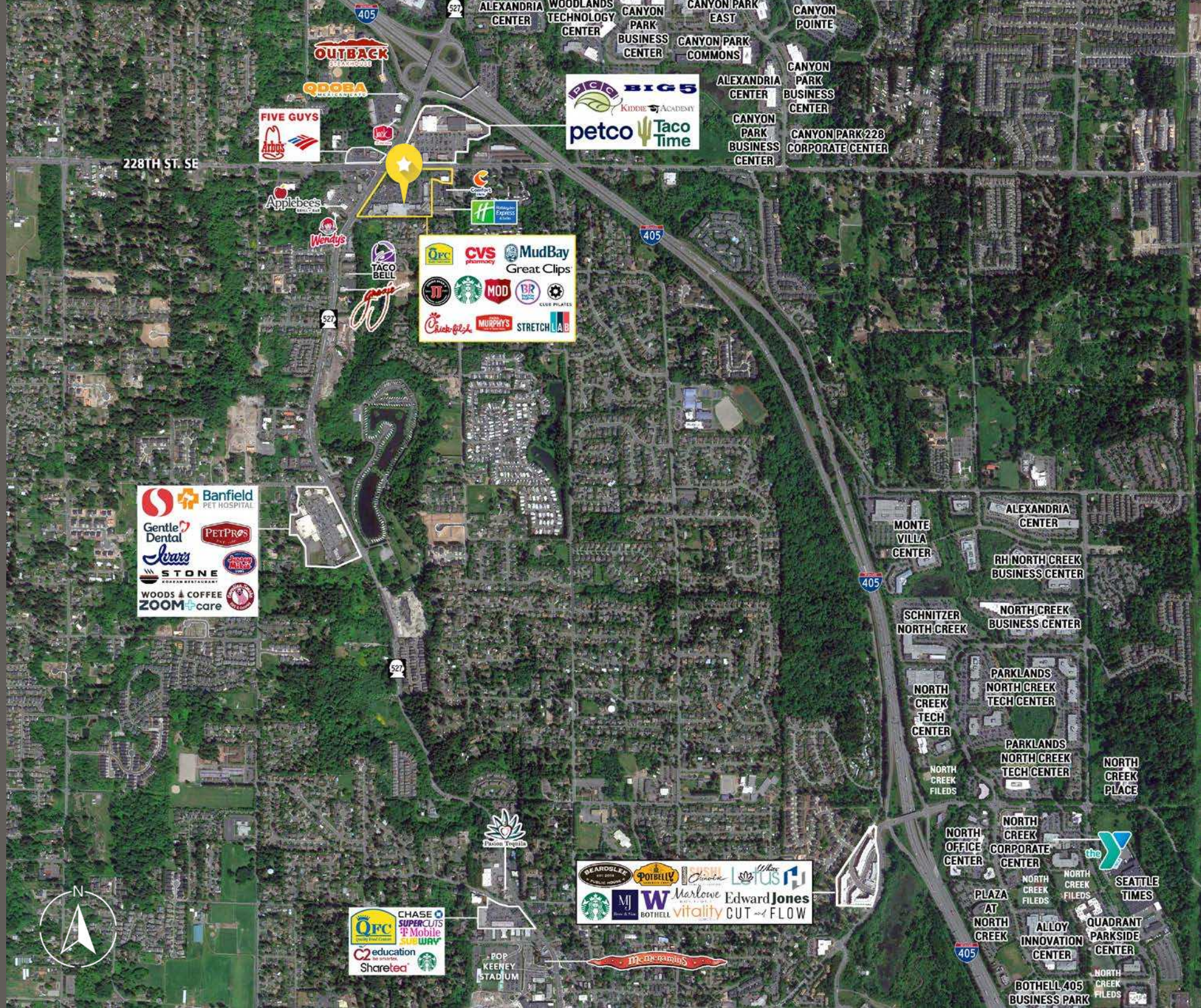


PHOTOS





LOCATION AERIAL



228TH ST. SE

**FIVE GUYS**  
Arby's

**QDOBA**  
RESTAURANT

**OUTBACK**  
STEAKHOUSES

**QFC** **CVS pharmacy** **MudBay**  
Great Clips  
**Starbucks** **MOD** **BR** **CLUB PILATES**  
**Chick-fil-A** **MURPHY'S** **STRETCH LA**

**petco** **Taco Time**  
**KIDDRIE ACADEMY**

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

**QFC** **CHASE** **SUPER CUTS** **Mobile SUBWAY**  
**education** **Sharetea** **Starbucks**

POP KEENEY STADIUM

**PEARLS & CO.** **POTBELLY** **Wendy's** **Lotus** **Edward Jones**  
**Starbucks** **MJ** **W** **Marlowe** **vitality CUT and FLOW**

**McDonald's**



- 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
- PARKLANDS NORTH CREEK TECH CENTER
- NORTH CREEK PLACE
- NORTH CREEK FILDS
- NORTH CREEK CORPORATE CENTER
- the Y
- SEATTLE TIMES
- PLAZA AT NORTH CREEK
- ALLOY INNOVATION CENTER
- QUADRANT PARKSIDE CENTER
- BOTHELL 405 BUSINESS PARK
- NORTH CREEK FILDS

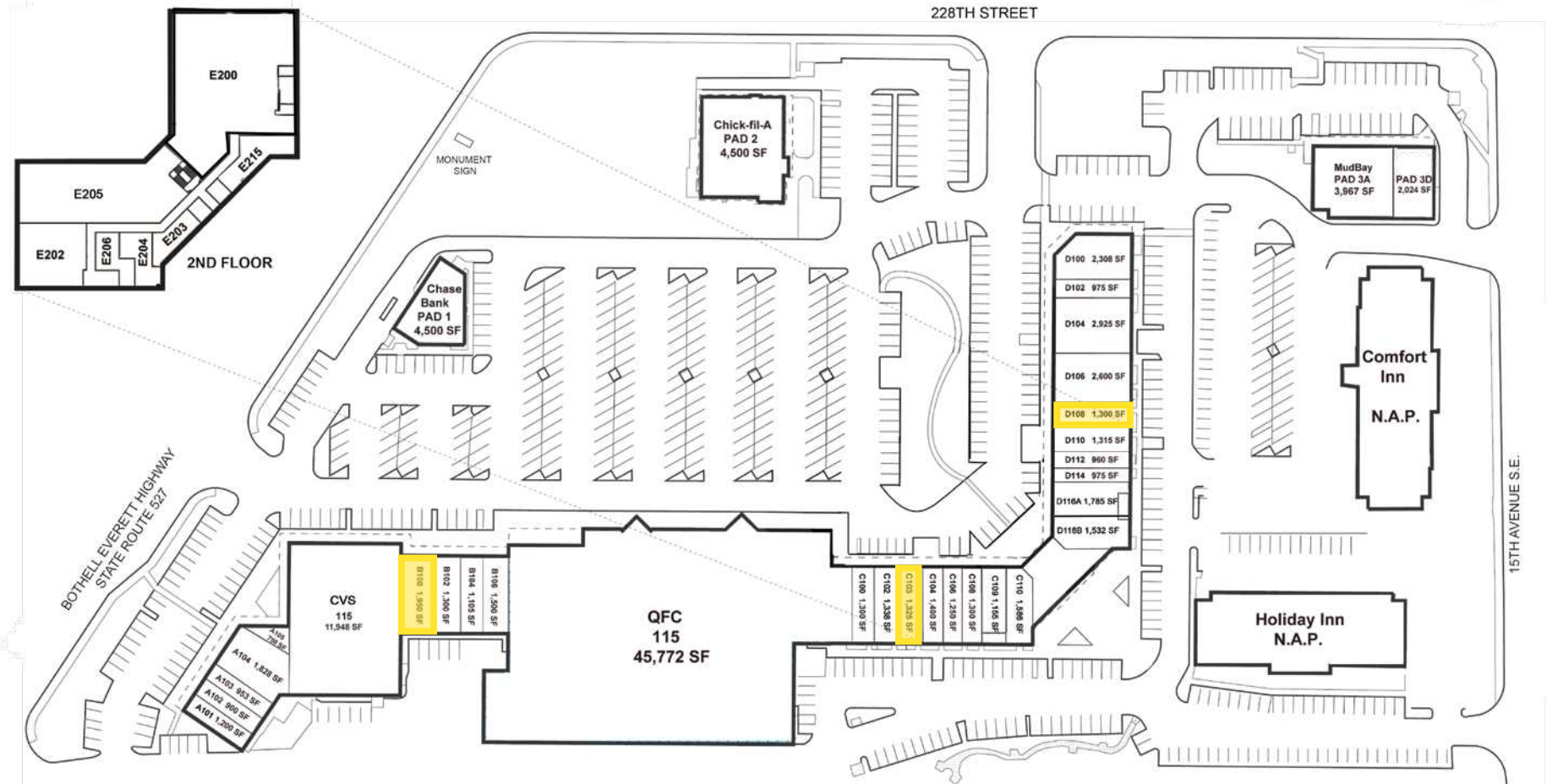
- ALEXANDRIA CENTER
- CANYON PARK BUSINESS CENTER
- CANYON PARK BUSINESS CENTER
- CANYON PARK 228 CORPORATE CENTER
- CANYON POINT
- CANYON PARK COMMONS
- CANYON PARK EAST
- CANYON PARK BUSINESS CENTER

- ALEXANDRIA CENTER
- WOODLANDS TECHNOLOGY CENTER
- CANYON PARK BUSINESS CENTER
- CANYON PARK COMMONS
- CANYON PARK EAST
- CANYON POINT

# 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	Michael Zillen Accounting	560
A102	Budget Blinds	900	<b>C103</b>	<b>AVAILABLE</b>	<b>1,325</b>	<b>D108</b>	<b>AVAILABLE</b>	<b>1,300</b>	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	Labcorp	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
<b>B100</b>	<b>AVAILABLE</b>	<b>1,950</b>	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	CVS	11,948







TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

**JUSTICE KNOX**

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