

FOR SUBLEASE —

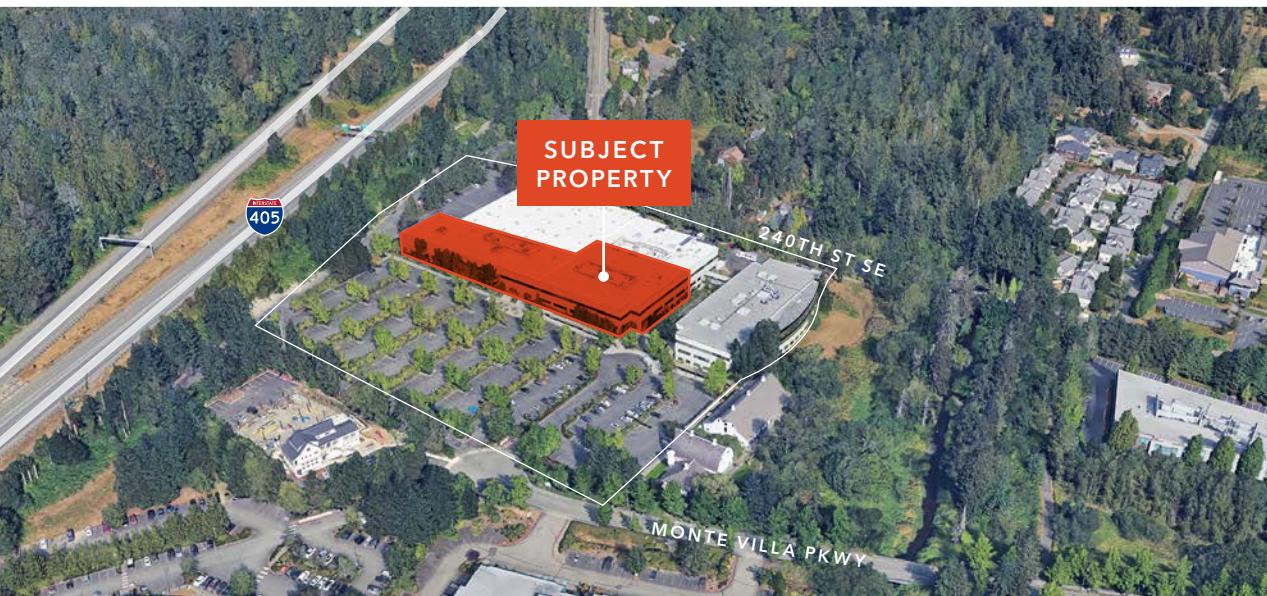
MONTE VILLA CENTER

3301 MONTE VILLA PKWY, BOTHELL, WA, 98021

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



MONTE VILLA CENTER



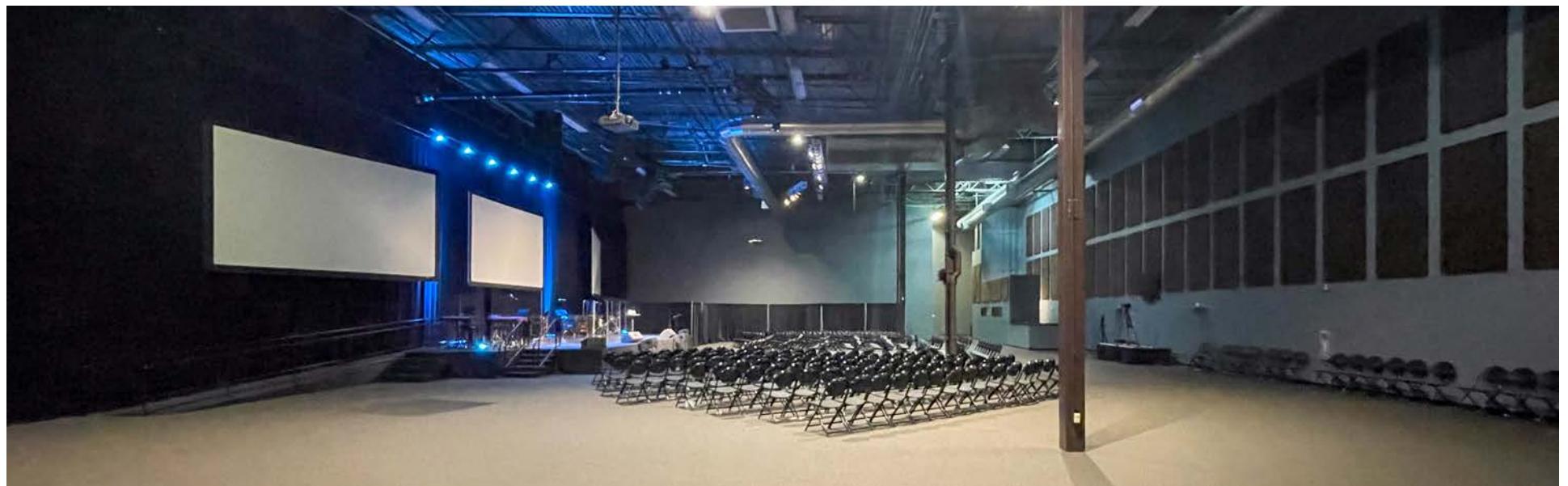
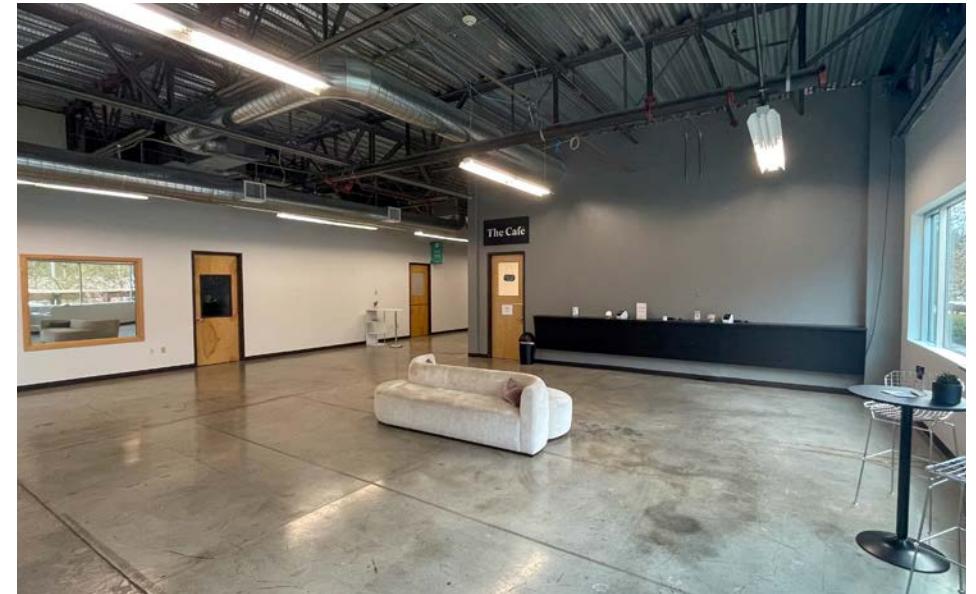
With ample parking, lush grounds, and convenient freeway access to I-405, the Monte Villa Center is an excellent option for hosting religious services.

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

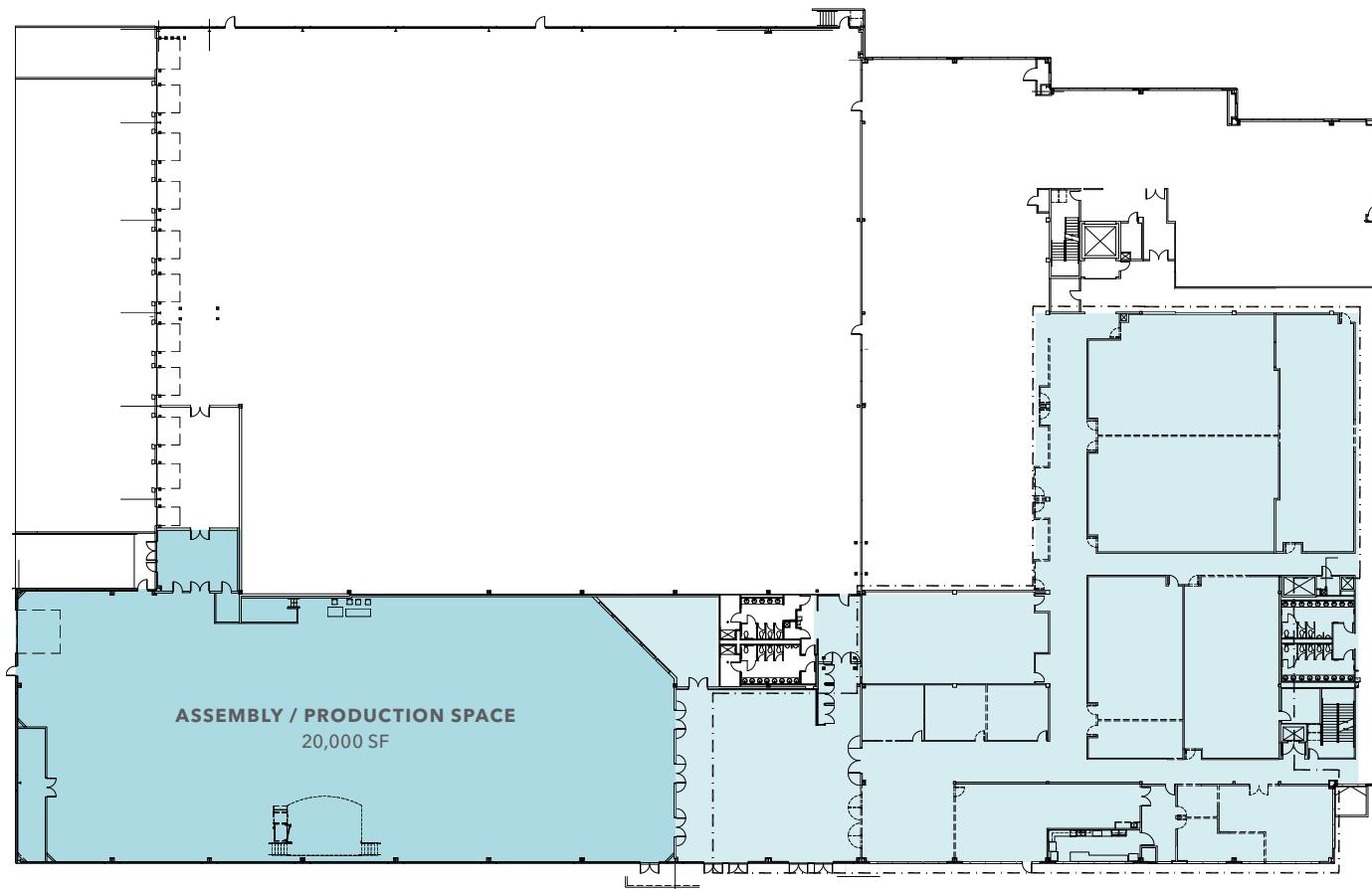
CALL
BROKER FOR RATES

MONTE VILLA CENTER



MONTE VILLA CENTER

FLOOR PLAN



AVAILABLE FOR SHORT-TERM SUBLICENSE

50,522 SF
AVAILABLE

CALL
BROKER FOR LEASE RATES

KIDDER MATHEWS

MONTE VILLA CENTER

10 MIN

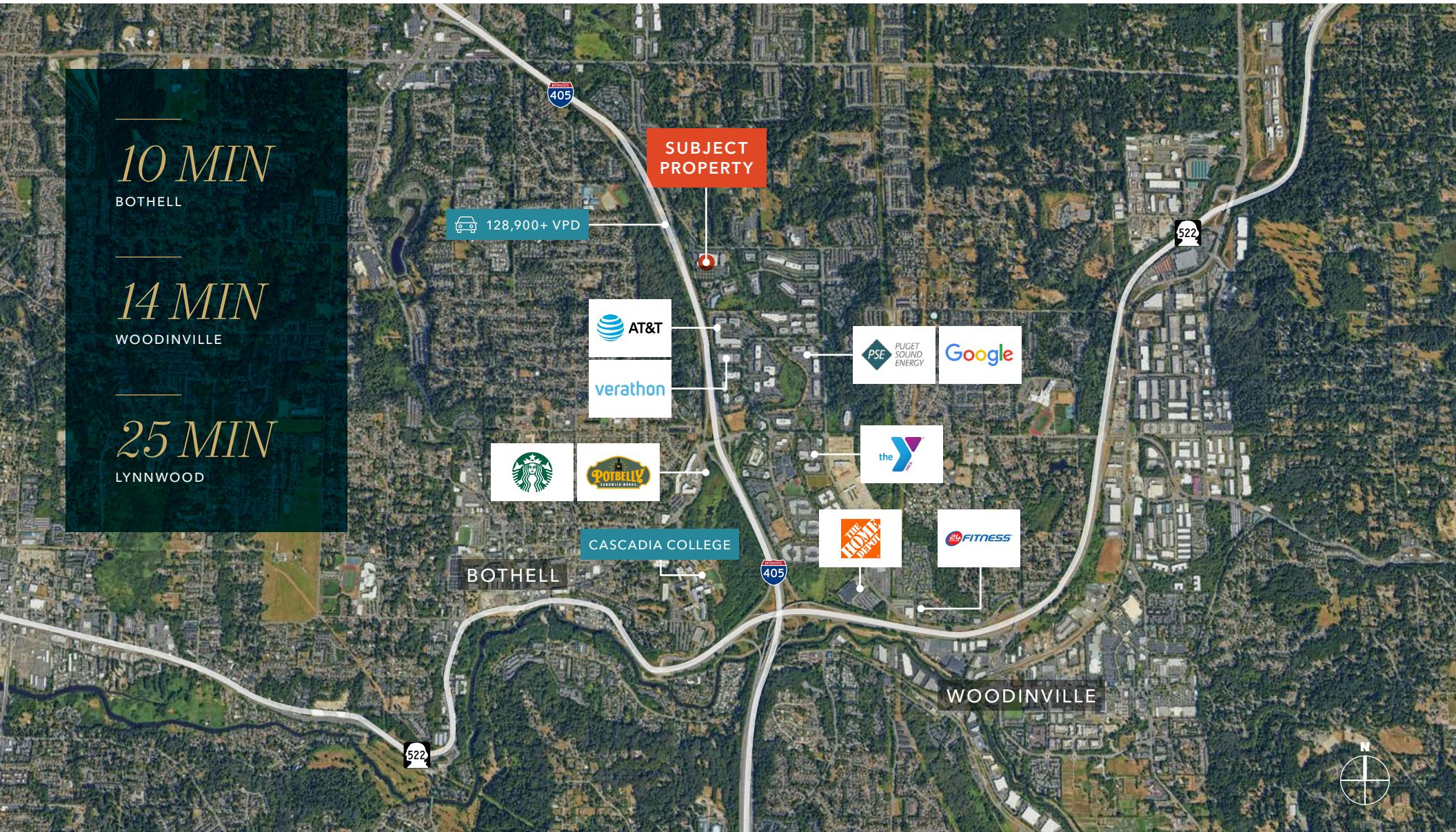
BOTHELL

14 MIN

WOODINVILLE

25 MIN

LYNNWOOD



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

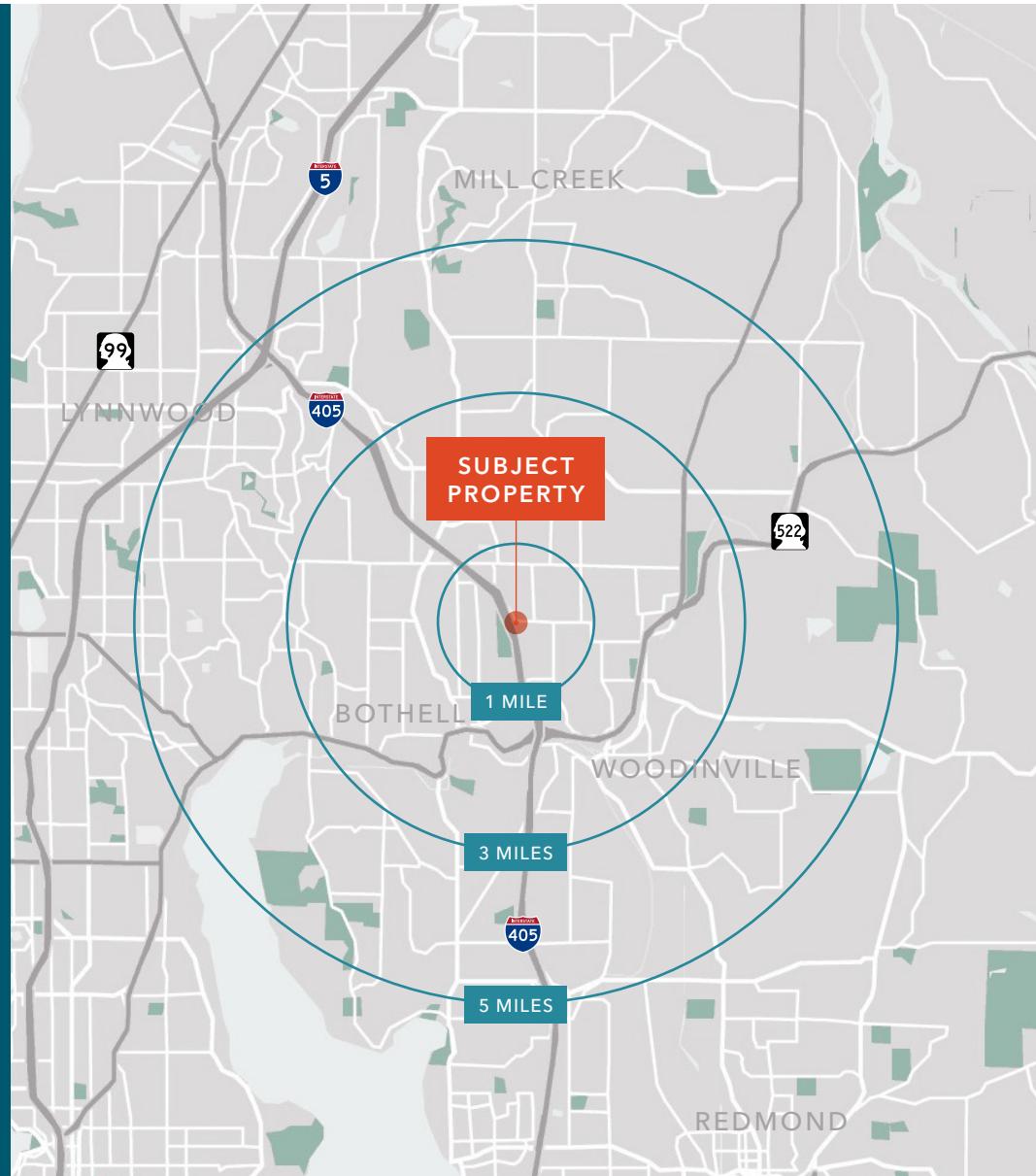
MEDIAN AGE & GENDER

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

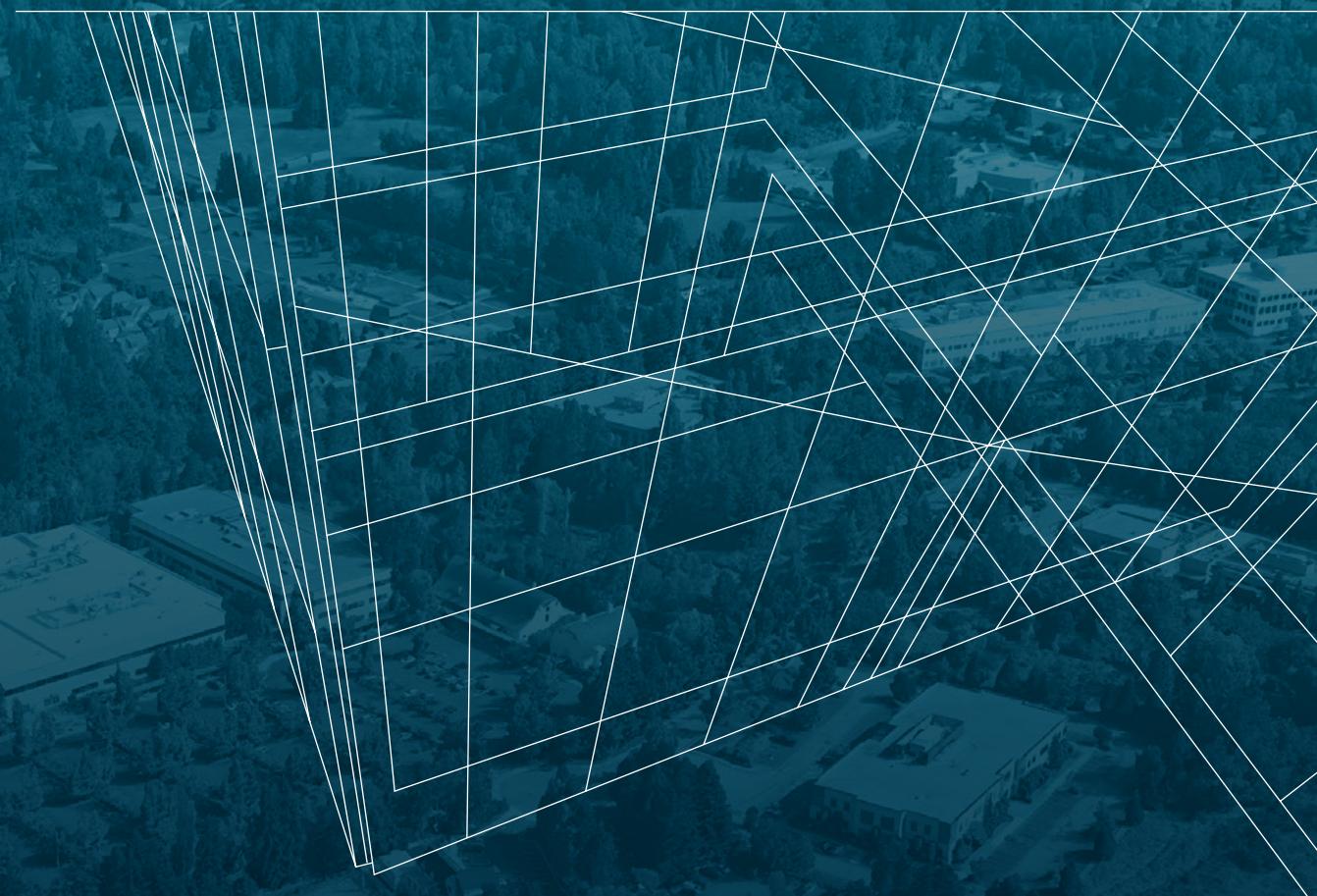
HOUSEHOLD INCOME

	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

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KIDDER.COM

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km **Kidder**
Mathews