

NORTH CREEK COMMERCE CENTER BUILDING A

Prime new construction retail/showroom
space available in Bothell

18712 BOTHELL-EVERETT HWY, BOTHELL, WA

DEVELOPED BY



REPRESENTED BY



PROPERTIES, INC.



Prime new construction
high-traffic retail / showroom
opportunity directly on
Bothell-Everett Highway

Building A: 22,971 SF

Available Now

47 dedicated parking stalls

20' clear height

Grade-level rear loading

Great access from I-405 and I-5

High traffic counts at 32,405 cars per day

Strong demographics

Located at entrance to new Class-A
flex / industrial park

Call agents for lease rates

Perfectly connected to region's
major freeways and highways

2.5 MI

TO I-405

3.4 MI

TO I-5

4.7 MI

TO SR-9

MUKILTEO



PAINE FIELD AIRPORT



8 MIN TO I-5

NORTH CREEK
COMMERCE CTR

9 MIN TO SR-9

6 MIN TO I-405



MONROE



MALTBY



LYNNWOOD

BOTHELL

WOODINVILLE

SHORELINE

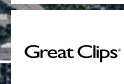
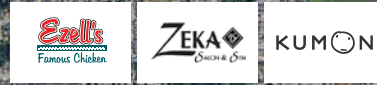
KIRKLAND



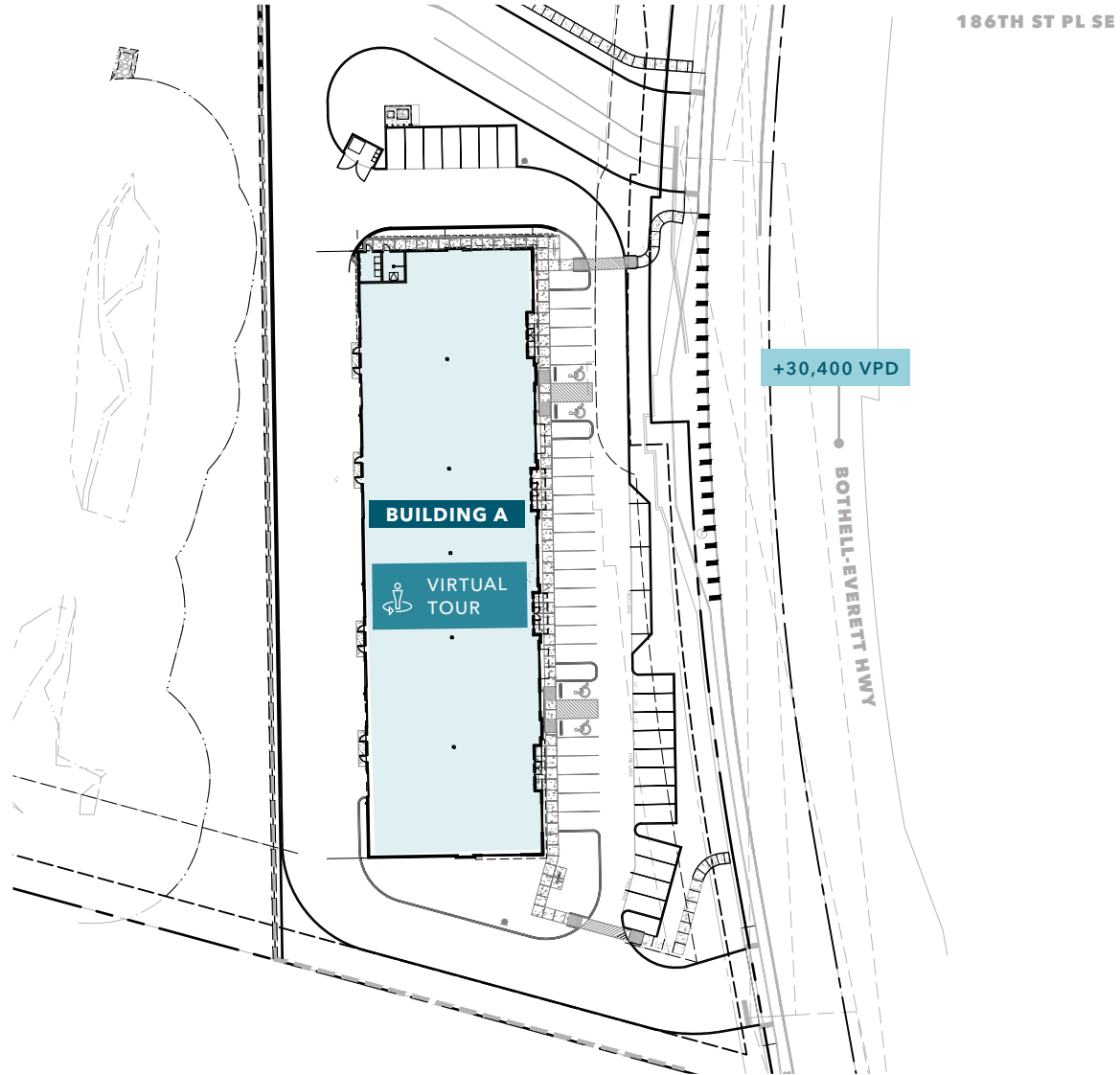
THE LEARNING
EXPERIENCE

PROPERTY
SUBJECT

+32,400 VPD



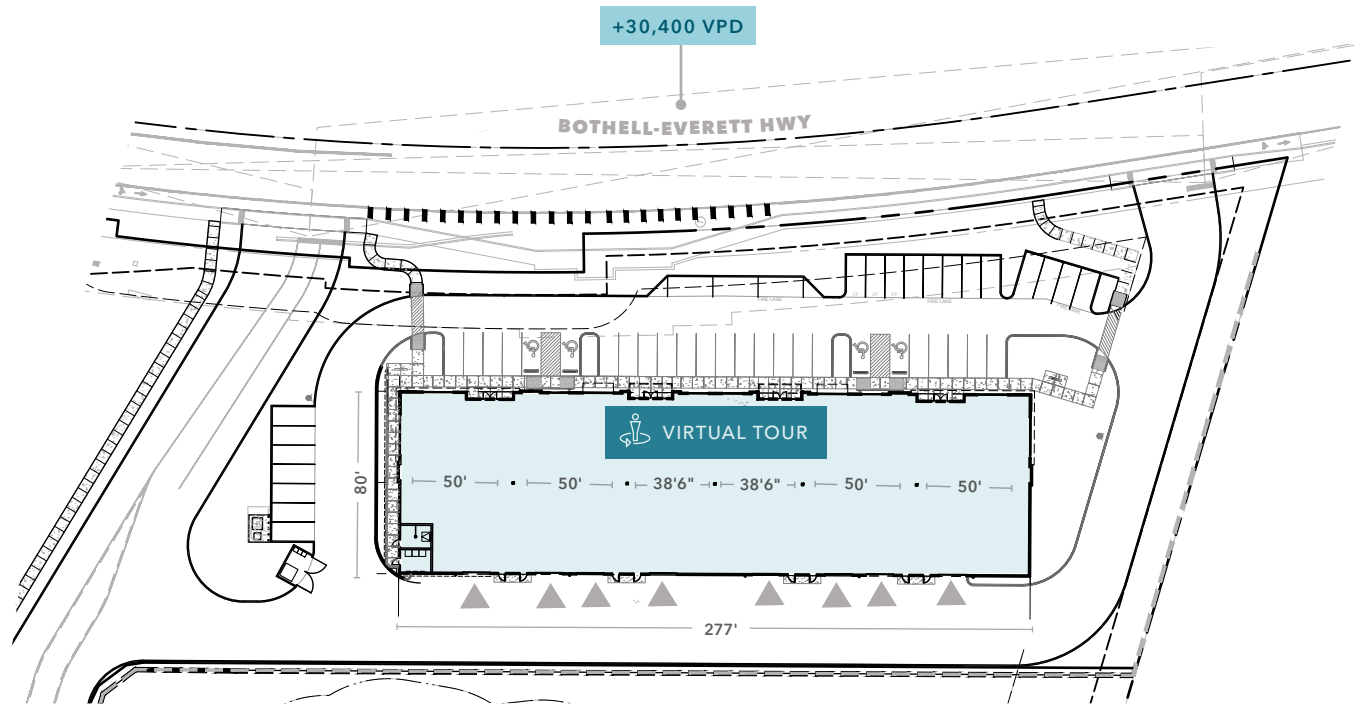
SITE PLAN



BUILDING A

22,971

TOTAL SF



▲ GRADE LEVEL ROLL-UP



Elevations



DEMOGRAPHICS

POPULATION

	3 Mile	5 Miles	10 Miles
Estimated Population (2024)	121,732	340,207	829,346
Projected Population (2029)	124,108	348,820	847,446
Census Population (2020)	119,979	335,549	819,702
Annual Growth (2020-2024)	1,753	4,658	9,644
Annual Growth (2010-2020)	32,928	64,838	112,348
Median Age	35.8	36.7	38.6

HOUSEHOLDS

	3 Mile	5 Miles	10 Miles
2024 Households	45,035	130,284	329,816
2029 Household Projection	46,077	133,923	336,650
Annual Growth 2024-2029	0.5%	0.6%	0.4%
Historical Annual Change 2010-2024	2.9%	2.0%	1.3%

INCOME

	3 Mile	5 Miles	10 Miles
2024 Average Household Income	\$189,239	\$163,854	\$169,327
2024 Median Household Income	\$150,594	\$128,300	\$129,480
2024 Per Capita Income	\$70,088	\$62,860	\$67,501

SOURCES: SITES USA 2024 (REGIS ONLINE)

RACE/ETHNICITY

	3 Mile	5 Miles	10 Miles
White	53.5%	56.5%	60.6%
Black or African American	4.3%	5.6%	5.4%
Asian	29.5%	23.4%	19.7%
American Indian or Native Alaskan	0.4%	0.6%	0.6%
Other Races	9.3%	10.1%	11.1%
Hispanic	13.3%	16.8%	16.6%

EDUCATION

	3 Mile	5 Miles	10 Miles
2024 High School Graduate	14.1%	17.6%	16.8%
2024 Associates Degree Only	8.9%	9.6%	9.0%
2024 Bachelors Degree Only	32.7%	29.4%	30.7%
2024 Graduate Degree	21.3%	17.3%	19.3%

BUSINESS

	3 Mile	5 Miles	10 Miles
2024 Total Businesses	3,974	11,893	34,098
2024 Total Employees	29,865	90,897	259,142
2024 Employee Pop. per Business	7.5	7.6	7.6
2024 Res. Pop. per Business	30.6	28.6	24.3

NORTHCREEKCOMMERCE.COM

PROPERTY
SUBJECT

BOTHELL-EVERETT HWY

For leasing information contact

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Mathews**

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