

FOR LEASE

NORTH CREEK COMMERCE CENTER BUILDING A

Prime new construction retail/showroom
space available in Bothell


18728 BOTHELL-EVERETT HWY
BOTHELL, WA

DEVELOPED BY

 PANATTONI

REPRESENTED BY

 JSH | PROPERTIES, INC.

 km Kidder
Mathews

A 22,971 SF, high-traffic retail/showroom opportunity with direct access to Bothell-Everett Highway

Building A: 22,971 SF

Can be divided to \pm 4,000 SF

Available Now

47 dedicated parking stalls

20' clear height

Grade-level rear loading

Great access from I-405 and I-5

High traffic counts at 32,405 cars per day

Strong demographics

Located at entrance to new Class-A flex / industrial park

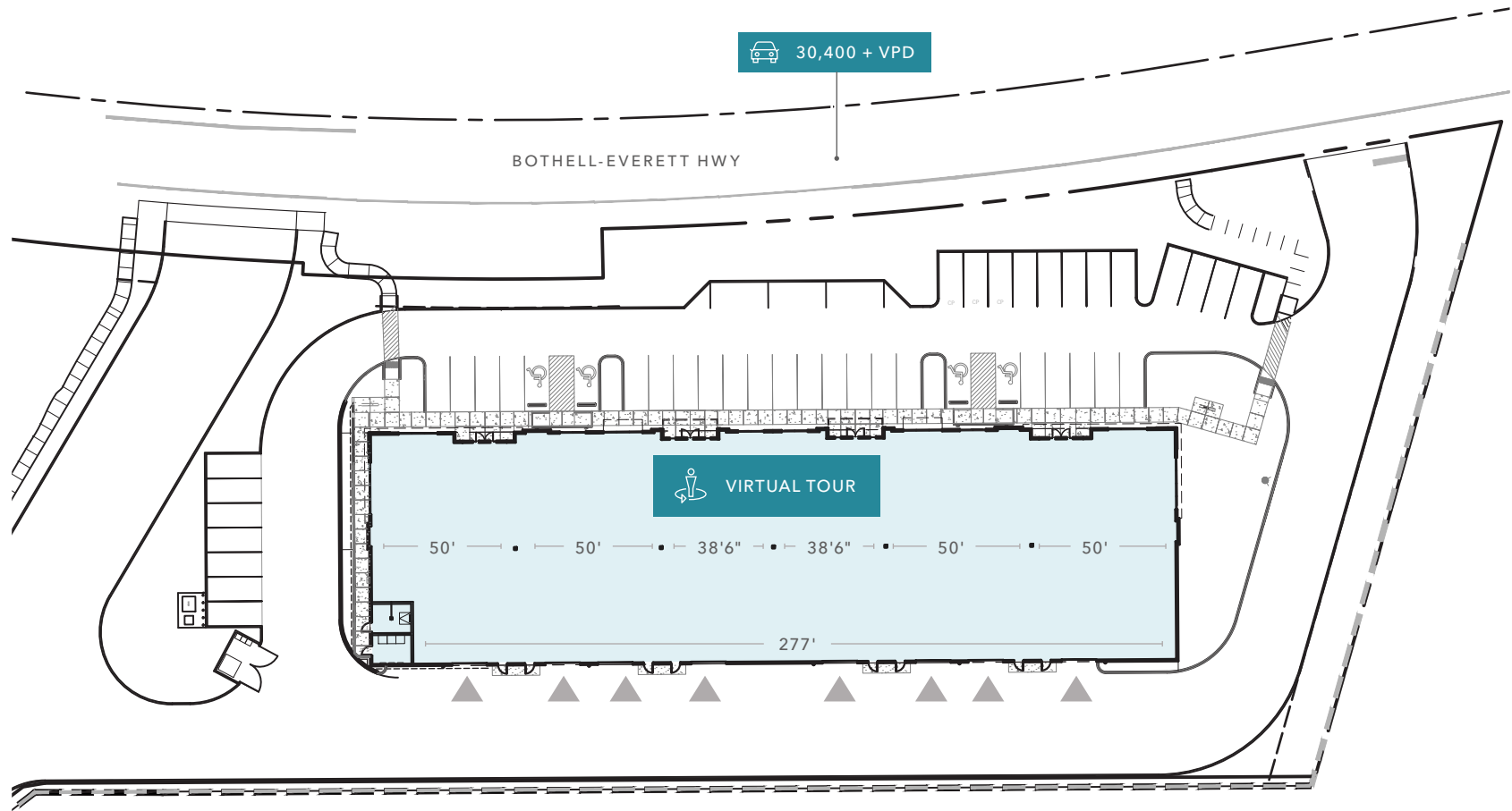
Call agents for lease rates

SITE PLAN

BUILDING A

22,971 SF

TOTAL AREA
(CAN BE DIVIDED TO ±4,000 SF)



▲ Drive-In Doors



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Perfectly connected with easy access to major freeways and interstate highways

2.5 MI | **3.4 MI** | **1.7 MI**
TO I-405 | TO I-5 | TO SR-9

Puget Sound

NORTH CREEK COMMERCE CTR

8 MIN TO I-5

9 MIN TO SR-9

6 MIN TO I-405



THE LEARNING EXPERIENCE

PROPERTY SUBJECT

+32,400 VPD



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
Estimated Population (2025)	20,487	121,179	342,371
Projected Population (2030)	20,116	121,639	347,773
Census Population (2020)	20,186	118,816	330,876
Annual Growth (2020-2025)	301	2,363	11,4954
Annual Growth (2010-2020)	6,017	32,217	64,957
Median Age	34.1	35.9	36.7

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 Households	7,710	44,039	130,148
2030 Household Projection	7,646	44,682	133,802
Annual Growth 2025-2030	-0.2%	0.3%	0.6%
Historical Annual Change 2010-2025	2.9%	2.5%	2.0%

INCOME

	1 Mile	3 Miles	5 Miles
2025 Average Household Income	\$163,058	\$187,788	\$164,558
2025 Median Household Income	\$132,129	\$155,110	\$131,422
2025 Per Capita Income	\$61,509	\$68,317	\$62,651

RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
White	54.5%	53.6%	56.6%
Black or African American	4.5%	4.1%	5.6%
Asian	26.1%	29.6%	23.6%
American Indian or Native Alaskan	0.4%	0.4%	0.6%
Other Races	5.2%	3.7%	4.4%
Hispanic	11.6%	9.7%	11.2%

EDUCATION

	1 Mile	3 Miles	5 Miles
2025 High School Graduate	14.3%	14.0%	17.4%
2025 Associates Degree Only	9.4%	8.8%	9.8%
2025 Bachelors Degree Only	31.5%	32.6%	29.5%
2025 Graduate Degree	22.7%	22.4%	18.1%

BUSINESS

	1 Mile	3 Miles	5 Miles
2025 Total Businesses	517	3,825	11,930
2025 Total Employees	2,945	27,085	90,501
2025 Employee Pop. per Business	5.7	7.1	7.6
2025 Res. Pop. per Business	39.6	31.7	28.7

SOURCES: SITES USA 2024 (REGIS ONLINE)

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EXCLUSIVELY LEASED BY

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