

DOWNTOWN BOTHELL LAND

10137 MAIN STREET - BOTHELL, WA



HEART OF HISTORIC DOWNTOWN

The City of Bothell now has a population of over 50,000 residents. While the City is predominantly suburban, the culture and character of its Historic Downtown, blended with the recent revitalization of Main Street, provides an opportunity to create a modern walkable project at this prime corner location on Main Street with views overlooking the Sammamish River.

Address	10137 Main Street - Bothell, WA 98011		
Site Area	12,558 SF (2 Parcels of Land)		
Parcel 0967000036	7,200 SF	Downtown Core (DC)	
Parcel 0967000040	5,388 SF	Downtown Neighborhood (DN)	



DEMOGRAPHICS

Data	1 Mile	3 Mile	5 Mile
2025 Population	13,354	112,294	266,108
2030 Population	14,260	116,750	277,419
2025 Households	6,131	44,022	102,837
Median HH Income	\$115,900	\$145,900	\$145,600
Median Age	43	40	40
Daytime Population	200,927	1,439,422	3,176,823

*Demographics Data Source: AlphaMap



ZONING SUMMARY

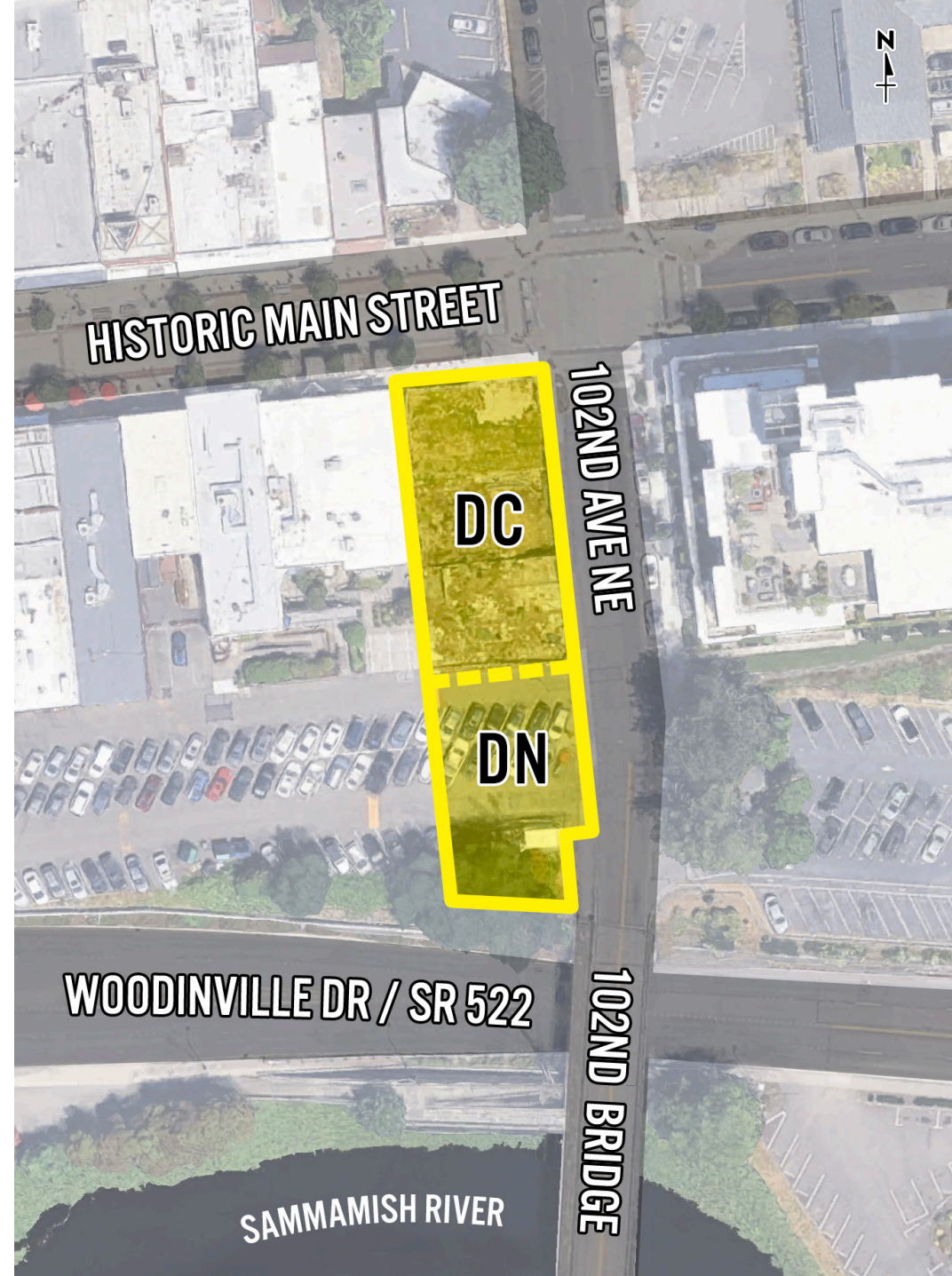
Site Highlights

- Prime Corner Location on Historic Main Street
- Ample Parking on DN-Zoned Parcel (10 existing surface stalls)
- Benefit of income Stream for Cingular Wireless (Currently paying \$1600/month for the COW onsite)
- Views Overlooking the Sammamish River

Permitted Uses	DC	DN
Retail	<input checked="" type="checkbox"/> <i>Required along Main Street</i>	<input checked="" type="checkbox"/>
Building & Personal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Auto-Oriented	<input type="checkbox"/>	<input type="checkbox"/>
Corner Store Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Civil & Cultural Use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Office	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lodging	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Multi-Family w/ Common Entry	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Multi-Family w/Individual Entry	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Detached Single Family Housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Manufactured Homes	<input type="checkbox"/>	<input type="checkbox"/>
Home Occupation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Building Heights	DC	DN
Minimum Height	3 Floors / 35 FT	2 Floors / 20 FT
Maximum Height	6 Floors / 76 FT	5 Floors / 65 FT

*Additional zoning requirements available upon request.



BOTHELL NEIGHBORHOOD



Multi-Family	Units
M1 The Merc	122
M2 [Future Multi-Family]	143+
M3 The 104	115
M4 Morado	91
M5 Edition	135
M6 [Future Mixed-Use]	-
M7 Alexan Main Street	369
M8 Boulevard Place	291
M9 Six Oaks	203
M10 Junction	130
M11 [Future Mixed-Use]	200
M12 98th Avenue	79
M13 [Future Mixed-Use]	100+
M14 The POP	118

Hotel	Units
H1 [Future Hotel]	-
H2 McMenamins Anderson	72

Townhomes	Units
T1 Dawson Square	45
T2 The Landing	58
T3 The Fieldhouse	15

Retail/Dining/Entertainment	Units
R1 Historic Downtown Retail	
R2 McMenamins Anderson	

Civic/Parks/Other	Units
C1 Bothell Park & Ride	
C2 Sammamish River Park	
C3 Bothell City Hall	
C4 The Park at Bothell Landing	
C5 Bothell Pop-Up Dog Park	
C6 Bothell Library	
C7 Pop Keeney Stadium	



INQUIRE

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