



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 cshanks@dlcmgmt.com

PROPERTY HIGHLIGHTS

- Strong Anchor Lineup Safeway, Third Place Books, Ross, Ace Hardware, and Planet Fitness drive consistent daily and destination traffic.
- Affluent Neighborhood Location Situated in Lake Forest Park, ranked in the top 10% of Washington's wealthiest neighborhoods.
- Regional Connectivity Just eight miles north of Seattle with direct access to Redmond, Bellevue, and Everett, positioning the center at the heart of Puget Sound's major economic hubs.
- Excellent Visibility & Access Prominent location at SR-522 and SR-104 with 43,000+ vehicles daily on Bothell Way NE and 23,000+ 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













Town Center at Lake Forest Park

Contact: **CHRYSTELLE SHANKS**

888-341-5019 cshanks@dlcmgmt.com

AVAILABLE SPACES

672 SF 21

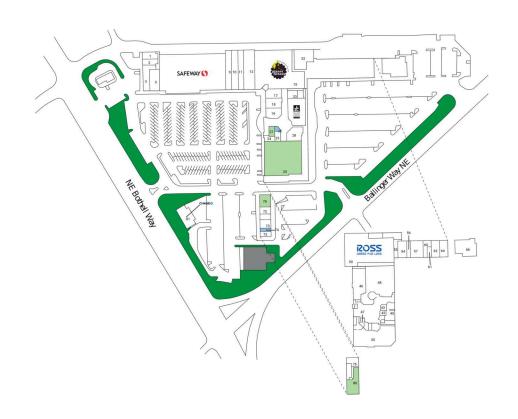
21,904 SF 25

1,800 SF 70

5,783 SF 80

COMING AVAILABLE

315 SF 22 74 510 SF



CURRENT TENANTS

Swirl Frozen Yogurt	1,374 SF	24	Always Summer	710 SF	56	StretchLab	1,225 SF
Subway	1,070 SF	28	Stone Atelier	2,444 SF	57	Red Sky Gallery	3,675 SF
MOD Super Fast Pizza	2,617 SF	30	King County Library	5,965 SF	60	Seattle Built PCs	1,690 SF
Wild Birds Unlimited	2,737 SF	32	Security Office	3,365 SF	61	Edward Jones	750 SF
Safeway	32,554 SF	33	Needles & Hooks	1,074 SF	62	Vulpine Taproom	2,450 SF
Papa Murphy's Take and	1,400 SF	35	Ace Hardware	14,132 SF	64	The Everest Kitchen	2,450 SF
Bake Pizza		42	Dumpling Generation	520 SF	66	Lake Forest Park Bar and	5,735 SF
Yen Design	1,453 SF	43	Gyro Boss	574 SF		Grill	
Avid Angler	1,200 SF	45	Honey Bear Cafe	1,880 SF	72	All Dry Services Seattle	1,000 SF
Mud Bay	5,600 SF	46	Lake Forest Bar and Grill	1,000 SF	73	Amped Adventures	1,200 SF
Planet Fitness	22,000 SF	47	Third Place Books	24,500 SF	74	Thrive Child and Family	510 SF
Nekter Juice Bar	1,825 SF	48	Third Place Books	15.860 SF		9	
One Bite Bakery	1,972 SF	50	Ross Dress for Less	27.690 SF	75	· ·	690 SF
Chocolate Man	2,026 SF	53	Lake Forest Bar and Grill	1.373 SF	7/	•	4 470 65
Happy Creations	315 SF		(Storage)	,======		'	1,470 SF
Diamond in the Mall	634 SF	54	Two Trading Tigers	2,415 SF	81	Chase Bank	3,943 SF
	Subway MOD Super Fast Pizza Wild Birds Unlimited Safeway Papa Murphy's Take and Bake Pizza Yen Design Avid Angler Mud Bay Planet Fitness Nekter Juice Bar One Bite Bakery Chocolate Man Happy Creations	Subway 1,070 SF MOD Super Fast Pizza 2,617 SF Wild Birds Unlimited 2,737 SF Safeway 32,554 SF Papa Murphy's Take and Bake Pizza Yen Design 1,453 SF Avid Angler 1,200 SF Mud Bay 5,600 SF Planet Fitness 22,000 SF Nekter Juice Bar 1,825 SF One Bite Bakery 1,972 SF Chocolate Man 2,026 SF Happy Creations 315 SF	Subway 1,070 SF 28 MOD Super Fast Pizza 2,617 SF 30 Wild Birds Unlimited 2,737 SF 32 Safeway 32,554 SF 33 Papa Murphy's Take and Bake Pizza 1,400 SF 35 Yen Design 1,453 SF 43 Avid Angler 1,200 SF 45 Mud Bay 5,600 SF 46 Planet Fitness 22,000 SF 47 Nekter Juice Bar 1,825 SF 48 One Bite Bakery 1,972 SF 50 Chocolate Man 2,026 SF 53 Happy Creations 315 SF	Subway 1,070 SF 28 Stone Atelier MOD Super Fast Pizza 2,617 SF 30 King County Library Wild Birds Unlimited 2,737 SF 32 Security Office Safeway 32,554 SF 33 Needles & Hooks Papa Murphy's Take and Bake Pizza 42 Dumpling Generation Yen Design 1,453 SF 43 Gyro Boss Avid Angler 1,200 SF 45 Honey Bear Cafe Mud Bay 5,600 SF 46 Lake Forest Bar and Grill Planet Fitness 22,000 SF Nekter Juice Bar 1,825 SF 48 Third Place Books One Bite Bakery 1,972 SF 50 Ross Dress for Less Chocolate Man 2,026 SF 53 Lake Forest Bar and Grill Happy Creations 315 SF Stone Atelier King County Library King County Library All Happy Area Hooks The Mid Bay Area Hooks Stone Atelier King County Library All Happy Area Hooks Needles & Hooks Ace Hardware Dumpling Generation 42 Dumpling Generation Third Place Books Third Place Books Third Place Books And Forest Bar and Grill (Storage)	Subway 1,070 SF 28 Stone Atelier 2,444 SF MOD Super Fast Pizza 2,617 SF 30 King County Library 5,965 SF Wild Birds Unlimited 2,737 SF 32 Security Office 3,365 SF Safeway 32,554 SF 33 Needles & Hooks 1,074 SF Papa Murphy's Take and Bake Pizza 1,400 SF 35 Ace Hardware 14,132 SF Yen Design 1,453 SF 43 Gyro Boss 574 SF Avid Angler 1,200 SF 45 Honey Bear Cafe 1,880 SF Mud Bay 5,600 SF 46 Lake Forest Bar and Grill 1,000 SF Planet Fitness 22,000 SF 47 Third Place Books 24,500 SF Nekter Juice Bar 1,825 SF 48 Third Place Books 15,860 SF One Bite Bakery 1,972 SF 50 Ross Dress for Less 27,690 SF Chocolate Man 2,026 SF 53 Lake Forest Bar and Grill 1,373 SF Happy Creations 315 SF (Storage) 1,373 SF	Subway 1,070 SF 28 Stone Atelier 2,444 SF 57 MOD Super Fast Pizza 2,617 SF 30 King County Library 5,965 SF 60 Wild Birds Unlimited 2,737 SF 32 Security Office 3,365 SF 61 Safeway 32,554 SF 33 Needles & Hooks 1,074 SF 62 Papa Murphy's Take and Bake Pizza 1,400 SF 35 Ace Hardware 14,132 SF 64 Bake Pizza 42 Dumpling Generation 520 SF 66 Yen Design 1,453 SF 43 Gyro Boss 574 SF Avid Angler 1,200 SF 45 Honey Bear Cafe 1,880 SF 72 Mud Bay 5,600 SF 46 Lake Forest Bar and Grill 1,000 SF 73 Planet Fitness 22,000 SF 47 Third Place Books 24,500 SF 74 Nekter Juice Bar 1,825 SF 48 Third Place Books 15,860 SF 75 One Bite Bakery 1,972 SF 50 Ross Dress for Less 27,69	Subway 1,070 SF 28 Stone Atelier 2,444 SF 57 Red Sky Gallery MOD Super Fast Pizza 2,617 SF 30 King County Library 5,965 SF 60 Seattle Built PCs Wild Birds Unlimited 2,737 SF 32 Security Office 3,365 SF 61 Edward Jones Safeway 32,554 SF 33 Needles & Hooks 1,074 SF 62 Vulpine Taproom Papa Murphy's Take and Bake Pizza 42 Dumpling Generation 520 SF 64 The Everest Kitchen Bake Pizza 42 Dumpling Generation 520 SF 66 Lake Forest Park Bar and Grill 7,200 SF 45 Honey Bear Cafe 1,880 SF 72 All Dry Services Seattle Mud Bay 5,600 SF 46 Lake Forest Bar and Grill 1,000 SF 73 Amped Adventures Planet Fitness 22,000 SF 47 Third Place Books 24,500 SF 74 Thrive Child and Family Counseling Nekter Juice Bar 1,825 SF 48 Third Place Books 15,860 SF 75 Amped Adventures Chocolate Man 2,026 SF 53 Lake Forest Bar and Grill 1,373 SF 76 Amped Adventures Thappy Creations 315 SF (Storage) 81 Chase Bank