

Town Center at Lake Forest Park

17171 Bothell Way NE
Lake Forest Park, WA 98155

Center Type:
GLA: 219,961

Leasing Contact

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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	7,321	51,598	127,326
HOUSEHOLDS	2,861	21,045	52,329
AVG HH INCOME	$211,876	$171,435	$160,363

MAJOR TENANTS

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AVAILABLE SPACES

2	1,070 SF
21	672 SF
22	315 SF
25	21,904 SF
31	576 SF
46A	400 SF
46G	393 SF
46H	468 SF
47	604 SF
61	750 SF
70	1,800 SF
74	510 SF
80	5,783 SF

COMING AVAILABLE

9	1,400 SF
22	315 SF
74	510 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.

Available Coming Available



CURRENT TENANTS

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