

RARE OPPORTUNITY WITH FLEXIBLE ZONING

**BRODERICK**  
• GROUP •

**1507 214TH ST SE**  
**BOTHELL, WA 98021**

527

214TH ST SE

**DEVELOPMENT SITE  
OR CONTRACTOR  
OFFICE & YARD SITE**

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# EXECUTIVE SUMMARY

The rectangular site at 1507 214th St SE, Bothell is a 4.86 acre site located in the thriving city of Bothell. Bothell is a technology and life sciences hub, home to some of the state and country's most innovative companies. The subject site provides an opportunity to develop housing or a wide variety of businesses in a premier location with strong demographics and access to nearby employment centers.

## PROPERTY SUMMARY

<b>SITE SIZE:</b>	4.86 Acres
<b>ZONING:</b>	<b>Zoned R-AC, OP, LI, MU-E</b> Flexible zoning that allows for agriculture, automotive, religious facilities, office, education services, day care, manufacturing, distribution, multifamily, and others <a href="#">Link to Permitted Uses</a>
<b>SEWER:</b>	Sewer delivered to the site
<b>WATER:</b>	Water access along 214th St main line
<b>PRICE:</b>	Unpriced



# WETLANDS, STREAMS & BUFFERS

Wetlands are present on the northern half of the site, as well as on the properties immediately adjacent to the east and west.

An east-west flowing stream bisects the property at approximately the mid-point. Prior studies indicate that once wetlands and buffers are accounted for, the developable area of the property could be approximately 0.5 acres to 1.05 acres. Prior to 2018, a man-made pond existed on the site. However, the pond has been filled and a performance bond was released by the City of Bothell, therefore no longer affecting the development of the site.

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



**WETLANDS**



**STREAMS**



**FORMER POND**

# BOTHELL DEMOGRAPHICS

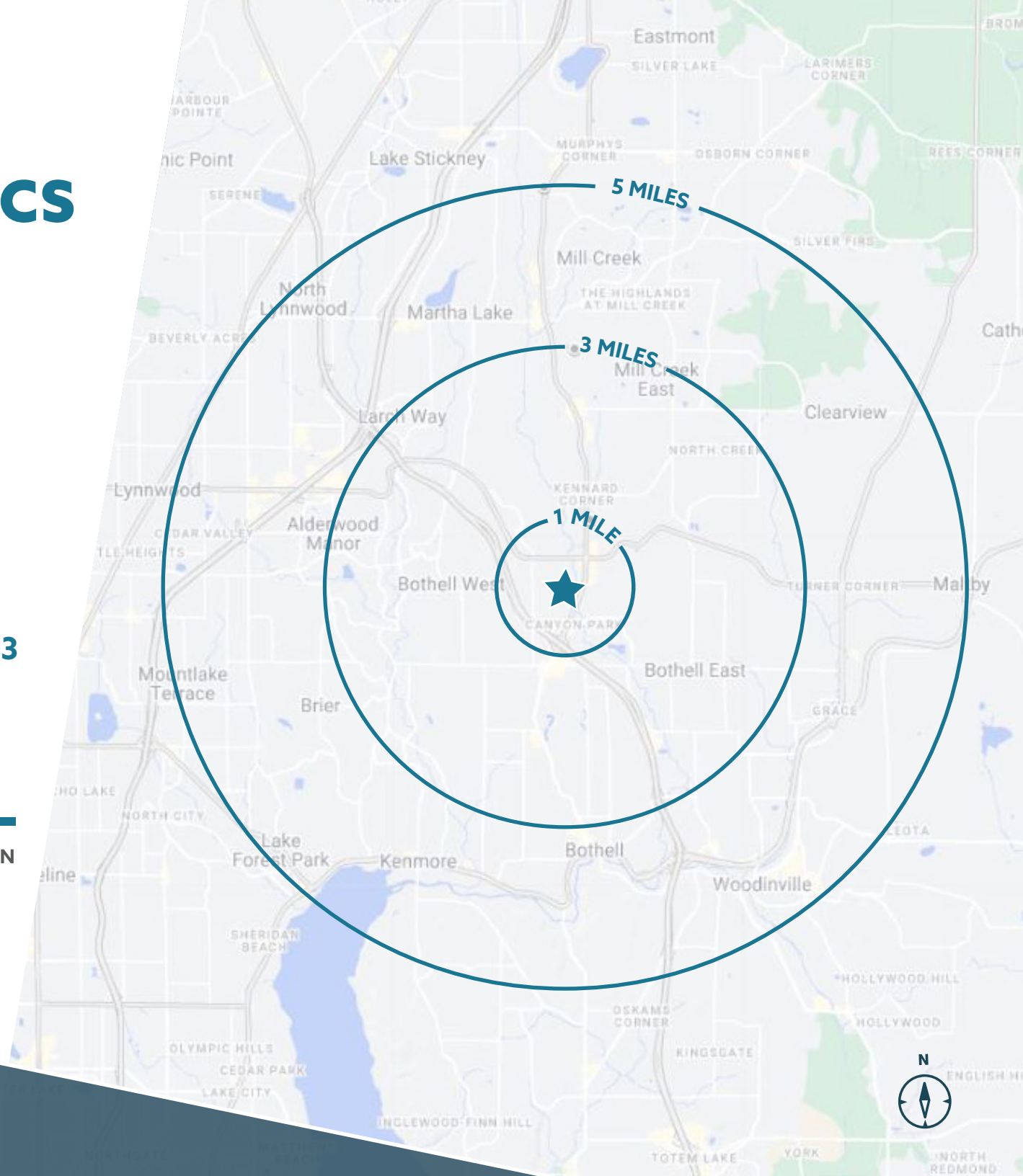
## POPULATION

1 MILE	2 MILES	3 MILES
18,480	62,225	119,886

## AVERAGE HOUSEHOLD INCOME

1 MILE	2 MILES	3 MILES
\$148,809	\$174,911	\$175,803

## AREA FEEL





## POPULAR RESTAURANTS

- 1 Applebee's
- 2 Bonefish Grill
- 3 Inchins Bamboo Garden
- 4 Crystal Creek Cafe
- 5 Five Guys
- 6 Jimmy Johns
- 7 MOD Pizza, Chick Fil-A
- 8 Outback Steakhouse
- 9 Panera Bread
- 10 Pizza Hut (Thrashers Corner)
- 11 Red Robin Gourmet Burgers (Thrashers Corner)
- 12 Starbucks
- 13 Tully's
- 14 Wendy's
- 15 Gretchen's Place
- 16 Banh Mi Pho U!

## FITNESS

- 17 Bothell Gymnastics Club
- 18 LA Fitness

## GROCERY STORES

- 19 Safeway (Thrashers Corner)
- 20 Quality Food Centers (QFC, PCC)
- 21 Fred Meyer

## PARKS

- 22 Cedar Grove Park
- 23 North Creek Forest
- 24 Stipek Park
- 25 William Penn Park

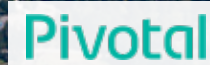
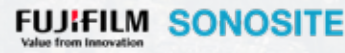
# NEARBY AMENITIES



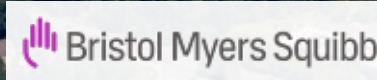




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**CANYON PARK  
PARK & RIDE**



**CORPORATE  
NEIGHBORS**