

An aerial photograph of a modern multi-story apartment complex, 'The Villas at Beardslee', situated in a suburban area. The complex features a mix of blue, yellow, and grey exterior panels. It is surrounded by a dense forest of tall evergreen trees. In the background, a residential neighborhood with smaller houses is visible on a hillside. The foreground shows a parking lot with several cars and a few commercial buildings. The sky is clear and blue.

THE villas

AT BEARDSLEE

YOUR GATEWAY TO BOTHELL
A STUDENT, WORKFORCE AND RESIDENTIAL COMMUNITY

THE LOCATION

19122 Beardslee Boulevard | Bothell, WA | 98011



AVERAGE ANNUAL DAILY TRAFFIC

1	18,304 AADT	4	103,850 AADT
2	5,459 AADT	5	8,282 AADT
3	8,786 AADT	6	5,673 AADT

THE VILLAS RETAIL



BOTHELL, WASHINGTON



The Villas at Beardslee is a Mixed-Use shopping center located in Bothell, WA, approximately 25 minutes northeast of Downtown Seattle.

Bothell is well-known for its Biomedical and Telecommunication community and contains the area known as the Bothell Technology Corridor. This corridor is a state-recognized innovation hub for the city's biomedical and telecommunication technology sectors, located along the I-405 corridor. It is home to numerous life science companies, research institutions, and technology startups that benefit from public and private partnerships and the area's vigorous infrastructure. University of Washington Bothell along with the City of Bothell and Cascadia Community College, gained the Bothell Technology Corridor the designation of Washington State Innovation Partnership Zone (IPZ), which works toward increasing the local and regional economy.

Bothell is also recognized for its college campus. The shared campus of University of Washington Bothell (6,361 students) and Cascadia Community College (3,043 students) for a total of 9,404 students is adjacent to the Villas at Beardslee. These 2024-2025 student enrollments represent an increase of 4.7% from 2023-2024 school year.

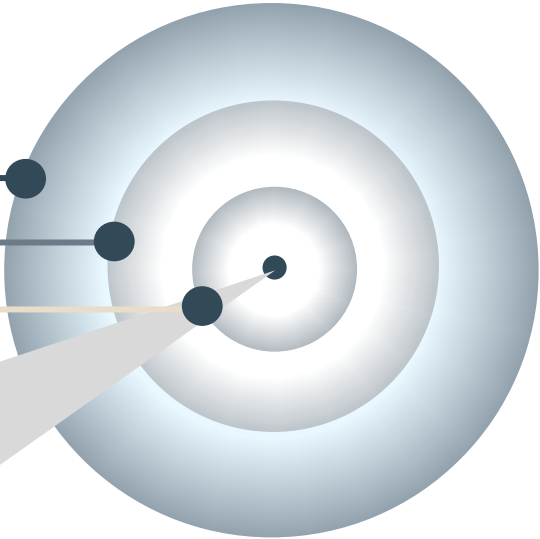
The Villas at Beardslee has 451 apartments. The surrounding residential community in Bothell has been growing rapidly due to recent development in Downtown Bothell, Bothell Landing. Through the Bothell Downtown Revitalization plan, the city established a highdensity urban neighborhood with restaurants and retail to serve the residents.

The Bothell Technology Corridor, growing residential neighborhoods college campus, the Villas at Beardslee is your gateway to Bothell.



TRADE AREA DEMOGRAPHICS

5	255,593	241,378	\$197,318	62.2%
3	101,447	109,525	\$192,145	64.0%
2	49,134	58,384	\$181,541	65.8%
Mile	Population	Daytime Population	Average HH Income	Education (4+ years college)



LEASING NOW

VILLAS AT BEARDSLEE

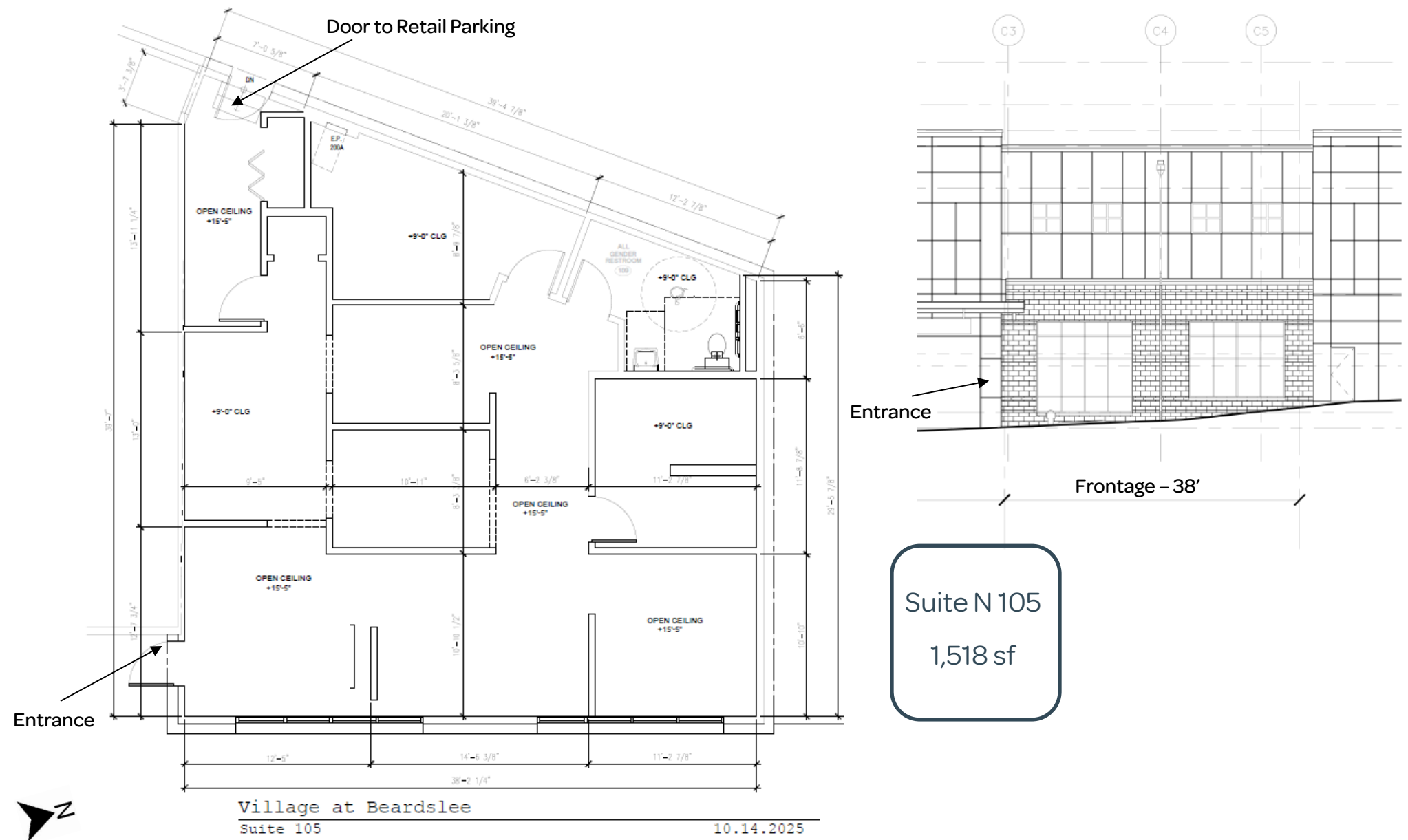
Asking Rent	\$42.00 PSF
NNN (2025 estimated)	\$9.27 PSF
Tenant Allowance	As Is Second Generation
Retail Parking	374 (7.2 / 1,000)

BEARDSLEE BUILDING LOWER LEVEL

Delivery Date	Available Now
Street Retail	1,518 SF
Ideal USES	Chiropractic, Med Spa, Specialty Dentistry, Medical & Wellness Services, Personal Fitness Training
	No Shaft Pathway



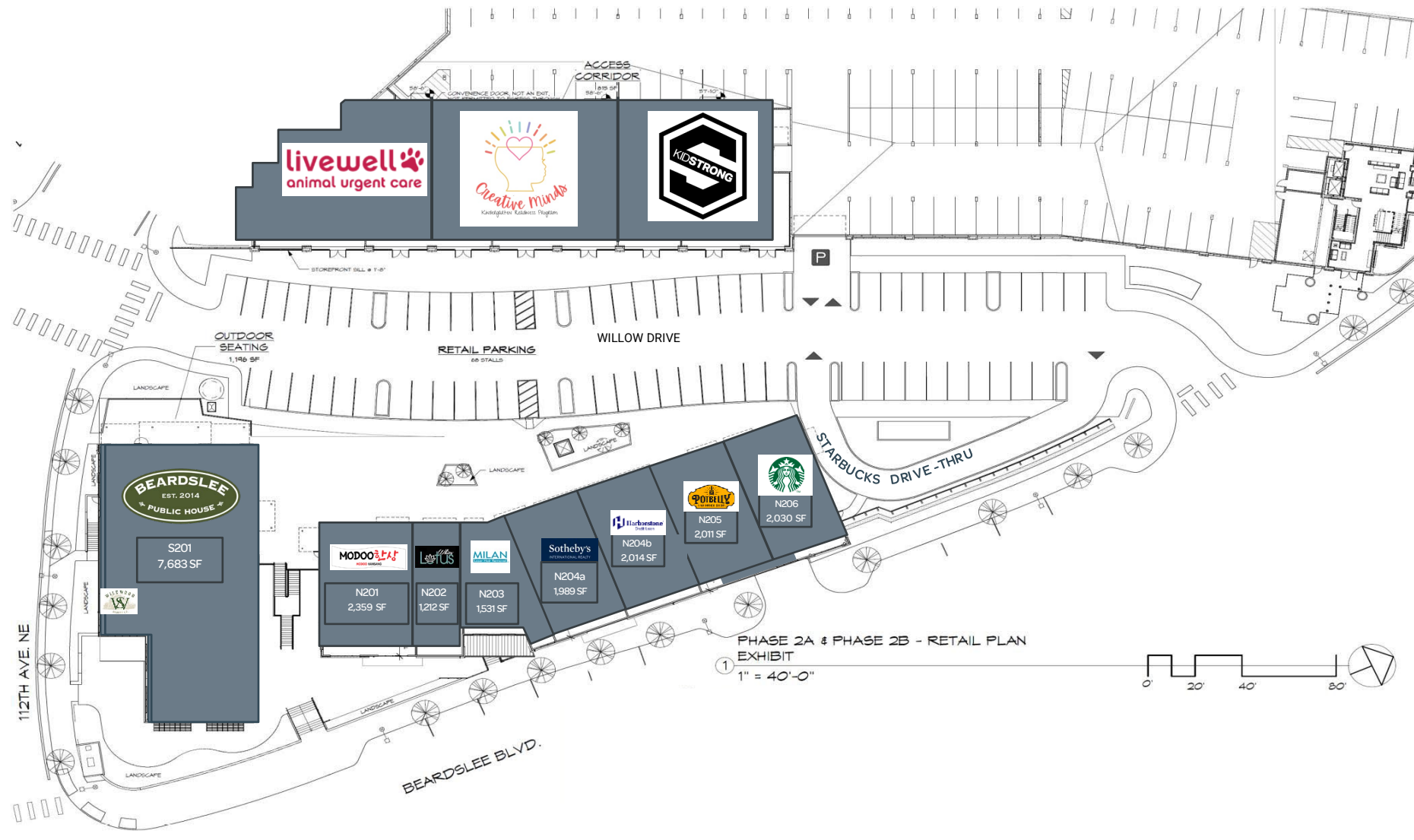
LOD ASBUILT & ELEVATION



Village at Beardslee
Suite 105

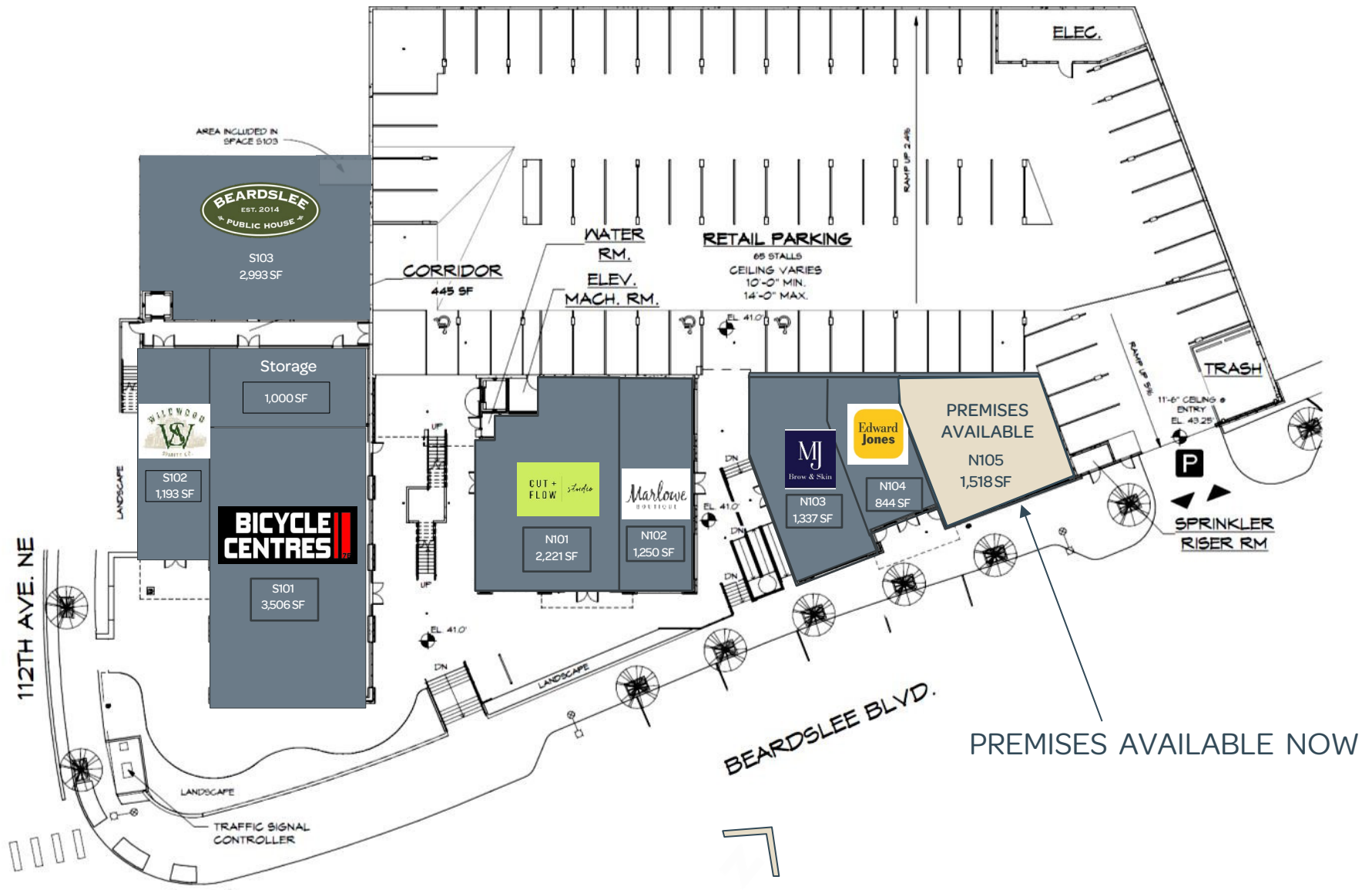
10.14.2025

WILLOW DRIVE STREET LEVEL UPPER

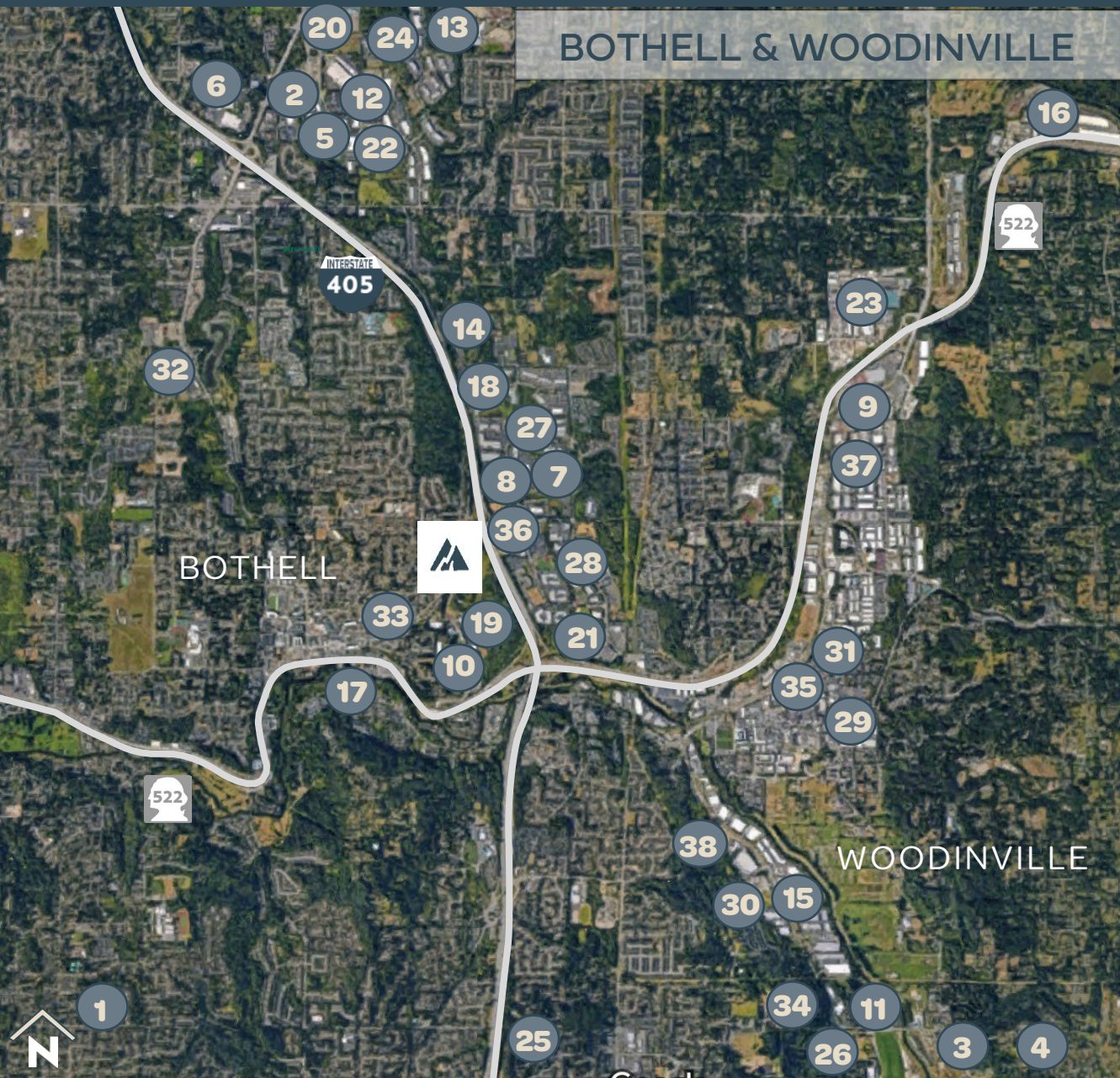


BEARDSLEE BLVD STREET LEVEL LOWER

AVAILABLE NOW



MAJOR EMPLOYERS



	COMPANY/BUSINESS	EMPLOYEES
1	Amgen, Inc.	1,000-4,999
2	Evergreen Health Primary Care	1,000-4,999
3	Stryker (Physio-Control, Inc.)	1,000-4,999
4	Quantum Corporation	1,000-4,999
5	AGC Biologics	1,000-4,999
6	Phillips Healthcare	1,590
7	Google	900
8	LOUD Audio	700
9	Precor, Inc.	500-999
10	University of Washington Bothell	500-999
11	VMC Consulting	500-999
12	ADI Global Distribution	500-999
13	FUJIFILM Sonosite, Inc.	500
14	Panasonic Avionics Corporation	450
15	Matheus Lumber Co, Inc.	360
16	Hos Brothers Construction	320
17	Fluke's Metal Products, Inc.	50-200
18	AT&T	250-499
19	Cascadia Community College	250-499
20	Fred Meyer	250-499
21	Home Depot	250-499
22	Leviton Network Solutions	250-499
23	Northwest Manufacturing	250-499
24	Romac Industries	250-499
25	SNC-Lavalin Group	250-499
26	Chateau Ste. Michelle Wine Estates	250-499
27	Seattle Genetics	290
28	HaloSource Corporation	50-100
29	Haggen	188
30	Bensussen Deutch & Associates	160
31	Target	150
32	Brooks Sports Outlet	150-200
33	Bottle Your Brand	2-10
34	Columbia Winery	128
35	Red Robin Gourmet Burgers & Brews	110
36	Tetra Tech	100
37	Coriander Wood Designs	99
38	Winsome Trading, Inc.	90

RETAIL SIGNAGE SYSTEM



BOTHELL LANDING



Bothell's combination of big city demographics and small town feel support and sustain the downtown's commercial, retail, and residential growth. In 2025, the City of Bothell City Council approved and adopted the City of Bothell Economic Vitality Plan. The core actions of the new plan are to build a robust small-business ecosystem, leverage Bothell's Bioscience / advanced manufacturing cluster and create vibrant, mixed-use business districts. In the next 1-5 years, this economic plan will create a small business support system, expand availability to small and affordable commercial spaces, strengthen neighborhood business districts to drive foot traffic and improve the City of Bothell's processes to reduce barriers to small business growth. Supporting business growth through this Economic Vitality Plan is an important step toward fulfilling the City's Comprehensive Plan goal to create 18,205 jobs by 2044.

With the City's ongoing investment of over \$150 million in public infrastructure, that potential expands. Since 2010, the City has broken ground on nearly \$80 million in projects as part of a total \$150 million in planned infrastructure improvements. This downtown redevelopment was projected to leverage roughly \$650 million in private-sector investment.

SEATTLE WORLD HEADQUARTERED COMPANIES

amazon



Microsoft

COSTCO
WHOLESALE



JONES
SODA CO.®



FILSON



Sur la table

OR OUTDOOR
RESEARCH

T Mobile



zumiez

Seattle's Best
Coffee ☺™



Zillow

Alaska
AIRLINES

BLUE NILE

NORDSTROM



Eddie Bauer



THE
villas
AT BEARDSLEE

RETAIL LEASING

Be | RETAIL

BRYNN ESTELLE TELKAMP
10115 Greenwood Avenue North
Box 220
Seattle, WA 98133

Brynn@be-retail.co | M 206.650.8595

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