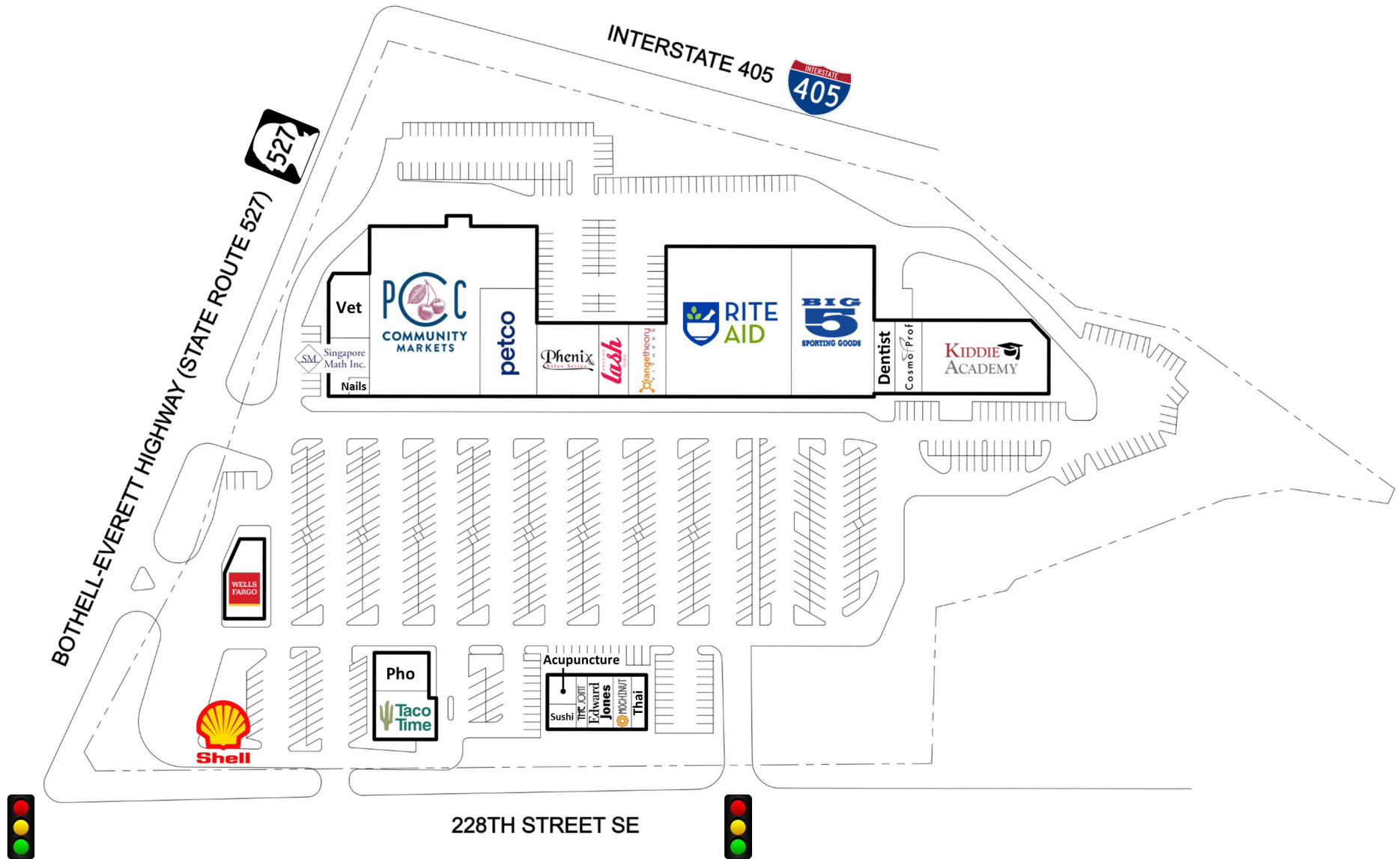


# Canyon Park Shopping Center

22627 State Route 527  
Bothell, WA 98021



## Leasing Contact

**Betsy Shriver** 253.380.9373 | 888.888.ROIC (7642) | [bshriver@roireit.net](mailto:bshriver@roireit.net) | [roireit.net](http://roireit.net)

Note: This site plan indicates the general layout of the shopping center and is not a warranty, representation or agreement on the part of the landlord that the shopping center will be exactly as depicted

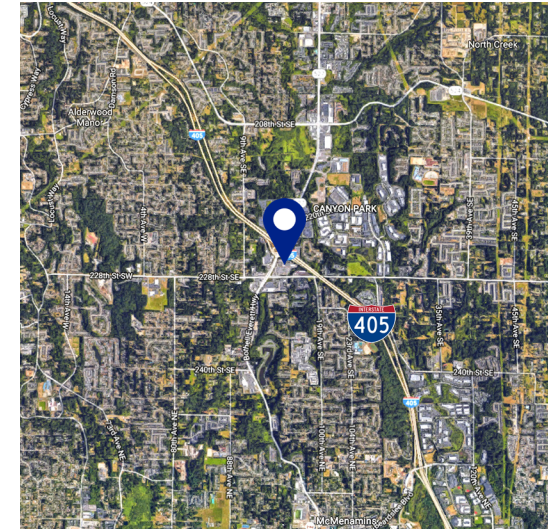
# Canyon Park Shopping Center

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## Property Description

Canyon Park is a 123,592 square foot shopping center anchored by PCC Community Market, Rite Aid, and Big 5 Sporting Goods. The five-mile demographics supporting the property are strong with a population of 292,326 and an average household income of \$146,909.



## Property Overview

Total Number of Units: 23  
Total Square Footage: 123,592

## Major Tenants

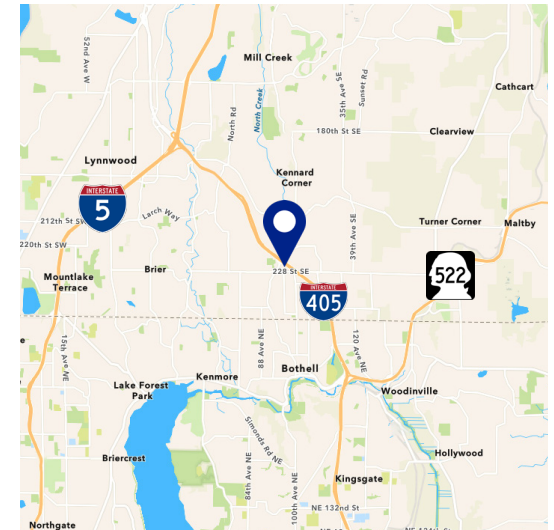
PCC Community Market

## Current Availability

100% Leased

## 2022 Demographics

|                          | 3-mile    | 5-mile    |
|--------------------------|-----------|-----------|
| Population               | 115,622   | 292,326   |
| Housing Units            | 46,958    | 120,822   |
| Average Household Income | \$155,217 | \$146,909 |



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