

FOR SUBLEASE

MONTE VILLA CENTER

3301 MONTE VILLA PKWY, BOTHELL, WA, 98021

*+50K SF Shared-Use Worship
Hall / Flex Space Available for
Short-Term Sublease in
Bothell, WA*

KIDDER.COM

km Kidder
Mathews

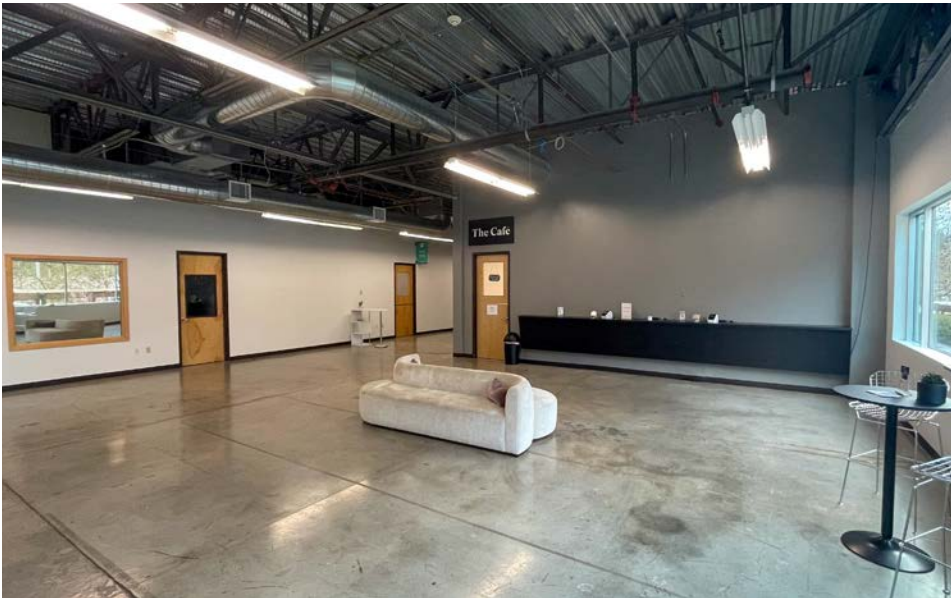


With ample parking, lush grounds, and convenient freeway access to I-405, the Monte Villa Center is an excellent option for hosting religious services.

YEAR BUILT	1994
AVAILABLE SF	50,522 SF
SANCTUARY SEATS	600-800 Seats
CLASSROOMS	8
PARKING RATIO	3.50/1,000 SF
CLEAR HEIGHT	30'
SUBLEASE TERMS	Shared-Use with options for Exclusive Space
LEASE RATE	Call broker for rates

50K SF
AVAILABLE

CALL
BROKER FOR RATES



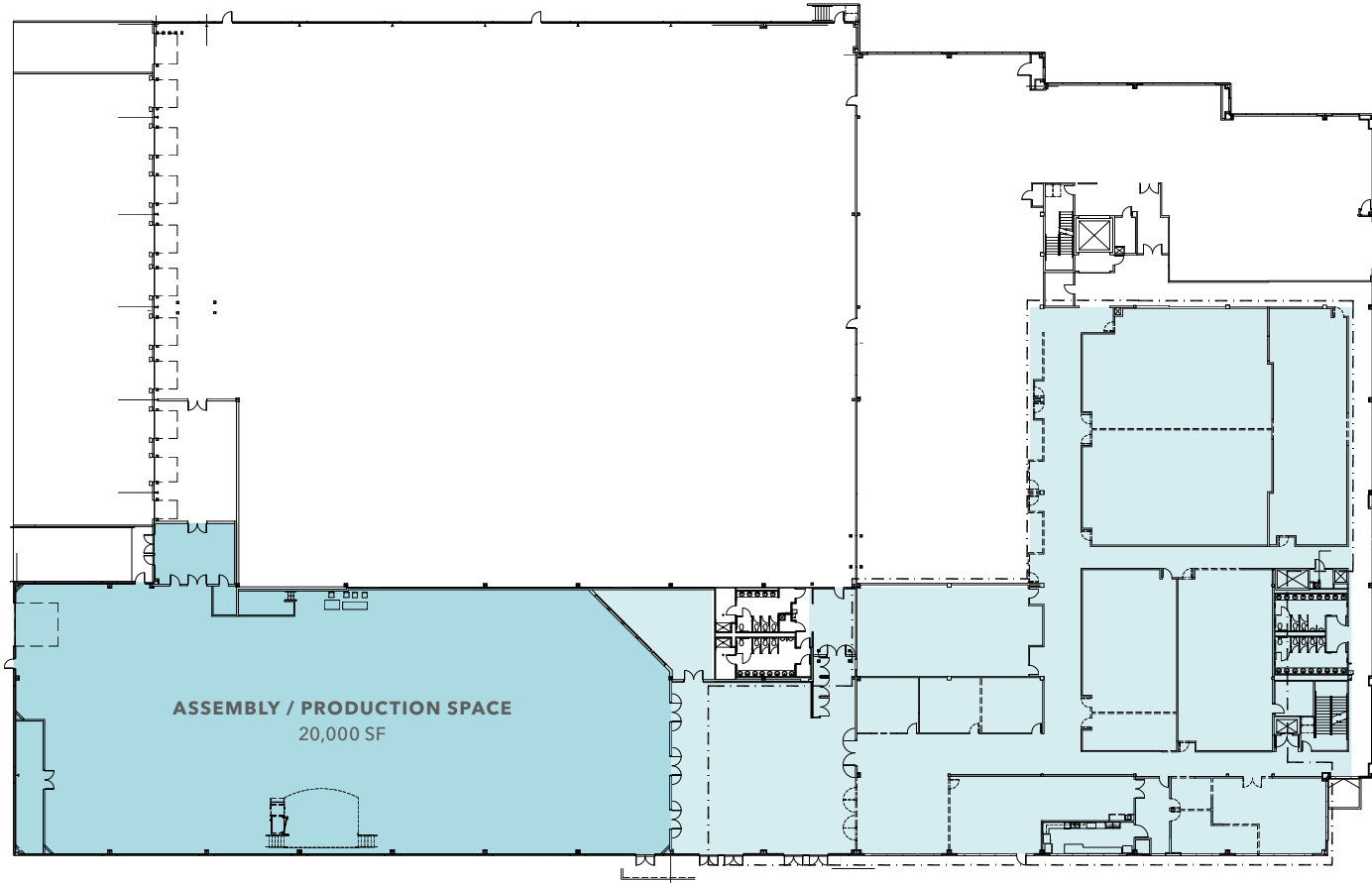
FLOOR PLAN

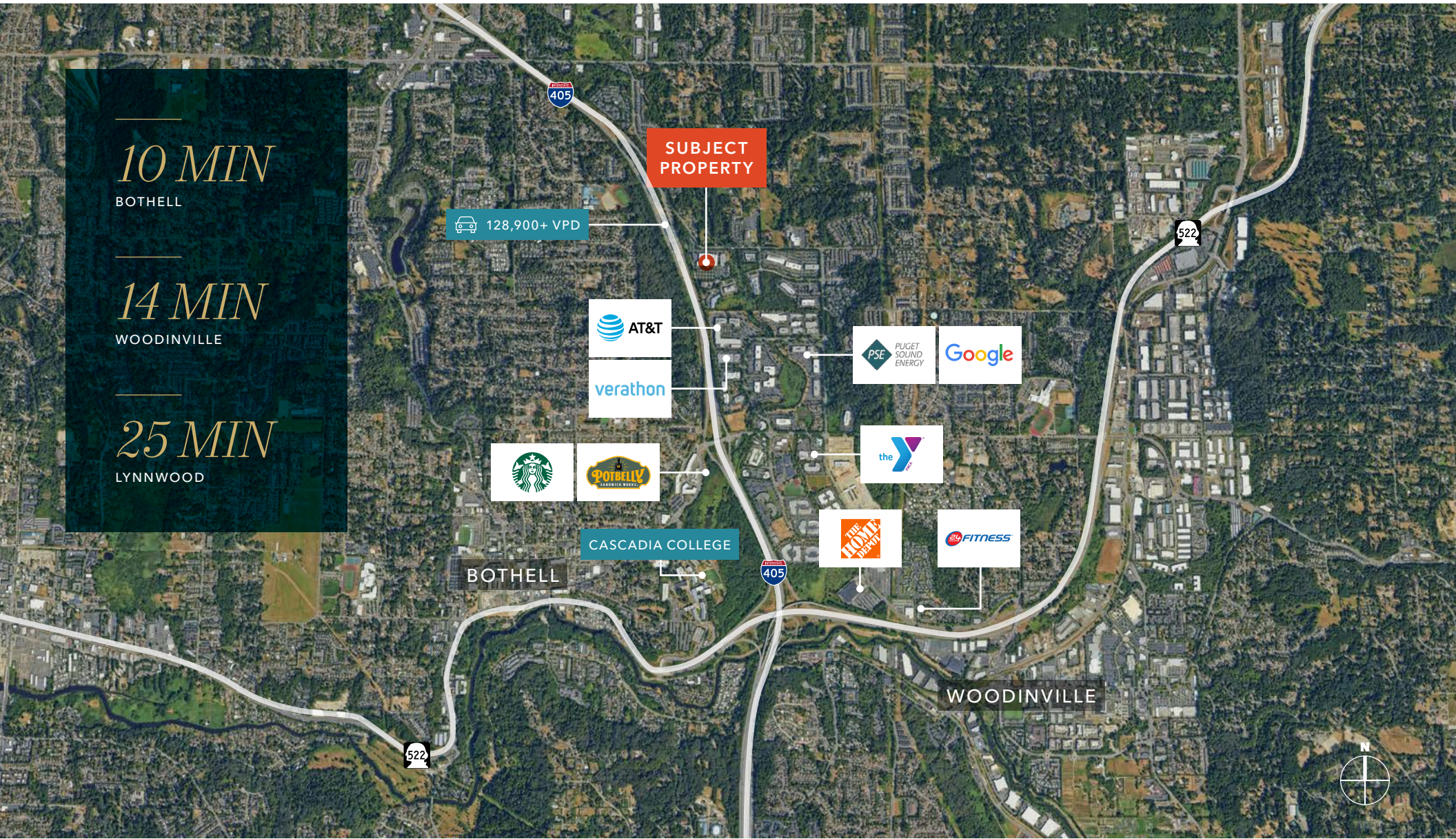
50,522 SF

AVAILABLE

CALL

BROKER FOR LEASE RATES





DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 ESTIMATED	10,749	95,634	248,144
2028 PROJECTED	11,039	99,458	262,902
PROJECTED ANNUAL GROWTH	0.5%	0.8%	1.2%
2020 CENSUS	10,831	95,089	246,590

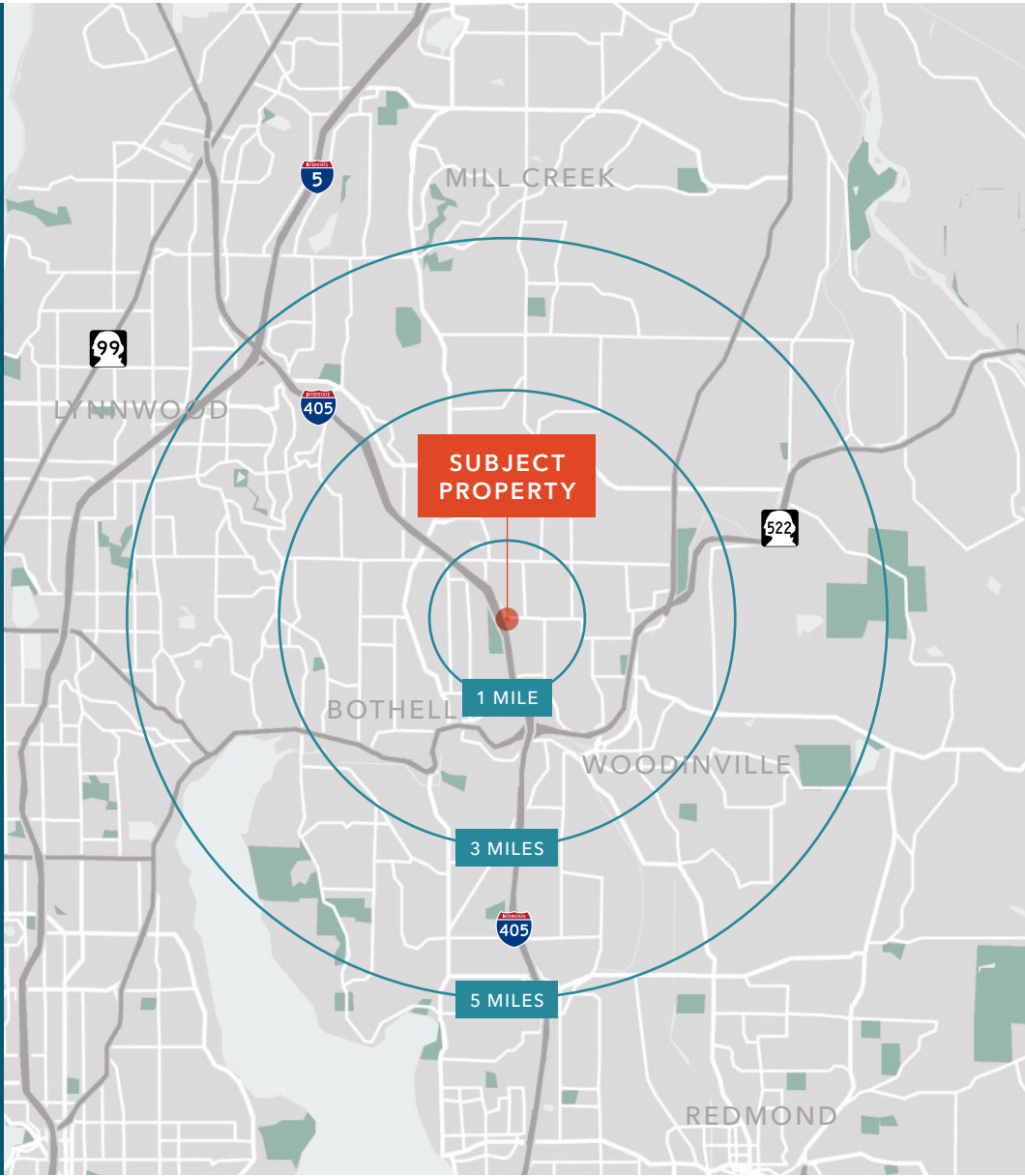
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.1	37.1	38
% FEMALE	50%	50%	49.6%
% MALE	50%	50%	50.4%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2023 ESTIMATED AVERAGE	\$213,921	\$186,650	\$191,398
2028 AVERAGE PROJECTED	\$229,719	\$198,285	\$199,082
2023 ESTIMATED MEDIAN	\$155,849	\$144,896	\$149,331
2028 MEDIAN PROJECTED	\$159,752	\$149,429	\$153,590

Data Source: ©2023, Sites USA



MONTE VILLA CENTER

Exclusively leased by

ZEKE PELLUER

Associate Vice President

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KIDDER.COM

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