

OFFERING MEMORANDUM

BOTHELL OFFICE BUILDING & POTENTIAL TOWNHOME ASSEMBLAGE



16030 JUANITA WOODINVILLE WAY NE, BOTHELL, WA 98011

km Kidder
Mathews

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EXECUTIVE SUMMARY

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PRIME BOTHELL OFFICE BUILDING IN A HIGH-DEMAND LOCATION

PROPERTY INFORMATION

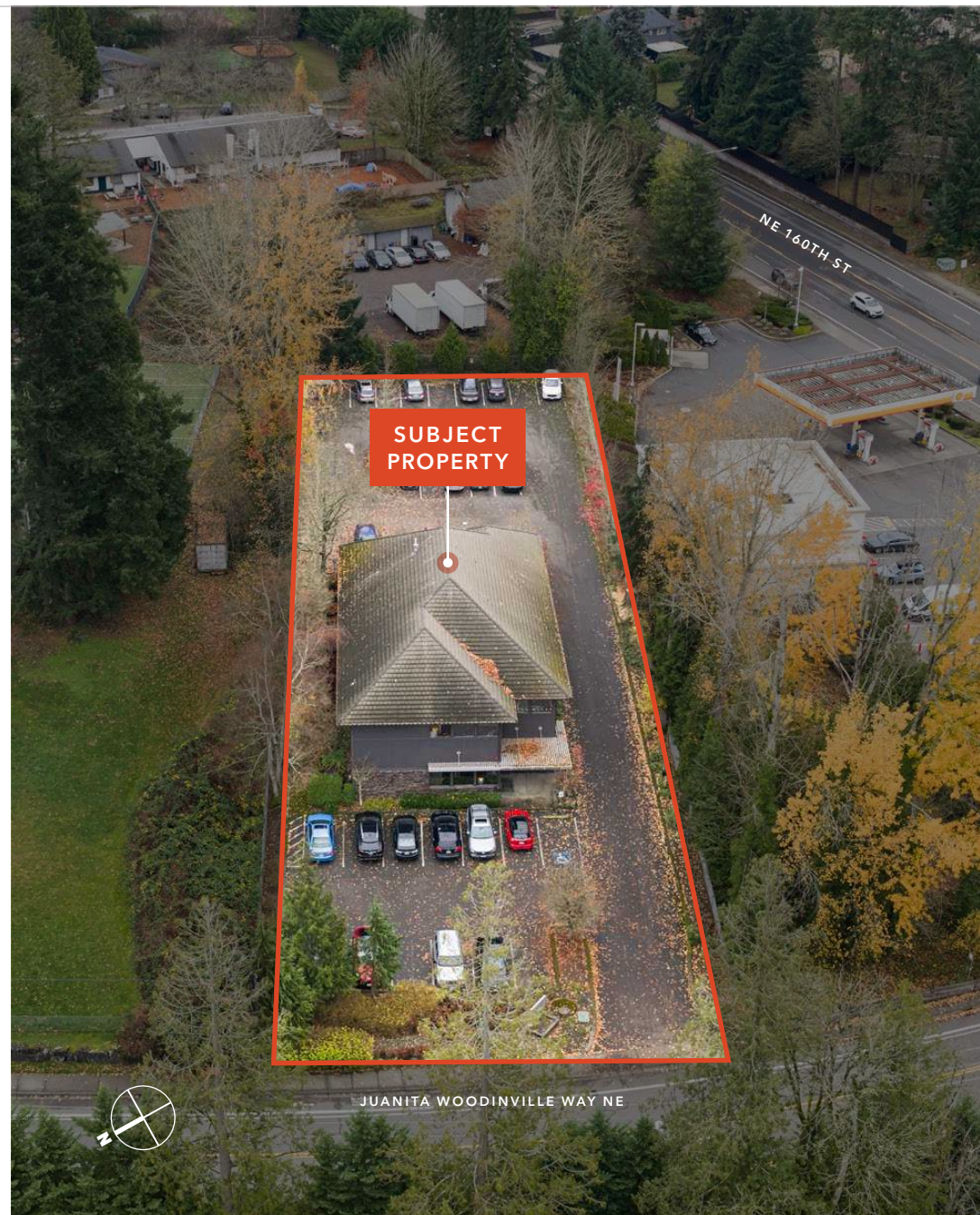
ADDRESS	16030 Juanita-Woodinville Way NE Bothell, WA 98011
PARCEL NO.	162605-9153
PARCEL SIZE	29,021 SF (0.67 Acres)
SITE COVERAGE	26.2%
PRICE	\$3,750,000
PARKING	37 Paved Stalls
ZONING	R-AC/MU-E

BUILDING OVERVIEW

TOTAL SF	7,600 SF
YEAR BUILT	1989
EFFECTIVE YEAR	1990

0.6 AC
TOTAL LAND SIZE

\$3.75 M
SALE PRICE



INVESTMENT HIGHLIGHTS



SUBJECT
PROPERTY



REDEVELOPMENT POTENTIAL & FLEXIBLE ZONING

The property offers significant long-term upside due to flexible zoning and strong nearby development activity. The site is governed by a combination of R-AC (Residential Activity Center), MU-E (Mixed Use/Employment Overlay) zoning supports a wide range of residential, commercial, and mixed-use options.



LOCATION & ACCESSIBILITY

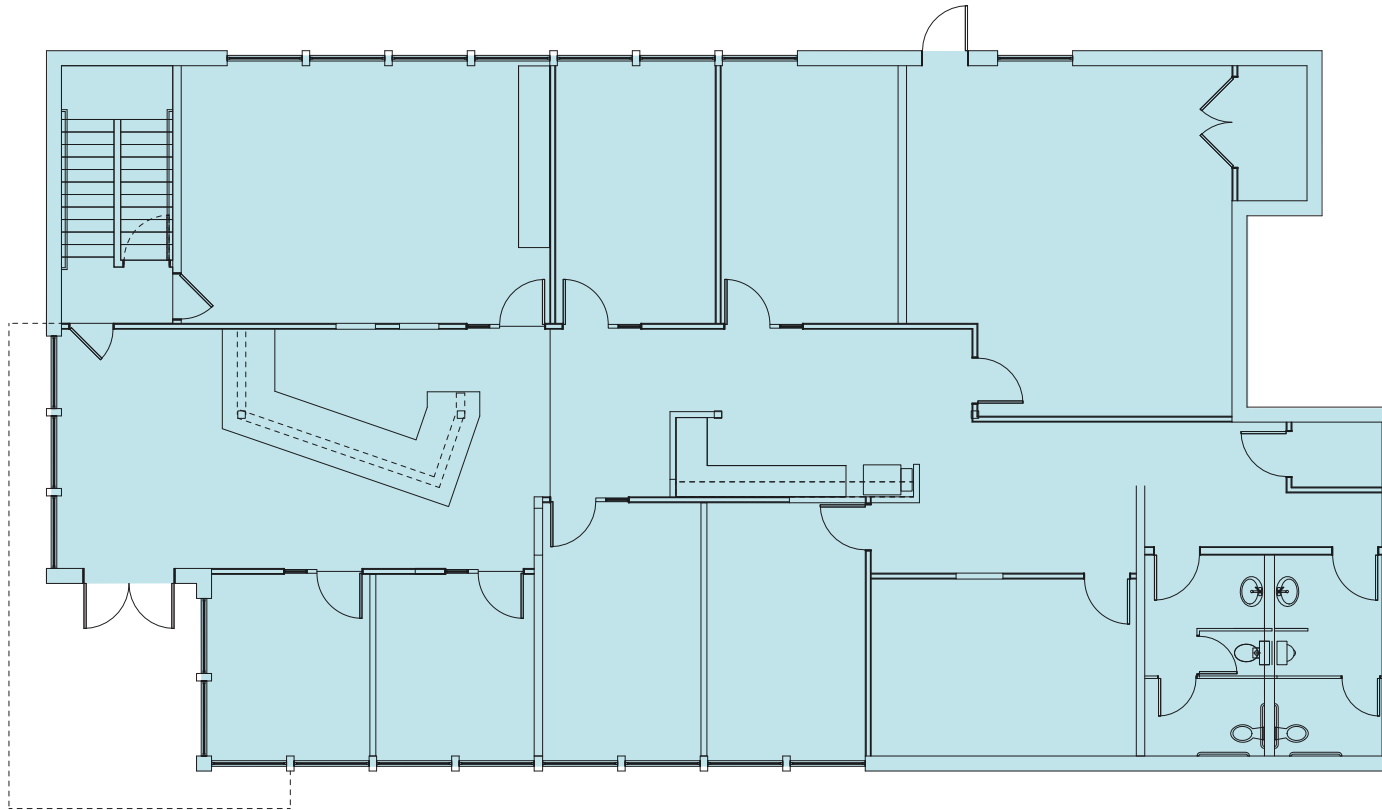
The property is well positioned from an access and visibility standpoint. Being located right off the I-405 freeway exit and only a short distance from the 522 and 405 interchange gives tenants or owner/users convenient access from multiple directions and makes the site easy for clients and employees to reach. Its frontage along Juanita Woodinville Way NE provides solid day-to-day visibility, and the building offers a good opportunity for exterior signage that can strengthen a tenant's presence along this corridor.



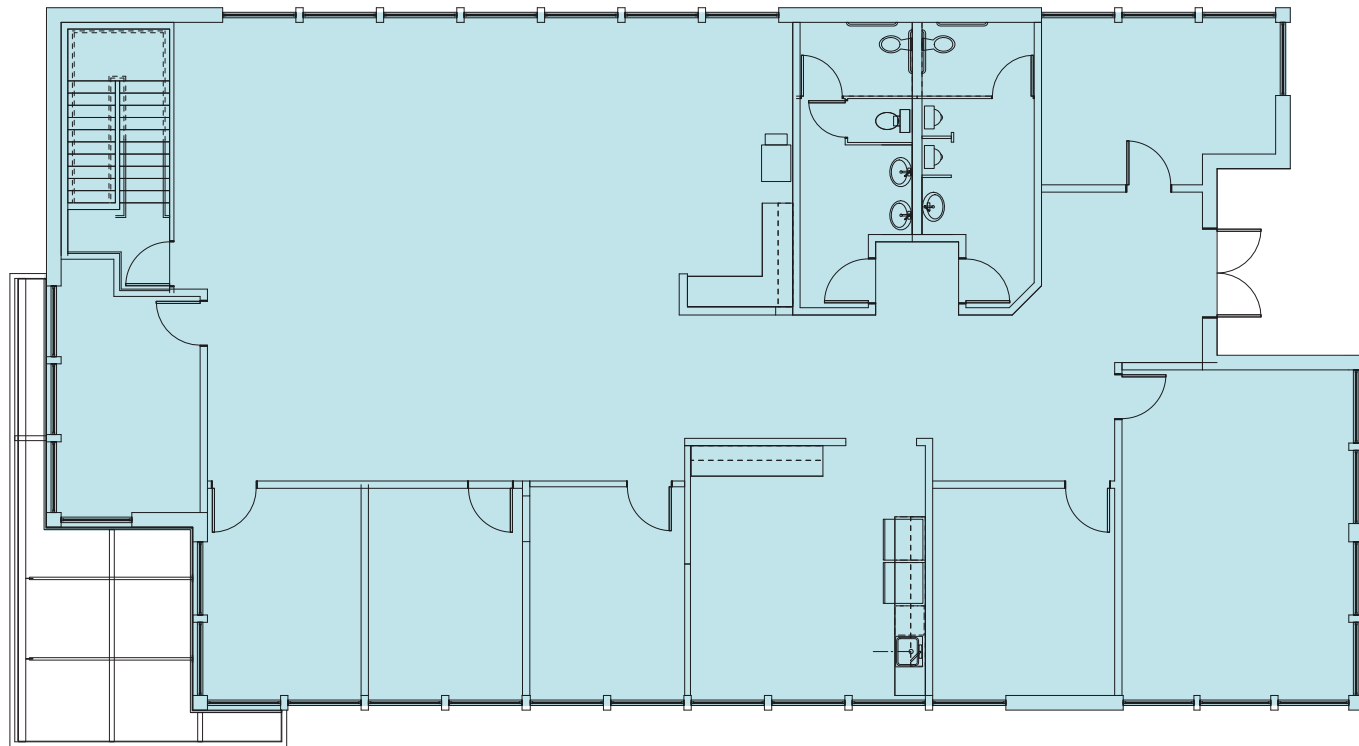
THE OPPORTUNITY

The property offers exceptional flexibility for a wide range of buyers. The building can be delivered fully vacant by winter 2026, providing an ideal free-standing office opportunity for owner-users or investors. Comprising approximately 7,600 SF, the property is well suited for an owner-occupied use or as a long-term leased investment. Additionally, the site presents a compelling redevelopment opportunity, with the ability to assemble the property with the adjacent parcel to the east for a potential multifamily development.

FIRST FLOOR PLAN

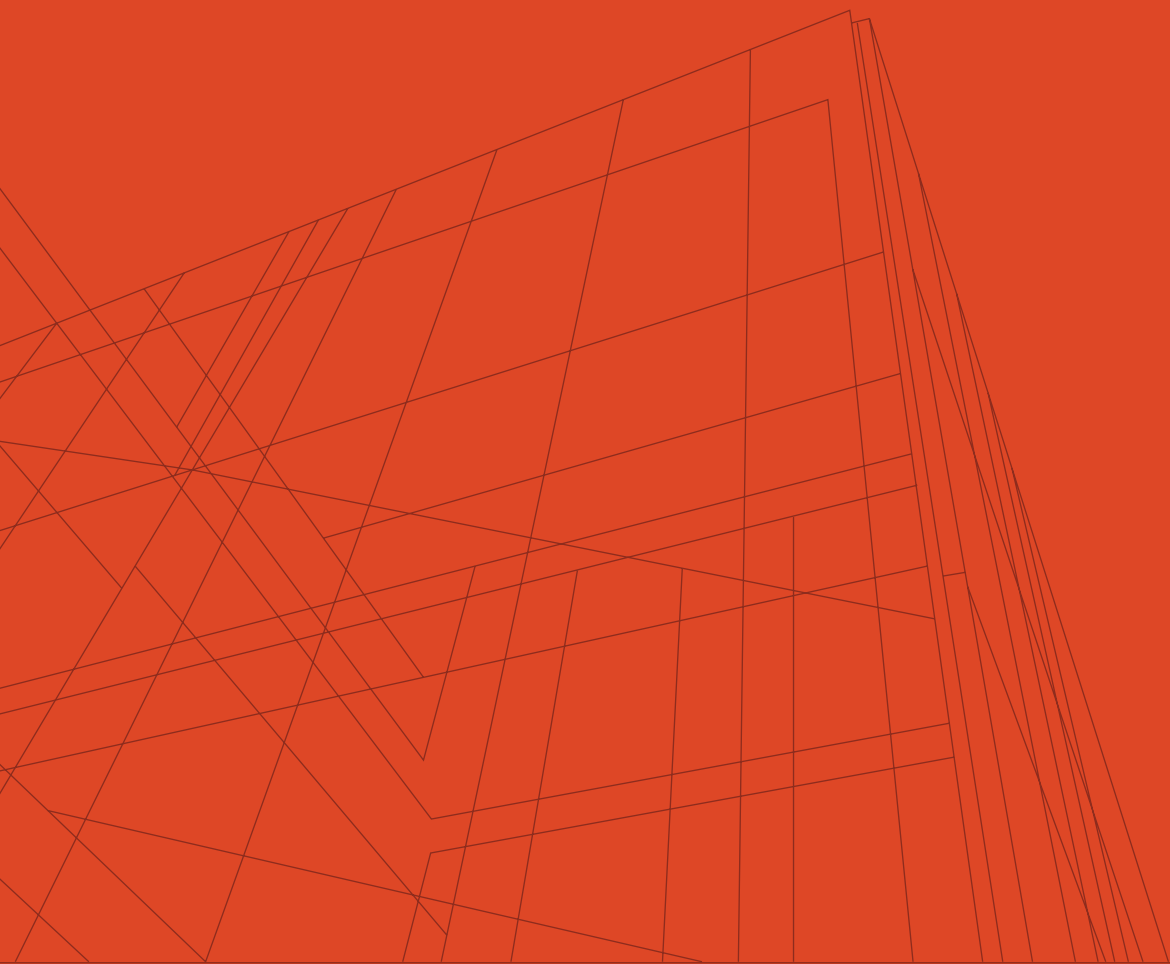


SECOND FLOOR PLAN



EXECUTIVE SUMMARY



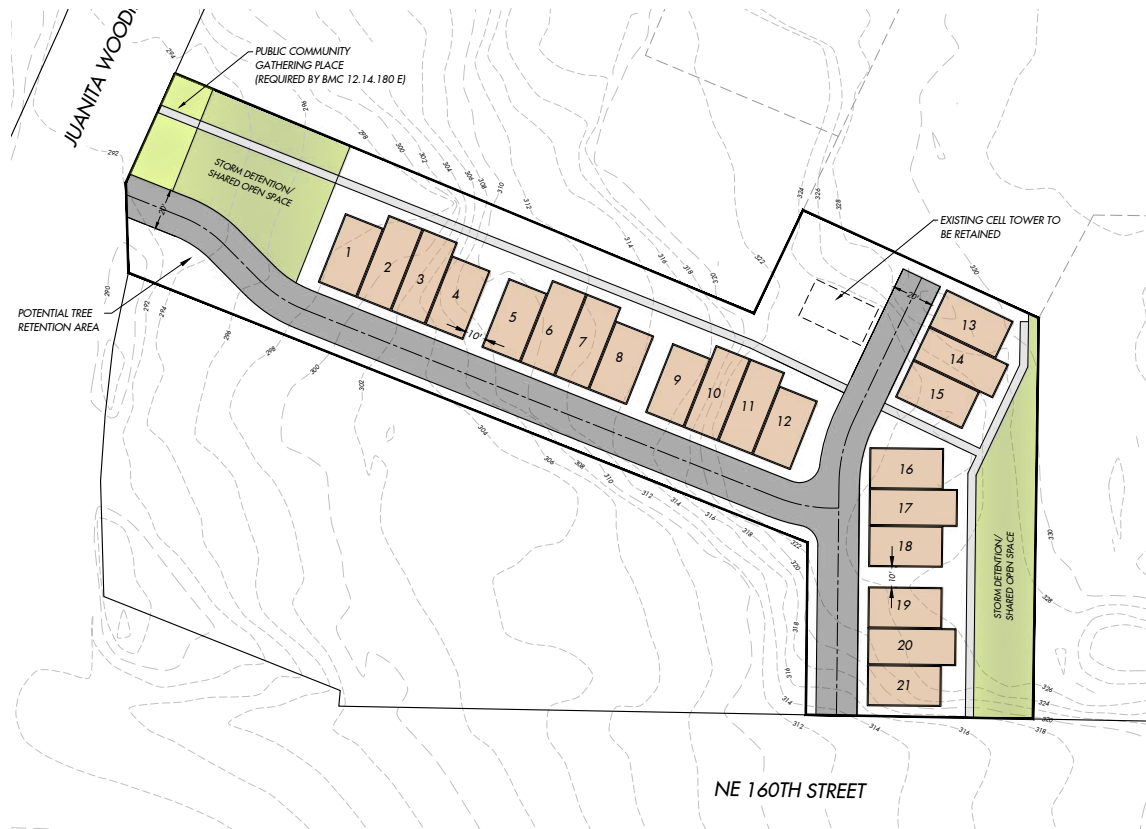


MASSING STUDY

SITE MAP



CONCEPTUAL SITE PLAN - TOWNHOMES



SITE INFORMATION

JURISDICTION	City of Bothell
PARCEL NUMBERS	1626059123, 1626059153
ZONING	R-AC, MU-E
GROSS SITE AREA	1.37 AC (59,527 SF)

DENSITY CALCULATION

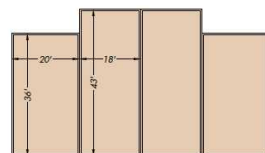
MAX DENSITY	N/A
PROPOSED UNITS	21 townhomes

DESIGN STANDARDS

FRONT YARD SETBACK	5 Ft
SITE YARD SETBACK	5 Ft
RARE YARD SETBACK	5 Ft
MAX HARD SURFACE	80%
MAX HEIGHT	35 Ft
TREE RETENSION	15%

- This plan is a concept. It was created using assumptions based from municipal/zoning code.
- There has been no title research.
- There has been no survey work done for the site.

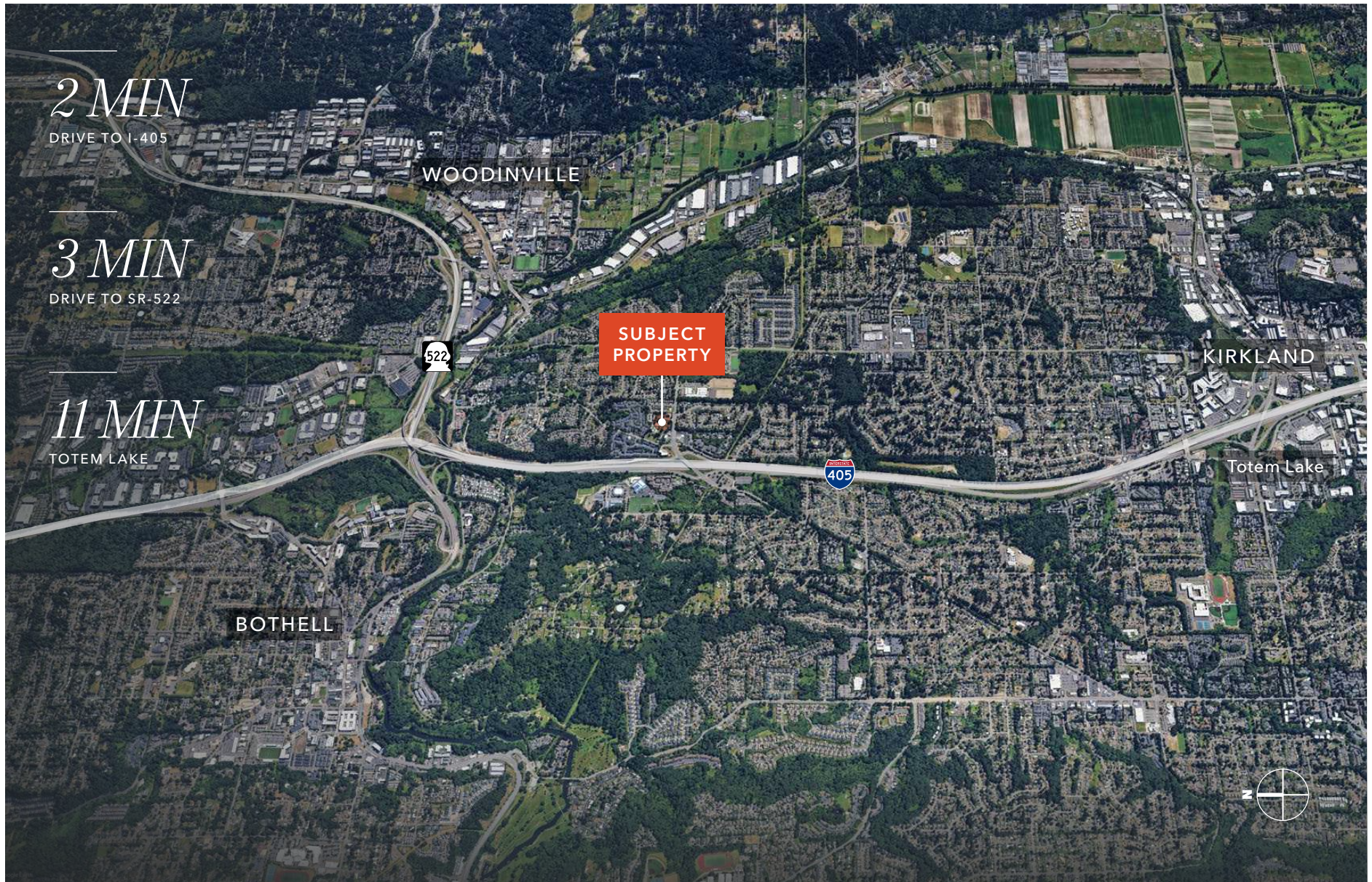
SITE DIMENSION



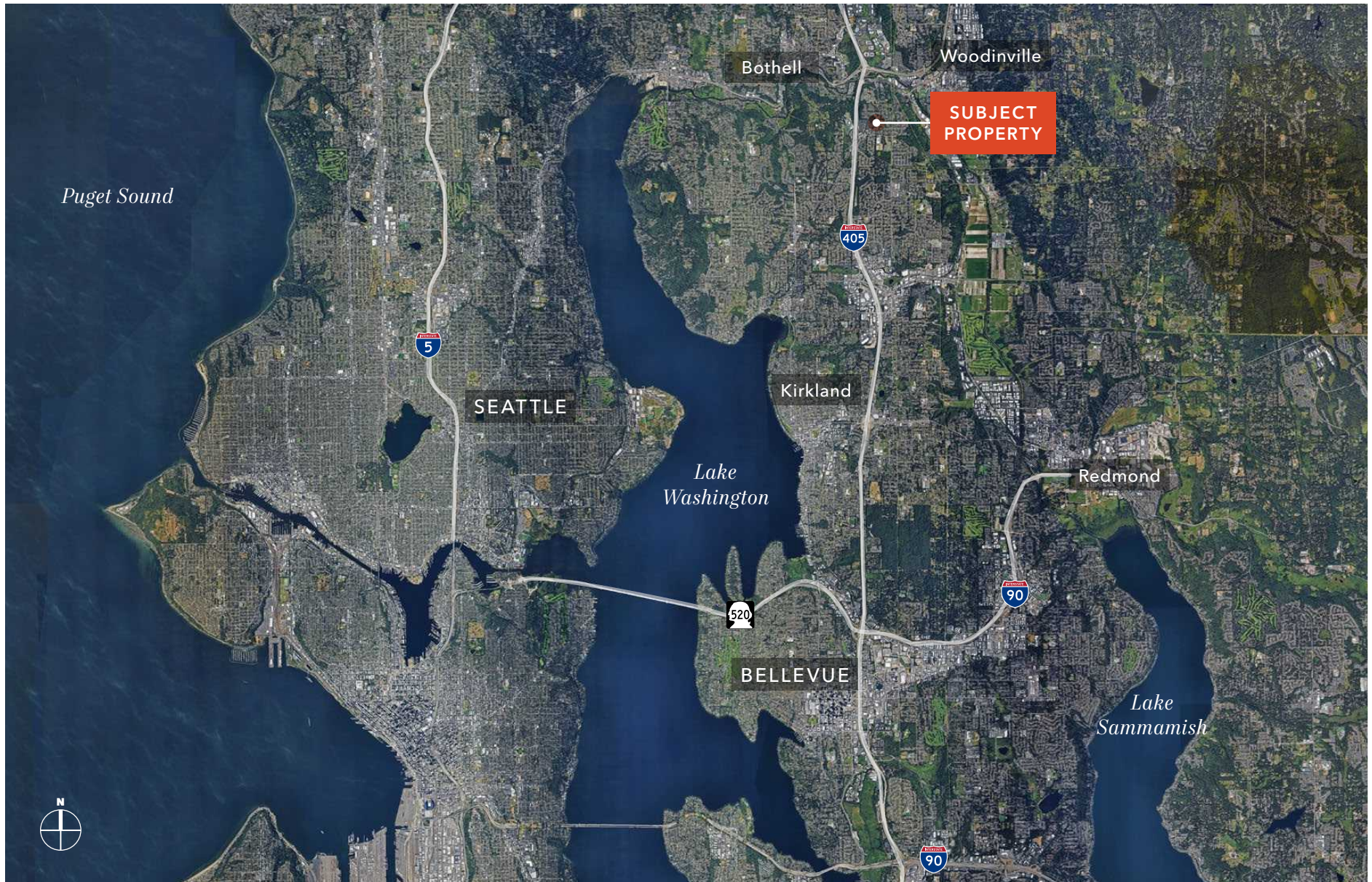


LOCATION OVERVIEW

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DEMOGRAPHICS



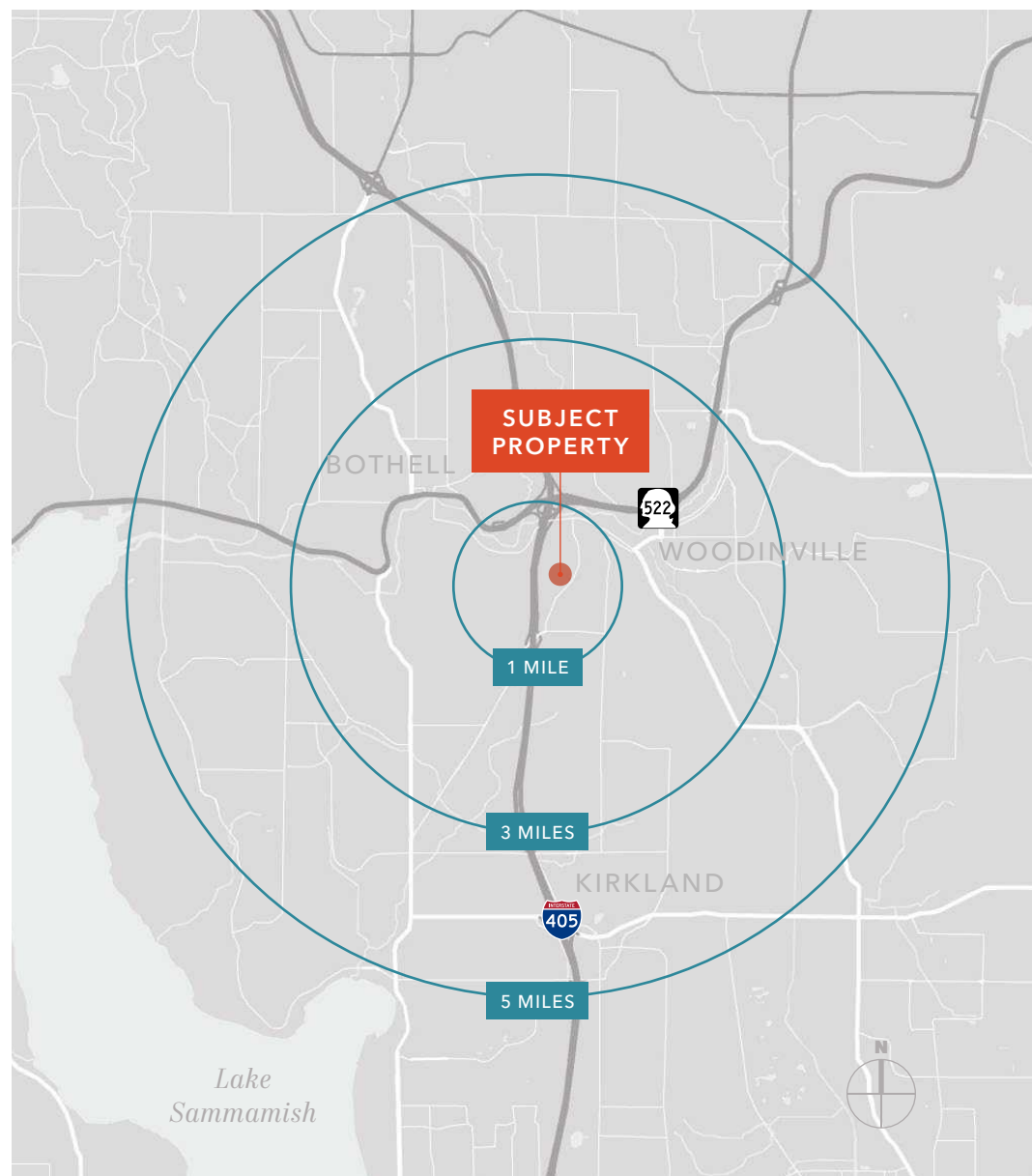
Population

	1 Mile	3 Miles	5 Miles
2020 CENSUS	12,856	106,839	229,211
2010 CENSUS	11,845	91,819	193,146
2025 ESTIMATED	13,146	111,638	237,577
2030 PROJECTED	13,106	113,371	239,189



Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$154,861	\$150,662	\$168,241
2030 MEDIAN PROJECTED	\$155,233	\$150,088	\$168,179
2025 AVERAGE	\$200,590	\$193,954	\$222,785
2030 AVG PROJECTED	\$202,150	\$194,196	\$223,608



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