

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
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EXECUTIVE SUMMARY

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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

KIDDER MATHEWS



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.

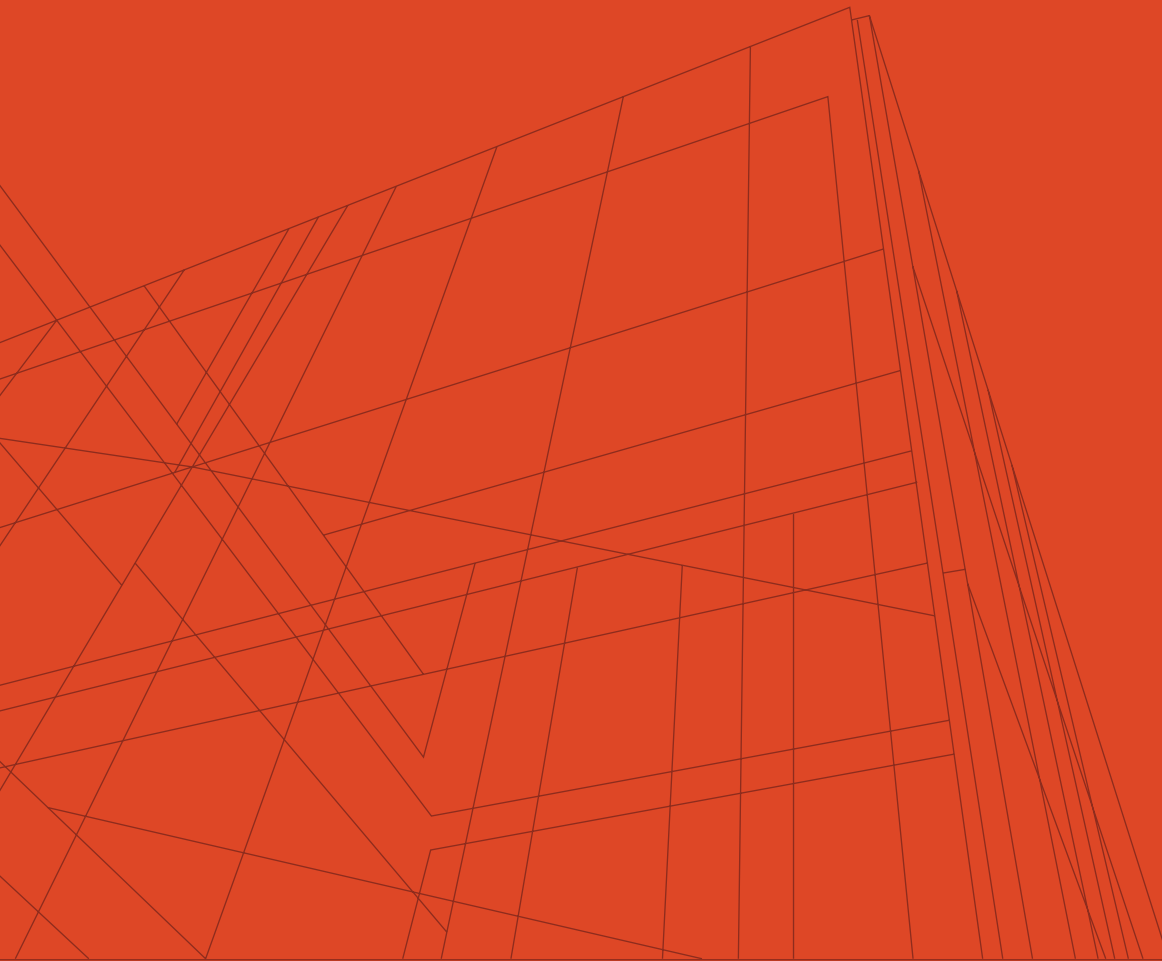


FLEXIBLE ZONING & ENTITLEMENT OPTIONALITY

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



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

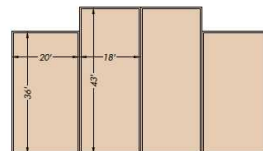
MAX DENSITY	N/A
PROPOSED UNITS	24 Townhomes

DESIGN STANDARDS

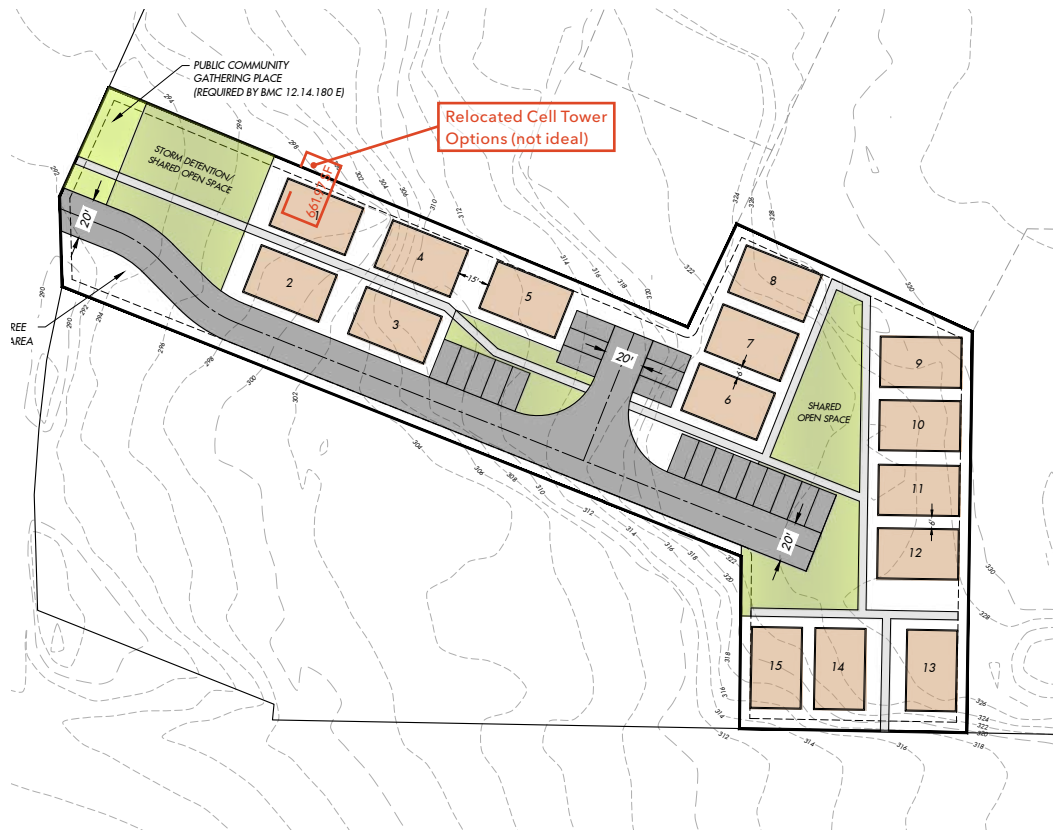
FRONT YARD SETBACK	5 Ft
SITE YARD SETBACK	5 Ft
RARE YARD SETBACK	5 Ft
MAX HARD SURFACE	80%
MAX HEIGHT	35 Ft
TREE RETENSION	15%

- 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



CONCEPTUAL SITE PLAN - COTTAGES, CELL TOWER RELOCATED



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 RETENSION	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

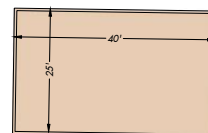
At least 50% of cottages must abut shared open space.

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.

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- There has been no survey work done for the site.

SITE DIMENSION



CONCEPTUAL SITE PLAN - COTTAGES, CELL TOWER RETAINED



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 RETENSION	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

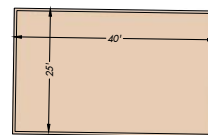
At least 50% of cottages must abut shared open space.

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.

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SITE DIMENSION



CONCEPTUAL SITE PLAN - TOWNHOMES, CELL TOWER RETAINED



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

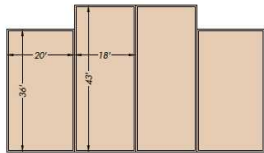
MAX DENSITY	N/A
PROPOSED UNITS	21 townhomes

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%

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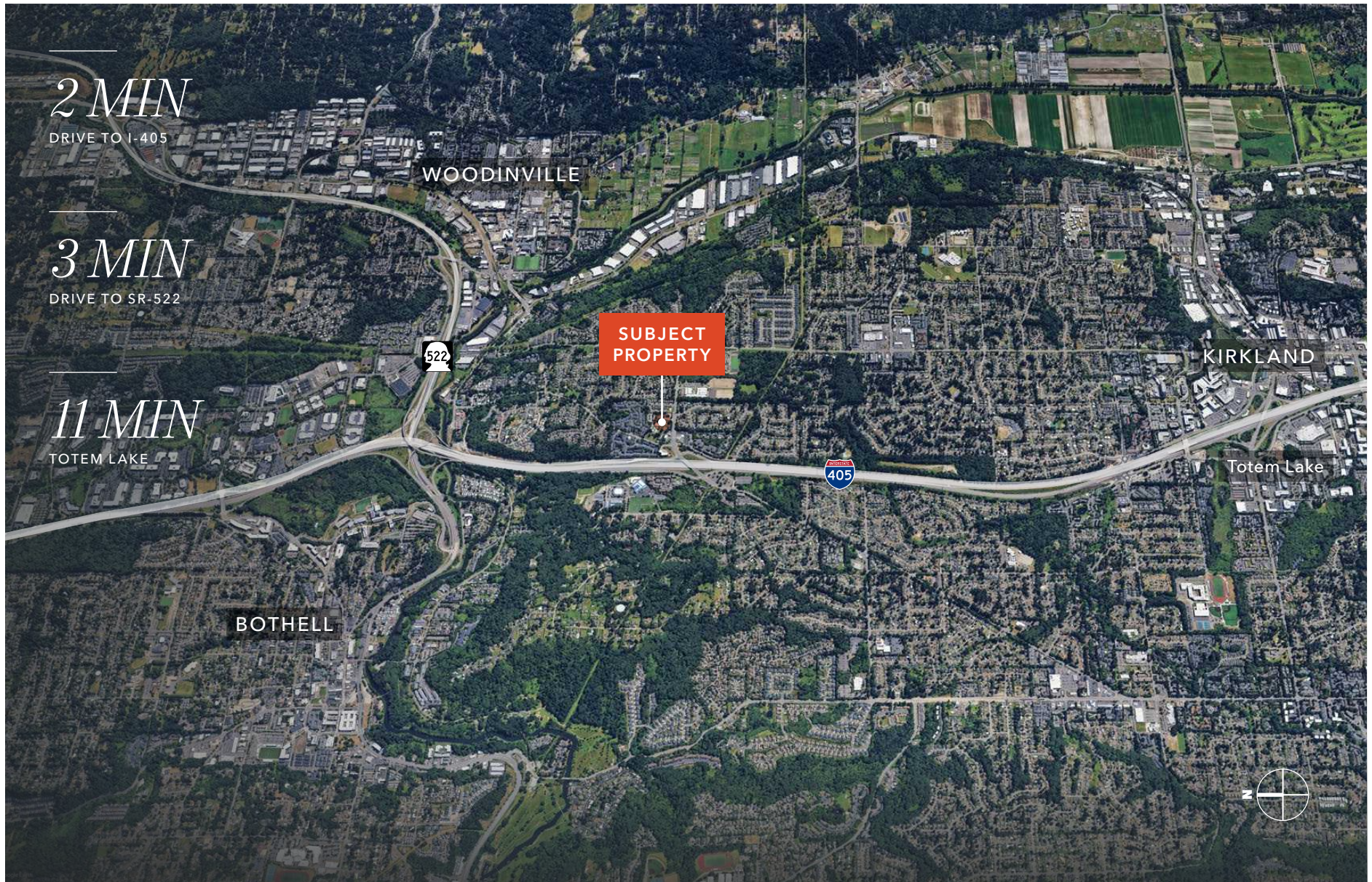
SITE DIMENSION



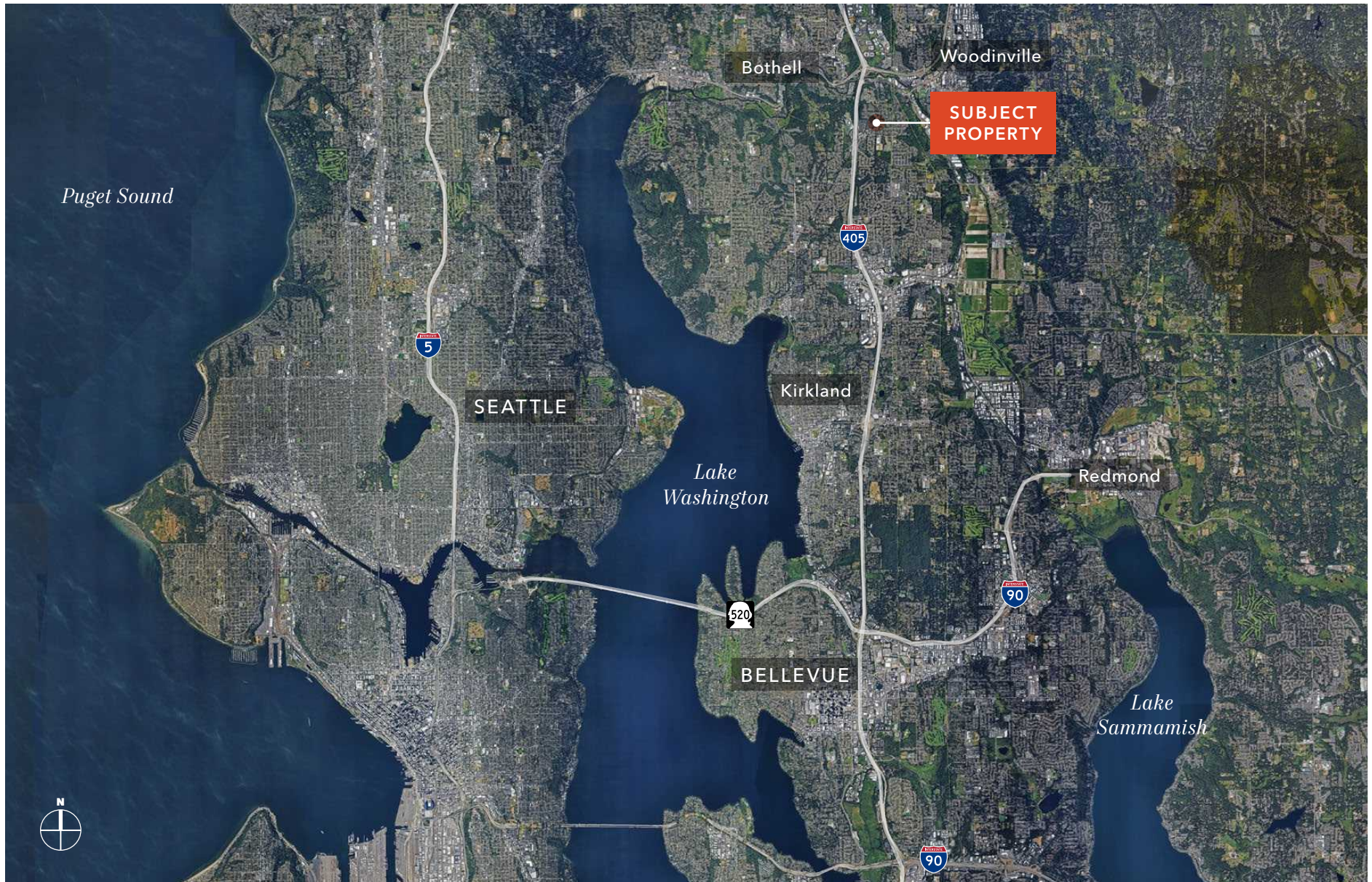


LOCATION OVERVIEW

LOCATION OVERVIEW



LOCATION OVERVIEW



DEMOGRAPHICS



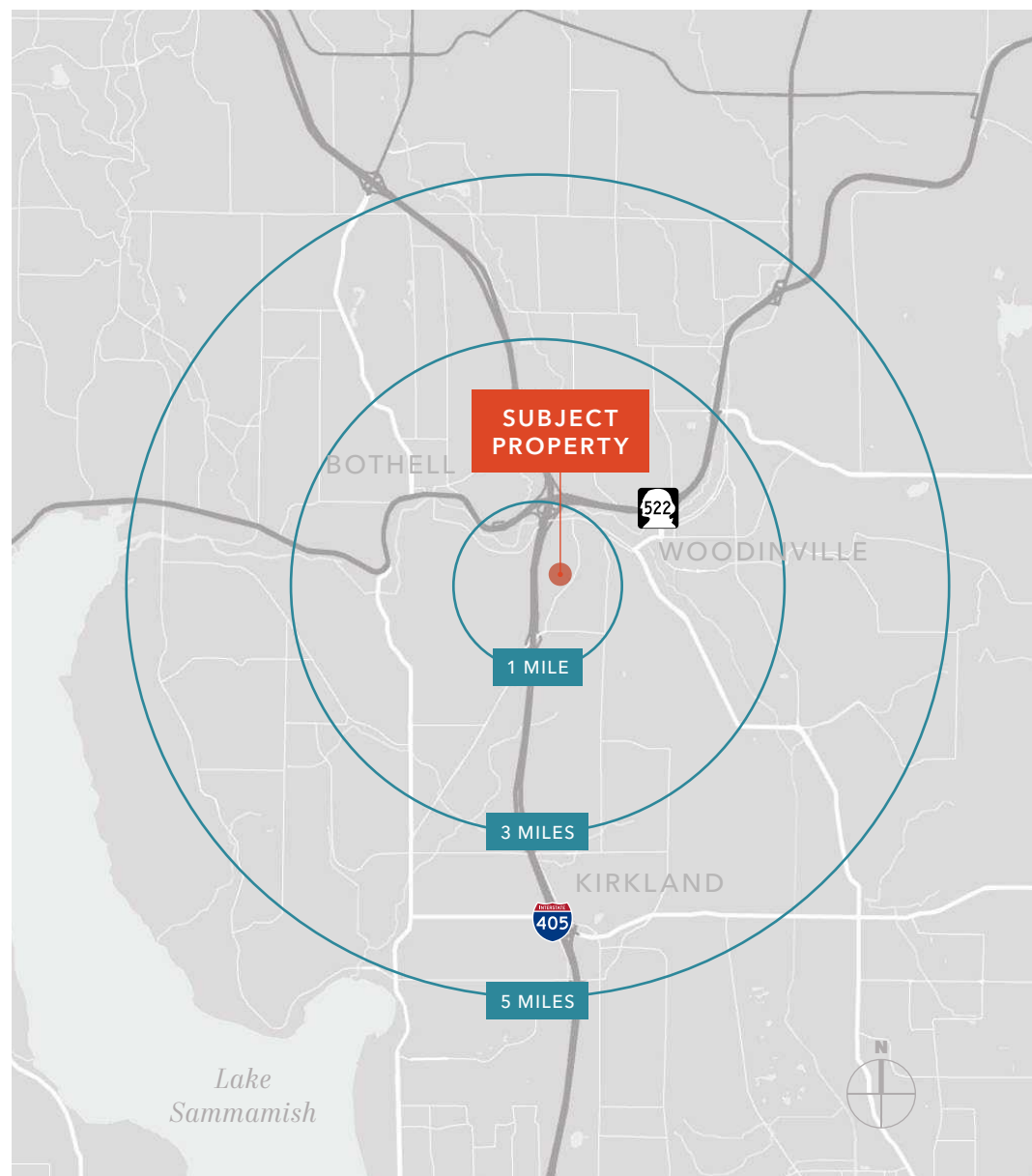
Population

	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



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