



**RARE EXISTING
FREE STANDING
RESTAURANT SPACE
Available for lease
at Crystal Creek**
5,200 SF Call for rates.

CRYSTAL CREEK

SHOPPING CENTER - RESTAURANT/RETAIL FOR LEASE

22612-C BOTHELL EVERETT HWY BOTHELL, WA 98021

A rare opportunity, located at the gateway between Bothell and Mill Creek directly off I-405 in Canyon Park. Crystal Creek sits on Bothell Everett Highway with 48,411 vehicles per day passing the site.

5,200 SF of restaurant space is available for lease.

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JSH | PROPERTIES, INC.



- » Outstanding traffic with 48,411 VPD on Bothell Everett Highway
- » Within 1 mile of Canyon Park Business District and 4 miles to UW Bothell Campus
- » Ideal for restaurant, cafe
- » Type one venting available
- » Right off I-405 interchange between Mill Creek and Bothell

CRYSTAL CREEK

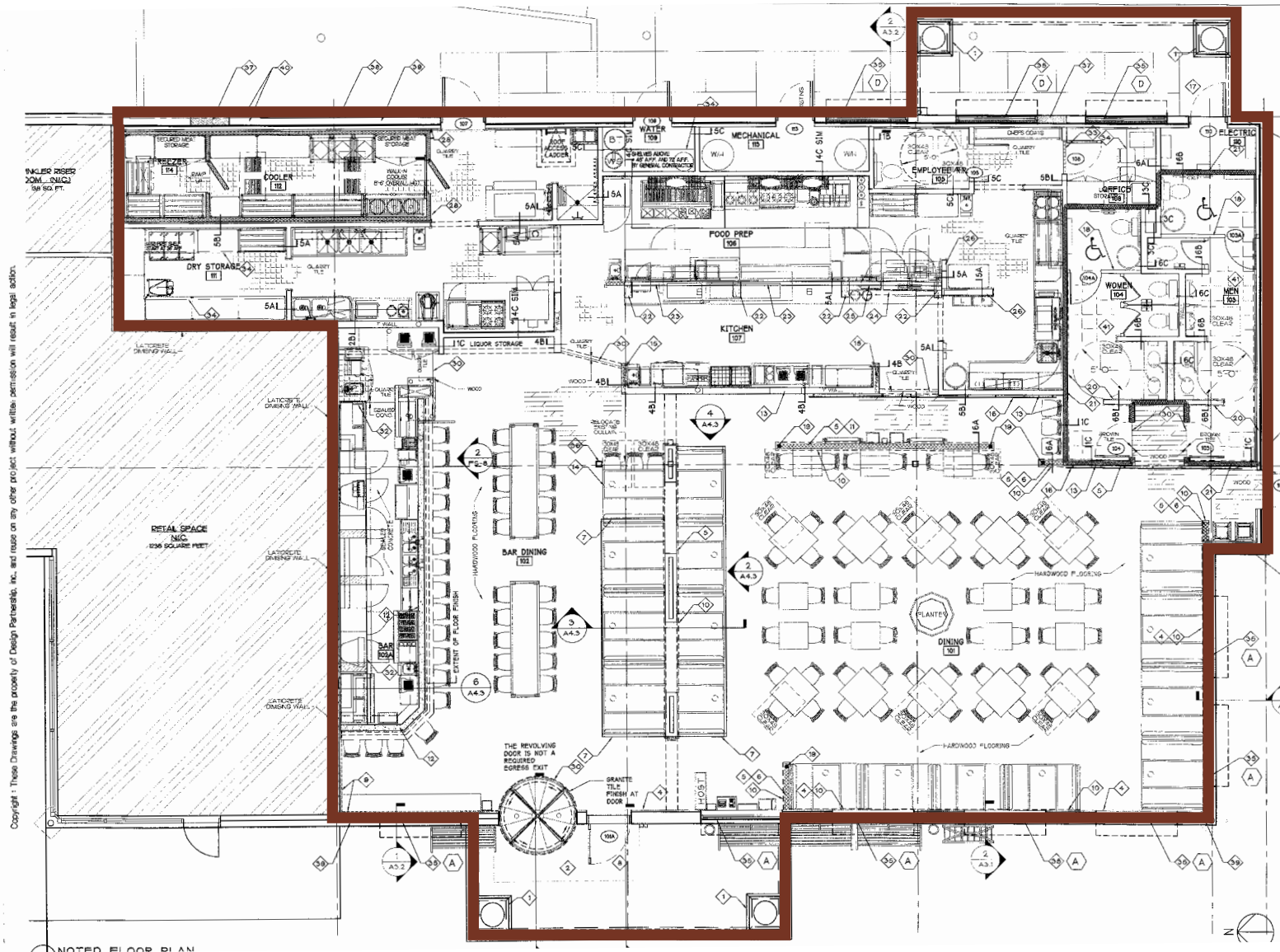
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AVAILABLE RSF BASE RENT NNN EST./SF FEATURES

RETAIL 5,200 Call for rates. \$6.73/sf*

Ideal for restaurant
Includes outdoor patio seating
Type 1 Hood
*Trash not included



TENANT

| | |
|-----------------------|--------|
| OUTBACK STEAKHOUSE | BLDG A |
| CRYSTAL CREEK CAFE | BLDG B |
| AVAILABLE - 5,200 SF | BLDG C |
| BELLA VISION | BLDG C |
| FEDEX OFFICE | BLDG D |
| CHAAT HOUSE | BLDG D |
| THE PORT OF PERI PERI | BLDG D |
| KELLER WILLIAMS | BLDG E |
| FUSION HOT YOGA | BLDG F |
| JACK IN THE BOX | PAD |
| HILTON GARDEN INN | NAP |

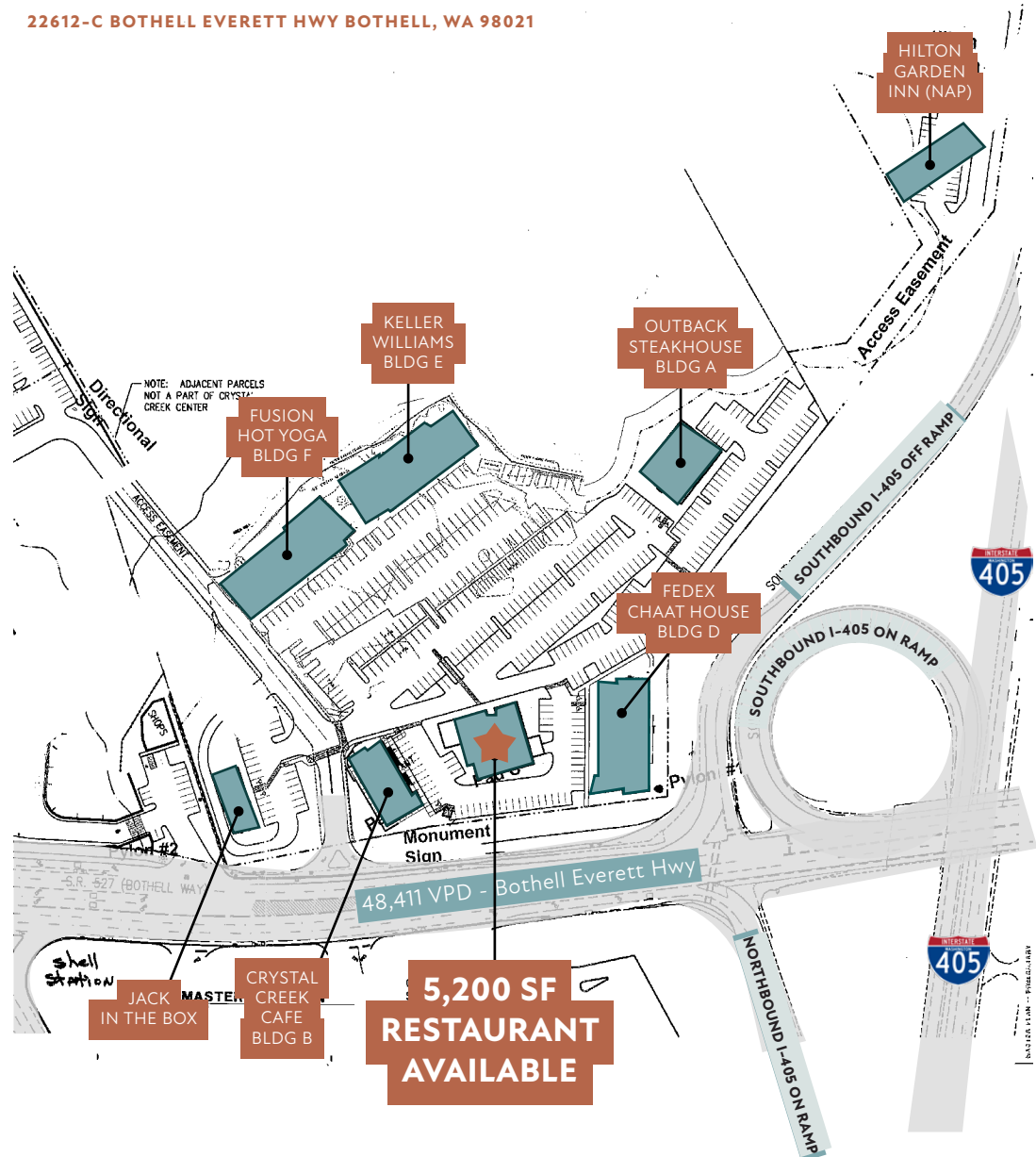
CRYSTAL CREEK

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Signage Opportunity



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CRYSTAL CREEK RETAIL FOR LEASE | 4 |

JSHPROPERTIES.COM



CANYON PARK is located in Bothell, a suburb 20 miles northeast of Seattle.

The Canyon Park area is known for its concentration of biotechnology and life sciences companies in the Canyon Park Business District, making it a hub for innovation and research in the Pacific Northwest.

Companies include Philips Healthcare, which employs 1,400 people and Seattle Genetics,

a biotechnology company that employs 1,100. Approximately 100,000 people work within 3 miles of the site.

Bothell, WA is also home to University of Washington Bothell Campus, with a total enrollment of approximately 6,500 graduate and post graduate students.

| 2023 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--------------------|-----------|-----------|-----------|
| Population | 10,341 | 118,348 | 297,674 |
| Daytime Population | 13,578 | 100,607 | 260,194 |
| Households | 3,978 | 43,826 | 113,020 |
| Avg. HH Income | \$159,123 | \$161,057 | \$151,999 |

DEMOGRAPHICS ~ 3 MILE RADIUS

KEY FACTS



118,348

Population



38.9

Median Age



2.7

Average
Household Size



\$161,057

2022 Average
Household Income
(Esri)



4%

No High
School
Diploma



14%

High School
Graduate



27%

Some College



54%

Bachelor's/Grad/Pro
f Degree

EMPLOYMENT



77%

White Collar



14%

Blue Collar



9%

Services



2,635

Total Businesses



31,957

Total Employees

BUSINESS

ANNUAL HOUSEHOLD SPENDING



\$3,647

Apparel &
Services



\$297

Computers &
Hardware



\$6,527

Eating Out



\$4,545

Travel



\$146

Theatre/Operas/
Concerts



\$162

Movies/Museums/
Parks



\$9,097

Groceries



\$10,305

Health Care



\$120

Sports Events



\$10

Online Games

ANNUAL LIFESTYLE SPENDING