

Offering Memorandum

# Bothell-Everett Highway Development Site

20104 Bothell-Everett Highway, Bothell, WA 98012 | 4.79 ACRES OF R-AC, OP, CP ZONED LAND



# The Offering



4.79 ACRES OF R-AC,  
OP, CP ZONED LAND



Bothell offers  
great parks  
and recreation  
opportunities,  
quality schools,  
excellent  
restaurants and  
retail, and more

Cushman & Wakefield Capital Markets (“CW”) has been retained as the exclusive investment advisor for the sale of the Bothell-Everett Highway Development Site (the “Property” or the “Site”). This suburban development opportunity is conveniently located on the west side of Bothell-Everett Highway in Snohomish County. The rectangular site totals approximately **4.79 acres of R-AC, OP, CP zoned land**; allowing future ownership incredible development potential and flexibility.

Future residents will be within minutes of one of the region’s fastest growing life science hubs, Canyon Park and North Creek Business Parks and near some of region best educational institutions University of Washington – Bothell, Cascadia College, and the Northshore School District. The Site is also proximate to a wide selection of restaurants, bars, retail, and grocery stores along the Bothell-Everett Highway retail corridor.

Bothell is revitalizing its downtown core to capitalize on the historic charm of the city’s Main Street, bringing new offices and retail to the downtown location. Bothell is a highly desirable Eastside location with premier access to the regions most coveted employment hubs: Bellevue, Kirkland, Redmond, Bothell.



## Investment Highlights



### FLEXIBILITY FOR DEVELOPMENT POTENTIAL

Zoning allows for townhouse or denser apartment developments



### EPICENTER OF THE WORLD'S MOST ADVANCED COMPANIES

- Proximity to major tech giants: Amazon, Microsoft, Facebook, Google, and many more
- Booming life science hub; Seagen, Eurofins, Seattle Genetics, etc.
- 1,620 businesses in Bothell
- 25,700 employees in Bothell



### HIGHLY COVETED EASTSIDE LOCATION

- Minutes from the University of Washington - Bothell and Cascadia College
- Northshore School District is top 5 in Washington State
- Excellent access Highway I-405



### STRONG MARKET FUNDAMENTALS

- 5.7% average annual multifamily rent growth over the past 10 years
- 3.7% current multifamily submarket vacancy
- \$1.14M average single-family home sales price of past three months
- \$843k average new construction townhome sales price of past three months



### OUTSTANDING NEIGHBORHOOD DEMOGRAPHICS

- \$160,000 average household income
- 69.3% of population with bachelor's or graduate degrees



## Property Summary

Address	20104 Bothell-Everett Highway Bothell, WA 98012
Submarket	Thrasher's Corner
Parcel	27051900102900
Site Size	4.79 acres
Zoning	<b>R-AC</b>   Residential-Activity Center (no specific density: unit count controlled by site and building envelope regulations) <b>OP</b>   Office-Professional <b>CB</b>   Community Business







# Bothell Washington

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**Bothell packs a punch when it comes to good food, great drinks, and exciting things to do. Bothell is full of beautiful natural spaces and unique, innovative places to dine.**

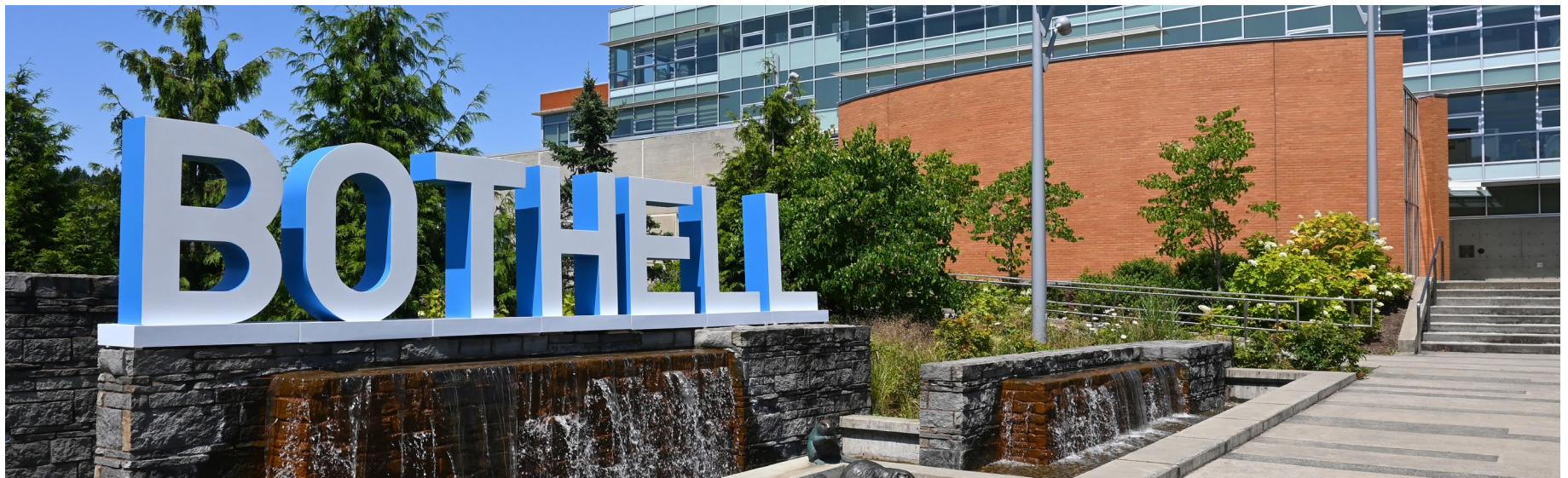


# Bothell Overview

**PRIME EASTSIDE LOCATION:** It's strategic location in the Puget Sound region offers unparalleled access to major economic centers such as Bellevue, Kirkland, and Redmond. These cities are home to globally recognized technology giants like Microsoft Google, Amazon, T-Mobile and many more, ensuring a strong and stable job market.

**GROWING TECH AND LIFE-SCIENCE HUB:** Rapidly emerging as a significant tech hub in its own right, the city is witnessing a surge in innovative startups and technology companies. The Puget Sound is the sixth-largest life science sector in the United States. With more than 60 life science and biotech companies, Bothell is a major player in the sector.

**EDUCATIONAL POWERHOUSE:** Bothell prides itself on exceptional educational institutions, including the University of Washington, Bothell and Cascadia College. These esteemed institutions attract top talent and foster a culture of innovation and research. Additionally, ***Bothell is home to the Northshore School District, which consistently ranks among the top five school districts in Washington State.***







**INFRASTRUCTURE DEVELOPMENT:** The city is currently experiencing significant infrastructure development and revitalization efforts. Considerable investments are being made to upgrade transportation systems, improve public spaces, and promote sustainable development. These improvements aim to enhance the quality of life for residents and increase the value and desirability of properties in the area.

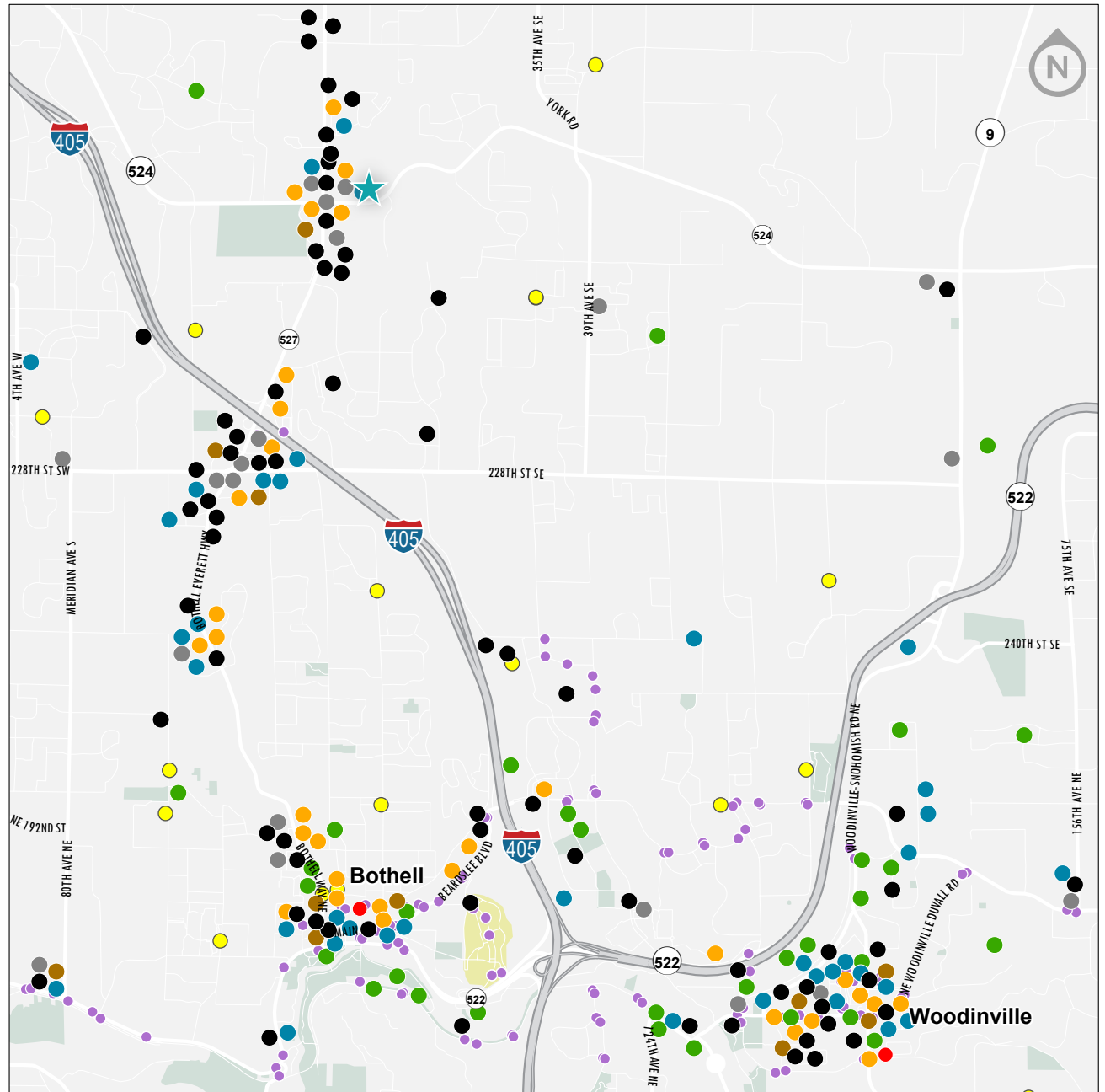
**QUALITY OF LIFE:** The area offers an exceptional quality of life, making it an attractive destination for residents and businesses alike. Surrounded by breathtaking natural beauty, there are numerous parks, trails, and waterways to explore. Additionally, the downtown core boasts a vibrant atmosphere with a diverse range of dining, shopping, and entertainment options.

**STRONG MARKET FUNDAMENTALS:** Due to its close proximity to major employment centers, educational institutions, and recreational amenities, the demand for housing remains high. As a result, the rental market in the area is robust, making it an ideal market for real estate investors who seek consistent rental income and long-term appreciation.



# Bothell Amenities

- Health Services
- Services
- Cafes
- Bars & Clubs
- Grocery
- Arts
- Retail
- Restaurants
- Schools
- Bus Stops







## OUTDOOR RECREATION

- Blyth Park
- Burke-Gilman Trail
- Kruckeberg Botanic Garden
- Sammamish River Trail
- Bothell Landing Park
- North Creek Trail
- North Creek Sport Fields
- Wayne Park Bothell
- St. Edward State Park



## LIFESTYLE AMENITIES

- McMenamins Anderson School & North Shore Lagoon
- Pop Keeney Stadium
- Main Street Bothell
- +130 wineries in neighboring Woodinville



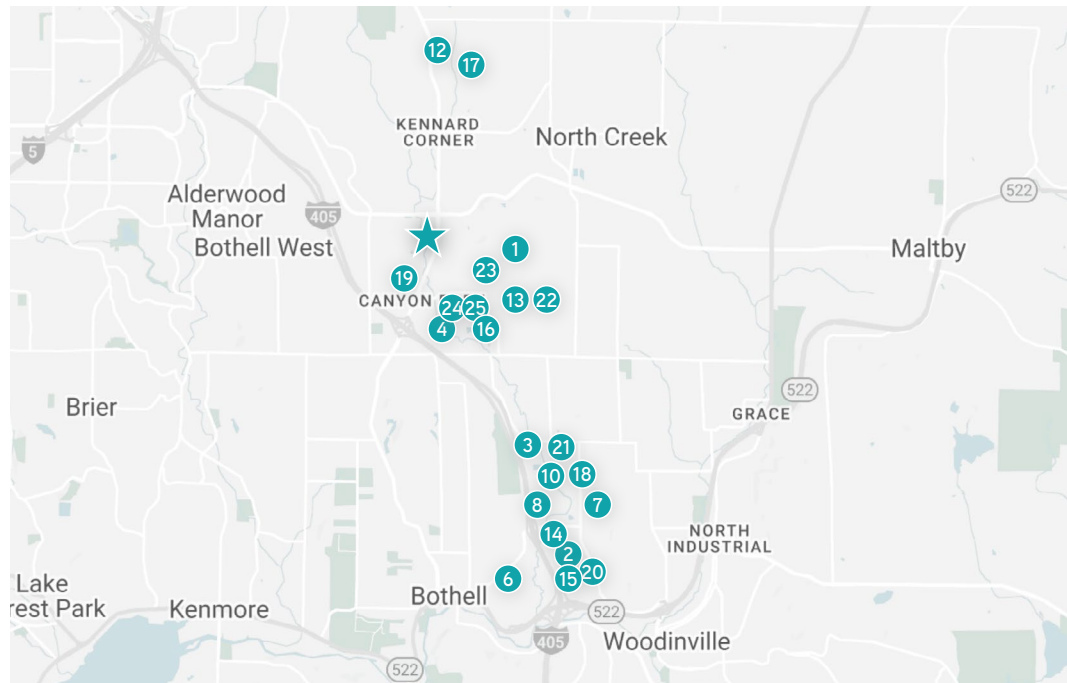
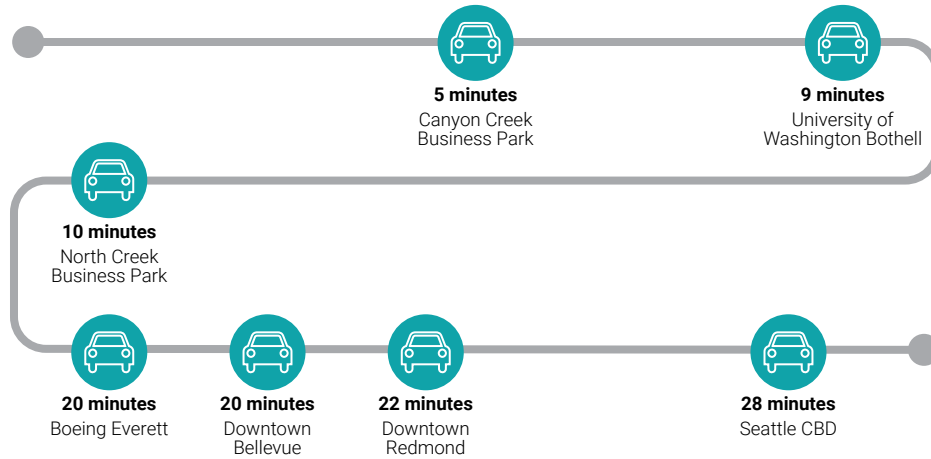
## MAJOR EMPLOYERS

- AT&T Mobile
- Phillips Ultrasound
- Seattle Genetics Inc
- University of Washington-Bothell /Cascadia College
- T-Mobile
- Sonosite
- Molina Healthcare of WA Inc
- Panasonic (Matsushita) Avionics
- Vertafore Inc
- Puget Sound Energy
- Phillips Electric





## EASY ACCESSIBILITY THROUGHOUT THE REGION



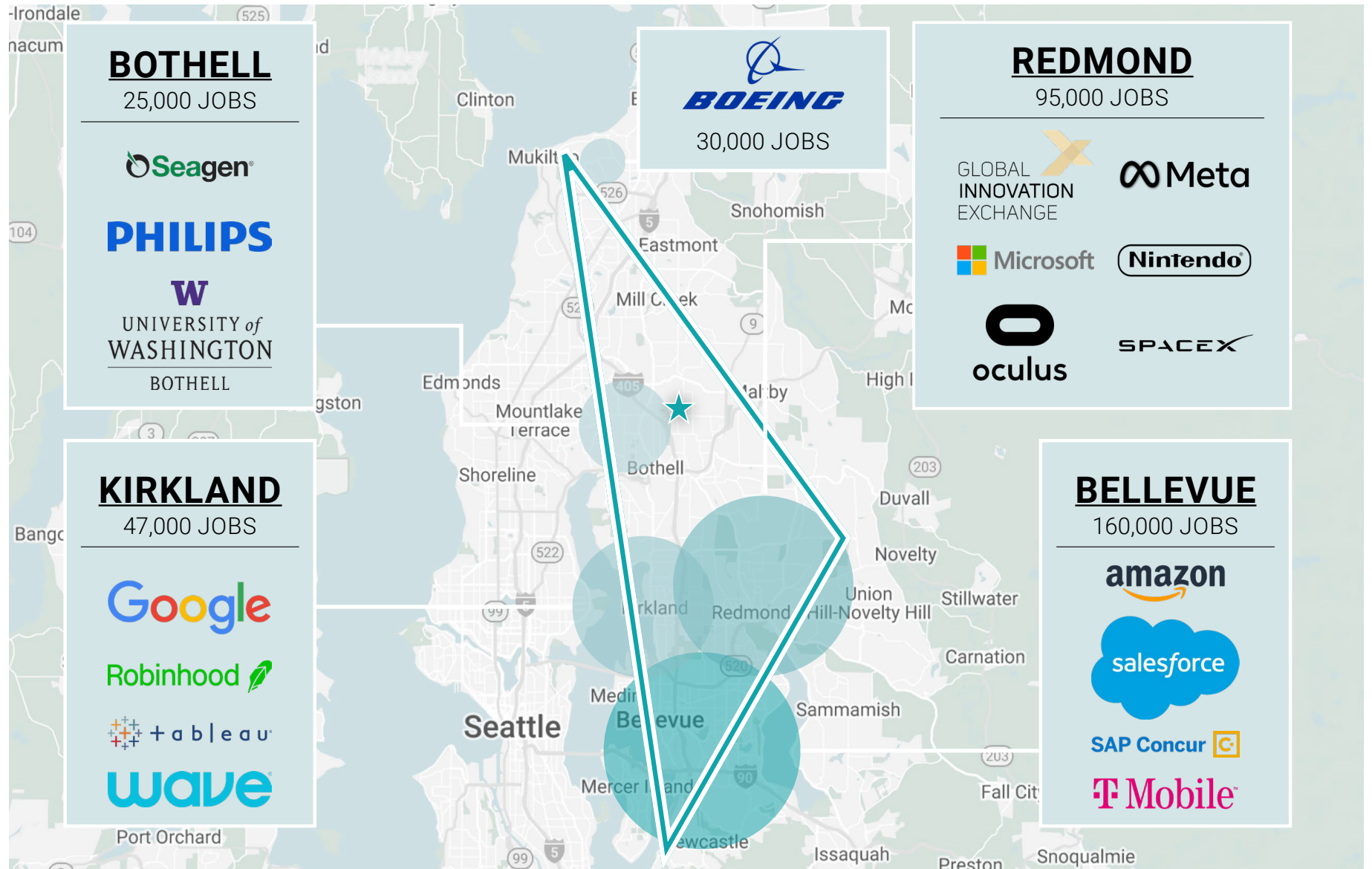
## Major Life Science Companies in Bothell

- 1 | AGC Biologics
- 2 | Athira Pharma
- 3 | BioLife Solutions
- 4 | Blue Heron Biotech
- 5 | Bristol Myers Squibb
- 6 | Center for Biotechnology Innovation & Training
- 7 | Cerevast Therapeutics
- 8 | Cocystal Pharma
- 9 | ELITechGroup
- 10 | Eurofins Scientific
- 11 | Evergreen Sciences Inc
- 12 | Flow Contract Site Laboratory
- 13 | Fujifilm SonoSite
- 14 | Helix BioMedix
- 15 | Lundbeck Seattle Biopharmaceuticals
- 16 | Lyell Immunopharma
- 17 | Mirabilis Medical
- 18 | Novuson Surgical
- 19 | OncoGenex Pharmaceuticals
- 20 | PharmaIN
- 21 | Sana Biotechnology
- 22 | Seagen
- 23 | Sound Biologics
- 24 | Taproot medical devices
- 25 | Ventec





## INNOVATION TRIANGLE





# Bothell Demographics



## POPULATION

1 Mile	18,480
3 Miles	62,225
5 Miles	119,886

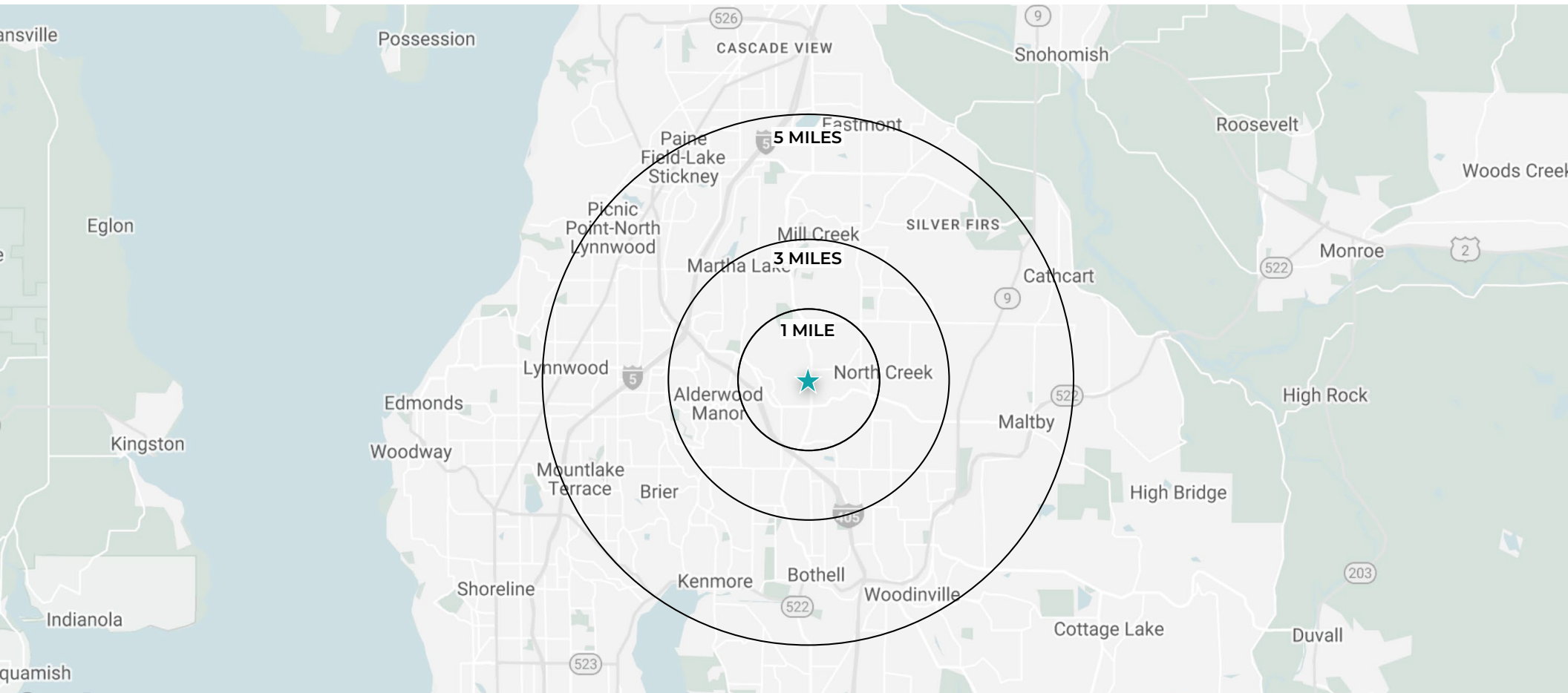


## AVERAGE HOUSEHOLD INCOME

1 Mile	\$148,809
3 Miles	\$174,911
5 Miles	\$175,803



## AREA FEEL









# EXCLUSIVELY OFFERED BY

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