

CANYON PARK SHOPPING CENTER

22627 STATE ROUTE 527 | BOTHELL, WA 98021

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Property Details

Owned GLA **Availability**
123,592 SF 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, 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

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	10,274	13,079	4,037	\$238,183	\$175,066
3-MILE RADIUS	116,895	103,999	43,262	\$207,672	\$161,705
5-MILE RADIUS	296,845	260,894	112,364	\$199,180	\$157,089

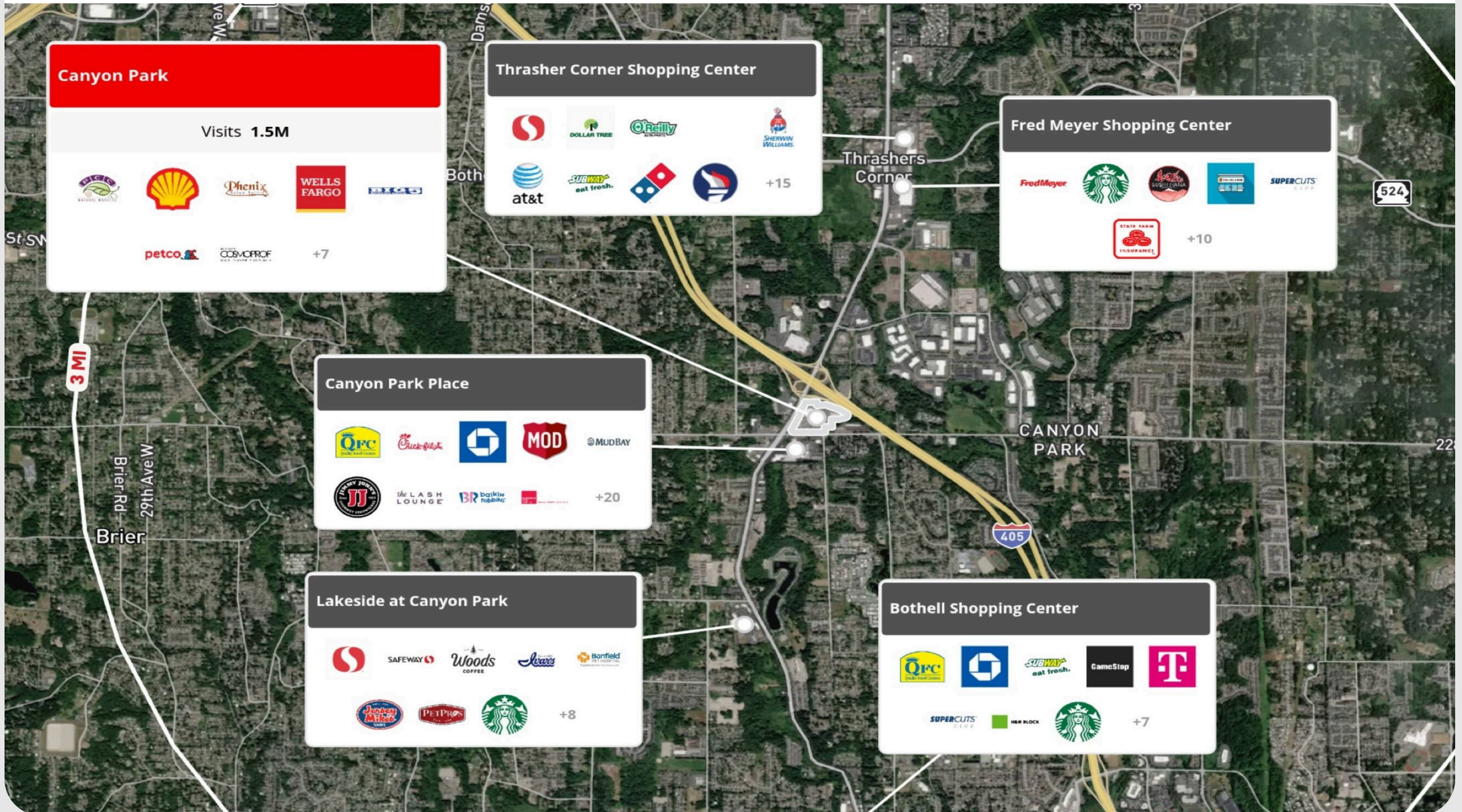


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Market Aerial



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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

Pop-up & Short-term Leasing

Specialty Leasing Team
206-207-3281
specialtyleasing@performproperties.com

Property Management

Eric Nickelson
858-255-4922
Enickelson@performproperties.com



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