

# Town Center at Lake Forest Park

17171 Bothell Way NE, Lake Forest Park, WA 98155



## Property Highlights

225,291 Gross Leasable Area

16.50 Total Acres

362,866 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.



## Demographics

	1-Mile	3-Mile	5-Mile
Population	7,747	121,265	362,866
Households	2,984	49,037	150,599
Avg HH Income	\$161,657	\$116,999	\$117,464

Source: Esri, 2019

MerloneGeier  
Partners

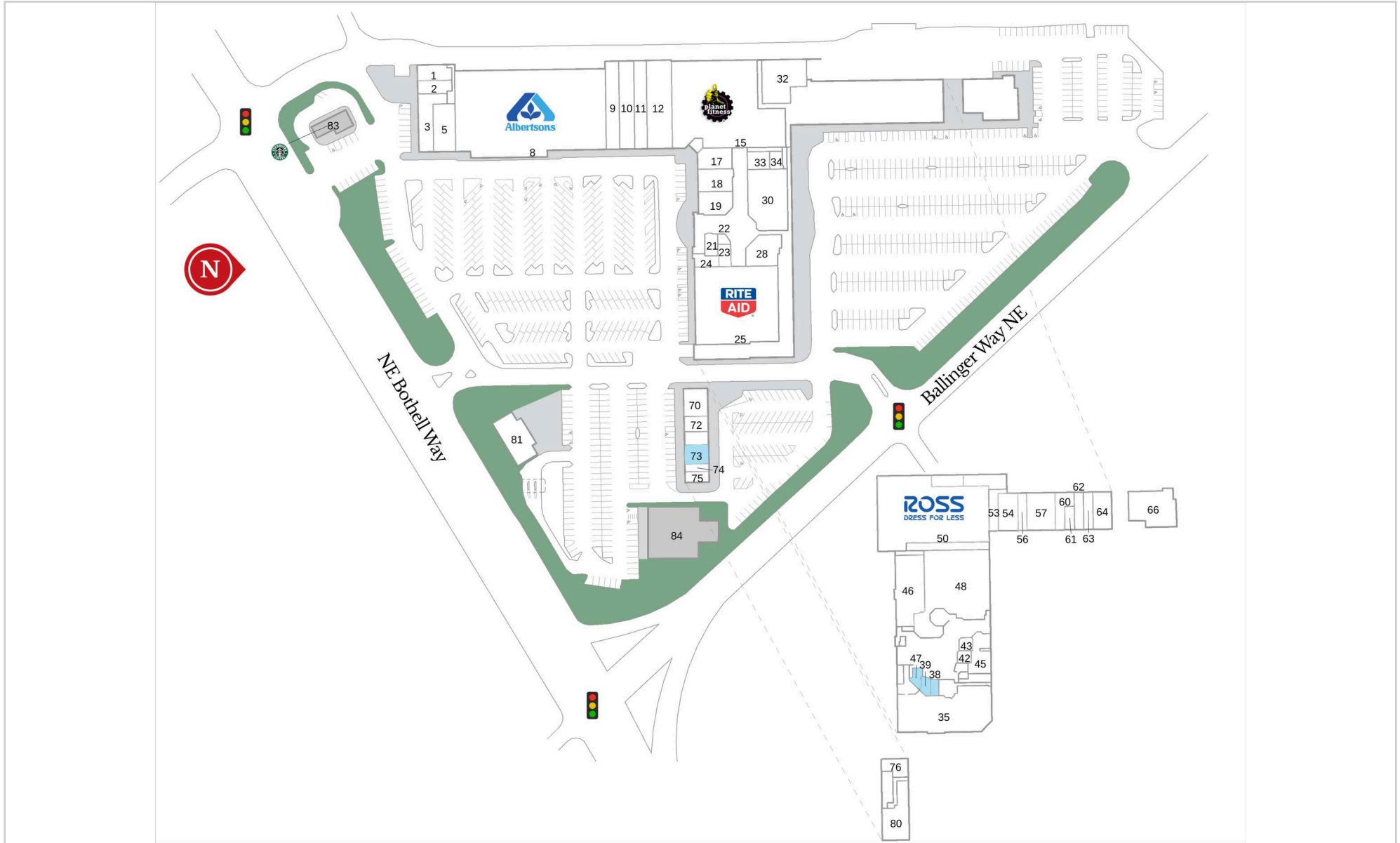
For more info visit:  
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## Current Tenants

1	Swirl Frozen Yogurt	1,374 SF	43	Burney Brothers BBQ	574 SF
2	Subway	1,070 SF	45	Honey Bear Cafe	1,880 SF
3	MOD Pizza	2,617 SF	46	Lake Forest Park Bar and ...	
5	Wild Birds Unlimited	2,737 SF	48	Third Place Books	24,500 SF
8	Albertsons	32,554 SF	50	Ross Dress for Less	27,690 SF
9	Papa Murphy's Pizza	1,400 SF	53	Lake Forest Park Bar and ...	1,373 SF
10	Forest Park Cleaners	1,453 SF	54	Two Trading Tigers	2,415 SF
11	Avid Angler	2,660 SF	56	Curves	1,225 SF
12	Mud Bay	5,600 SF	57	Red Sky Gallery	3,675 SF
15	Planet Fitness	22,000 SF	60	Mad Cow Yarn	1,712 SF
17	Sally Beauty Supply	1,953 SF	61	Edward Jones	750 SF
18	Great Harvest Bread Co.	1,972 SF	62	Expedia CruiseShipCenters	1,225 SF
19	Chocolate Man	2,026 SF	63	Glacial Cryotherapy	1,225 SF
21	VSP Jewelry Design Galler...	672 SF	64	The Everest Kitchen	2,450 SF
22	Shoreline Arts	315 SF	66	Lake Forest Bar & Grill	5,735 SF
23	Diamond in the Mall	634 SF	70	Chase Bank	1,800 SF
24	Diamond Wireless	710 SF	72	NW Foot & Ankle	1,000 SF
25	Rite Aid	21,904 SF	74	Neurrx	510 SF
28	A Better Day Salon	2,444 SF	75	Seattle Engraving	690 SF
30	King County Library	5,965 SF	76	Dr. C. Fred Ebsworth	1,470 SF
32	Merlone Geier Management	4,183 SF	80	Lake Forest Park Medical ...	5,783 SF
33	Northwest Ballet Center	1,074 SF	81	Bank of America	3,031 SF
34	Management Office	424 SF	83	Starbucks Coffee (N.A.P.)	
35	Town Center Hardware-ACE	14,132 SF	84	Lake Forest Park City Hal...	
42	Dumpling Generation	520 SF			

## Available/Coming Soon

38	Available	420 SF
39	Available	565 SF
47	Available	
73	Available	1,200 SF