

REPRESENTED BY



OWNED & OPERATED BY



**FREE STANDING
GROUND LEASE
OPPORTUNITY!**



NOW OPEN!

COMING SOON!



LAKE SIDE

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

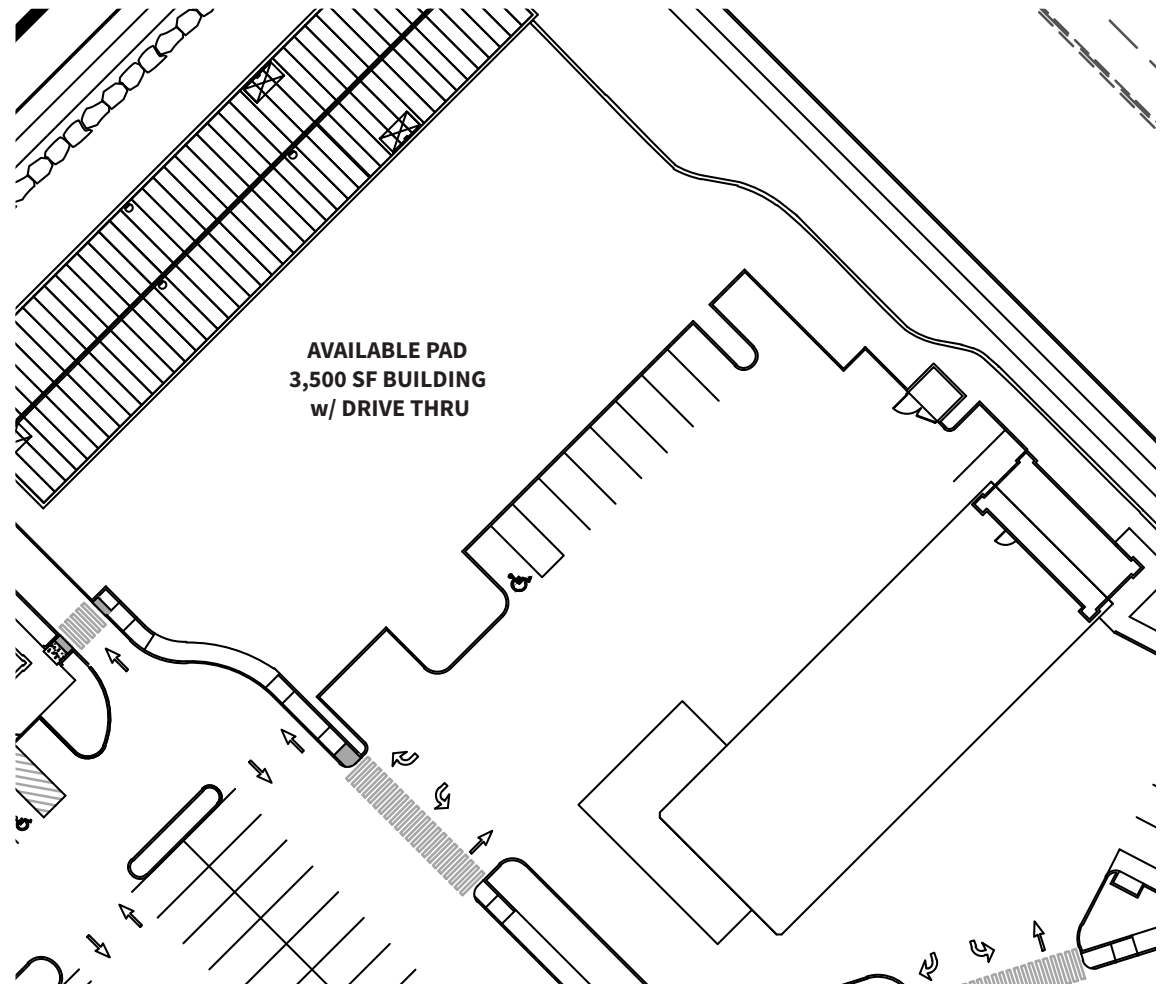
Ground Lease Opportunity
3,500 SF w/Drive Thru

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



CANYON PARK

CANYON PARK COMMUNITY MARKETS



LAKEVIEW AT CANYON PARK



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

LAKEVIEW

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.





LAKE SIDE

PROPERTY AERIAL

AVAILABLE
PAD
UP TO
6,000 SF



AVAILABLE
3,749 SF

BOTHELL-EVERETT HWY (SR-527) • 17,638 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

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