

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

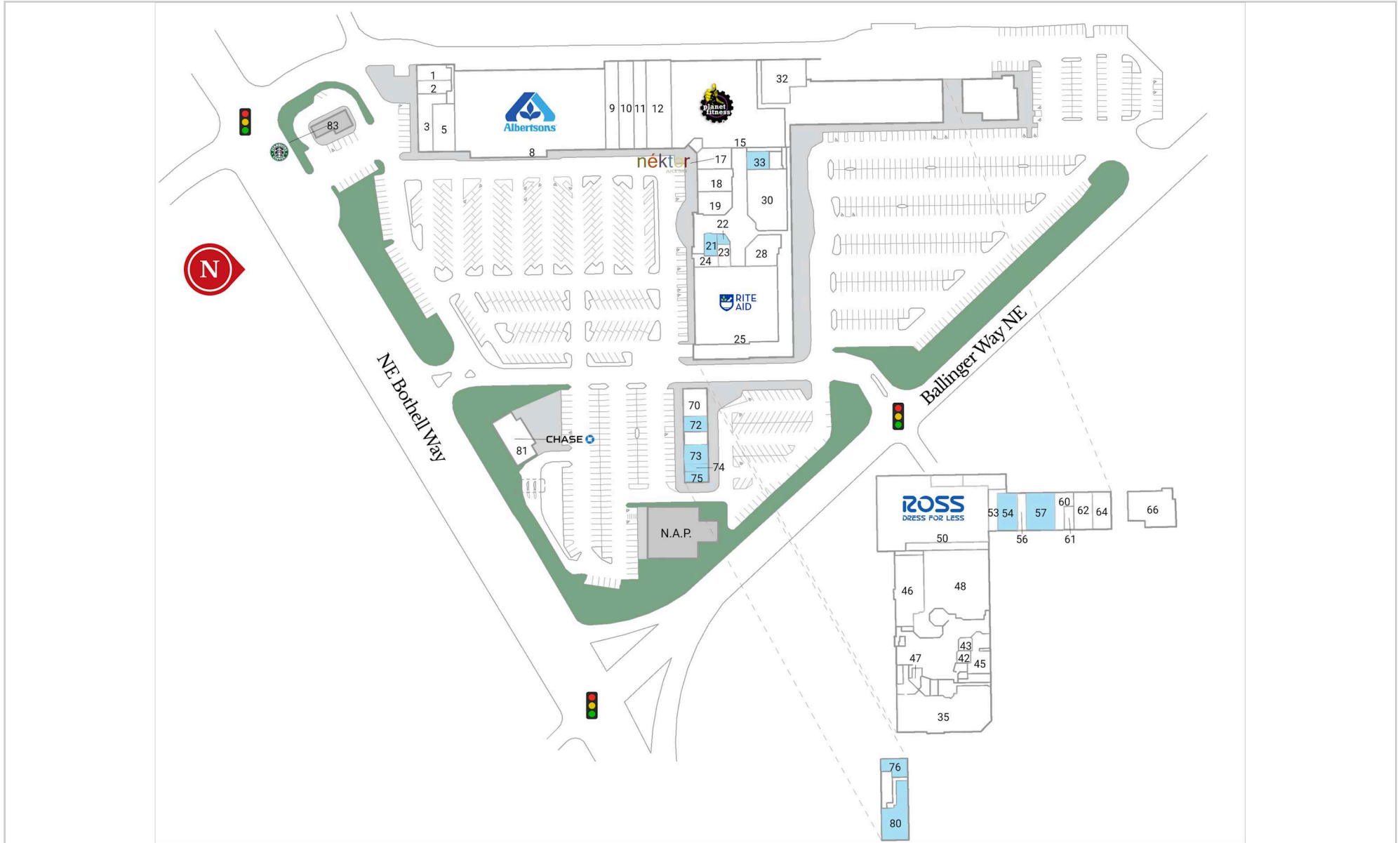
16.50 Total Acres

375,549 5 Mile Population

- Great neighborhood location anchored by Albertsons, 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	35 Westlake Ace Hardware-ACE	14,132 SF
2 Subway	1,070 SF	42 Dumpling Generation	520 SF
3 MOD Pizza	2,617 SF	43 Gyro Boss	574 SF
5 Wild Birds Unlimited	2,737 SF	45 Honey Bear Cafe	1,880 SF
8 Albertsons	32,554 SF	46 Lake Forest Park Bar and ...	
9 Papa Murphy's Pizza	1,400 SF	47 Third Place Books	
10 Yen Design	1,453 SF	48 Third Place Books	24,500 SF
11 Avid Angler	2,660 SF	50 Ross Dress for Less	27,690 SF
12 Mud Bay	5,600 SF	53 LFP Bar & Grill Storage	1,373 SF
15 Planet Fitness	22,000 SF	56 StretchLab	1,225 SF
17 Nekter Juice Bar	1,825 SF	60 Seattle Built PC's	1,690 SF
18 One Bite Café	1,972 SF	61 Edward Jones	750 SF
19 Chocolate Man	2,026 SF	62 Vulpine Taproom	2,450 SF
23 Diamond in the Mall	634 SF	64 The Everest Kitchen	2,450 SF
24 Always Summer	710 SF	66 Lake Forest Bar & Grill	5,735 SF
25 Rite Aid	21,904 SF	70 Chase Bank	1,800 SF
28 A Better Day Salon	2,444 SF	81 Chase Bank - Coming 2024	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
33	Available	1,074 SF
54	Available	2,415 SF
57	Available	3,675 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