CANYON PARK SHOPPING CENTER

22627 STATE ROUTE 527 | BOTHELL, WA 98021

Perform Properties

Property Details

Owned GLA
123,261 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, 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

PCC Community Markets · Michaels · Big 5 Sporting Goods · petco · orangetheory · CosmoProf









For more information, contact: David Marks | 206-800-8179 | DMarks@performproperties.com

Updated October 2026

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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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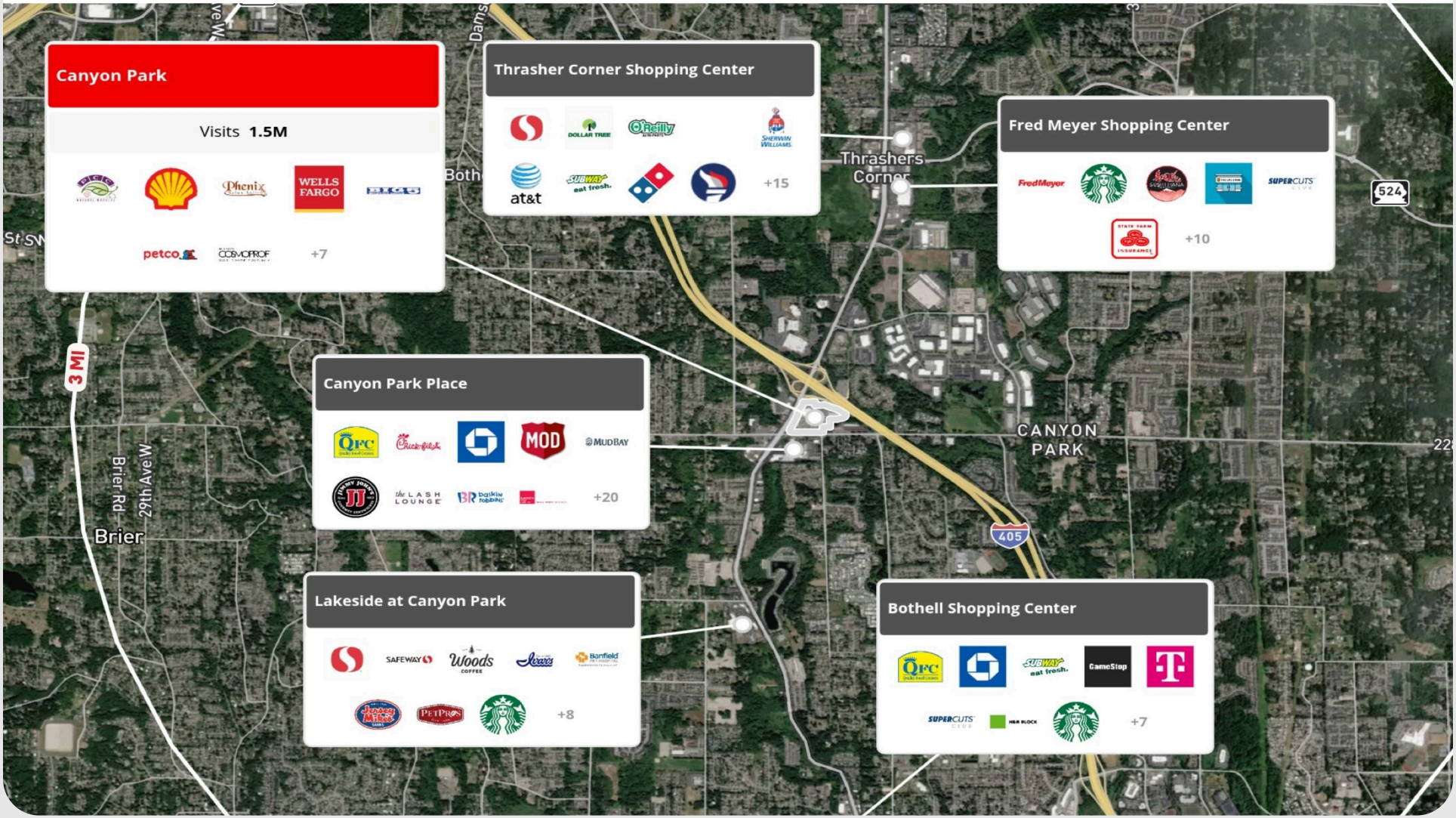
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Market Aerial



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Site Plan



Suite	Tenant	GLA (SF)
GL-2	PCC NATURAL MARKETS	24,825
GL-1	MICHAELS	24,698
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
BC1-B	PERSPIRE SAUNA STUDIOS	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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