

FOR LEASE

MILL CREEK SOUTH

*Prime Restaurant and Salon
Spaces Available in High-Traffic
Mill Creek Area Shopping Center*

17917 BOTHELL-EVERETT HWY, BOTHELL, WA



KIDDER.COM

km Kidder
Mathews

MILL CREEK SOUTH

Prime restaurant and salon locations available in this high-traffic Mill Creek area center

Great visibility from Bothell-Everett Hwy with excellent traffic counts

Ample onsite surface parking with good ingress and egress

High-exposure pylon and building signage opportunities

180th St SE sees over 17,285 average daily vehicles

Bothell-Everett Highway sees over 34,147 average daily vehicles

Call Brokers for more information

1,698 SF

TOTAL SF - SUITE 102

10 MIN

DRIVE TO I-5

2,113 SF

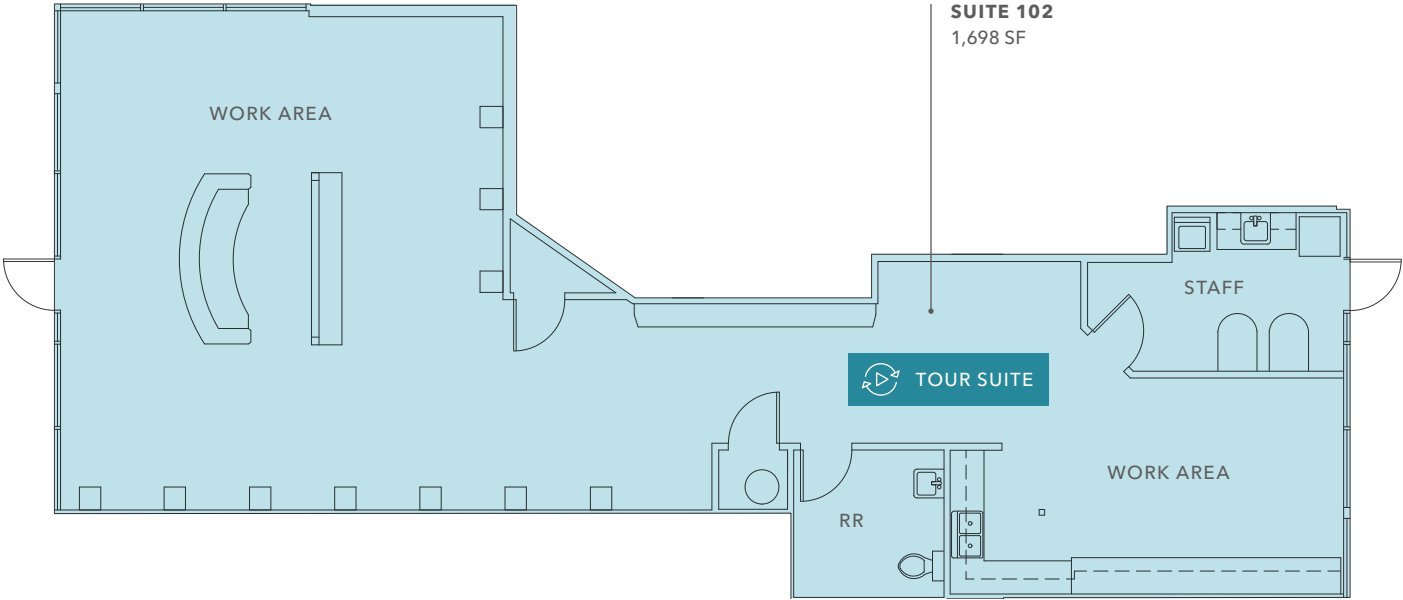
TOTAL SF - SUITE 103

11 MIN

DRIVE TO I-405



FLOOR PLAN | SUITE 102



1,698 SF

AVAILABLE

\$39/SF

LEASE RATE (SF/YR)

\$13.80/SF

2026 EST NNN

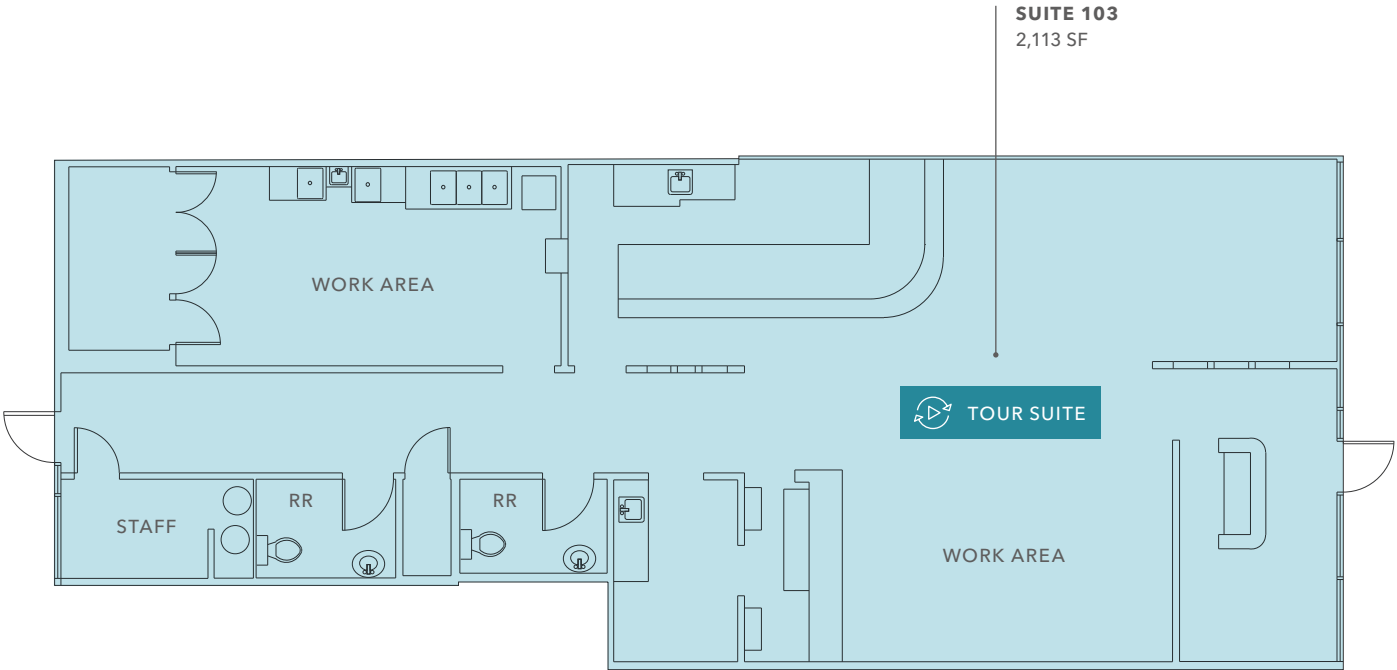
8/1/2026

AVAILABLE

Note: The floor plan is approximate and subject to tenant field verification.



FLOOR PLAN | SUITE 103



SUITE 103
2,113 SF

2,113 SF

AVAILABLE

\$42/SF

LEASE RATE (SF/YR)

\$13.80/SF

2026 EST NNN

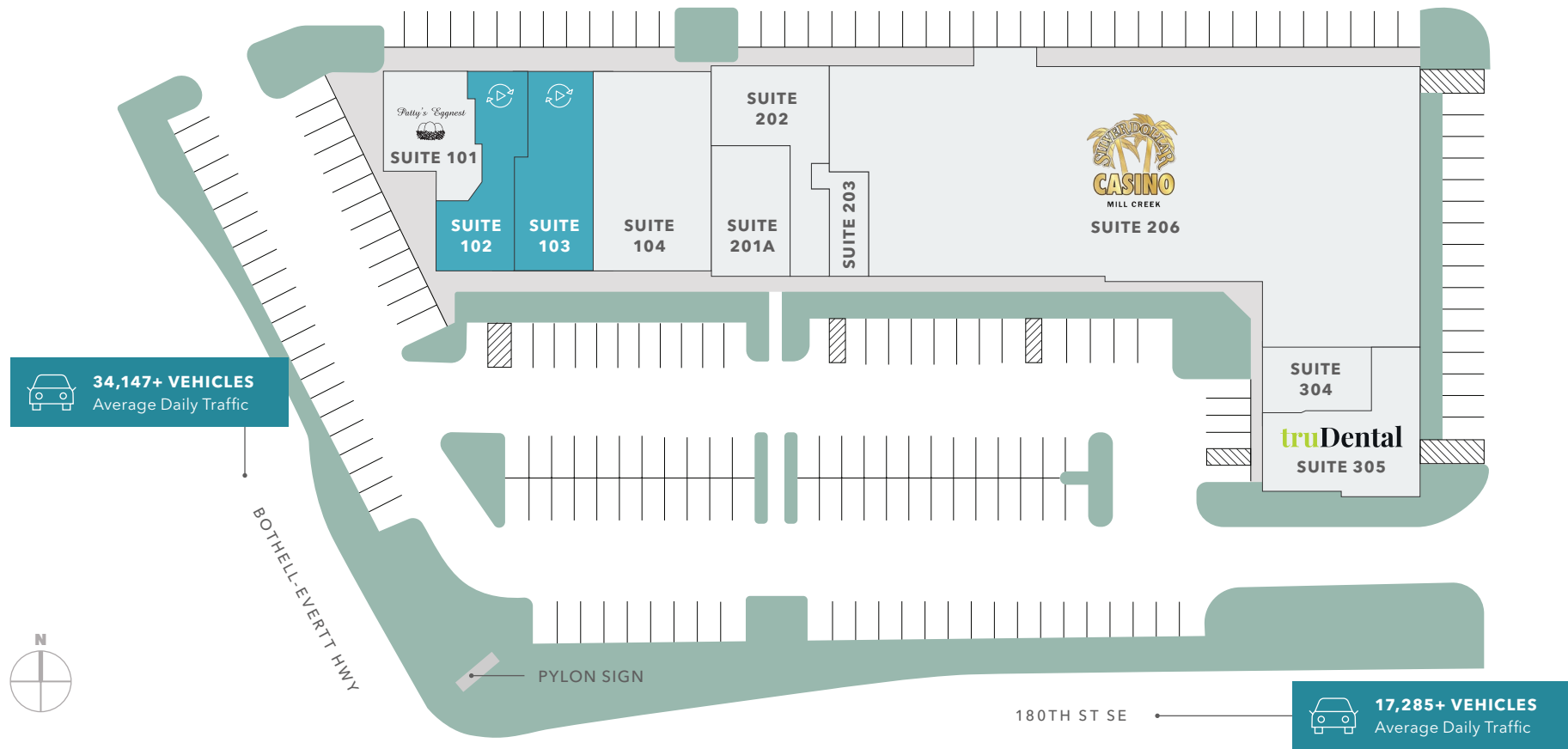
NOW

AVAILABLE

Note: The floor plan is approximate
and subject to tenant field verification.



MILL CREEK SOUTH



Tenants & Availability

Suite	Total SF	Tenant	Suite	Total SF	Tenant	Suite	Total SF	Tenant
101	1,501 SF	Patty's Eggnest	201A	1,497 SF	Best Brains	304	1,015 SF	Can Am Pizza
102	1,698 SF	Available	202	2,043 SF	El Paso	305	2,352 SF	truDental of Bothell
103	2,113 SF	Available	203	655 SF	Nail'd It Spa			
104	3,434 SF	Biryani Bistro	206	19,407 SF	Silver Dollar Casino			

MILL CREEK SOUTH



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	15,785	131,058	354,551
2030 PROJECTION	16,284	136,813	369,511
2020 CENSUS	15,662	122,643	334,888
PROJECTED GROWTH 2025 - 2030	0.6%	0.9%	0.8%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.4	38.1	38.6
% FEMALE	50%	50%	50%
% MALE	50%	50%	50%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	5,558	46,564	129,770
2030 PROJECTED	5,741	48,662	135,382
2020 CENSUS	5,499	43,476	122,405
GROWTH 2025 - 2030	0.7%	0.9%	0.9%
OWNER-OCCUPIED	3,999	32,940	85,605
RENTER-OCCUPIED	1,742	15,723	49,778

INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$171,759	\$166,388	\$147,551
2028 PROJECTED HH INCOME	\$186,788	\$186,787	\$164,388
ANNUAL CHANGE 2025 - 2030	0.2%	-	-

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	502	3,821	11,682
TOTAL EMPLOYEES	2,883	26,396	89,126
WHITE COLLAR WORKERS	1,625	17,390	55,842
BLUE COLLAR WORKERS	1,214	9,808	35,748

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	4%	5%	7%
HIGH SCHOOL DIPLOMA	13%	14%	17%
SOME COLLEGE	32%	29%	30%
ASSOCIATE	5%	5%	6%
BACHELOR'S	31%	30%	26%
GRADUATE	15%	17%	14%

Data Source: ©2026, Sites USA



MILL CREEK SOUTH

*For more information about
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