



## RETAIL COMMERCIAL BROCHURE

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**YOUR GATEWAY TO BOTHELL**

A STUDENT, WORKFORCE AND RESIDENTIAL COMMUNITY

# THE LOCATION

19116 Beardslee Boulevard | Bothell, WA | 98011



## AVERAGE ANNUAL DAILY TRAFFIC

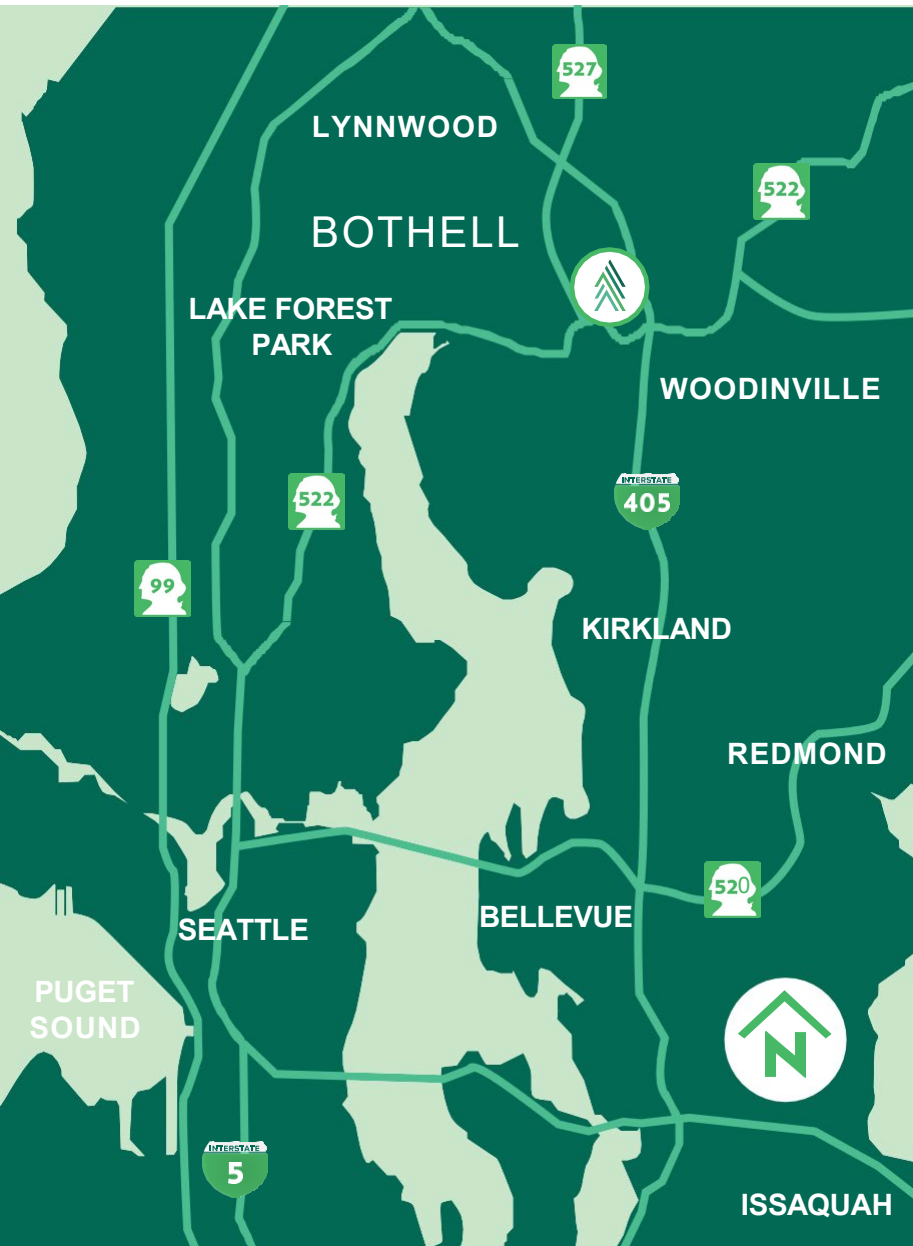
1	18,304 AADT	4	103,850 AADT
2	5,459 AADT	5	8,282 AADT
3	8,786 AADT	6	5,673 AADT



# THE VILLAS RETAIL TENANTS



# BOTHELL, WASHINGTON



The Village at Beardslee Crossing is 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. In 2007, 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 (5,861 students) and Cascadia Community College (2,597 students) is adjacent to the Village at Beardslee Crossing. According to the 2018 joint master plan, the student population is projected to grow to a total number of 10,000 fulltime equivalent students (6,000 at UW Bothell and 4,000 at Cascadia College).

The Village at Beardslee Crossing has 450 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 and a thriving college campus, the Village at Beardslee Crossing is your gateway to Bothell.

# TRADE AREA DEMOGRAPHICS

## SECONDARY TRADE AREA

POPULATION	248,668
DAYTIME POPULATION	189,675
EDUCATION 4+ YEARS	54.90%
AVG. HOUSEHOLD INCOME	\$185,445

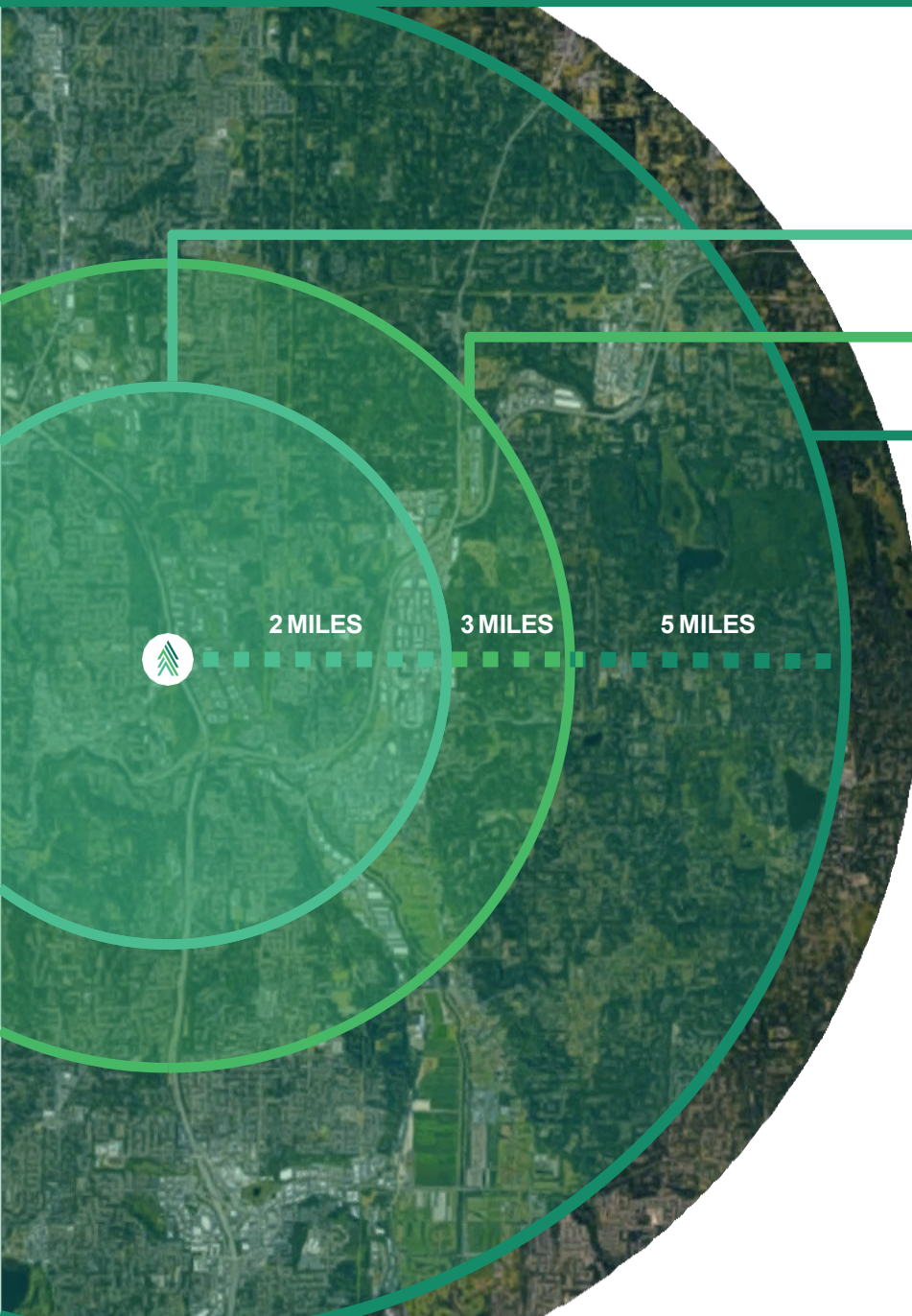
## PRIMARY TRADE AREA

POPULATION	162,800
DAYTIME POPULATION	168,320
STUDENT POPULATION	9,472
EDUCATION 4+ YEARS	60.80%
AVG. HOUSEHOLD INCOME	\$192,987

**BOTHELL LANDING**



# LEASING NOW



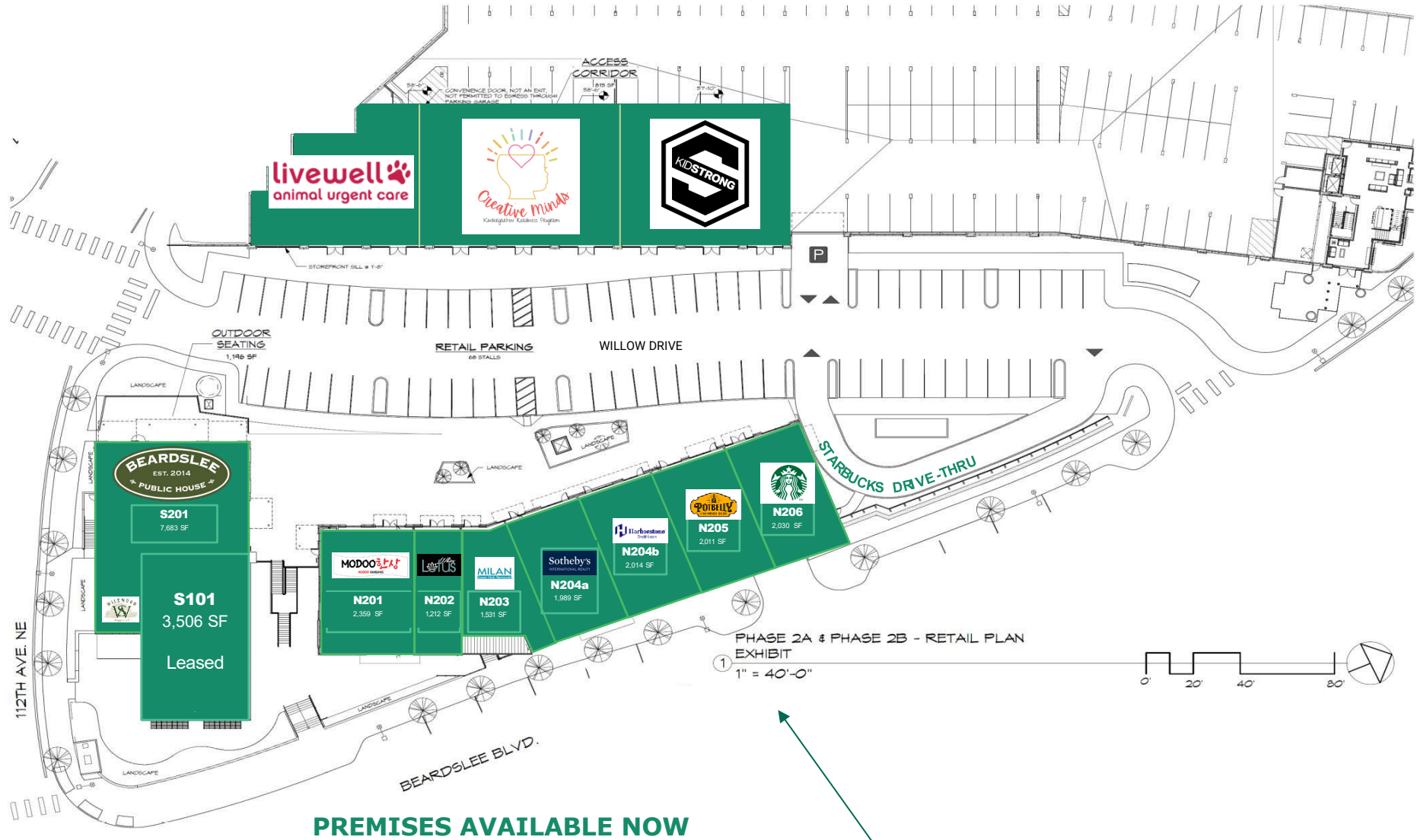
MILES	POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME	EDUCATION (4+ YEARS COLLEGE)
2	48,276	57,494	\$181,098	62.8%
3	100,608	108,737	\$189,195	61.1%
5	254,752	238,686	\$192,419	60.0%

<b>RETAIL PARKING SPACES</b>	374 [7.2/1000]
<b>DELIVERY DATE</b>	Q2 2025
<b>BEARDSLEE BUILDING SUITE N105</b>	1,518 SF
<b>TOTAL RETAIL GLA</b>	52,292 SF
<b>RETAIL</b>	\$42.00 PSF
<b>NNN</b>	\$9.27 PSF
<b>TENANT ALLOWANCE</b>	As Is 2 <sup>nd</sup> Generation



# WILLOW DRIVE STREET LEVEL

AVAILABLE NOW

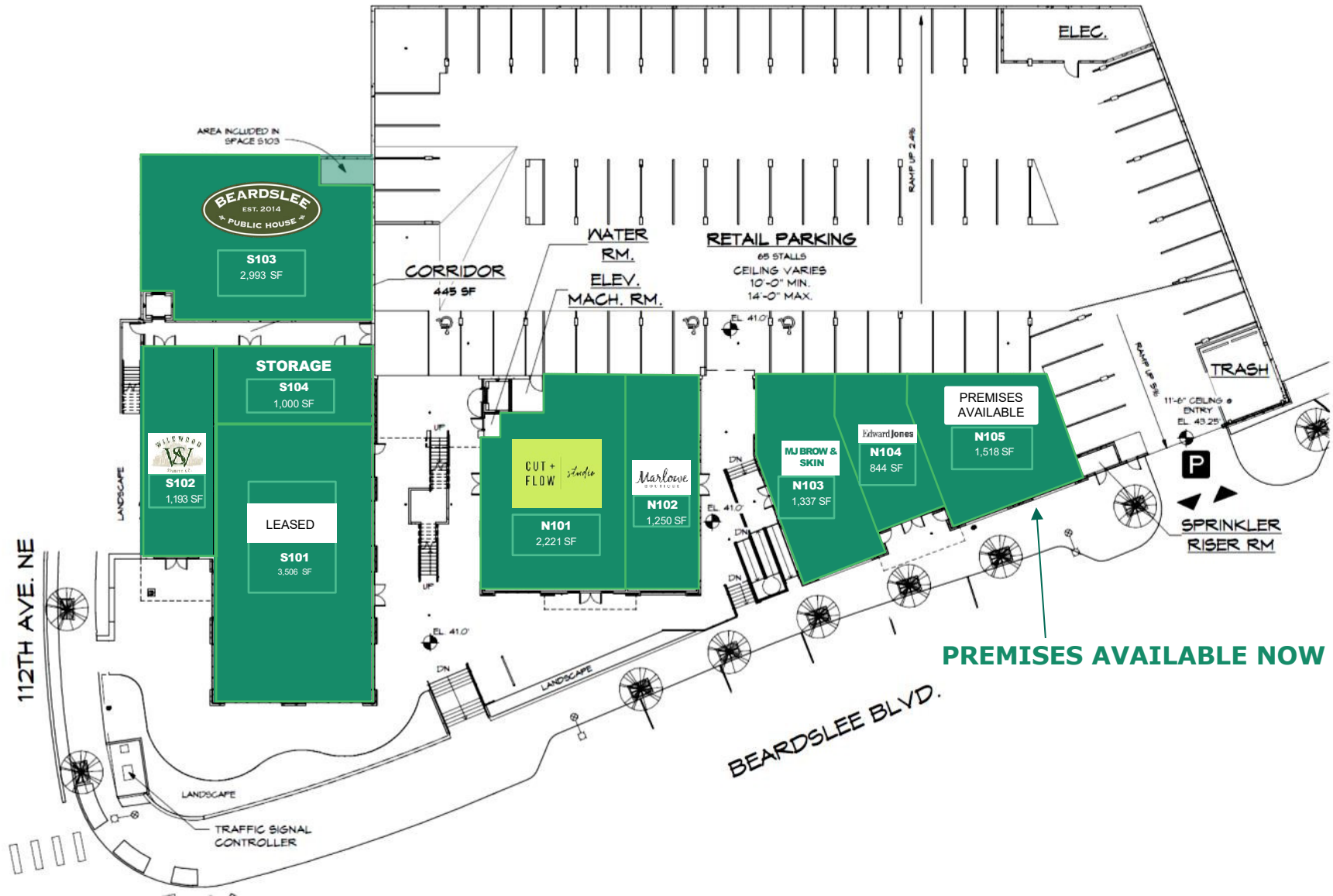


**PREMISES AVAILABLE NOW**

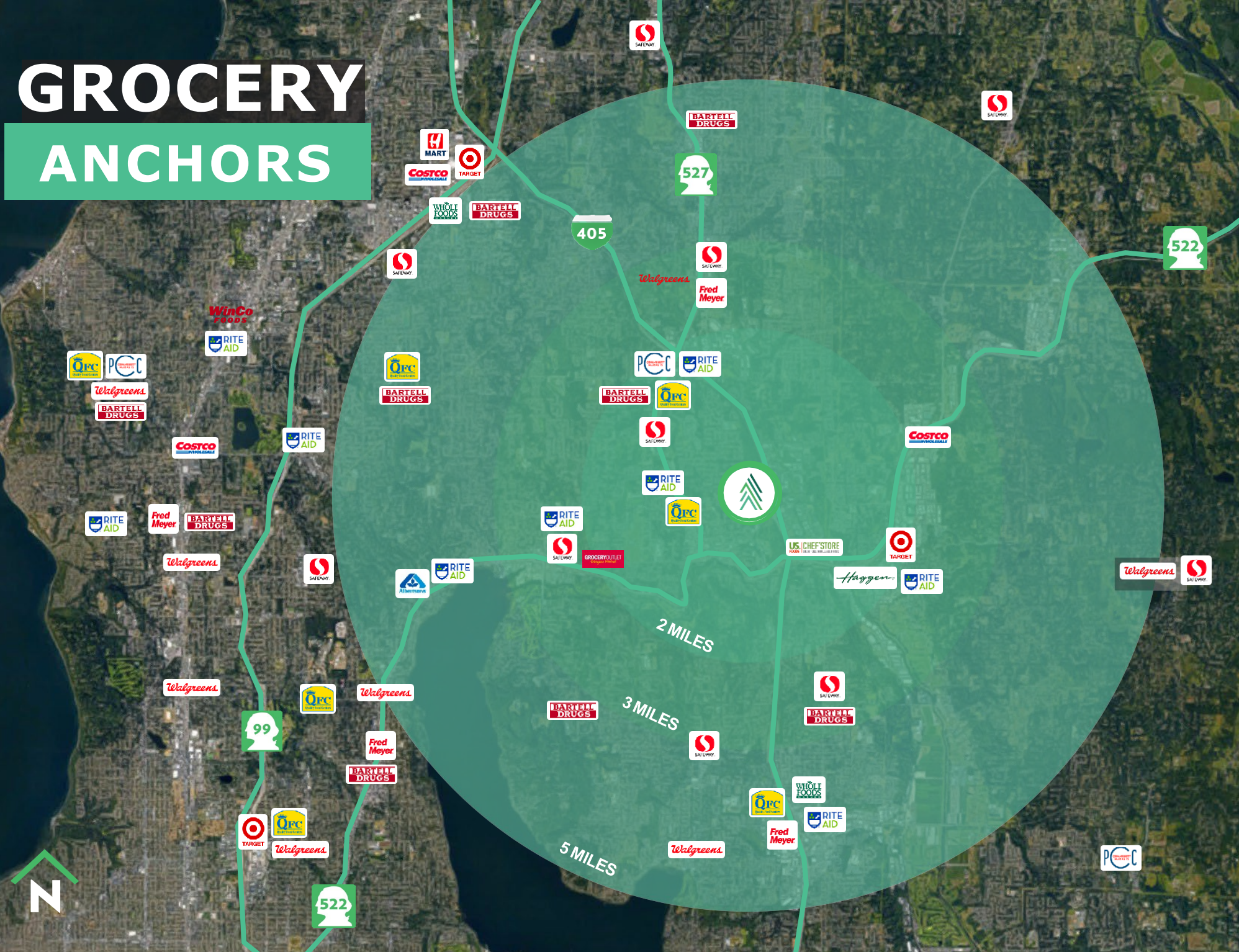


# BEARDSLEE BLVD STREET LEVEL

AVAILABLE NOW

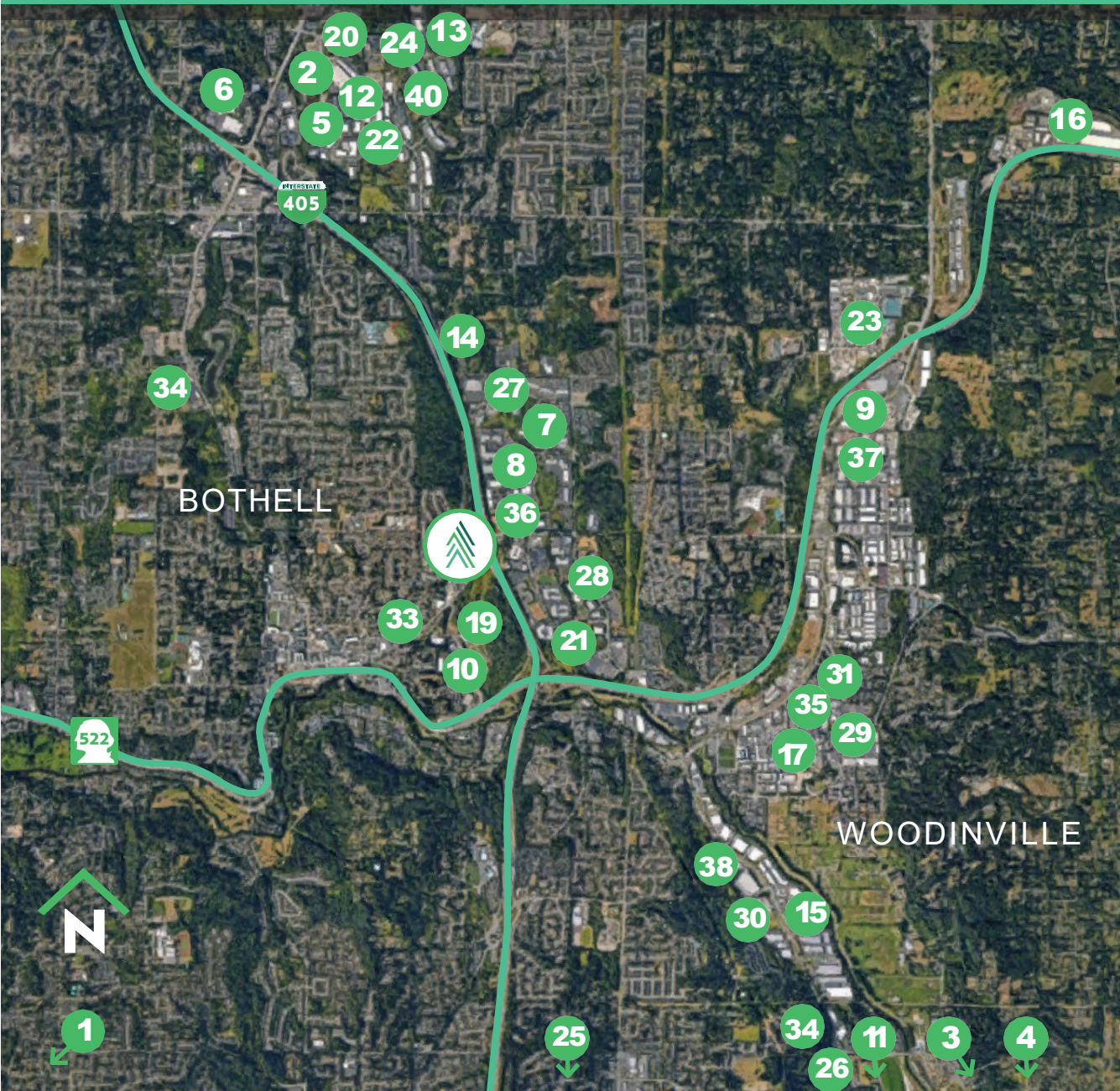


# GROCERY ANCHORS



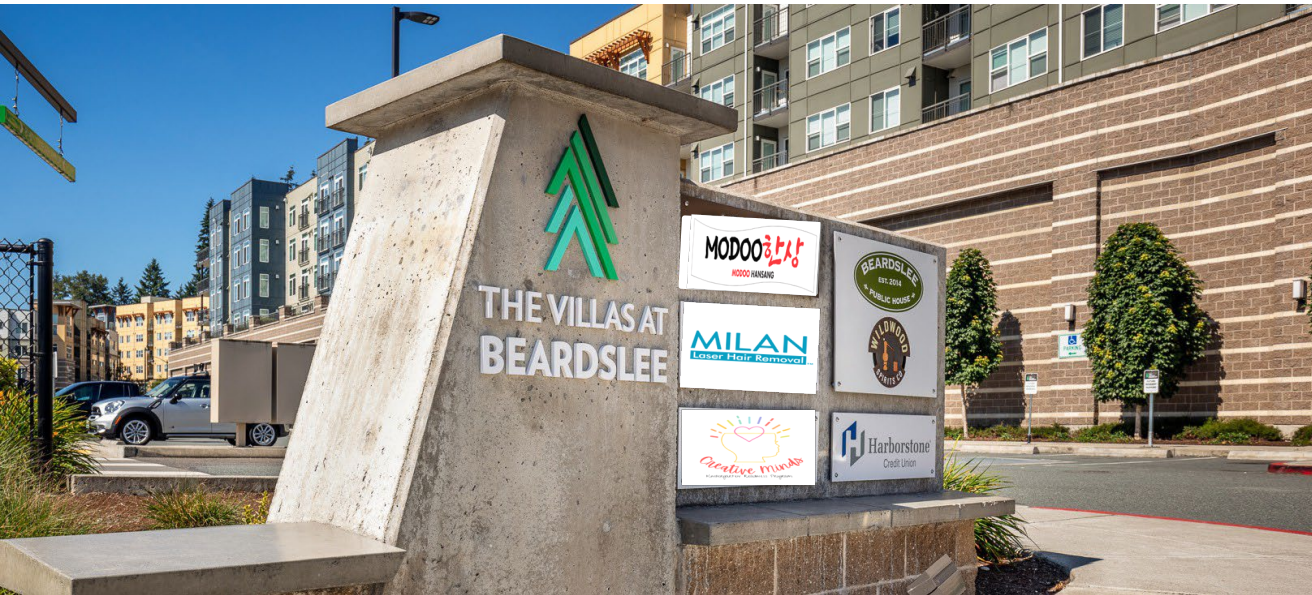
# MAJOR EMPLOYERS

## BOTHELL & WOODINVILLE



	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	Molbak's Garden + Home	249
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
39	Fluke Metal Products, Inc.	50-200

# PHOTOS



ENTRANCE SIGNAGE



# BOTHELL LANDING



Bothell's combination of big city demographics and small town feel support and sustain the downtown's commercial, retail, and residential growth. An economic study developed by The Concord Group in summer 2009 notes that the city can capture one million square feet of current projected 10 year (2010 - 2020) demand for new retail, office, and residential development in the downtown district.

With the City's investment of over \$150 million in public infrastructure, that potential expands. In fact, in 2012, the City has already reached a milestone with one third the overall private development goal having been met. More than \$207 million in private investment has been placed, leveraged by \$150 million in public investment. The new developments equate to an estimated 1,500 units of downtown housing and over 144,000 square feet of commercial office space.

# SEATTLE WORLD HEADQUARTERED COMPANIES



BLUE NILE

NORDSTROM



RETAIL LEASING  
Be | RETAIL

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