

FOR LEASE

CANYON PARK SHOPPING CENTER

22627 STATE ROUTE 527, BOTHELL, WA 98021

KIDDER.COM

Perform Properties

km Kidder Mathews

CANYON PARK SHOPPING CENTER



AVAILABLE FOR LEASE

PROPERTY OVERVIEW

Positioned along the busy Bothell-Everett Highway

Location sees daily commuter, neighborhood traffic, and day time traffic

Ideal for retailers looking for exposure

Anchored by PCC Community Markets, drawing a health-conscious, loyal customer base that frequents the center for both essentials and specialty goods

Neighboring office parks and residential communities create a consistent flow of visitors 7 days a week

AVAILABILITIES

Suite	Previous Tenant	SF
SUITE GL-1	Former Rite Aid	25,684 SF
SUITE BC1-B	Former Amazing Lash	2,000 SF

CURRENT TENANTS



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CANYON PARK SHOPPING CENTER



DEMOGRAPHICS

POPULATION

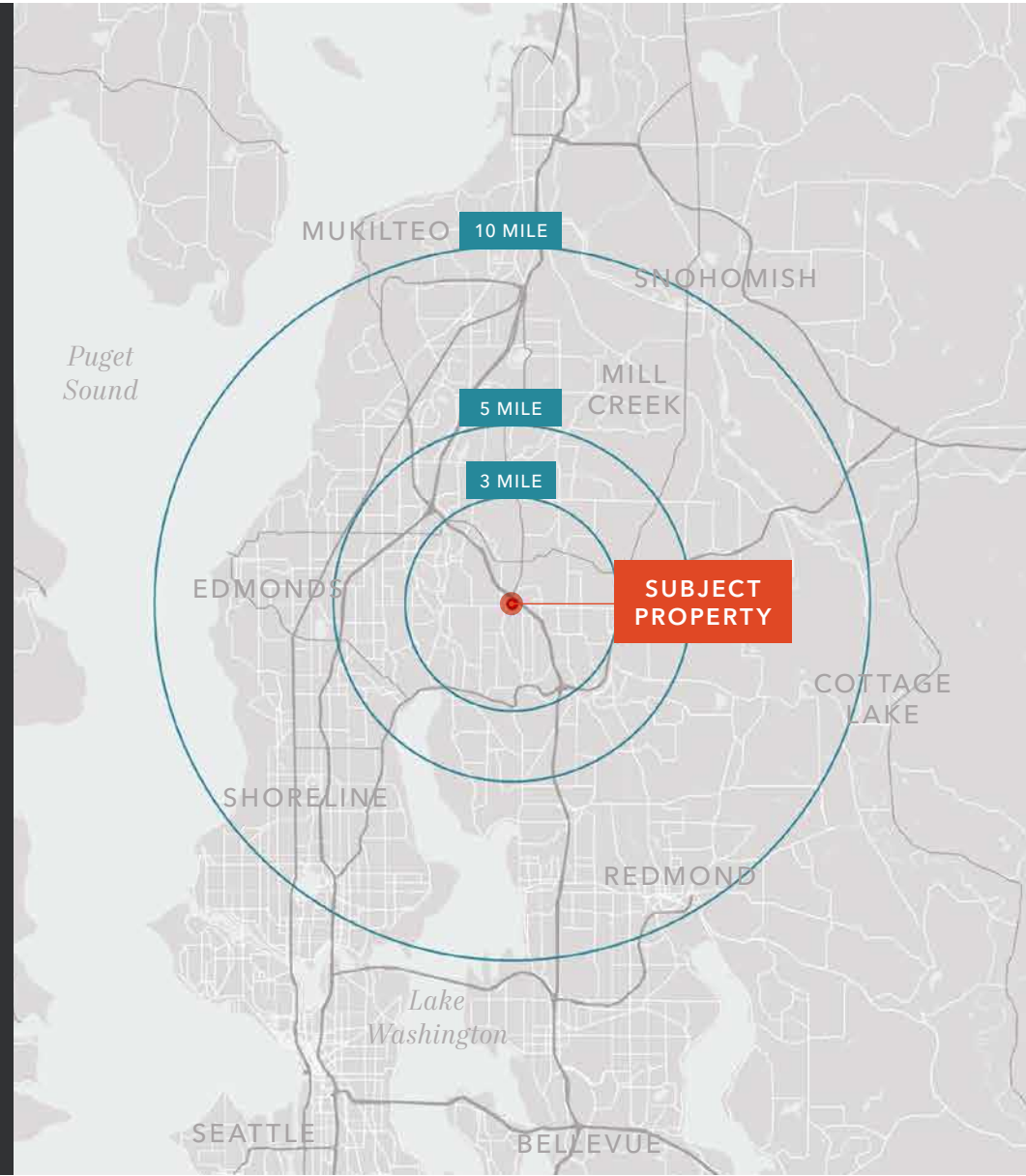
	3 Miles	5 Miles	10 Miles
2020 CENSUS	113,793	288,006	97,068
2010 CENSUS	86,749	234,408	829,207
2025 ESTIMATED	116,080	295,567	1,010,000
2030 PROJECTED	115,905	299,065	1,030,000

MEDIAN AGE & GENDER

	3 Miles	5 Miles	10 Miles
MEDIAN AGE	37.3	37.8	38.0
% FEMALE	50.1%	50.1%	49.8%
% MALE	49.9%	49.9%	50.2%

HOUSEHOLD INCOME

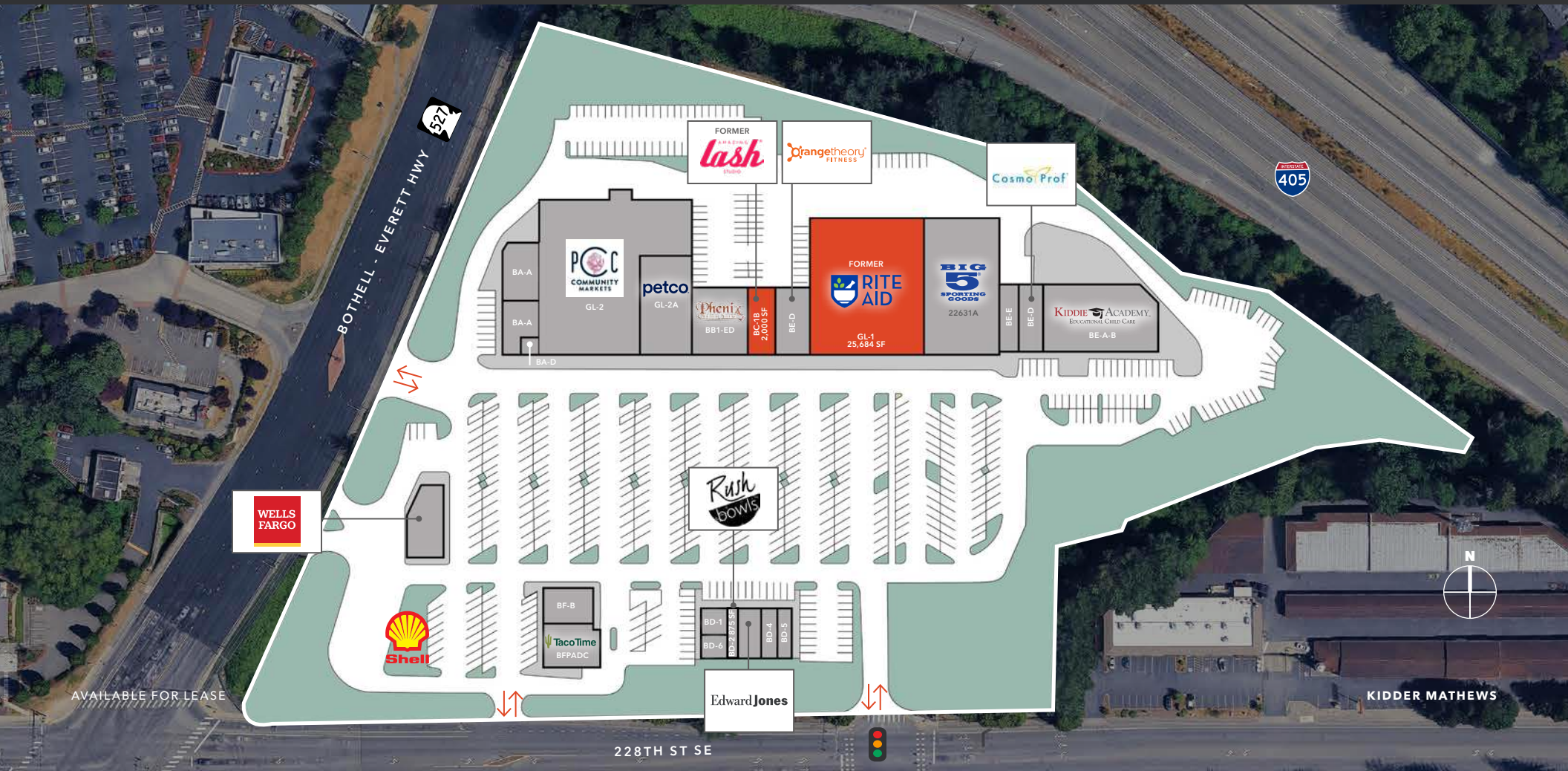
	3 Miles	5 Miles	10 Miles
2025 MEDIAN	\$153,720	\$143,451	\$139,352
2030 MEDIAN PROJECTED	\$154,367	\$142,389	\$138,403
2025 AVERAGE	\$193,079	\$180,190	\$183,618
2030 AVERAGE PROJECTED	\$191,815	\$177,552	\$180,856



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SUITE AVAILABILITY

Suite	Tenant	Total SF	GL-2A	Petco	10,290	BE-E	Hamamoto Dentistry	2,414	BD-4	MochiNut	1,155
GL-1	Former Rite Aide	25,684	BB1-ED	Phenix Salon Suites	6,400	BE-D	Cosmo Prof	2,332	BD-3	Edward Jones	1,095
BC1-B	Former Amazing Lash	2,000	22707	Wells Fargo	3,800	GL-3	Shell	2,000	BD-1	Creart Studioz	890
BD-2	Rush Bowls	875	BFPADC	Taco Time	3,526	BA-C	Singapore Math Club	1,800	DOCK	PCC Natural Markets	331
GL-2	PCC Natural Markets	24,825	BC2-A	Orange Theory Fitness	2,800	BA-D	Trina's Nails	1,500	TOTAL		123,592
22631A	Big 5 Sporting Goods	11,998	BA-A	CP Veterinary Hospital	2,624	BD-6	Nakagawa Japanese	1,260			
BE-A-B	Kiddie Academy	10,303	BF-B	What the Pho	2,510	BD-5	90 Degrees Bangkok	1,180			



AVAILABLE FOR LEASE

228TH ST SE

KIDDER MATHEWS

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