

CANYON PARK SHOPPING CENTER

22627 STATE ROUTE 527 | BOTHELL, WA 98021

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Property Details

Owned GLA

123,592 SF

Availability

0 Suites | 0 SF

Overview

- Positioned along the busy Bothell-Everett Highway, this location sees daily commuter and neighborhood traffic, ideal for retailers looking for exposure.
- Anchored by PCC Community Markets and Rite Aid, drawing a health-conscious, loyal customer base that frequents the center for both essentials and specialty goods.
- Neighboring office parks and residential communities create a consistent flow of visitors throughout the day—not just weekends.

Tenant Mix



Photography
Coming Soon

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Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	12,948	18,562	4,918	\$177,439	\$138,607
3 MILES	110,986	100,671	40,965	\$173,086	\$141,462
5 MILES	288,403	259,187	109,212	\$160,617	\$134,532



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Market Aerial

**Market Aerial
Coming Soon**

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Site Plan



Suite	Tenant	GLA (SF)
GL-1	RITE AID	25,684
GL-2	PCC NATURAL MARKETS	24,825
22631A	BIG 5 SPORTING GOODS	11,998
BE-A-B	KIDDIE ACADEMY	10,303
GL-2A	PETCO	10,290
BB1-ED	PHENIX SALON SUITES	6,400
22707	WELLS FARGO	3,800
BFPADC	TACO TIME	3,526
BC2-A	ORANGE THEORY FITNESS	2,800
BA-A	CP VETERINARY HOSPITAL	2,624
BF-B	WHAT THE PHO	2,510
BE-E	HAMAMOTO DENTISTRY	2,414
BE-D	SALLY BEAUTY SUPPLY	2,332
GL-3	SHELL	2,000
BC1-B	AMAZING LASH STUDIO	2,000
BA-C	SINGAPORE MATH CLUB	1,800
BA-D	TRINA'S NAILS	1,500
BD-6	NAKAGAWA JAPANESE	1,260
BD-5	90 DEGREES BANGKOK	1,180
BD-4	MOCHINUT	1,155
BD-3	EDWARD D JONES	1,095
BD-1	CREART STUDIOZ	890
BD-2	THE JOINT CHIROPRACTIC	875
DOCK	PCC NATURAL MARKETS	331

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Get in Touch with Us

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Learn more about Canyon Park Shopping Center at shopcore.com/property/canyon-park-shopping-center