

Town Center at Lake Forest Park

17171 Bothell Way NE, Lake Forest Park, WA 98155



Demographics

	1-Mile	3-Mile	5-Mile
Population	7,450	125,614	375,549
Households	2,798	50,413	153,517
Avg HH Income	\$229,754	\$169,761	\$166,800

Source: Esri, 2025

Property Highlights

219,961 Gross Leasable Area

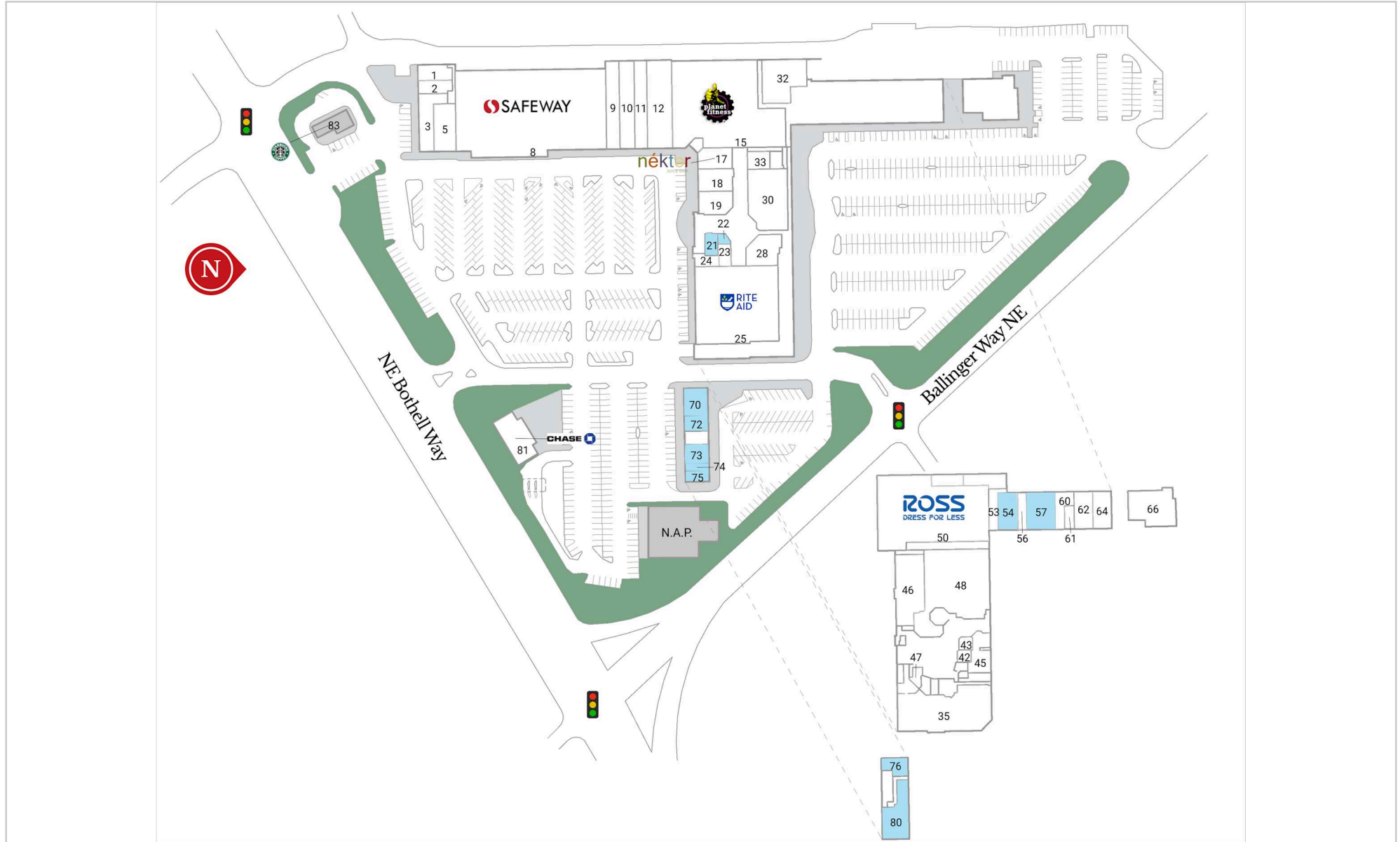
16.50 Total Acres

375,549 5 Mile Population

- Great neighborhood location anchored by Safeway, Rite Aid, Ross, Ace Hardware and Planet Fitness.
- Located eight miles north of Seattle with direct access to the Puget Sound's major economic centers of Redmond, Bellevue and Everett.
- Lake Forest Park is in the top tenth percentile of the wealthiest neighborhoods in the state of Washington.
- The center benefits from excellent access, visibility, and high traffic counts at the intersection of State Route 522 and State Route 104.
- Bothell Way NE has 43,000+ vehicles per day.
- Ballinger Way NE has 23,000+ vehicles per day.

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Current Tenants

1	Swirl Frozen Yogurt	1,374 SF	33	Needles & Hooks	1,074 SF
2	Subway	1,070 SF	35	Westlake Ace Hardware-ACE	14,132 SF
3	MOD Pizza	2,617 SF	42	Dumpling Generation	520 SF
5	Wild Birds Unlimited	2,737 SF	43	Gyro Boss	574 SF
8	Safeway	32,554 SF	45	Honey Bear Cafe	1,880 SF
9	Papa Murphy's Pizza	1,400 SF	46	Lake Forest Park Bar and ...	
10	Yen Design	1,453 SF	47	Third Place Books	
11	Avid Angler	2,660 SF	48	Third Place Books	24,500 SF
12	Mud Bay	5,600 SF	50	Ross Dress for Less	27,690 SF
15	Planet Fitness	22,000 SF	53	LFP Bar & Grill Storage	1,373 SF
17	Nekter Juice Bar	1,825 SF	56	StretchLab	1,225 SF
18	One Bite Café	1,972 SF	60	Seattle Built PC's	1,690 SF
19	Chocolate Man	2,026 SF	61	Edward Jones	750 SF
23	Diamond in the Mall	634 SF	62	Vulpine Taproom	2,450 SF
24	Always Summer	710 SF	64	The Everest Kitchen	2,450 SF
25	Rite Aid	21,904 SF	66	Lake Forest Bar & Grill	5,735 SF
28	Stone Atelier Salon	2,444 SF	81	Chase Bank	3,943 SF
30	King County Library	5,965 SF	83	Starbucks Coffee (N.A.P.)	
32	Merlone Geier Management				

Available/Coming Soon

21	Available	672 SF
22	Available	315 SF
54	Available	2,415 SF
57	Available	3,675 SF
70	Available	1,800 SF
72	Available	1,000 SF
73	Available	1,200 SF
74	Available	510 SF
75	Available	690 SF
76	Available	1,470 SF
80	Available	5,783 SF