



Town Center at Lake Forest Park

17171 Bothell Way NE
Lake Forest Park, WA 98155

Center Type:
GLA: 219,961

Leasing Contact

Chrystelle Shanks

888-341-5019

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PROPERTY HIGHLIGHTS

- Strong Anchor Tenants: Anchored by Safeway, Third Place Books, Ross, Ace Hardware, and Planet Fitness, driving consistent daily and destination traffic.
- Affluent Trade Area: Located in Lake Forest Park, ranked among Washington's top 10% wealthiest neighborhoods.
- Regional Connectivity: Just eight miles north of Seattle with direct access to Redmond, Bellevue, and Everett.
- High Visibility & Access: Prominent intersection at SR-522 and SR-104 with 43,000+ VPD on Bothell Way NE and 23,000+ VPD on Ballinger Way NE.

DEMOGRAPHICS

| | 1M | 2M | 3M |
|---------------|-----------|-----------|-----------|
| POPULATION | 7,450 | 125,614 | 375,549 |
| HOUSEHOLDS | 2,798 | 50,413 | 153,517 |
| AVG HH INCOME | \$229,754 | \$169,761 | \$166,800 |

MAJOR TENANTS





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● Available ● Coming Available



AVAILABLE SPACES

| | |
|-----|-----------|
| 21 | 672 SF |
| 22 | 315 SF |
| 25 | 21,904 SF |
| 31 | 576 SF |
| 46G | 393 SF |
| 46H | 468 SF |
| 47 | 604 SF |
| 70 | 1,800 SF |
| 74 | 510 SF |
| 80 | 5,783 SF |

COMING AVAILABLE

| | |
|----|--------|
| 22 | 315 SF |
| 61 | 750 SF |
| 74 | 510 SF |

CURRENT TENANTS

| | | | | | | | | |
|----|-----------------------------------|-----------|-----|--|-----------|----|-------------------------------------|----------|
| 1 | Swirl Frozen Yogurt | 1,374 SF | 30 | King County Library | 5,965 SF | 53 | Lake Forest Bar and Grill (Storage) | 1,373 SF |
| 2 | Subway | 1,070 SF | 32 | Security Office | 3,365 SF | 54 | Two Trading Tigers | 2,415 SF |
| 3 | MOD Super Fast Pizza | 2,617 SF | 33 | Needles & Hooks | 1,074 SF | 56 | StretchLab | 1,225 SF |
| 5 | Wild Birds Unlimited | 2,737 SF | 35 | Ace Hardware | 14,132 SF | 57 | Red Sky Gallery | 3,675 SF |
| 8 | Safeway | 32,554 SF | 42 | Dumpling Generation | 520 SF | 60 | Seattle Built PCs | 1,690 SF |
| 9 | Papa Murphy's Take and Bake Pizza | 1,400 SF | 43 | Gyro Boss | 574 SF | 61 | Edward Jones | 750 SF |
| 10 | Yen Design | 1,453 SF | 45 | Honey Bear Cafe | 1,880 SF | 62 | Vulpine Taproom | 2,450 SF |
| 11 | Avid Angler | 1,200 SF | 46A | Lake Forest Park Bar & Grill Office | 400 SF | 64 | The Everest Kitchen | 2,450 SF |
| 12 | Mud Bay | 5,600 SF | 46B | Seattle Performers | 200 SF | 66 | Lake Forest Park Bar and Grill | 5,735 SF |
| 15 | Planet Fitness | 22,000 SF | 46C | Seattle Performers | 850 SF | 72 | All Dry Services Seattle | 1,000 SF |
| 17 | Nekter Juice Bar | 1,825 SF | 46D | Seattle Performers | 390 SF | 73 | Amped Adventures | 1,200 SF |
| 18 | One Bite Bakery | 1,972 SF | 46E | Seattle Performers | 815 SF | 75 | Amped Adventures Storage | 690 SF |
| 19 | Chocolate Man | 2,026 SF | 46F | Third Place Books & Honey Bear Cafe Accounting | 470 SF | 76 | Amped Adventures | 1,470 SF |
| 23 | Diamond in the Mall | 634 SF | 48 | Third Place Books | 15,860 SF | 81 | Chase Bank | 3,943 SF |
| 24 | Always Summer | 710 SF | 50 | Ross Dress for Less | 27,690 SF | | | |
| 28 | Stone Atelier | 2,444 SF | | | | | | |

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.