

# JUNCTION

RETAIL SPACE | FOR LEASE  
DOWNTOWN BOTHELL



**JUNCTION** | RETAIL

9924 NE 185TH STREET - BOTHELL, WA

# JUNCTION BOTHELL

Located in Downtown Bothell this dynamic mixed-use development, has been establishing itself as a premier destination for retail, dining, and entertainment since it opened. This site benefits from its strategic adjacency to McMenemy's flagship hotel and brewery, a comprehensive venue encompassing 72 guest rooms, a cinema, live music hall, and event facilities. The development integrates 130 upscale residential units atop meticulously designed ground-level retail spaces. These retail environments feature elevated ceiling heights, abundant natural illumination, designated outdoor seating areas, and dedicated parking, all fostering an optimal commercial atmosphere. Moreover, select retail tenants are afforded exclusive rooftop access, offering unique opportunities for enhanced customer engagement. The former First Financial NW Bank space is now available. Contact agents for details.



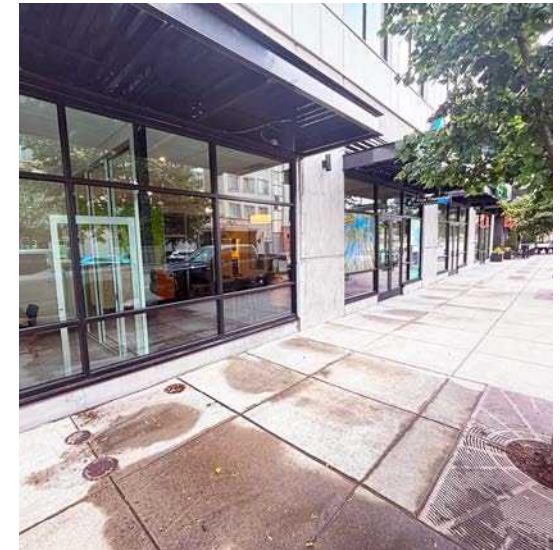
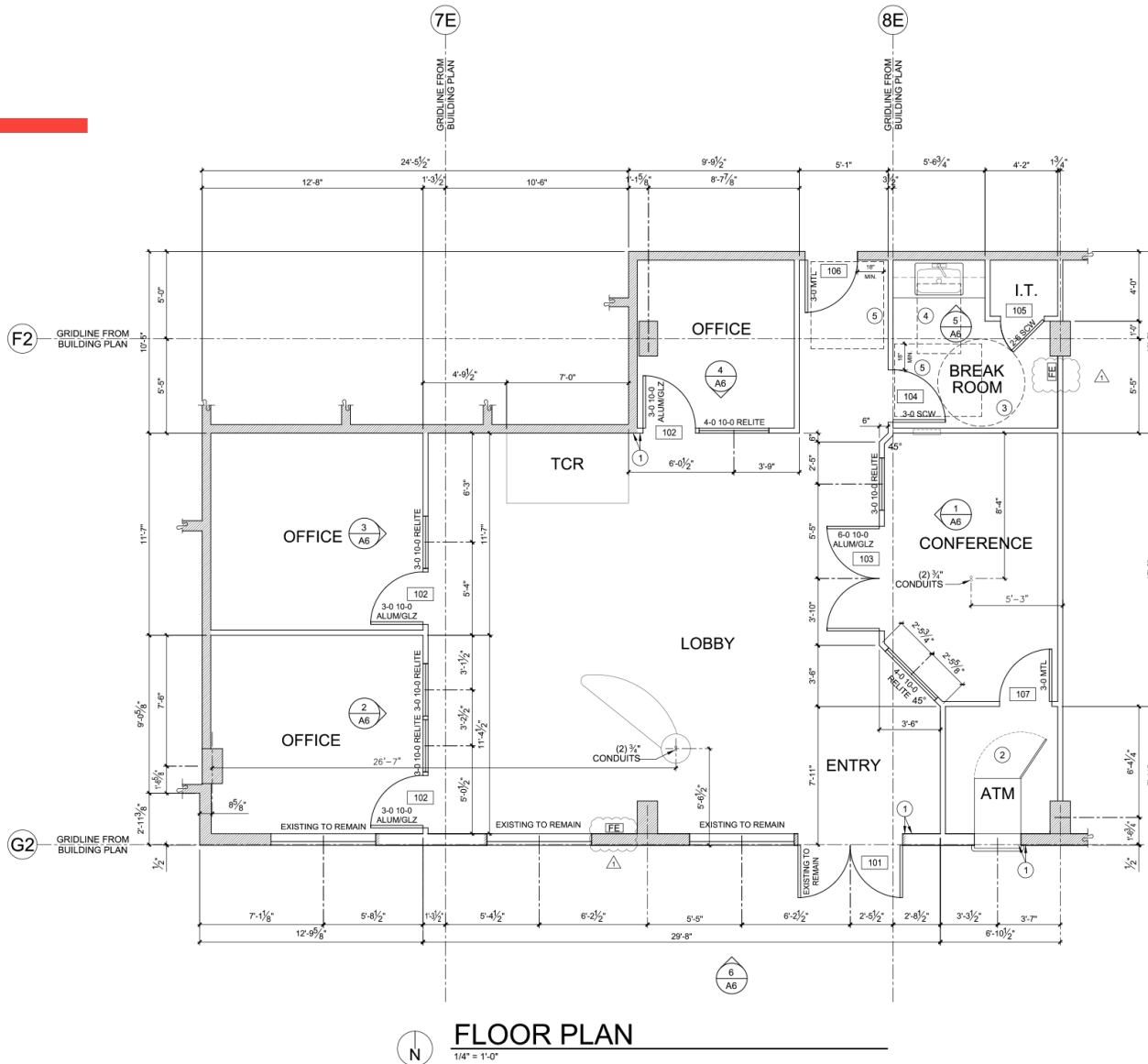
## OVERVIEW

Address	9924 NE 185th Street, #104 - Bothell, WA
Space #104	1,525 SF   Former First Financial NW Bank
Rate	\$40.00 + \$10.87 PSF NNN
Ceiling Heights	± 17'4"
Residential Units	130
Join	Agave Cocina & Tequilas, Fresh Cuts, Bay Leaf, Optum, & Saigon 6 Vietnamese Restaurant



# SITE MAP

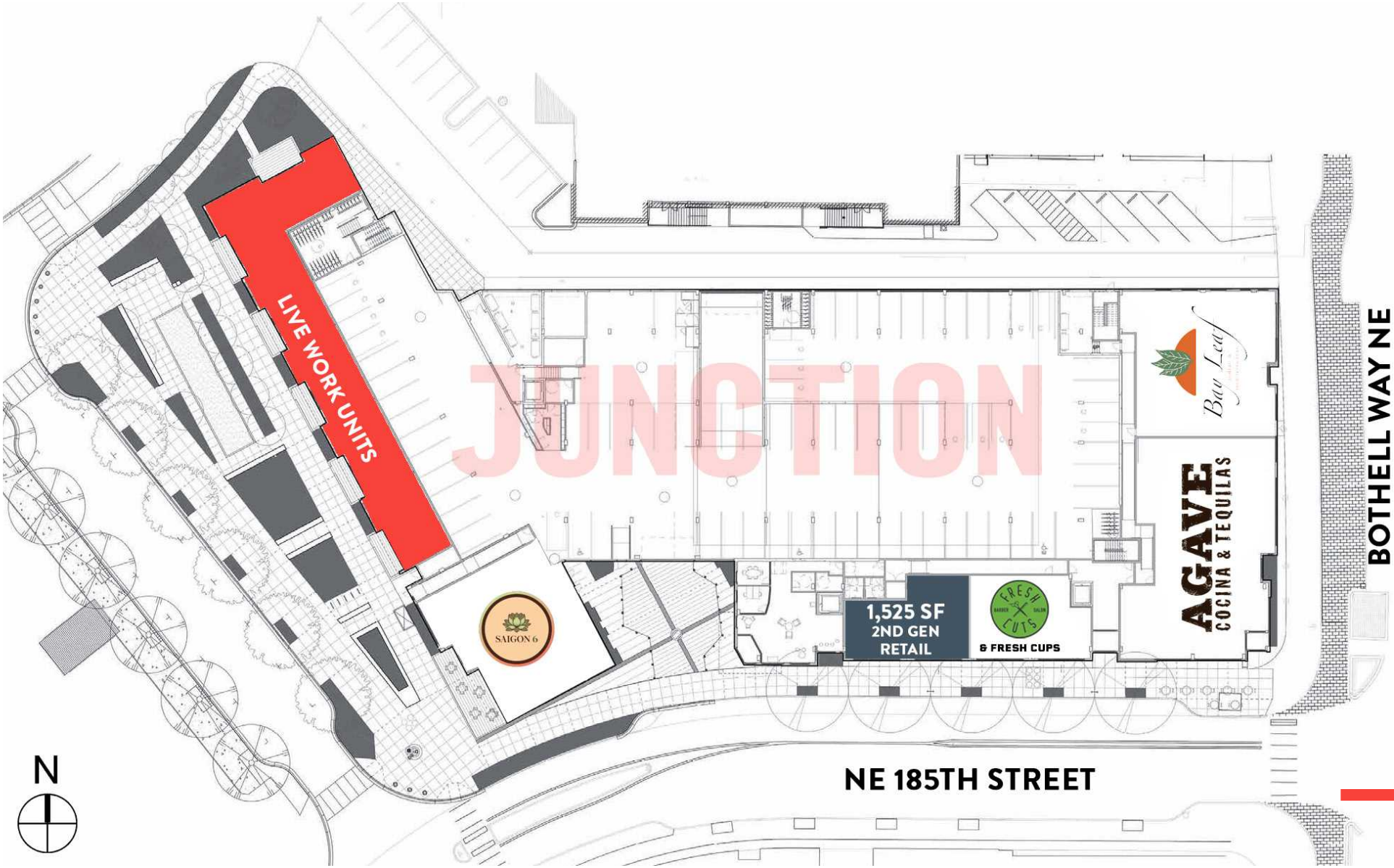
RETAIL | 1,525 SF - AS BUILT



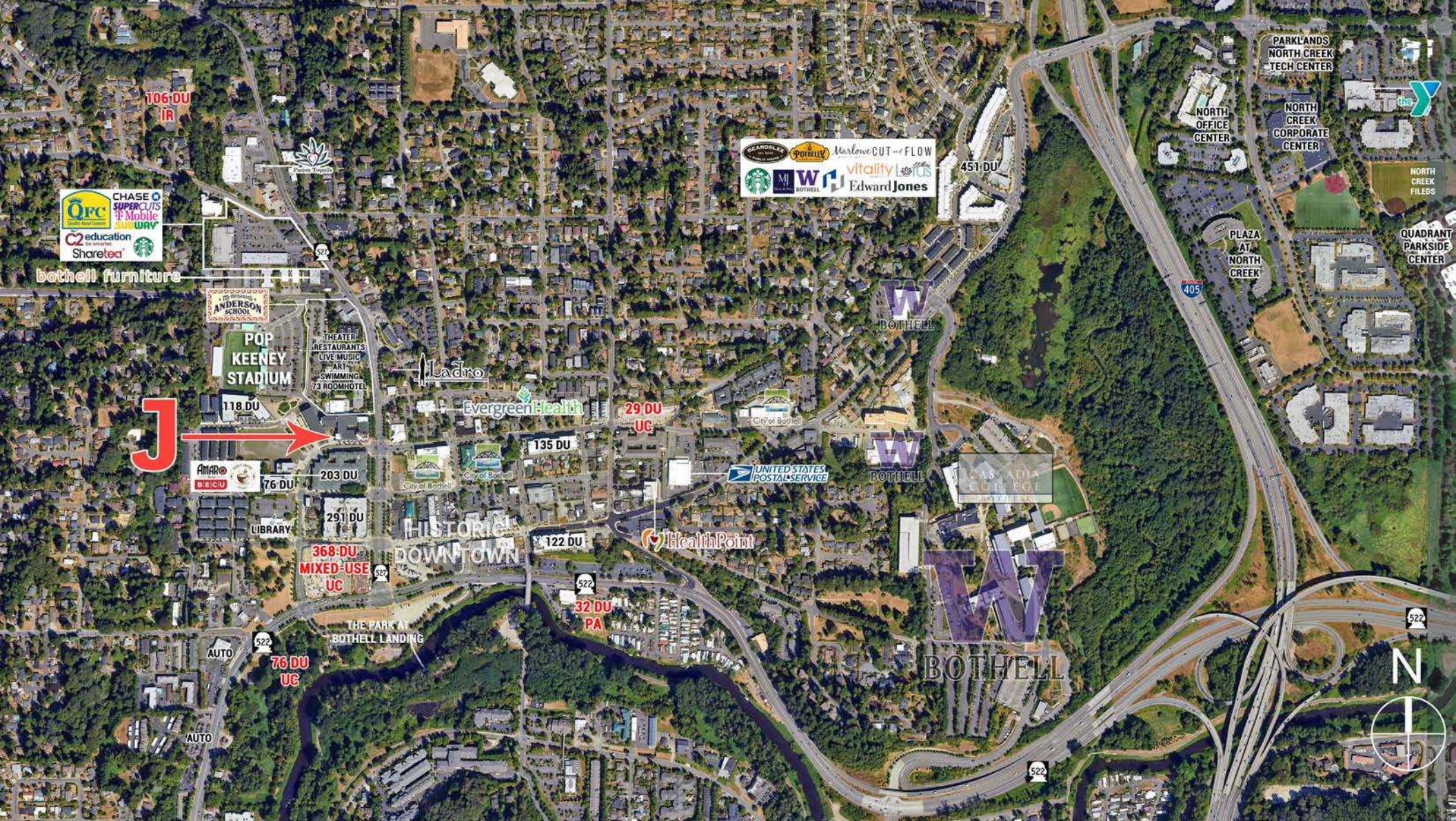
# RETAIL OPPORTUNITY



# OVERALL SITE PLAN



# DOWNTOWN BOTHELL HIGHLIGHTS

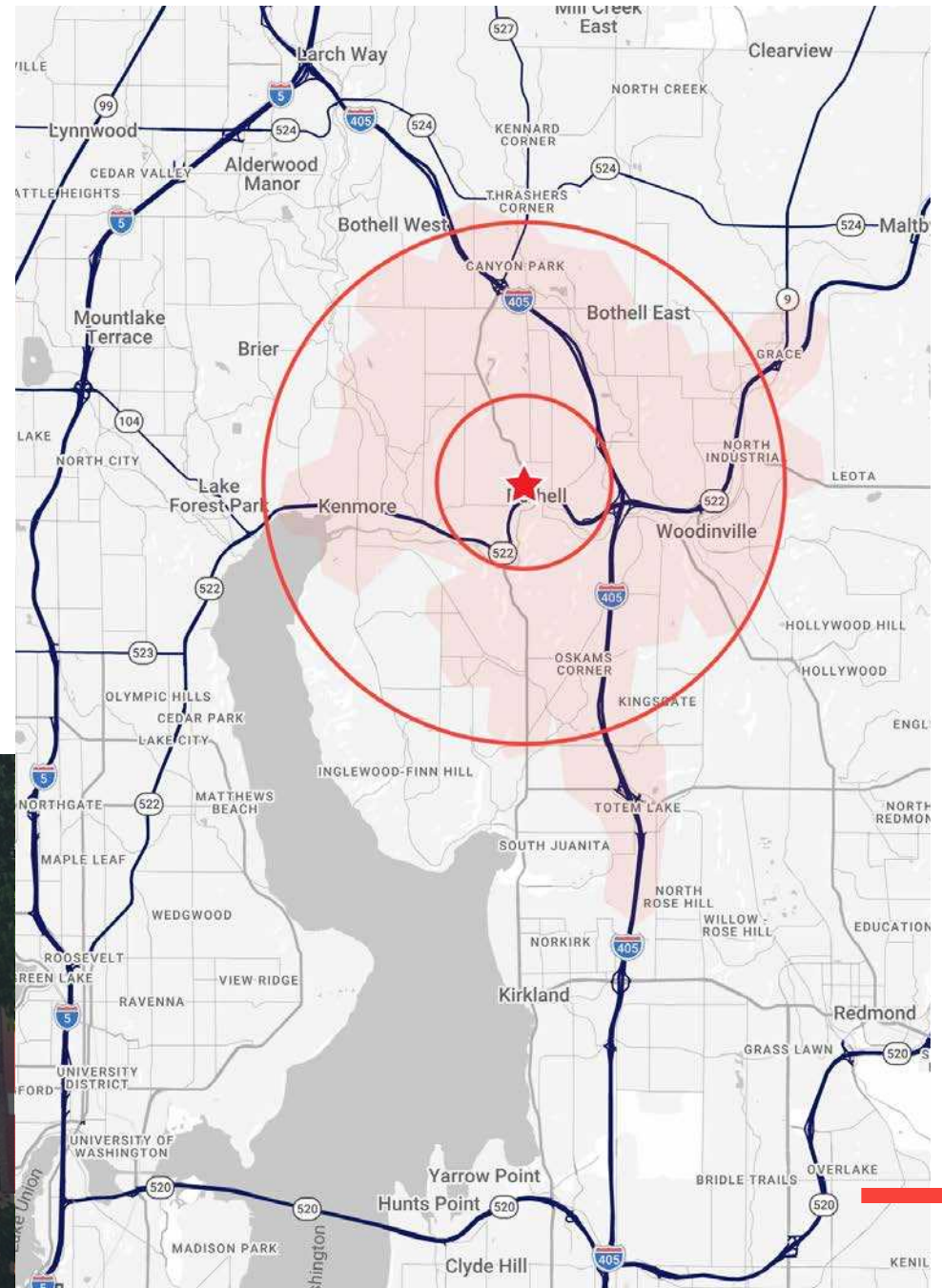


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THE JUNCTION | RETAIL

# BOTHELL OVERVIEW

Bothell, Washington, is a dynamic community that uniquely straddles the King and Snohomish County line, serving as a vital bridge between the tech hubs of the Eastside and the growing residential corridors of the north. Historically a quiet river town, Bothell has redefined itself through a nationally recognized downtown revitalization, evolving into a vibrant, walkable center anchored by iconic destinations like McMenasins Anderson School and a diverse array of local dining and retail. The city is a prestigious academic and economic anchor, home to the University of Washington Bothell and a thriving biomedical and technology sector. Residents enjoy a high quality of life within the top-rated Northshore School District, complemented by extensive natural amenities including the Sammamish River Park and the Burke-Gilman Trail. With its forward-thinking commitment to sustainable, transit-oriented development and a welcoming, community-minded atmosphere, Bothell stands as one of the region's most desirable locations for balanced urban and suburban living.



## DEMOGRAPHIC

Data	1 Mile	3 Mile	10 Min. DT
2025 Population	16,269	109,976	99,363
2030 Population	16,646	109,428	101,351
2025 Households	7,292	43,968	41,023
Median HH Income	\$127,616	\$157,827	\$147,251
Avg. HH Size	3.1	3.1	3.1
Median Age	39.3	38.4	37.8
Adj. Daytime Pop.	8,826	71,574	78,552

# BRAND STORY

## AT THE JUNCTION OF DOWNTOWN

Centrally located in the emerging Downtown Bothell Landing neighborhood, the Junction puts you in the center of it all. Steps from retail, dining, entertainment and recreation right outside your door.

The Junction is located in the heart of this redevelopment effort along Bothell Way and is adjacent to the redeveloped historic McMenamins Anderson School, which features restaurants and outdoor dining, a movie theater, live music, a large indoor swimming pool and shopping. The six-story, mixed-use community includes 10,000 sq. ft. of ground level retail, 130 apartment homes and 30,000 sq. ft. of Class A commercial office space.



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# INQUIRE

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Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

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