

REPRESENTED BY



OWNED & OPERATED BY



**FREE STANDING  
DRIVE-THRU  
OPPORTUNITY!**



**NOW OPEN!**

**COMING SOON!**



# LAKE SIDE

*AT CANYON PARK SHOPPING CENTER*

24040 BOTHELL EVERETT HWY | BOTHELL, WA 98021

*REPRESENTED BY*

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# LAKE SIDE

## AT CANYON PARK SHOPPING CENTER

### PROPERTY OVERVIEW



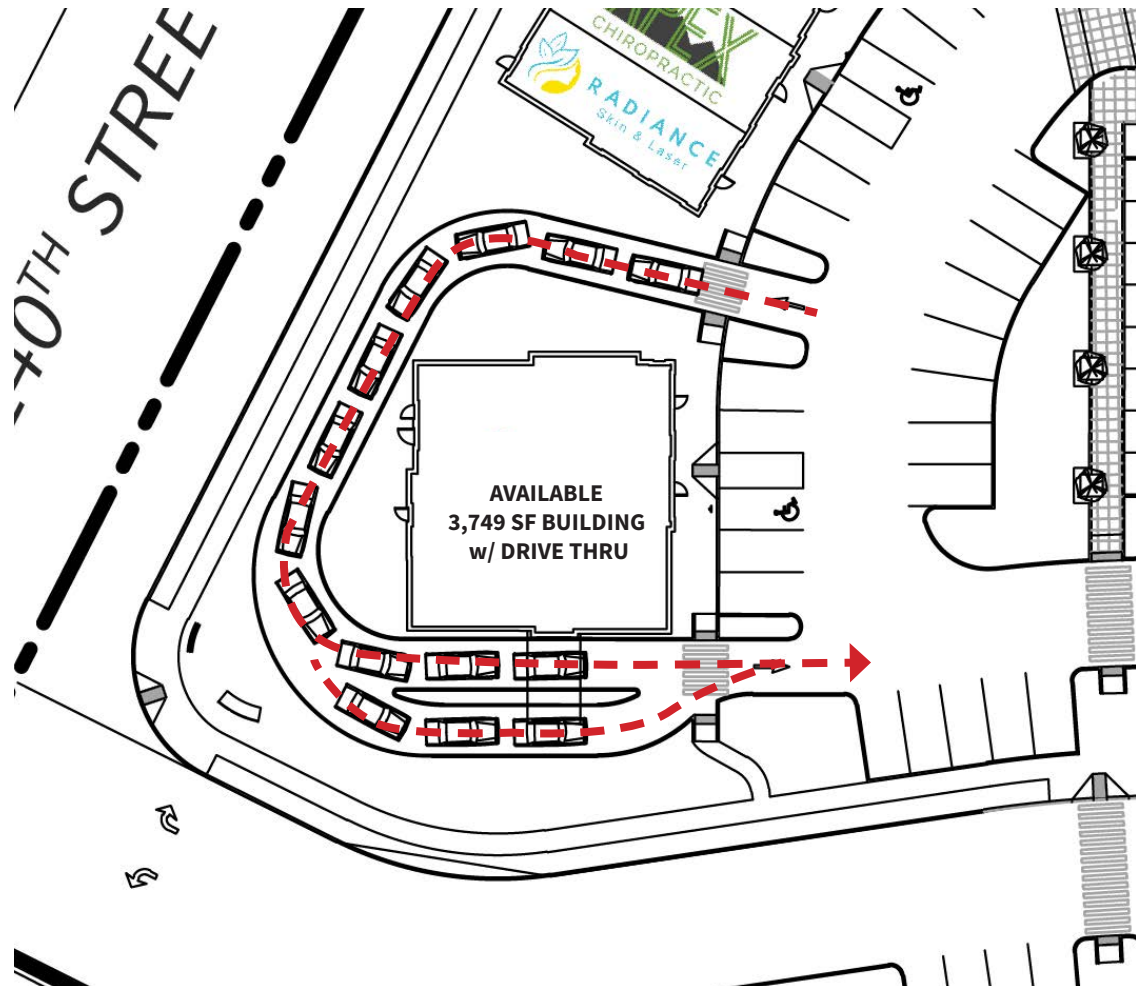
#### PROPERTY SUMMARY

3,749 SF w/Drive Thru

Convenient access to I-405 (located 1 mile North), lively Downtown Bothell (1.5 miles South), and Bothell's residential neighborhoods.

#### PROPERTY INFORMATION

<b>Property Name</b>	Lakeside Shopping Center
<b>Address</b>	24040 Bothell-Everett Hwy Bothell, WA 98021
<b>Submarket</b>	Bothell
<b>Zoning</b>	CB, OP
<b>Total Lot Size</b>	Approximately 13.11 Acres (571,072 SF)
<b>Existing Building</b>	3,749 SF w/ Drive-Thru
<b>Shopping Center RSF</b>	120,043 RSF
<b>Parking</b>	5 Stalls/1,000 RSF



# PROPERTY SITE PLAN



## CURRENT TENANTS & AVAILABILITY

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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	AVAILABLE	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



## LAKESIDE 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

# LAKESIDE

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  
3,500 SF



**SAFeway**  
FOOD & DRUG

AVAILABLE  
2,486 SF

DRIV-THRU  
AVAILABLE  
3,749 SF

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

240<sup>TH</sup> 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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