

# CANYON PARK SHOPPING CENTER

22627 STATE ROUTE 527 | BOTHELL, WA 98021

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## Property Details

**Owned GLA** 123,592 SF  
**Availability** 2 Suites | 27,684 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



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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

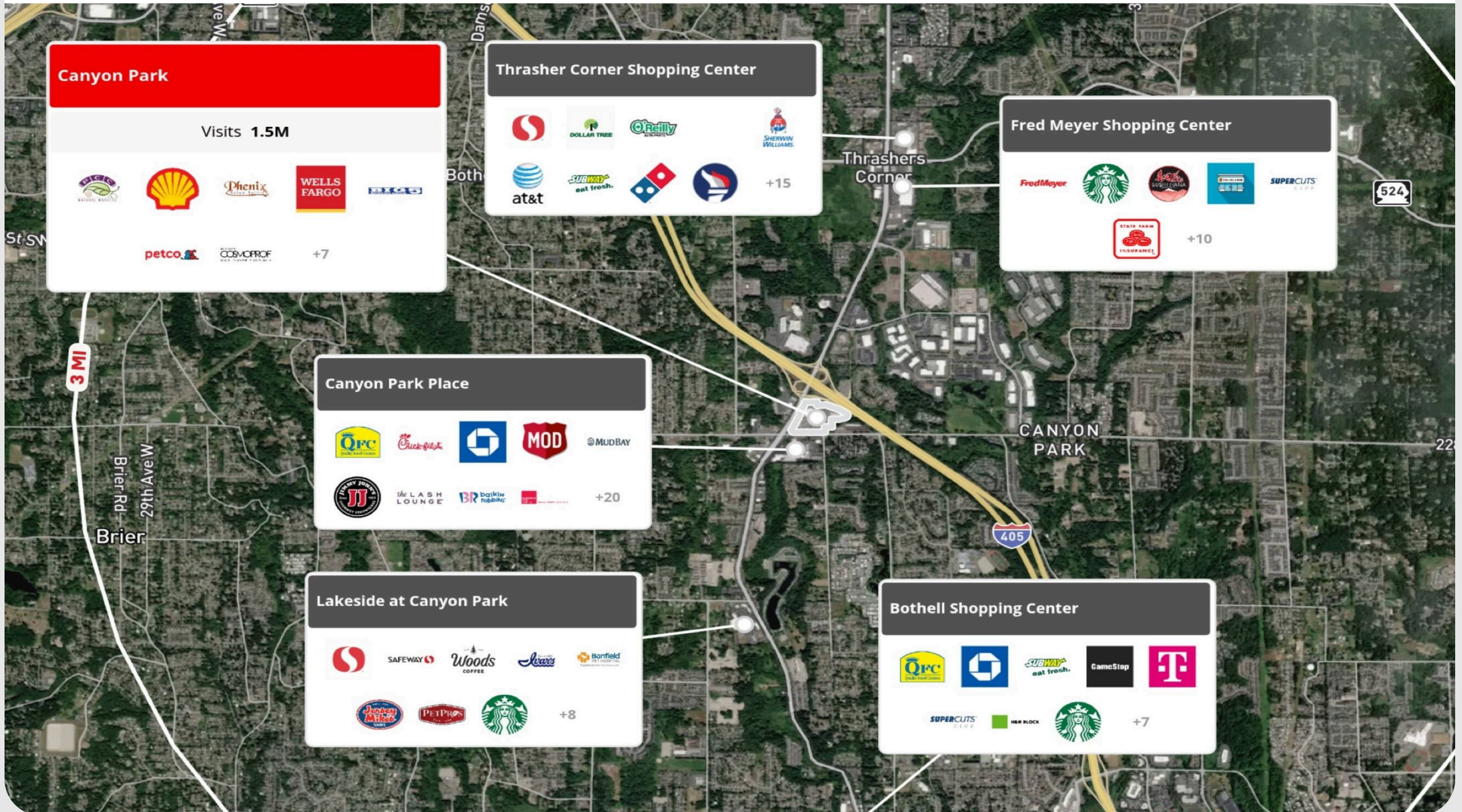


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## Market Aerial



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## Site Plan



Suite	Tenant	GLA (SF)
GL-1	AVAILABLE	25,684
BC1-B	AVAILABLE	2,000
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
BD-2	RUSH BOWLS	875
DOCK	PCC NATURAL MARKETS	331

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## Get in Touch with Us

### Leasing

Tommy Gibbs  
**206-800-8179**  
[tgibbs@performproperties.com](mailto:tgibbs@performproperties.com)

### Pop-up & Short-term Leasing

Specialty Leasing Team  
**206-207-3281**  
[specialtyleasing@performproperties.com](mailto:specialtyleasing@performproperties.com)

### Property Management

Eric Nickelson  
**858-255-4922**  
[Enickelson@performproperties.com](mailto:Enickelson@performproperties.com)



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