

# 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

3 Suites | 28,559 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



petco



CosmoProf



Photography  
Coming Soon

Photography  
Coming Soon

# CANYON PARK SHOPPING CENTER

22627 STATE ROUTE 527 | BOTHELL, WA 98021

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## 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



# CANYON PARK SHOPPING CENTER

22627 STATE ROUTE 527 | BOTHELL, WA 98021

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Market Aerial

**Market Aerial  
Coming Soon**

# CANYON PARK SHOPPING CENTER

22627 STATE ROUTE 527 | BOTHELL, WA 98021

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Site Plan



Suite	Tenant	GLA (SF)
GL-1	AVAILABLE	25,684
BC1-B	AVAILABLE	2,000
BD-2	AVAILABLE	875
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 BANK	3,800
BFPADC	TACO TIME	3,526
BC2-A	ORANGETHEORY 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	COSMOPROF	2,332
GL-3	SHELL	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
DOCK	PCC NATURAL MARKETS	331



# CANYON PARK SHOPPING CENTER

22627 STATE ROUTE 527 | BOTHELL, WA 98021

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Get in Touch with Us

### Leasing

Betsy Shriver

**206-800-8179**

**[bshriver@performproperties.com](mailto:bshriver@performproperties.com)**

### Pop-up & Short-term Leasing

Specialty Leasing Team

**206-207-3281**

**[specialtyleasing@performproperties.com](mailto:specialtyleasing@performproperties.com)**

### Property Management

Holly Karashin

**858-255-4950**

**[hkarashin@performproperties.com](mailto:hkarashin@performproperties.com)**



*This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.*

Learn more about Canyon Park Shopping Center at [shopcore.com/property/canyon-park-shopping-center](https://shopcore.com/property/canyon-park-shopping-center)