



**FOR GROUND LEASE**  
13529 Bothell Everett Highway  
Mill Creek, WA 98012



# MILL CREEK LAND

Steve Erickson | Brennan McClurg | Chandler Williams

First Western Properties, Inc. | 425.822.5522  
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com

**MILL CREEK LAND GROUND LEASE OPPORTUNITY** is a high-visibility location provides excellent exposure to a substantial and affluent demographic, making it an ideal site for businesses seeking to establish a strong presence in the Mill Creek market. Located at the intersection of 136th Street SE and Bothell-Everett Highway, a major thoroughfare with high traffic volume, the site offers direct access from Bothell-Everett Highway and is proximate to Mill Creek Town Center and Henry M. Jackson High School.

Mill Creek is a growing community with a population exceeding 366,000 within a 5-mile radius and an average household income surpassing \$150,000, representing a significant consumer market.



Ground Rent	Call Agents for Terms
Lot Size	.36 Acres (15,681 SF)
Parcel #	28053100102400
Zoning	Community Business (CB)
Traffic Counts	23,537 ADT at Intersection
Ideal Site For	<ul style="list-style-type: none"> <li>Banks/Credit Unions</li> <li>Fast Food</li> <li>Coffee Shop</li> <li>Restaurant</li> <li>Auto/Lube</li> <li>Medical Office</li> </ul>

**13529 BOTHELL EVERETT HWY:**

**ZONING:**

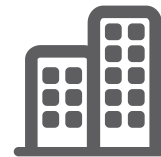
The purpose of this district is to implement the community business land use designation of the comprehensive plan by locating commercial businesses and higher density residential uses near activity areas, pedestrian accesses, and major transportation arterials. Uses permitted within this district are intended to provide a broad range of goods and services to the surrounding community



Population



Average HH Income



Daytime Population

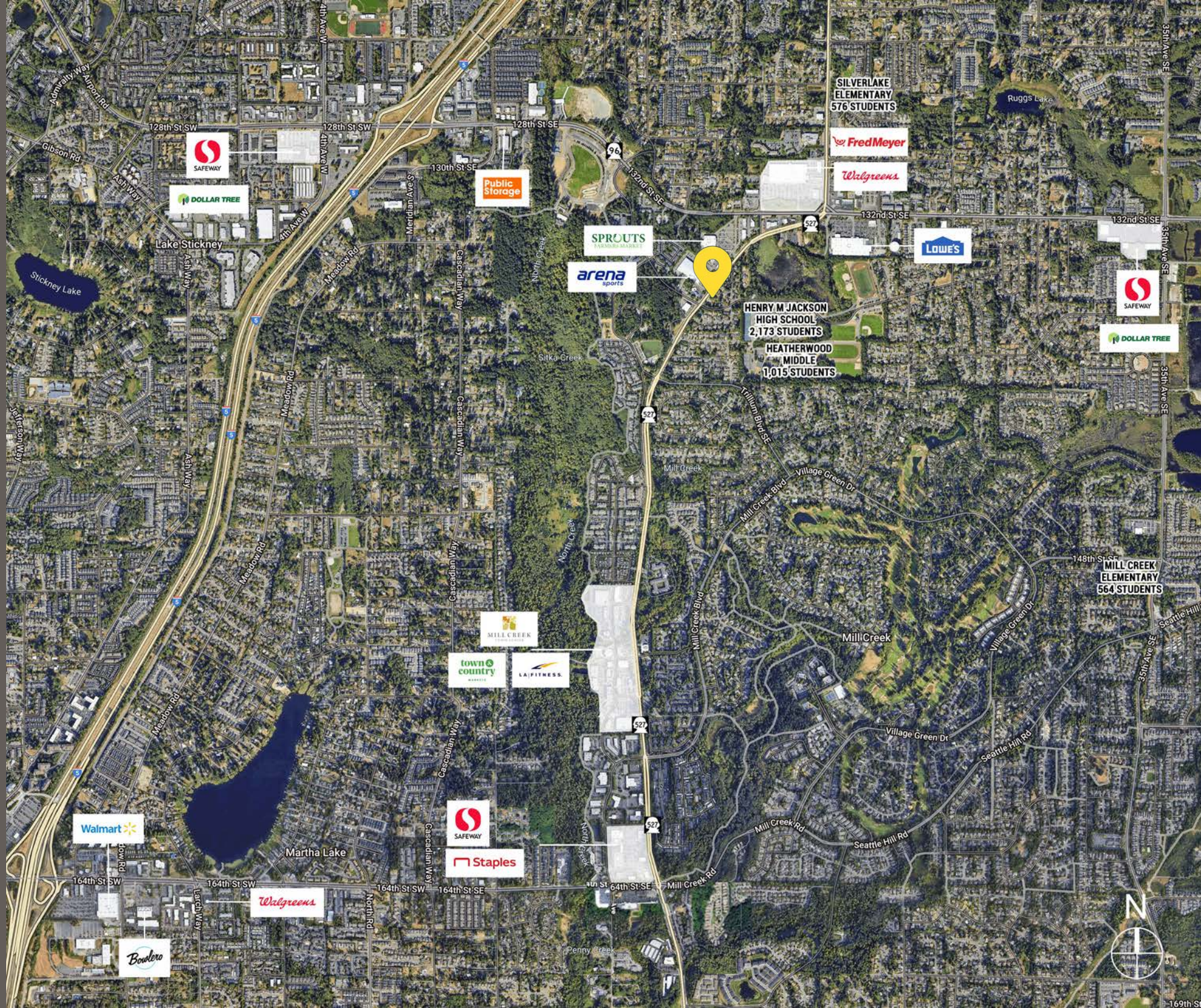
Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	16,017	\$167,337	3,431
Mile 3	167,579	\$147,950	36,247
Mile 5	332,410	\$151,719	86,274

CLICK FOR  
CB USE



# LOCATION AERIAL



**SAFeway**

**DOLLAR TREE**

**Public Storage**

**SPROUTS**

**arena sports**

**SILVERLAKE ELEMENTARY**  
576 STUDENTS

**Fred Meyer**

**Walgreens**

**LOWE'S**

**SAFeway**

**DOLLAR TREE**

**HENRY M JACKSON HIGH SCHOOL**  
2,173 STUDENTS

**HEATHERWOOD MIDDLE**  
1,015 STUDENTS

**MILL CREEK ELEMENTARY**  
564 STUDENTS

**MILL CREEK**

**town country**

**LA FITNESS**

**Walmart**

**SAFeway**

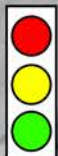
**Staples**

**Walgreens**

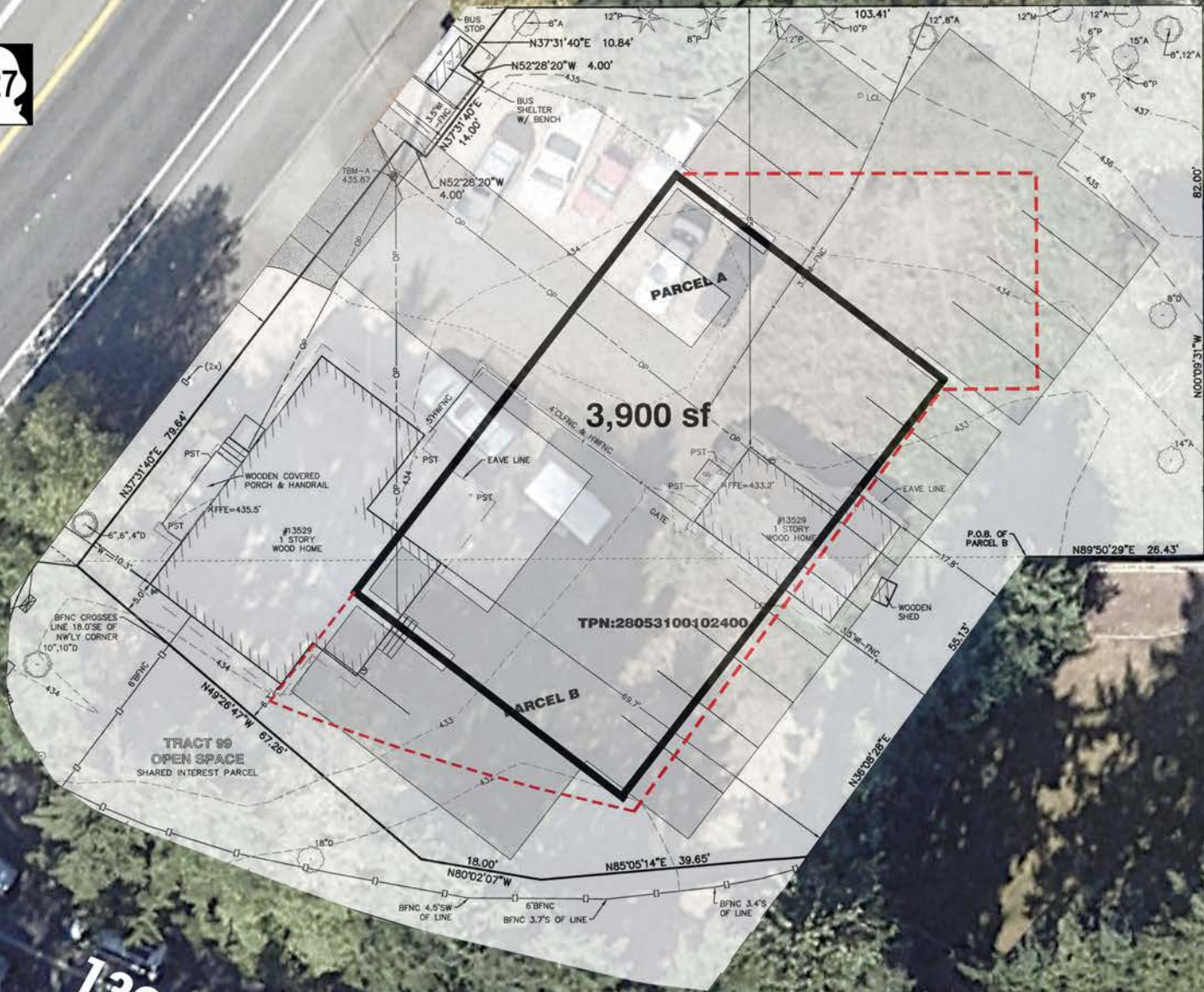
**Bowlro**



BUILD-OUT OPPORTUNITY




136TH ST SE  
(NO ACCESS)



KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

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