



# 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





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### AVAILABLE SPACES

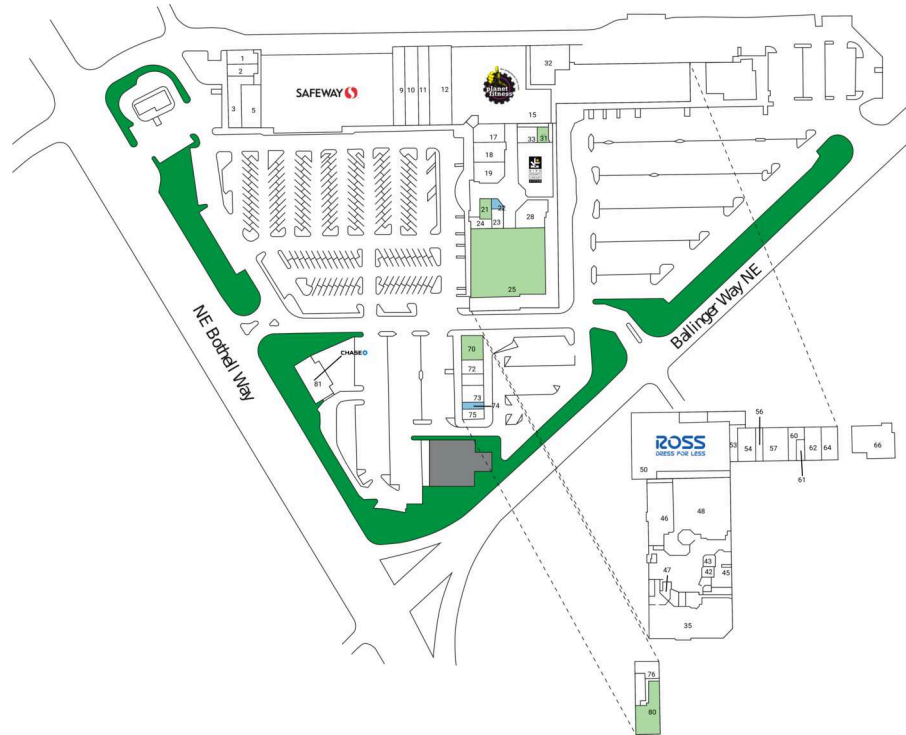
21	672 SF
25	21,904 SF
31	0 SF
70	1,800 SF
80	5,783 SF

### COMING AVAILABLE

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