Community Profile

Town Center at Lake Forest Park
17171 Bothell Way NE, Lake Forest Park, Washington, 98155
Rings: 1, 2, 3 mile radii

Population Summary	1 mile	2 miles	3 miles
2010 Total Population	6,691	44,983	108,373
2020 Total Population	7,262	50,351	121,587
2020 Group Quarters	39	773	1,557
2026 Total Population	7,265	52,641	129,765
2026 Group Quarters	39	885	1,658
2031 Total Population	7,213	54,616	136,969
2026-2031 Annual Rate	-0.14%	0.74%	1.09%
2026 Total Daytime Population	6,380	41,697	98,837
Workers	2,798	17,183	38,999
Residents	3,582	24,514	59,838

Household Summary			
2010 Total Households	2,579	18,588	44,266
2010 Average Household Size	2.57	2.39	2.42
2020 Total Households	2,734	20,647	48,926
2020 Average Household Size	2.64	2.40	2.45
2026 Total Households	2,724	21,532	52,640
2026 Average Household Size	2.65	2.40	2.43
2031 Total Households	2,697	22,345	55,729
2031 Average Household Size	2.66	2.40	2.43
2026-2031 Annual Rate	-0.20%	0.74%	1.15%
2026 Families	1,973	13,271	31,804
2026 Average Family Size	3.08	2.97	3.03
2031 Families	1,953	13,753	33,552
2031 Average Family Size	3.10	2.98	3.04
2026-2031 Growth Rate	-0.20%	0.72%	1.08%

Median Household Income			
2026	$178,539	$137,210	$130,138
2031	$221,437	$168,744	$162,112

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	2 miles	3 miles
2026	$89,955	$77,139	$74,389
2031	$105,063	$89,370	$86,159

2026 Households by Income			
Household Income Base	2,727	21,531	52,640
<$10,000	1.4%	2.7%	2.7%
$10,000-14,999	0.4%	1.2%	1.7%
$15,000-19,999	0.7%	1.7%	2.1%
$20,000-24,999	0.9%	1.5%	1.4%
$25,000-29,999	0.7%	2.1%	1.7%
$30,000-34,999	1.0%	1.4%	1.4%
$35,000-39,999	0.7%	1.3%	1.4%
$40,000-44,999	1.5%	2.4%	2.1%
$45,000-49,999	1.6%	2.3%	2.3%
$50,000-59,999	4.5%	4.8%	4.6%
$60,000-74,999	5.7%	6.4%	6.8%
$75000-99999	7.2%	10.7%	11.6%
$100,000-124,999	7.2%	8.0%	8.5%
$125,000-149,999	6.2%	6.8%	6.7%
$150000-199999	16.0%	13.5%	12.4%
$200,000-249,999	13.5%	10.0%	9.8%
$250,000-299,999	10.3%	7.5%	7.1%
$300,000-399,999	11.0%	8.0%	7.7%
$400,000-499,999	4.3%	3.4%	3.5%
$500,000+	5.2%	4.3%	4.3%
Average Household Income	$237,386	$189,386	$182,928

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	69	63	62
Percent of Income for Mortgage	35.0%	38.3%	39.4%
Wealth Index	237	163	154

Median Home Value			
2026	$1,061,111	$893,153	$872,094
2031	$1,291,162	$1,059,253	$1,006,794

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Home Value	1 mile	2 miles	3 miles
Total Owner Occupied Housing Units	2,280	13,263	32,135
<$50,000	0.2%	0.4%	0.3%
$50,000 - $99,999	0.1%	0.2%	0.3%
$100,000 - $149,999	0.0%	0.3%	0.2%
$150,000 - $199,999	0.0%	0.1%	0.1%
$200,000 - $249,999	0.0%	0.1%	0.1%
$250,000 - $299,999	0.0%	0.1%	0.1%
$300,000 - $399,999	0.2%	0.7%	0.9%
$400,000 - $499,999	0.9%	2.1%	2.5%
$500,000 - $749,999	14.3%	27.0%	29.1%
$750,000 - $999,999	30.1%	33.2%	33.7%
$1,000,000 - $1,499,999	35.5%	22.1%	20.9%
$1,500,000 - $1,999,999	8.4%	5.0%	5.0%
$2,000,000 +	10.4%	8.7%	6.9%
Average Home Value	$1,182,724	$1,032,116	$995,332

Housing Unit Summary			
2010 Total Housing Units	2,681	19,719	46,793
Owner Occupied Housing Units	82.2%	66.5%	66.4%
Renter Occupied Housing Units	17.8%	33.5%	33.6%
Vacant Housing Units	3.8%	5.7%	5.4%
2020 Housing Units	2,816	21,488	50,942
Owner Occupied Housing Units	83.5%	62.5%	62.5%
Renter Occupied Housing Units	16.5%	37.5%	37.5%
Vacant Housing Units	3.8%	4.0%	4.0%
2026 Housing Units	2,790	22,496	55,030
Owner Occupied Housing Units	83.7%	61.6%	61.0%
Renter Occupied Housing Units	16.3%	38.4%	39.0%
Vacant Housing Units	2.4%	4.3%	4.3%
2031 Total Housing Units	2,805	23,317	58,089
Owner Occupied Housing Units	84.3%	60.8%	59.6%
Renter Occupied Housing Units	15.7%	39.2%	40.4%
Vacant Housing Units	3.9%	4.2%	4.1%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Population by Sex	1 mile	2 miles	3 miles
Males	3,659	26,392	65,368
Females	3,606	26,249	64,397

Median Age			
2010	45.4	41.2	39.9
2020	44.2	40.3	39.5
2026	44.6	41.6	41.1
2031	45.7	42.9	42.8

2026 Population by Age			
Total	7,267	52,641	129,764
0 - 4	4.8%	4.8%	4.9%
5 - 9	5.7%	5.5%	5.7%
10 - 14	6.6%	5.8%	5.6%
15 - 24	9.4%	10.4%	10.0%
25 - 34	9.5%	12.6%	13.3%
35 - 44	14.6%	16.3%	16.9%
45 - 54	14.2%	14.4%	14.3%
55 - 64	13.2%	11.7%	11.6%
65 - 74	12.8%	10.9%	10.7%
75 - 84	7.6%	6.5%	6.1%
85 +	2.0%	1.9%	1.9%
18 +	79.6%	80.7%	80.5%

2026 Population 15+ by Marital Status			
Total	6,026	44,126	108,641
Never Married	32.0%	34.5%	33.7%
Married	57.3%	52.4%	52.1%
Widowed	3.8%	4.0%	4.6%
Divorced	6.9%	9.2%	9.6%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Pop 25+ by Educational Attainment	1 mile	2 miles	3 miles
Total	5,344	38,633	95,641
Less than 9th Grade	0.4%	1.6%	1.8%
9th - 12th Grade, No Diploma	1.7%	2.7%	2.6%
High School Graduate	7.3%	11.3%	11.3%
GED/Alternative Credential	0.7%	1.5%	1.9%
Some College, No Degree	11.6%	12.1%	14.6%
Associate Degree	8.4%	9.4%	9.9%
Bachelor's Degree	37.6%	36.1%	33.6%
Graduate/Professional Degree	32.2%	25.3%	24.3%

2020 Population by Race/Ethnicity			
Total	7,262	50,351	121,587
White Alone	74.1%	65.3%	63.9%
Black Alone	2.1%	5.8%	5.3%
American Indian Alone	0.4%	0.8%	0.8%
Asian Alone	10.3%	13.3%	14.8%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	1.8%	3.5%	3.8%
Two or More Races	1.8%	3.5%	3.8%
Hispanic Origin	5.1%	8.7%	9.0%
Diversity Index	48.3	61.2	62.7

2026 Population by Race/Ethnicity			
Total	7,264	52,642	129,764
White Alone	70.6%	60.9%	59.2%
Black Alone	2.3%	6.4%	5.8%
American Indian Alone	0.4%	0.8%	0.8%
Asian Alone	12.4%	16.0%	17.8%
Pacific Islander Alone	0.2%	0.3%	0.4%
Some Other Race Alone	1.8%	3.7%	4.0%
Two or More Races	12.3%	11.9%	12.0%
Hispanic Origin	5.6%	9.4%	9.8%
Diversity Index	52.7	65.4	67.0

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Pop 16+ by Occupation	1 mile	2 miles	3 miles
Total	3,859	29,869	73,745
White Collar	81.6%	75.0%	73.7%
Management/Business/Financial	23.5%	21.2%	21.8%
Professional	38.6%	37.1%	35.6%
Sales	11.0%	8.1%	7.7%
Administrative Support	8.4%	8.6%	8.6%
Services	10.3%	12.7%	13.6%

2026 Employed Pop 16+ by Occupation			
Total	3,859	29,869	73,745
Blue Collar	8.1%	12.3%	12.8%
Farming/Forestry/Fishing	0.5%	0.1%	0.1%
Construction/Extraction	1.1%	2.7%	3.2%
Installation/Maintenance/Repair	0.9%	1.8%	1.9%
Production	1.9%	2.1%	2.3%
Transportation/Material Moving	3.7%	5.5%	5.3%
White Collar	81.6%	75.0%	73.7%
Management/Business/Financial	23.5%	21.2%	21.8%
Professional	38.6%	37.1%	35.6%
Sales	11.0%	8.1%	7.7%
Administrative Support	8.4%	8.6%	8.6%
Services	10.3%	12.7%	13.6%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	3,859	29,869	73,745
Population 16+ Employed	96.4%	95.7%	96.3%
Population 16+ Unemployment rate	3.6%	4.3%	3.7%
Population 16-24 Employed	8.3%	10.0%	9.9%
Population 16-24 Unemployment rate	9.1%	9.9%	8.0%
Population 25-54 Employed	60.6%	62.6%	64.6%
Population 25-54 Unemployment rate	3.5%	3.9%	3.4%
Population 55-64 Employed	17%	15%	15%
Population 55-64 Unemployment rate	3.1%	3.7%	3.4%
Population 65+ Employed	10%	8%	7%
Population 65+ Unemployment rate	0.0%	1.5%	0.9%

2026 Employed Population 16+ by Industry	1 mile	2 miles	3 miles
Total	3,720	28,575	70,993
Agriculture/Mining	0.3%	0.3%	0.6%
Construction	5.1%	6.2%	5.7%
Manufacturing	9.4%	8.3%	7.5%
Wholesale Trade	0.8%	1.5%	1.4%
Retail Trade	12.9%	11.4%	11.7%
Transportation/Utilities	4.0%	4.1%	4.3%
Information	3%	4%	4%
Finance/Insurance/Real Estate	5.3%	6.3%	6.1%
Services	55.4%	54.8%	56.1%
Public Administration	3.8%	3.4%	3.1%

2026 Consumer Spending			
Apparel & Services: Total $	$12,409,751	$82,686,181	$196,109,617
Average Spent	$4,555.71	$3,840.15	$3,725.49
Spending Potential Index	179	150	146
Education: Total $	$12,619,824	$72,025,456	$168,583,317
Average Spent	$4,632.83	$3,345.04	$3,202.57
Spending Potential Index	231	167	160
Entertainment/Recreation: Total $	$21,977,270	$137,194,421	$325,522,516
Average Spent	$8,068.01	$6,371.65	$6,183.94
Spending Potential Index	188	148	144
Food at Home: Total $	$37,109,687	$245,934,470	$585,111,396
Average Spent	$13,623.23	$11,421.81	$11,115.34
Spending Potential Index	173	145	141
Food Away from Home: Total $	$22,362,856	$147,923,192	$349,297,597
Average Spent	$8,209.57	$6,869.92	$6,635.59
Spending Potential Index	184	154	149
Health Care: Total $	$37,785,863	$235,487,598	$560,114,375
Average Spent	$13,871.46	$10,936.63	$10,640.47
Spending Potential Index	173	136	133
HH Furnishings & Equipment: Total $	$14,415,806	$90,949,619	$215,103,552
Average Spent	$5,292.15	$4,223.93	$4,086.31
Spending Potential Index	186	149	144
Personal Care Products & Services: Total $	$5,809,287	$37,602,233	$88,780,004
Average Spent	$2,132.63	$1,746.34	$1,686.55
Spending Potential Index	187	153	148

2026 Consumer Spending	1 mile	2 miles	3 miles
Shelter: Total $	$144,986,902	$955,383,793	$2,263,544,415
Average Spent	$53,225.73	$44,370.42	$43,000.46
Spending Potential Index	193	161	156
Support Payments/Gifts in Kind: Total $	$15,085,458	$90,121,459	$213,509,466
Average Spent	$5,537.98	$4,185.47	$4,056.03
Spending Potential Index	182	137	133
Travel: Total $	$20,931,453	$125,430,816	$296,874,197
Average Spent	$7,684.09	$5,825.32	$5,639.71
Spending Potential Index	210	159	154
Vehicle Maintenance & Repairs: Total $	$5,897,689	$38,497,095	$91,061,282
Average Spent	$2,165.08	$1,787.90	$1,729.89
Spending Potential Index	175	144	140

Top Tapestry Segment

1 mile

Top Tier (L3):

This segment is characterized by highly educated professionals in affluent suburbs.

Learn more about this segment...

2 miles

Urban Chic (H4):

This segment is characterized by affluent, educated families in the suburbs of coastal metropolises.

Learn more about this segment...

3 miles

Urban Chic (H4):

This segment is characterized by affluent, educated families in the suburbs of coastal metropolises.

Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.