OFFERING MEMORANDUM

TURNKEY DOG KENNEL OWNER/USER OPPORTUNITY

19816 BOTHELL EVERETT HWY, BOTHELL, WA

Kidder Mathews

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EXECUTIVE SUMMARY

Section 01

EXISTING *ANIMAL KENNEL* USE IN THE HEART OF BOTHELL

ADDRESS	19816 Bothell Everett Hwy, Bothell, WA
LOT SIZE	3.82 AC with a creek on the back portion of the property
BUILDING SIZE	≈5,000 SF with a total of 20,600 RSF including outdoor covered area
ZONING	Urban Center (UC)
CURRENT USE	Animal Kennel (250 Dog Kennels and 48 Kitty Condos)
YARD	32 20'x30' astroturf play yards
AMENITIES	Grooming room with 3 large stainless tubs, 2 power grooming tables, 20+ drying cages
EXITING REVENUE	Opportunity to assume a long-standing book of business with historical revenue between $600K–$800K per year
FUTURE DEVELOPMENT	Potential of ±60 units on a 3-story garden-style development
SELLER FINANCING	Flexible seller financing available
PRICE	$3,800,000

3.82 AC
LOT SIZE

≈5,000 SF
BUILDING SIZE

$3.8 M
SALE PRICE

INVESTMENT HIGHLIGHTS

Owner/User Opportunity

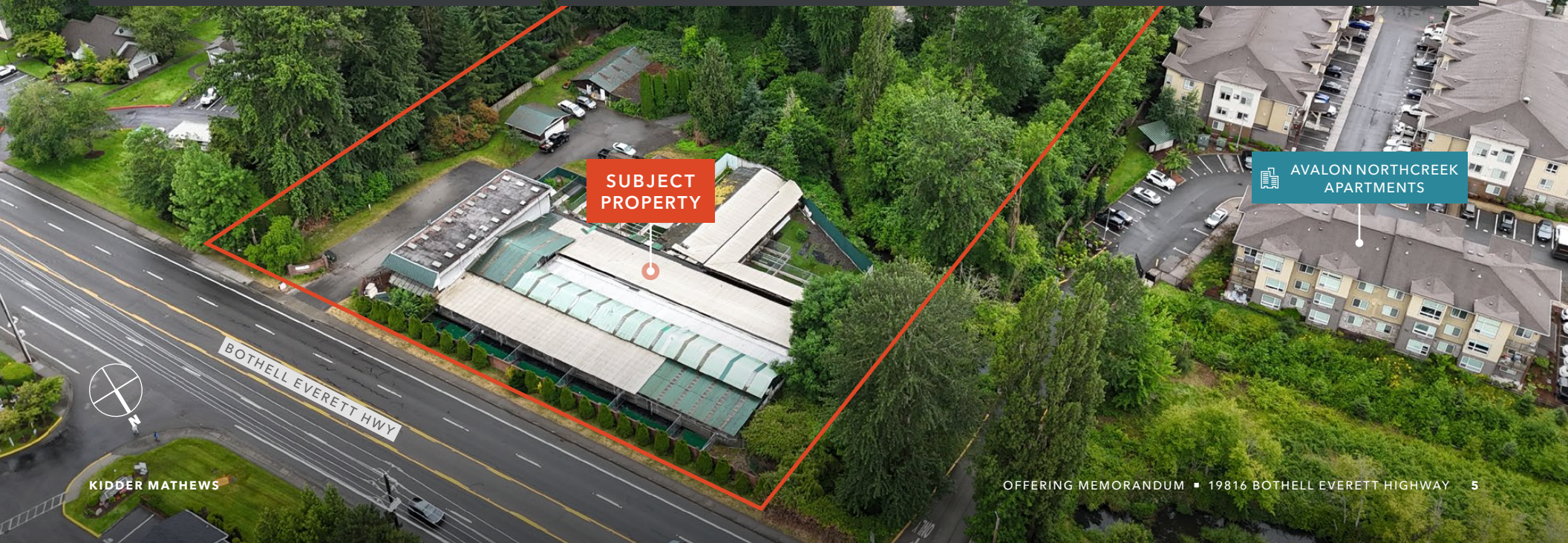
Opportunity to acquire a vacant 20,600 RSF purpose-built facility along Bothell Everett Highway. Buyers can seamlessly rebrand and build up their existing operations with minimal renovations. Signage along Bothell Everett Highway is available for increased exposure.

Excess Land

The 3.82-acre site provides meaningful excess land relative to the existing improvements, offering flexibility for future expansion and additional outdoor use. The back portion has limited redevelopment potential due to a stream located on the parcel. Urban Center zoning supports increased density over time, creating embedded upside beyond the current use.

Existing Infrastructure

The property includes a fully built-out operational facility with multiple boarding facilities and extensive outdoor play yards. The offering also includes the opportunity to acquire an existing book of business, providing immediate operational revenue alongside the real estate. Revenue has ranged from $600,000-$800,000 in the last few years.



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CLEAN
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HELP WANTED

LOCATION OVERVIEW

Section 02

SUBJECT PROPERTY
BOTHELL
INTERSTATE 405
38,284 + VPD
527
NORTH CREEK SHOPS
FredMeyer
SAFEWAY
Bothell Pet & Feed Supply
BURGERMASTER
425 FITNESS
THE DOG STOP
N
5 MIN
DRIVE TO I-405
12 MIN
DRIVE TO I-5

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	19,142	116,038	321,337
2030 PROJECTION	19,104	116,719	327,363
2020 CENSUS	18,284	113,272	309,707
PROJECTED GROWTH 2025 - 2030	-38	681	6,025
MEDIAN AGE	34.5	36.1	37.0

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	7,184	41,776	123,904
2020 CENSUS	7,138	41,330	120,720
GROWTH 2022 - 2025	334	2,151	120,720
OWNER-OCCUPIED	55.6%	71.1%	62.4%
RENTER-OCCUPIED	44.4%	28.9%	37.6%

INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	$165,892	$196,967	$169,892
$137,802	$137,802	$162,962	$136,189
2025 EST. PER CAPITA INCOME	$62,410	$70,996	$65,603

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	602	3,728	12,345
TOTAL EMPLOYEES	4,227	26,731	95,375

RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	53.4%	53.0%	55.6%
BLACK OR AFRICAN AMERICAN	4.5%	4.0%	5.4%
AMERICAN INDIAN OR ALASKA NATIVE	0.4%	0.4%	0.5%
ASIAN	27.1%	30.6%	24.9%
HAWAIIAN OR PACIFIC ISLANDER	0.3%	0.3%	0.4%
OTHER RACE	8.8%	8.8%	9.9%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	238	2,060	7,445
HIGH SCHOOL DIPLOMA	2,145	11,289	36,869
SOME COLLEGE	2,279	13,354	41,614
ASSOCIATE	1,164	6,800	21,406
BACHELOR'S	4,037	26,255	70,050
GRADUATE	2,991	19,002	43,951

Data Source: ©2026, Sites USA

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