

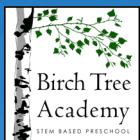
REPRESENTED BY



OWNED & OPERATED BY



**FREE STANDING
GROUND LEASE
OPPORTUNITY!**



NOW OPEN!



COMING SOON!



LAKESIDE
AT CANYON PARK SHOPPING CENTER
24040 BOTHELL EVERETT HWY | BOTHELL, WA 98021

REPRESENTED BY

Tyler Jones
(425) 445-7550
tjones@leibsohn.com

Royce Cottle
(206) 999-3483
rcottle@leibsohn.com

LAKESIDE

AT CANYON PARK SHOPPING CENTER

PROPERTY OVERVIEW



PROPERTY SUMMARY

Property Features

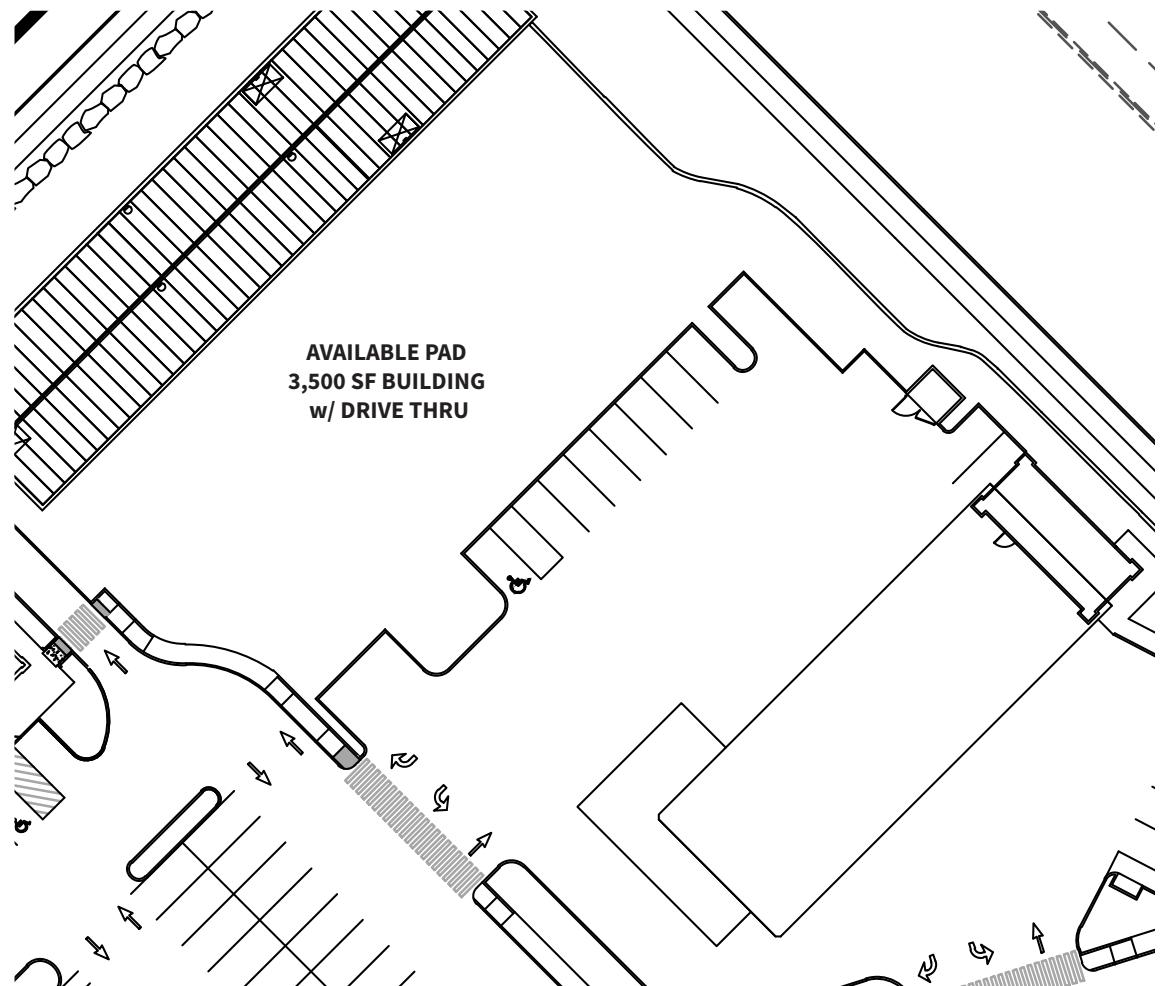
Ground Lease Opportunity
3,500 SF w/ Drive Thru

Location Highlights

Convenient access to I-405 (located 1 mile North), lively Downtown Bothell (1.5 miles South), and Bothell's residential neighborhoods.

Property Information

| | |
|----------------------------|--|
| Property Name | Lakeside Shopping Center |
| Address | 24040 Bothell-Everett Hwy Bothell, WA 98021 |
| Submarket | Bothell |
| Zoning | CB, OP |
| Total Lot Size | Approximately 13.11 Acres (571,072 SF) |
| Proposed Building | 3,500 SF w/ Drive Thru |
| Shopping Center RSF | 120,043 RSF |
| Parking | 5 Stalls/1,000 RSF |



PROPERTY SITE PLAN



CURRENT TENANTS & AVAILABILITY

| SUITE | TENANT | SF |
|----------|---------------------------|-----------|
| PAD | Planet Fitness | 20,000 SF |
| PAD | Birch Tree | 14,000 SF |
| PAD | Ground Lease | 3,500 SF |
| 80 | Safeway | 50,474 SF |
| 81 | Safeway Fuel | 700 SF |
| A100 | Ultra Custom Cleaners | 1,203 SF |
| A200-300 | Pet Pros | 2,486 SF |
| A400 | Mathnasium | 1,470 SF |
| A500 | Fabulous Nails | 1,513 SF |
| A600 | Teriyaki & Pho | 1,418 SF |
| B100 | Radiance Skin & Laser | 1,154 SF |
| B200 | Apex Chiropractic | 1,171 SF |
| B300 | Jersey Mike's Subs | 1,124 SF |
| B400 | Ivar's Seafood Bar | 2,020 SF |
| C100 | AVAILABLE | 3,749 SF |
| D100 | Pacific Dental | 3,273 SF |
| D300-400 | Stone Korean | 2,357 SF |
| E100 | Carolina Smoke | 2,403 SF |
| E200 | Zoom Care | 1,671 SF |
| E300 | Sud's Pet Bathhouse & Spa | 1,831 SF |
| E400 | Capstone Physical Therapy | 1,955 SF |
| E500 | Woods Coffee | 1,964 SF |
| F100 | Banfield Pet Hospital | 2,926 SF |
| F300 | Brooks Running Shoes | 3,785 SF |

NEARBY AMENITIES MAP

CANYON PARK PLACE SHOPPING CENTER



405

CANYON PARK

CANYON PARK COMMUNITY MARKETS



LAKESIDE AT CANYON PARK



SOUTHERN EVERETT HWY (SR-527)

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|-----------|-----------|
| POPULATION | 15,412 | 113,138 | 303,254 |
| DAYTIME POPULATION | 2,545 | 31,869 | 11,208 |
| AVG HH INCOME | \$160,341 | \$146,406 | \$135,623 |

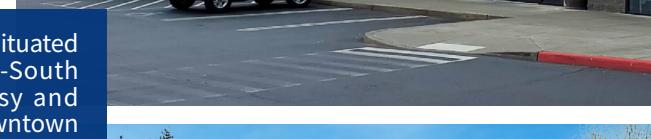
LAKESIDE
AT CANYON PARK SHOPPING CENTER



VIBRANT POTENTIAL

Located on the highly frequented Bothell-Everett Highway (State Route 527) in the vibrant and actively developing City of Bothell, Lakeside at Canyon Park Shopping Center offers excellent availability within the marketplace. This bustling retail center offers the community 90,899 square feet of robust entertainment, shopping,

and dining amenities. Strategically situated in one of the city's major North-South arterials, Lakeside presents easy and convenient accessibility to I-405 (1 mile North), lively Downtown Bothell (1.5 miles South), and Bothell's residential neighborhoods. The University of Washington Bothell campus nearby offers endless potential for accessible workforce and directional business growth for tenants.





LAKESIDE

PROPERTY AERIAL

AVAILABLE
PAD
UP TO
6,000 SF



AVAILABLE
3,749 SF

BOTHELL-EVERETT HWY (SR-527) • 11,638 VPD

240TH ST SE • 8,407 VPD

BOTHELL

NEARBY SUBMARKET MAJOR COMPANIES



| COMPANY | SECTOR |
|-------------------------|---------------------------------------|
| Allstate | Insurance |
| AT&T | Telecommunications |
| Boeing | Aerospace & Defense |
| Cardia Science Corp | Health Care Products Manufacturing |
| CMC Biologics | Biotech & Pharmaceuticals |
| EagleView | Computer Hardware & Software |
| FUJIFILM | Health Care Products Manufacturing |
| Google | Internet |
| Leviton | Electrical & Electronic Manufacturing |
| Molina Healthcare | Health Care Services & Hospitals |
| Panasonic Avionics Corp | Aerospace & Defense |
| Phillips | Health Care Services & Hospitals |
| Seattle Genetics | Biotech & Pharmaceuticals |
| T-Mobile | Telecommunications |
| UW Bothell | Colleges & Universities |
| Vertafore | Computer Hardware & Software |

LAKESIDE

AT CANYON PARK SHOPPING CENTER



REPRESENTED BY



Tyler Jones
(425) 445-7550
tjones@leibsohn.com

Royce Cottle
(206) 999-3483
rcottle@leibsohn.com