

# SPACE FOR SUBLEASE IN BOTHELL

PREMIER RETAIL SPACE



**Mike Horner**

+1 206 607 1751

mike.horner@am.jll.com

**Ryan Jones**

+1 206 607 1741

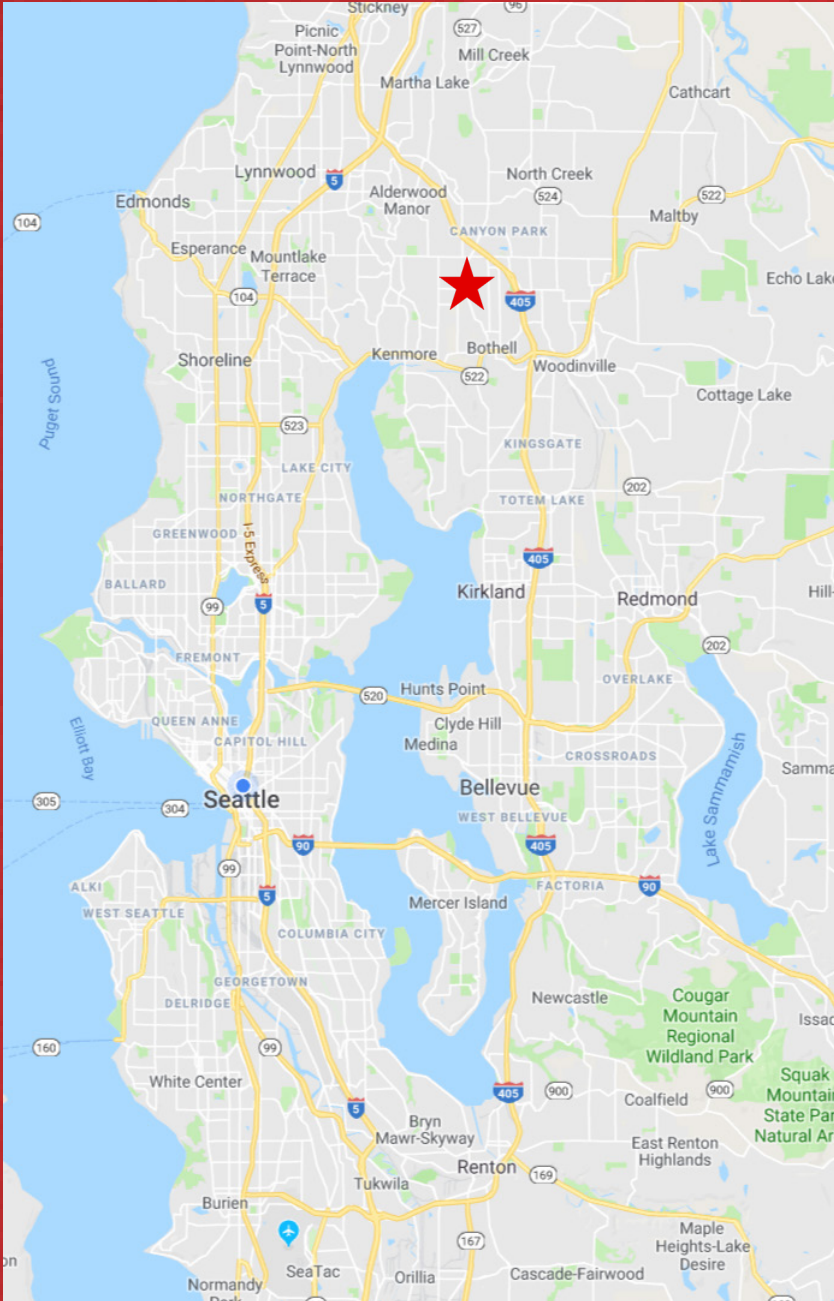
ryan.jones@am.jll.com

**3,749 SF AVAILABLE**

24008 BOTHELL EVERETT HWY | BOTHELL, WA 98021

# RETAIL OPPORTUNITY

OFFERING APPROXIMATELY **3,749 SF** OF PRIME RETAIL SPACE



# PRIME LOCATION IN LAKE SIDE AT CANYON PARK

- + 3,749 SF available
- + \$28.00/psf
- + Anchored tenants include: Safeway, Hair Masters, Ivars, Pet Pros, Starbucks, Brooks Sports, and more!
- + Dedicated surface parking
- + Easy access to I-405
- + Visible from 240th St SE with excellent signage
- + Multiple lane drive thru



TRANSIT SCORE

**25**

## 2017 NEIGHBORHOOD STATISTICS

RADIUS	1 MILE	3 MILE	5 MILES
<b>Population</b>	11,725	103,584	281,101
<b>Total Employees</b>	6,273	55,120	150,175
<b>Average Household Income</b>	\$116,712	\$119,531	\$113,693



WALK SCORE

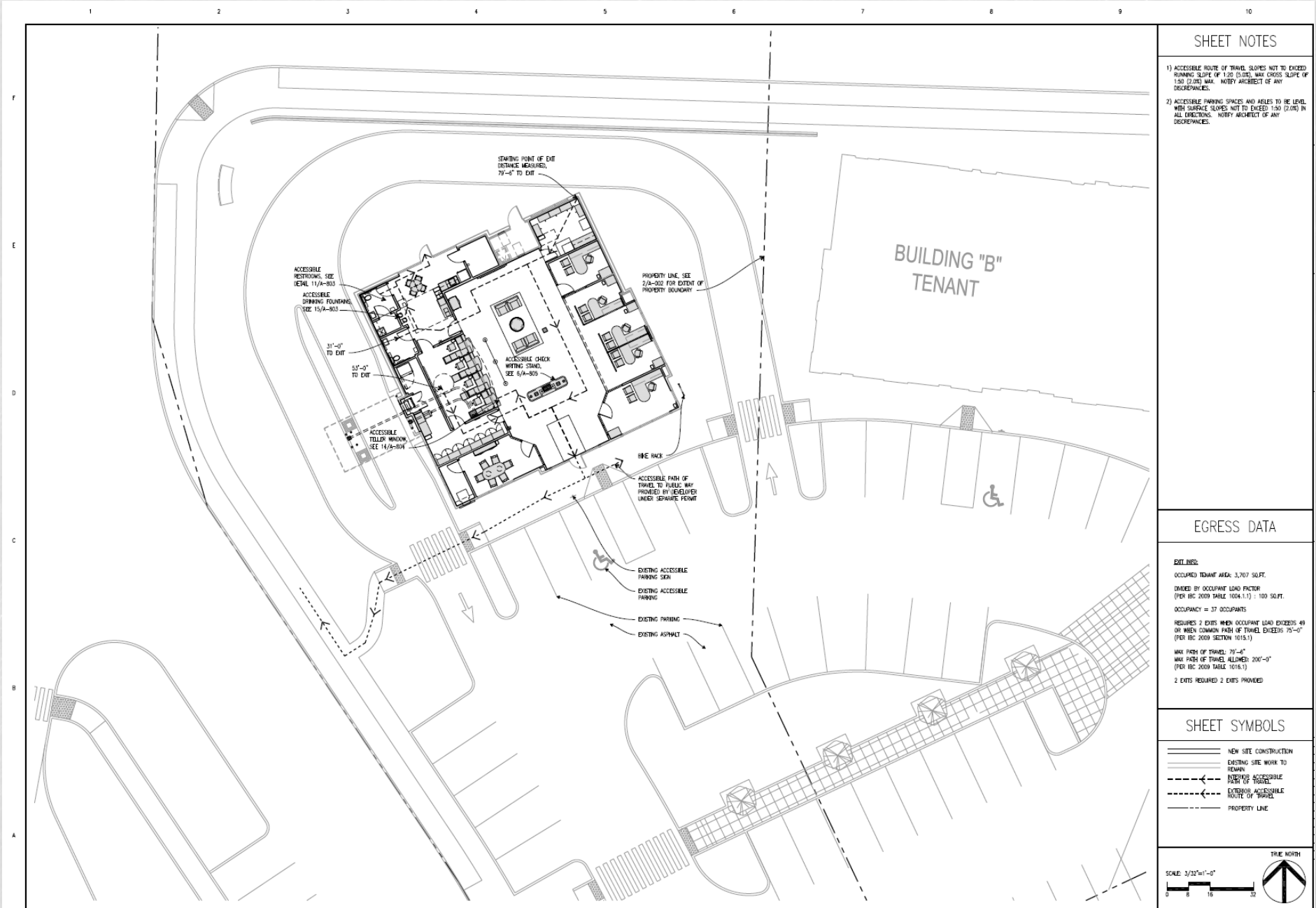
**58**

## 2017 TRAFFIC COUNTS

COLLECTION STREET	TRAFFIC COUNT	DISTANCE
<b>240th St SE &amp; Bothell Everett Hwy</b>	12,453	0.02 mi
<b>Bothell Everett Hwy &amp; 240th St SE</b>	23,828	0.06 mi
<b>Bothell Everett Hwy &amp; 237 St SE</b>	22,400	0.22 mi

# SITE PLAN

OFFERING APPROXIMATELY **3,749 SF** OF PRIME RETAIL SPACE



## SHEET NOTES

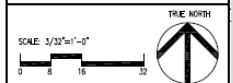
- 1) ACCESSIBLE ROUTE OF TRAVEL SLOPES NOT TO EXCEED RUNNING SLOPE OF 1:20 (5.0%), MAX CROSS SLOPE OF 1:50 (2.0%) MAX. NOBBY ARCHITECT OF ANY DISCREPANCIES.
- 2) ACCESSIBLE PARKING SPACES AND AREAS TO BE LEVEL WITH SURFACE SLOPES NOT TO EXCEED 1:50 (2.0%) IN ALL DIRECTIONS. NOBBY ARCHITECT OF ANY DISCREPANCIES.

## EGRESS DATA

**EXISTING:**  
 OCCUPIED TENANT AREA: 3,707 SQ. FT.  
 DIVIDED BY OCCUPANT LOAD FACTOR (PER IBC 2009 TABLE 1004.1.1): 100 SQ. FT.  
 OCCUPANCY = 37 OCCUPANTS  
 REQUIRES 2 EXITS WHEN OCCUPANT LOAD EXCEEDS 49 OR WHEN COMMON PATH OF TRAVEL EXCEEDS 75'-0" (PER IBC 2009 SECTION 1015.1)  
 MAX PATH OF TRAVEL: 75'-4"  
 MAX PATH OF TRAVEL ALLOWED: 200'-0" (PER IBC 2009 TABLE 1015.1)  
 2 EXITS REQUIRED 2 EXITS PROVIDED

## SHEET SYMBOLS

- NEW SITE CONSTRUCTION
- EXISTING SITE WORK TO REMAIN
- PATH OF ACCESSIBLE ROUTE OF TRAVEL
- EXTERIOR ACCESSIBLE ROUTE OF TRAVEL
- PROPERTY LINE





**Mike Horner**

+1 206 607 1751

mike.horner@am.jll.com

**Ryan Jones**

+1 206 607 1741

ryan.jones@am.jll.com