

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**

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**CBRE**

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