Perform Properties

CANYON PARK SHOPPING CENTER
22627 State Route 527, Bothell, WA 98021
Generated on November 2, 2026

FULL YEAR 2026	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS	70% TRUE TRADE AREA
TOTAL POPULATION					
Total Population	10,274	116,895	296,845	528,570	421,004
Total Daytime Population	13,079	103,999	260,894	458,861	382,383
TOTAL HOUSEHOLD INCOME					
Total Households	4,037	43,262	112,364	202,217	161,231
Median Household Income	$175,067	$161,706	$157,090	$151,727	$149,842
Average Household Income	$238,184	$207,672	$199,181	$194,783	$190,801
Under $15,000	1.3%	2.6%	3.2%	3.8%	3.7%
$15,000 - $34,999	4.7%	5.0%	5.0%	5.6%	5.9%
$35,000 - $49,999	4.2%	3.8%	4.2%	4.6%	4.8%
$50,000 - $74,999	7.0%	7.9%	8.8%	9.3%	9.2%
$75,000 - $99,999	8.1%	8.7%	9.7%	10.0%	10.2%
$100,000 - $124,999	7.8%	8.8%	9.4%	9.7%	9.8%
$125,000 - $149,999	8.0%	7.7%	8.0%	8.1%	8.0%
$150,000+	58.9%	55.5%	51.7%	49.0%	48.4%
BUSINESSES					
Total Businesses	379	2,307	7,457	12,344	11,153
RACE/ETHNICITY					
White/Caucasian	55.8%	56.6%	57.5%	57.0%	56.8%
Black/African American	1.7%	2.5%	3.3%	4.1%	4.1%
Asian/Pacific Islander	25.2%	24.6%	21.7%	20.7%	20.5%
Hispanic/Latino	10.0%	8.5%	9.0%	9.7%	10.0%
Other	7.4%	7.9%	8.5%	8.6%	8.6%

Source: Advan, 2025.