

FOR LEASE

22833 Bothell Everett Highway
Bothell, WA 98021



NOW OPEN!



FIRST WESTERN PROPERTIES
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
- » SUITE D116B 1,532 SF



NEARBY TENANTS



Regis - 2026
Population

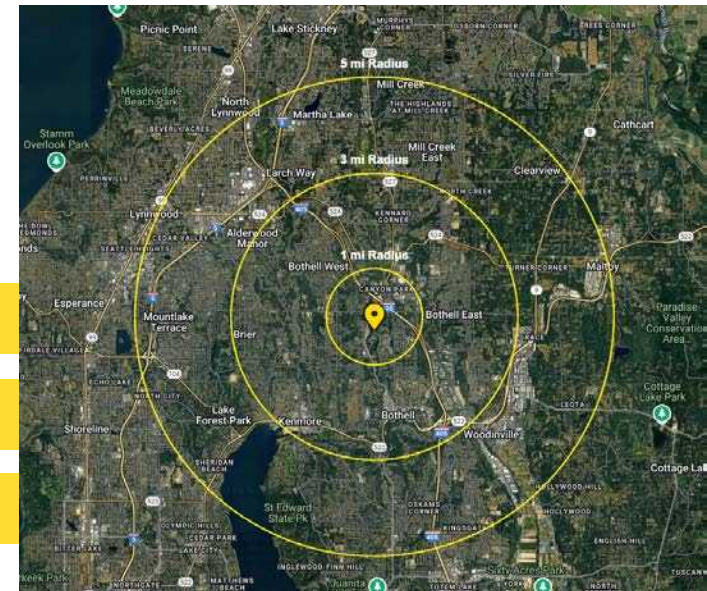


Average HH Income



Daytime Population

	Population	Average HH Income	Daytime Population
Mile 1	10,406	\$227,149	10,246
Mile 3	114,166	\$195,130	60,805
Mile 5	293,239	\$182,875	171,429



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 DETAILS



Strategically located with great access to I-405



Positioned in the Canyon Park Business District

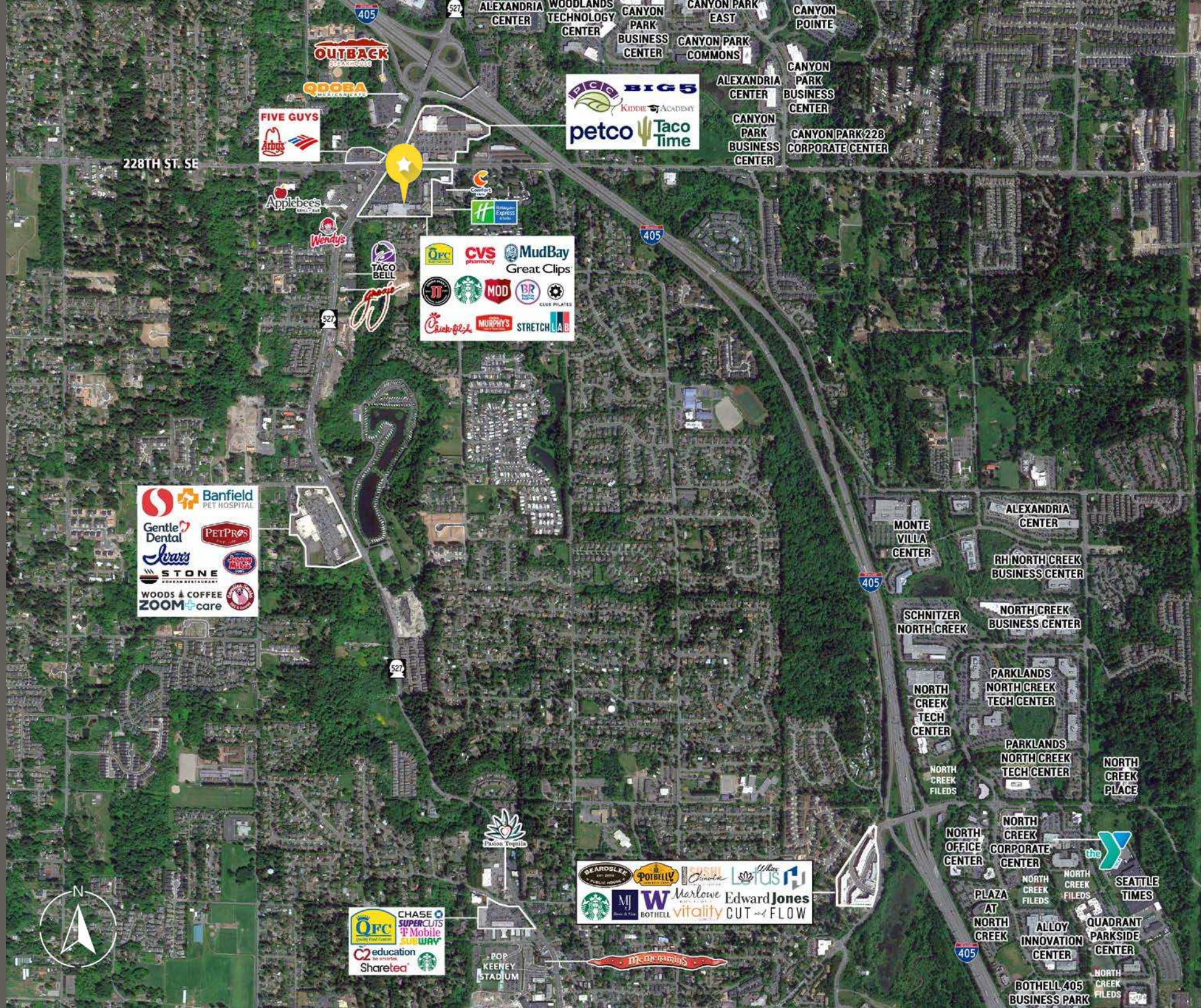


37,324 ADT Bothell Everett HWY



13,301 ADT 228th Street SE

LOCATION AERIAL



228TH ST. SE

FIVE GUYS
Arby's

QDOBA
RESTAURANT

OUTBACK
STEAKHOUSES

QFC
Quality Food Centers

CVS
pharmacy

MudBay
Great Clips

Starbucks
MOD
BR
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



SEAROBLES
POTBELLY
W
Marlowe
Edward Jones
vitality CUT and FLOW

POP KEENEY STADIUM



ALEXANDRIA CENTER
CANYON PARK BUSINESS 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 FILEDS

PARKLANDS NORTH CREEK TECH CENTER

NORTH CREEK PLACE

NORTH CREEK CORPORATE CENTER

NORTH CREEK CORPORATE CENTER

PLAZA AT NORTH CREEK

ALLOY INNOVATION CENTER

SEATTLE TIMES

QUADRANT PARKSIDE CENTER

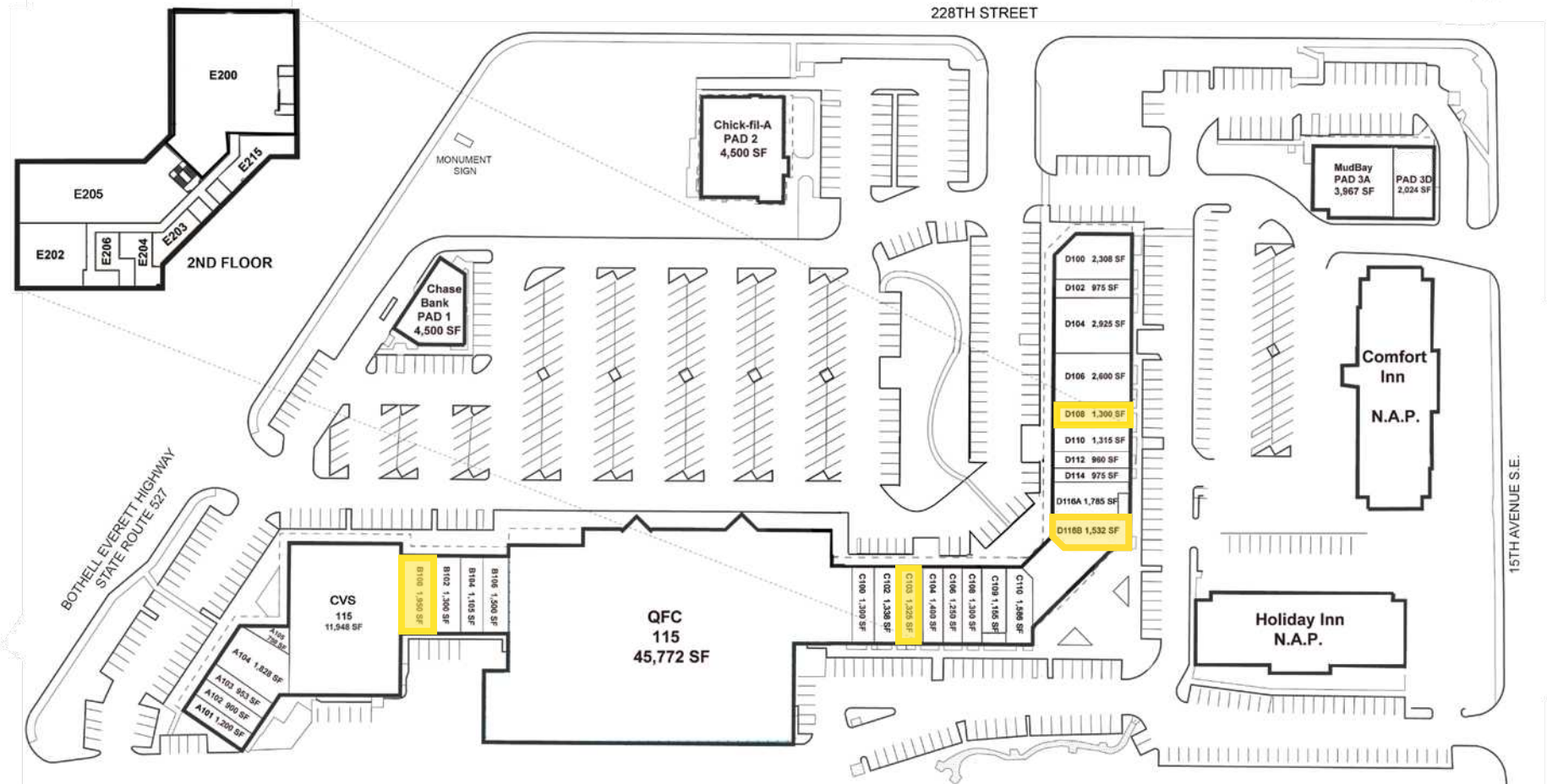
BOTHELL 405 BUSINESS PARK

NORTH CREEK FILEDS

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	C103	AVAILABLE (10.1.25)	1,325	D108	AVAILABLE	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	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
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	AVAILABLE	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.





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