

OFFERING MEMORANDUM



TURNKEY OWNER/USER OPPORTUNITY FOR ANIMAL SERVICES

19816 BOTHELL EVERETT HWY, BOTHELL, WA

km Kidder
Mathews

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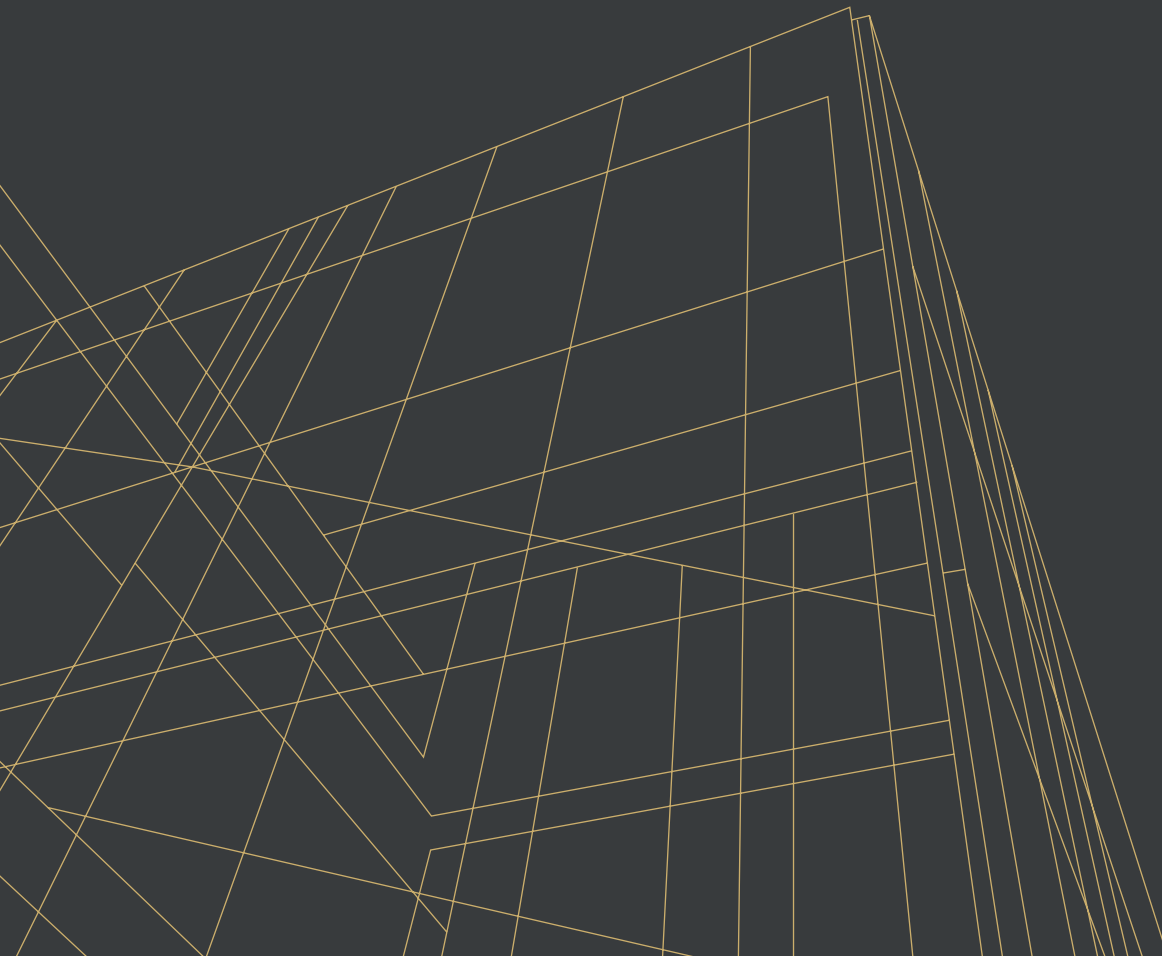
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An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is positioned on the left side of the page, extending from the bottom left towards the center.

EXECUTIVE SUMMARY

EXISTING *ANIMAL BOARDING* 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	±20,600 SF
ZONING	Urban Center (UC)
CURRENT USE	Doggy daycare (250 kennels, 48 cat kennels)
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 ±100 units on a 3 story garden style development
PRICE	\$4,000,000 (\$194/SF)

3.82 AC

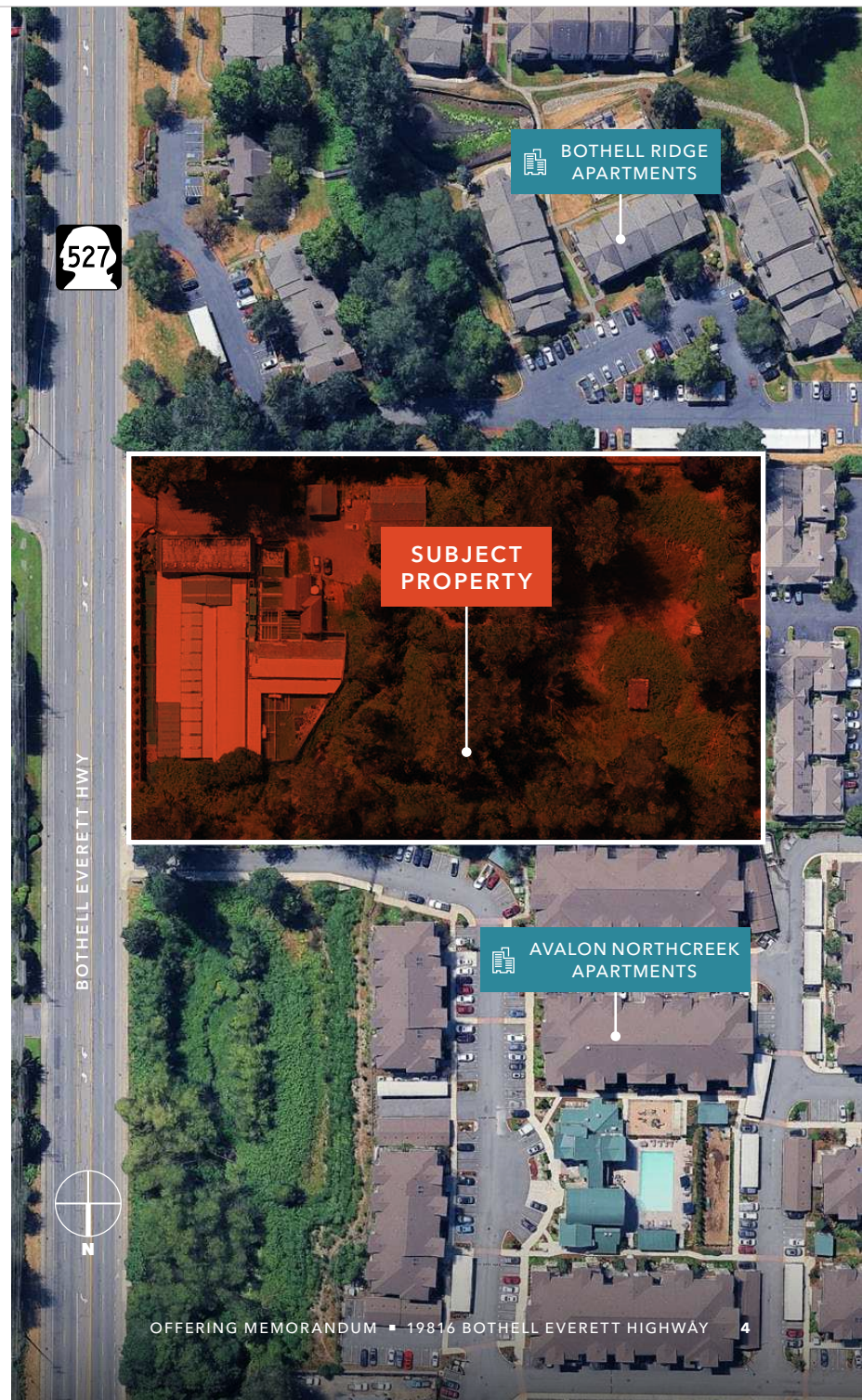
LOT SIZE

±20,600 SF

BUILDING SIZE

\$4.0 M

SALE PRICE



INVESTMENT HIGHLIGHTS

Owner/User Opportunity

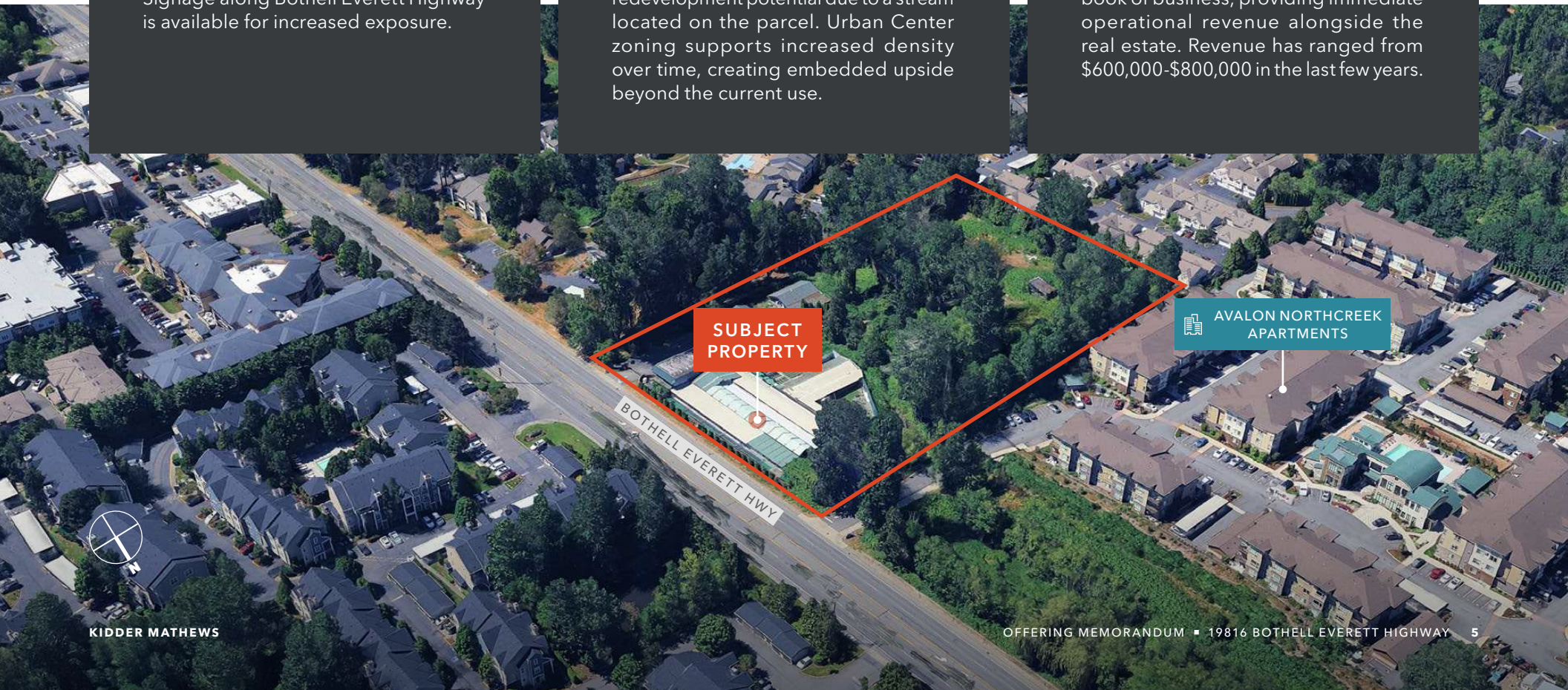
Opportunity to acquire a vacant 20,600 RSF purpose built facility along Bothell Everett Highway. Buyers can seamlessly rebrand and build up their existing operations with minimal renovations. Signage along Bothell Everett Highway is available for increased exposure.

Excess Land

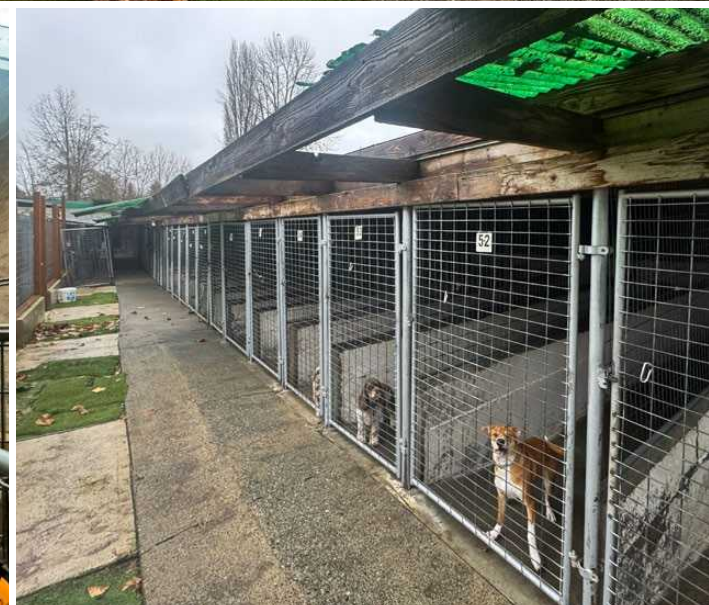
The 3.82-acre site provides meaningful excess land relative to the existing improvements, offering flexibility for future expansion and additional outdoor use. The back portion has limited redevelopment potential due to a stream located on the parcel. Urban Center zoning supports increased density over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

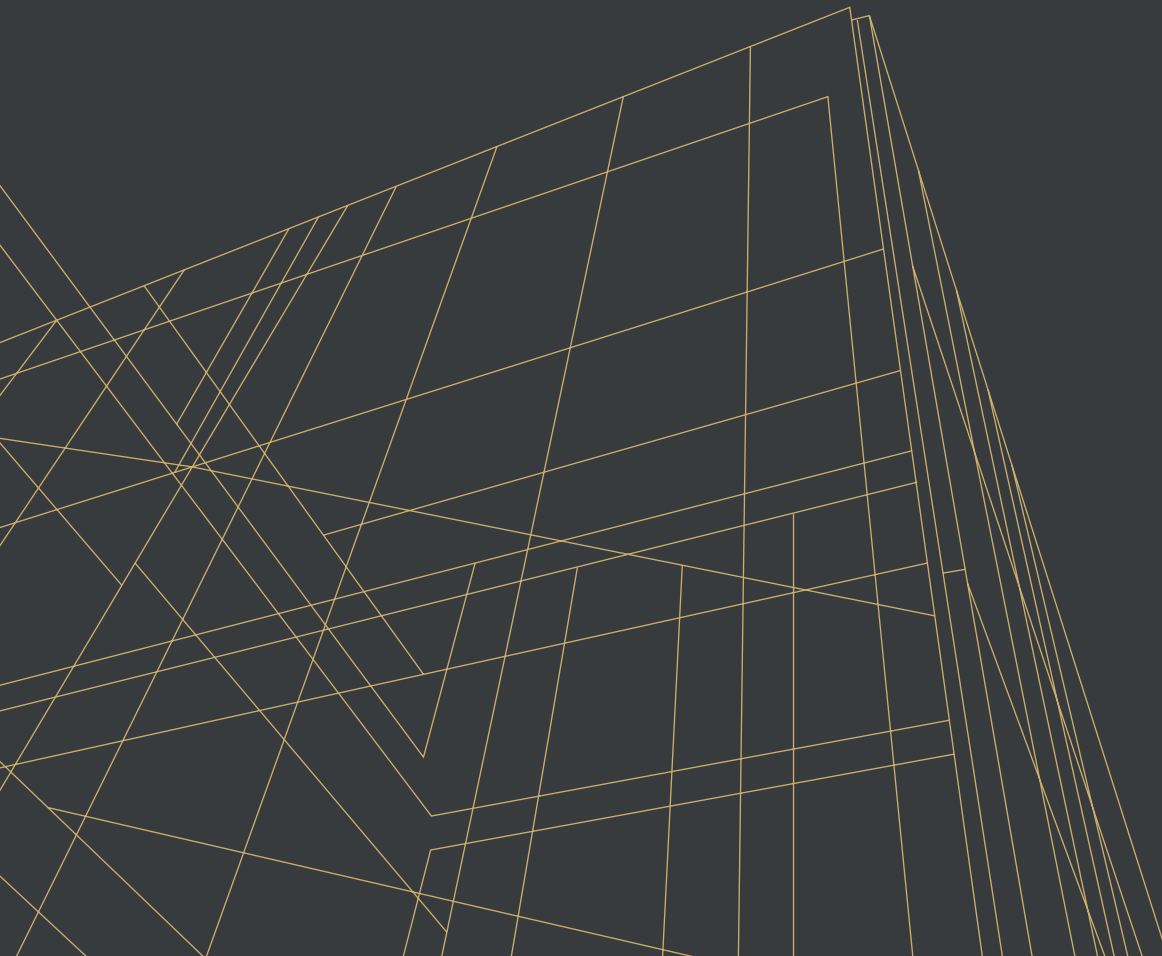


EXECUTIVE SUMMARY



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LOCATION OVERVIEW

LOCATION OVERVIEW



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

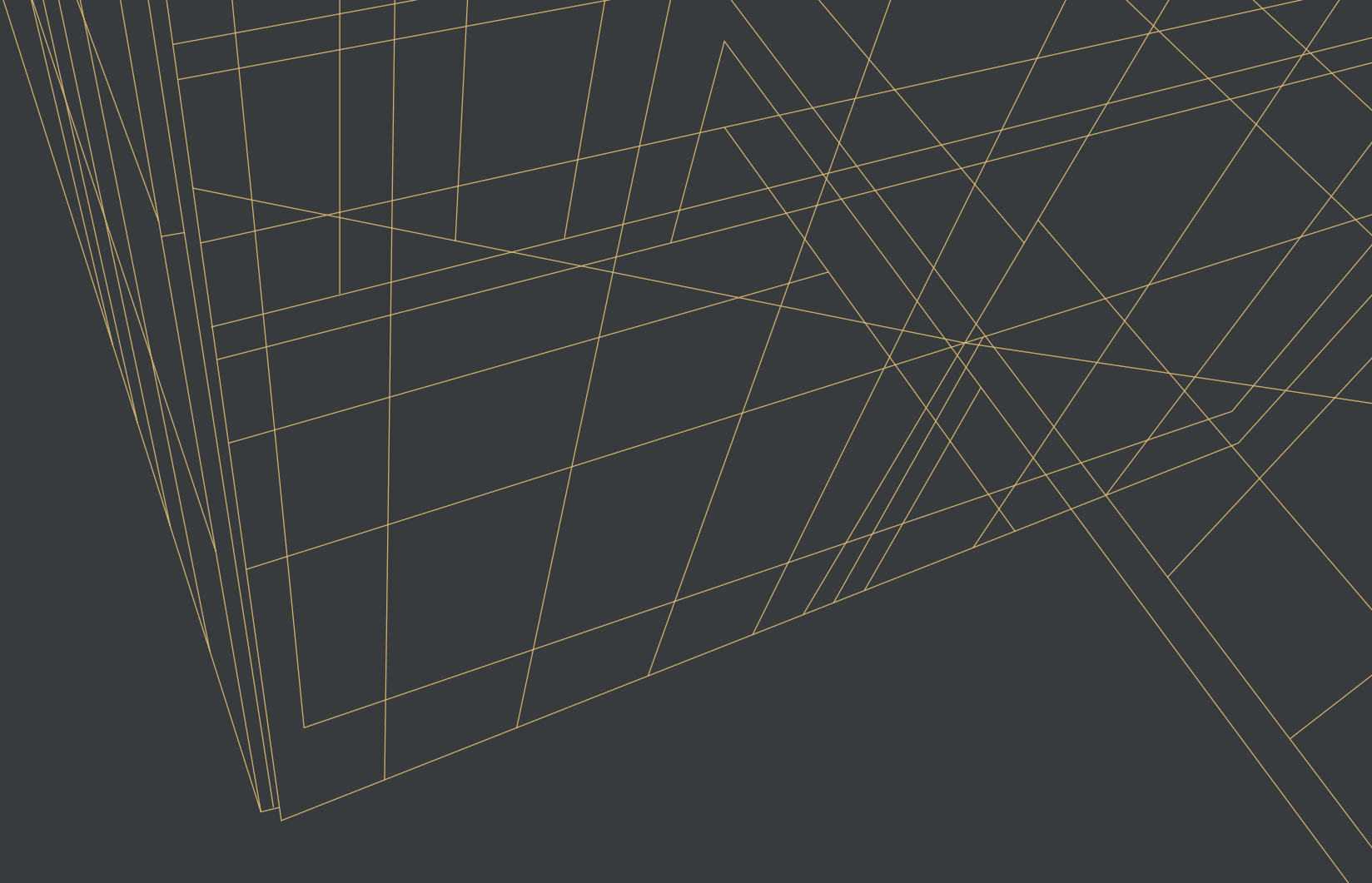
RACE/ETHNICITY

	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: ©2025, Sites USA



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