

OFFERING MEMORANDUM

PRIME BOTHELL TOWNHOME DEVELOPMENT ASSEMBLAGE



SUBJECT
PROPERTY

16030 JUANITA WOODINVILLE WAY NE BOTHELL, WA 98011
& 11808 NE 160TH ST BOTHELL, WA 98011

km Kidder
Mathews

TABLE OF CONTENTS

01

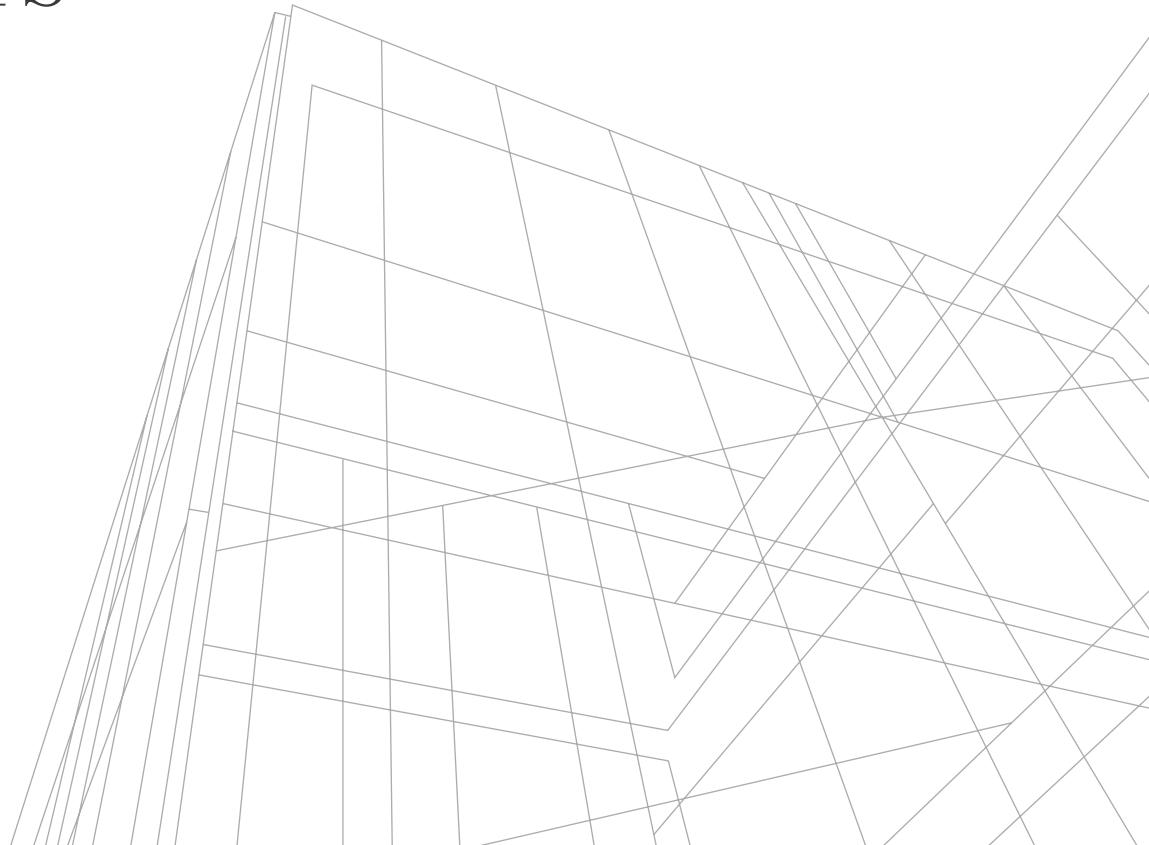
EXECUTIVE
SUMMARY

02

MASSING
STUDY

03

LOCATION
OVERVIEW



*Exclusively
Listed by*

STEVE PELLUER
Senior Vice President | Shareholder
206.914.3382
steve.pelluer@kidder.com

ZEKE PELLUER
Associate Vice President
425.614.0082
zeke.pelluer@kidder.com

KIDDER.COM

km **Kidder**
Mathews

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



EXECUTIVE SUMMARY

Section 01

THE 160TH ST DEVELOPMENT ASSEMBLAGE IS AN OUTSTANDING ASSET IN BOTHELL

ADDRESS	16030 Juanita Woodinville Way Ne, Bothell, WA 98011 1808 Ne 160th St, Bothell, WA 98011
PARCEL NUMBER	162605-9123 & 162605-9153
TOTAL LOT AREA	59,527 SF (~1.36 Acres)
ZONING	R-AC, MU-E
SALE PRICE	\$5.55M

1.36 AC

TOTAL ACRES

\$5.55 M

PRICING FOR BOTH PARCELS



INVESTMENT HIGHLIGHTS



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 residential tenants convenient access from multiple directions and makes the site very accessible.



ASSEMBLAGE & EXPANDED DEVELOPMENT OPTIONALITY

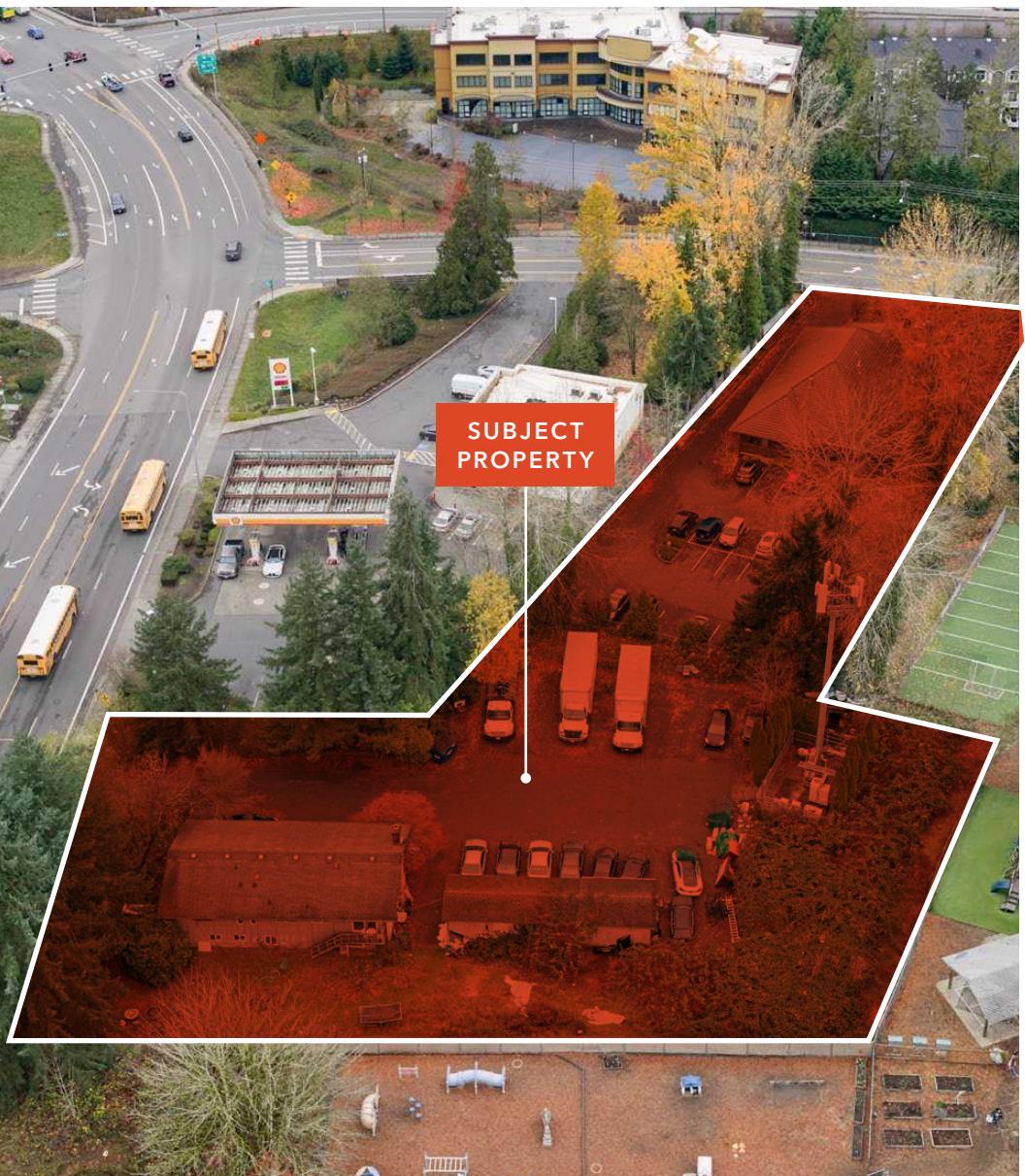
The Property may be sold in conjunction with the adjacent office building, creating a larger combined site with enhanced frontage, access, and development flexibility. The potential assemblage can accommodate a wide range of profiles including owner/users seeking campus-style occupancy and developers pursuing improved project economics through greater site scale. The ability to control multiple contiguous parcels also enhances circulation, access planning, and block-level development efficiency, which can support higher-density or more functional development concepts.

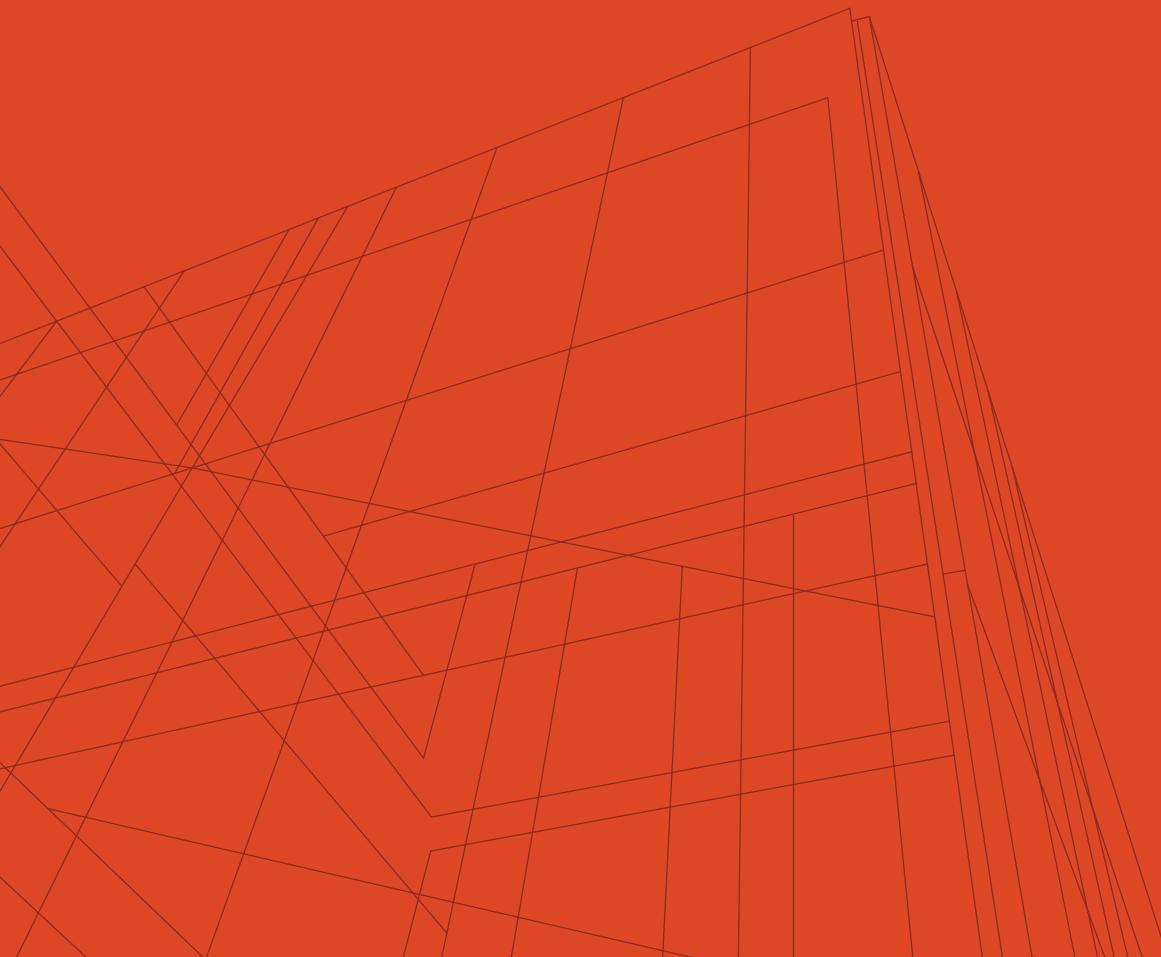


FLEXIBLE ZONING & ENTITLEMENT OPTIONALITY

The Property benefits from flexible zoning designations, including R-AC (Residential Activity Center), MU-E (Mixed Use/Employment Overlay), allowing for a wide range of residential, mixed-use options and neighborhood-serving commercial uses. These zoning classifications support both near-term income-oriented uses and longer-term redevelopment scenarios, including higher-density residential or mixed-use projects consistent with surrounding development trends. This entitlement flexibility provides optionality as market conditions evolve and supports the Property's long-term viability across multiple use types.

EXECUTIVE SUMMARY





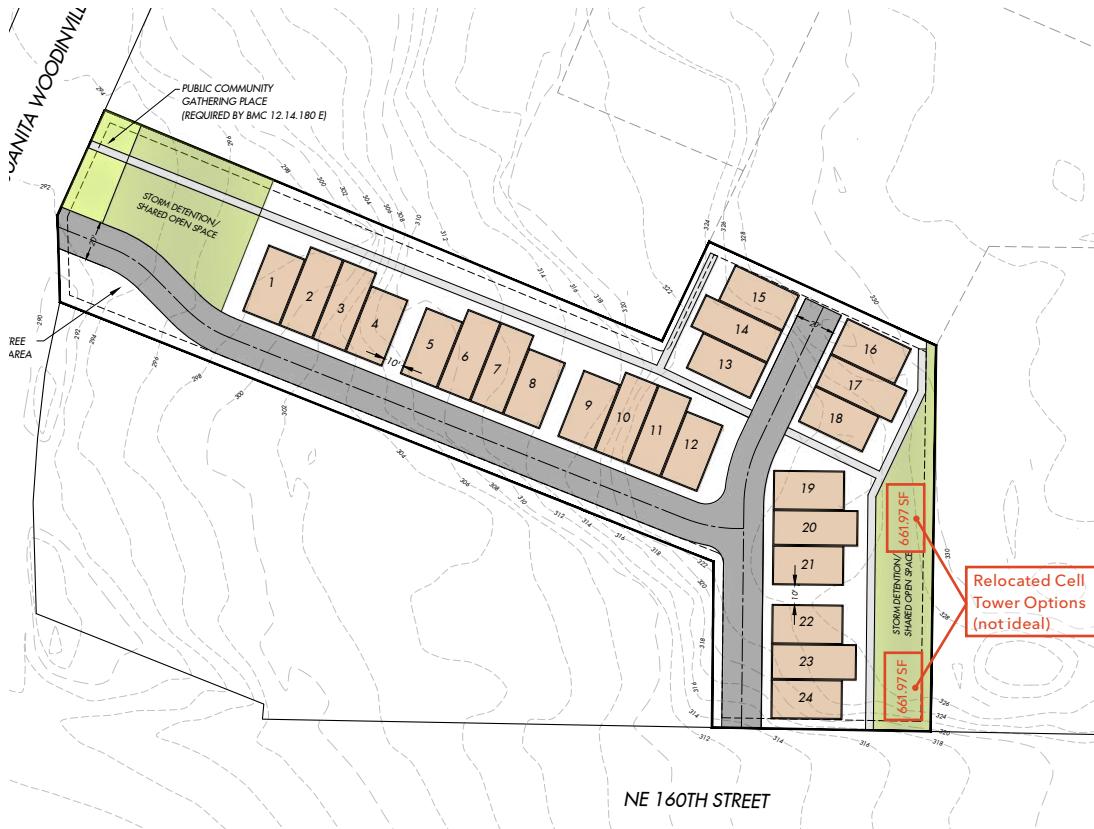
MASSING STUDY

Section 02

SITE MAP

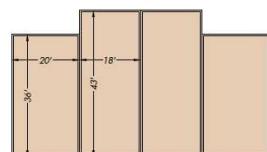


CONCEPTUAL SITE PLAN - TOWNHOMES, CELL TOWER RELOCATED



- 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



SITE INFORMATION

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

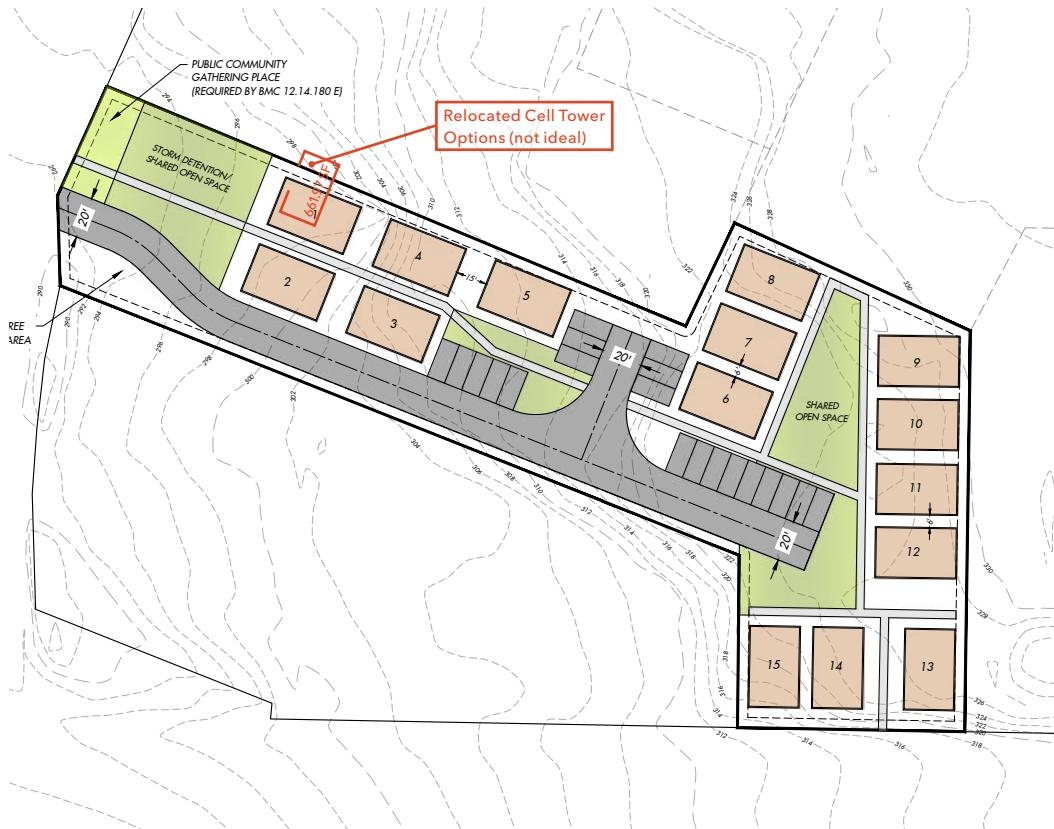
DENSITY CALCULATION

MAX DENSITY	N/A
PROPOSED UNITS	24 Townhomes

DESIGN STANDARDS

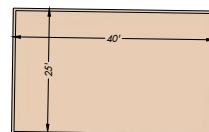
FRONT YARD SETBACK	5 Ft
SITE YARD SETBACK	5 Ft
RARE YARD SETBACK	5 Ft
MAX HARD SURFACE	80%
MAX HEIGHT	35 Ft
TREE RETENTION	15%

CONCEPTUAL SITE PLAN - COTTAGES, CELL TOWER RELOCATED



- 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



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	15 Cottages

DESIGN STANDARDS

FRONT YARD SETBACK	5 Ft
SITE YARD SETBACK	5 Ft
REAR YARD SETBACK	5 Ft
MAX HARD SURFACE	80%
MAX HEIGHT	35 Ft
TREE RETENTION	15%

COTTAGE STANDARDS

MIN SHARED OPEN SPACE	150 SF per cottage, no dimension under 15'
MIN PRIVATE OPEN SPACE	200 SF per cottage, no dimension under 6'
MIN BUILDING SPACING	6 Ft

ADDITIONAL DETAILS

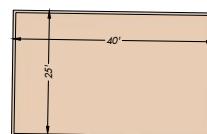
At least 50% of cottages must abut shared open space.
 Parking may not be located between street frontage and cottages.
 All cottages must be within 60 ft walking distance of shared open space. Measured along the shortest accessible walking route.

CONCEPTUAL SITE PLAN - COTTAGES, CELL TOWER RETAINED



- 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



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	13 Cottages

DESIGN STANDARDS

FRONT YARD SETBACK	5 Ft
SITE YARD SETBACK	5 Ft
REAR YARD SETBACK	5 Ft
TREE RETENTION	15%

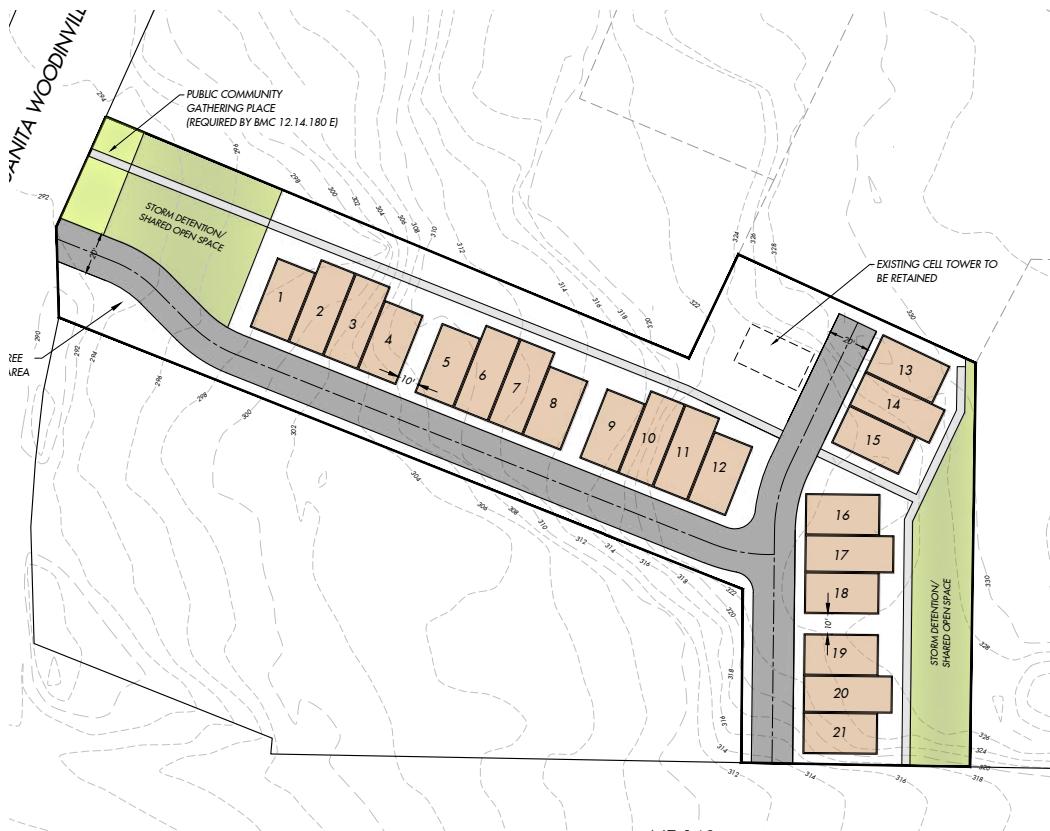
COTTAGE STANDARDS

MIN SHARED OPEN SPACE	150 SF per cottage, no dimension under 15'
MIN PRIVATE OPEN SPACE	200 SF per cottage, no dimension under 6'
MIN BUILDING SPACING	6 Ft

ADDITIONAL DETAILS

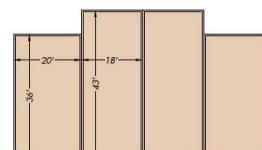
- At least 50% of cottages must abut shared open space.
- Parking may not be located between street frontage and cottages.
- All cottages must be within 60 ft walking distance of shared open space. Measured along the shortest accessible walking route.

CONCEPTUAL SITE PLAN - TOWNHOMES, CELL TOWER RETAINED



- 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



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

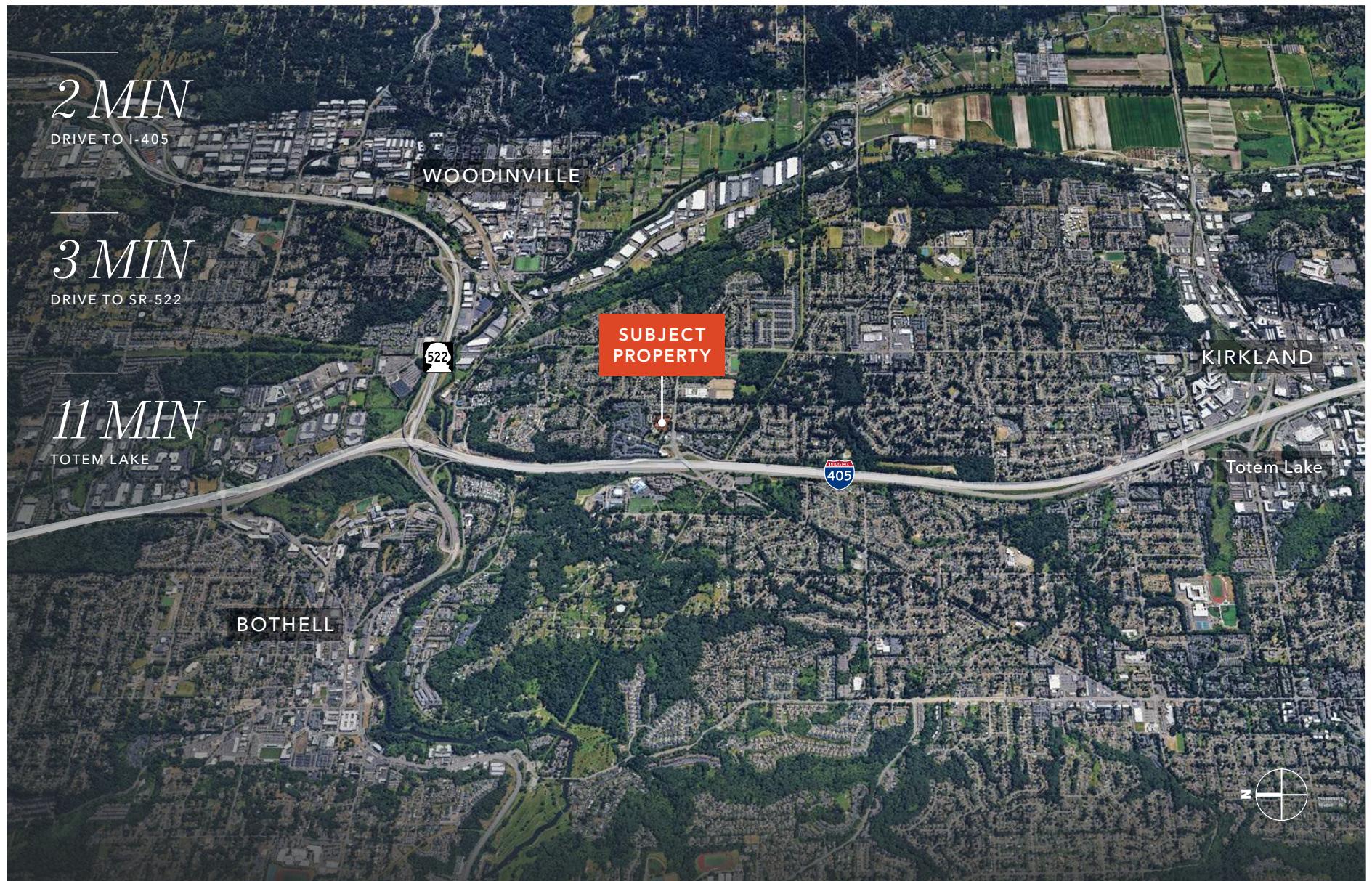
FRONT YARD SETBACK	5 Ft
SITE YARD SETBACK	5 Ft
RARE YARD SETBACK	5 Ft
MAX HARD SURFACE	80%
MAX HEIGHT	35 Ft
TREE RETENTION	15%



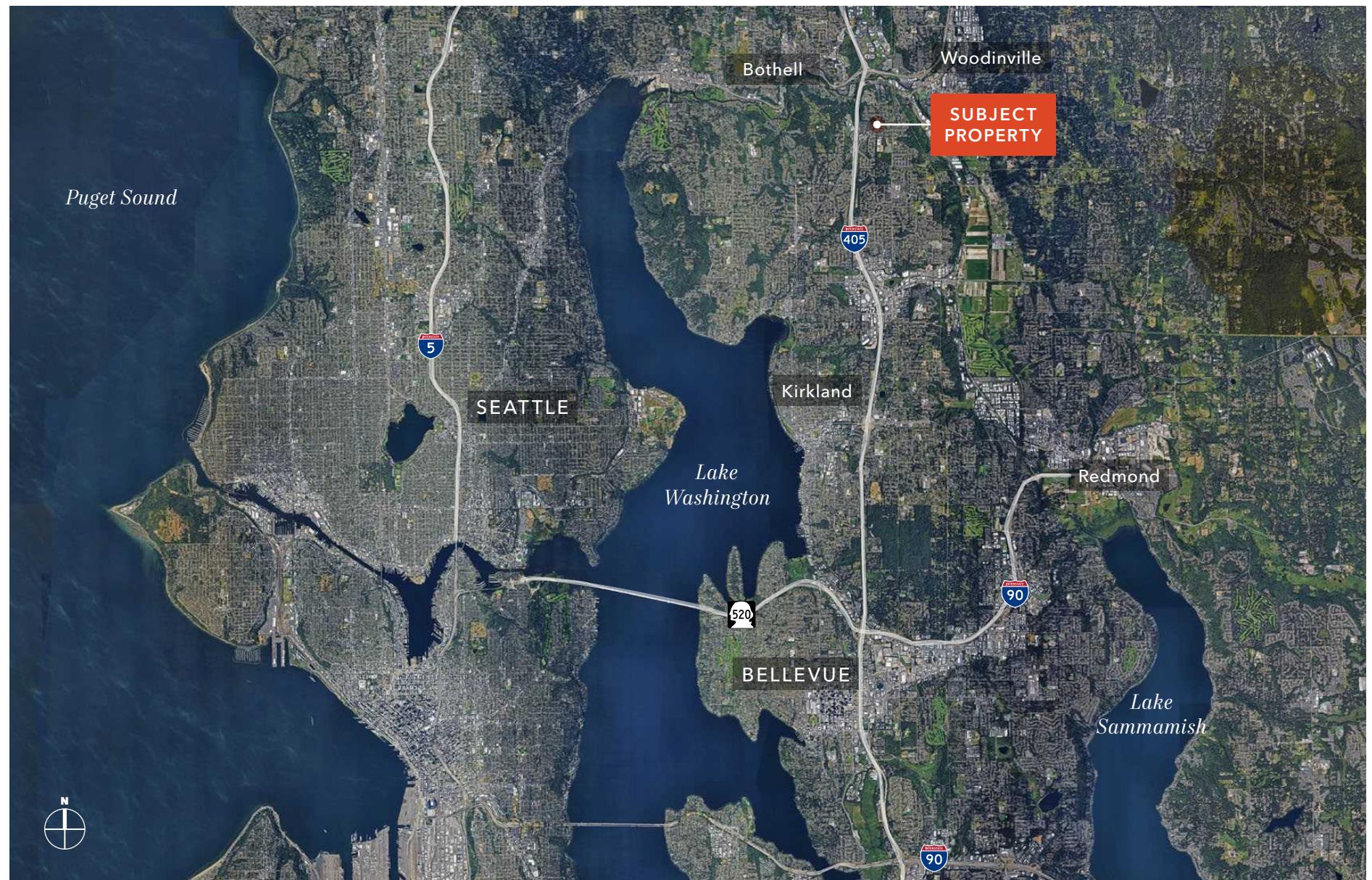
LOCATION OVERVIEW

Section 03

LOCATION OVERVIEW



LOCATION OVERVIEW



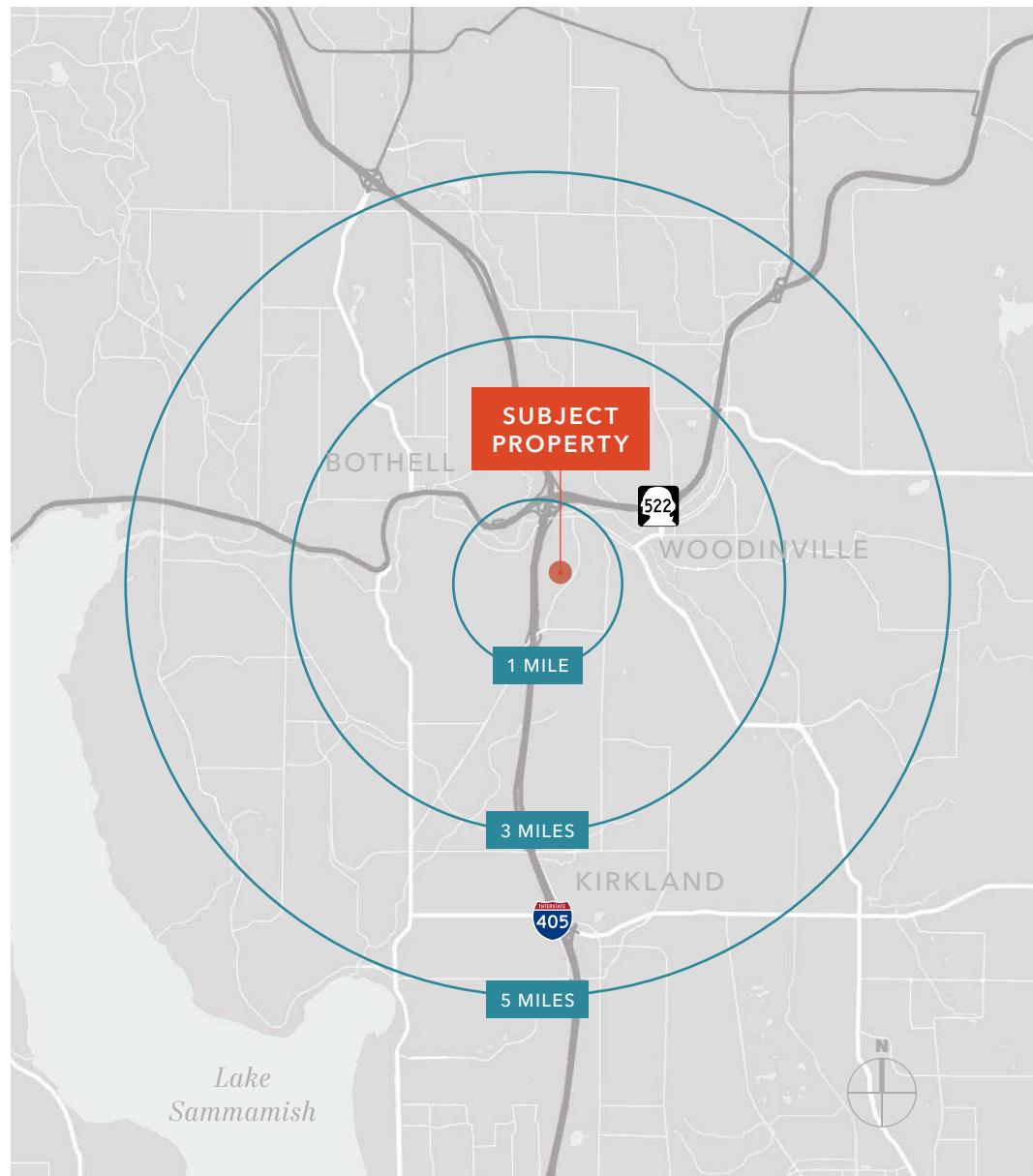
DEMOGRAPHICS

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





Exclusively listed by

STEVE PELLUER

Senior Vice President | Shareholder
206.914.3382
steve.pelluer@kidder.com

ZEKE PELLUER

Associate Vice President
425.614.0082
zeke.pelluer@kidder.com

KIDDER.COM

