



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

2	1,070 SF
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	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	53	Lake Forest Bar and Grill (Storage)	1,373 SF			
30	King County Library	5,965 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.