

FOR LEASE

TOWN CENTER AT LAKE FOREST PARK

17171 BOTHELL WAY NE, LAKE FOREST PARK, WA



Grocery-Anchored Retail Opportunity



PRIME LOCATION

At the intersection of SR-522 & SR-104
(Bothell Way NE & Ballinger Way NE)



STRONG DEMOGRAPHICS

Affluent community
with high household incomes

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LOCKEHOUSE
RETAIL GROUP

Town Center at Lake Forest Park is the community's premier neighborhood shopping destination, serving an affluent and established customer base along the northern shore of Lake Washington. Anchored by a strong mix of grocery, dining, retail, and service tenants, the center benefits from excellent visibility, convenient access via State Route 522, and a loyal trade area with strong household incomes and consumer spending.

PROPERTY SUMMARY

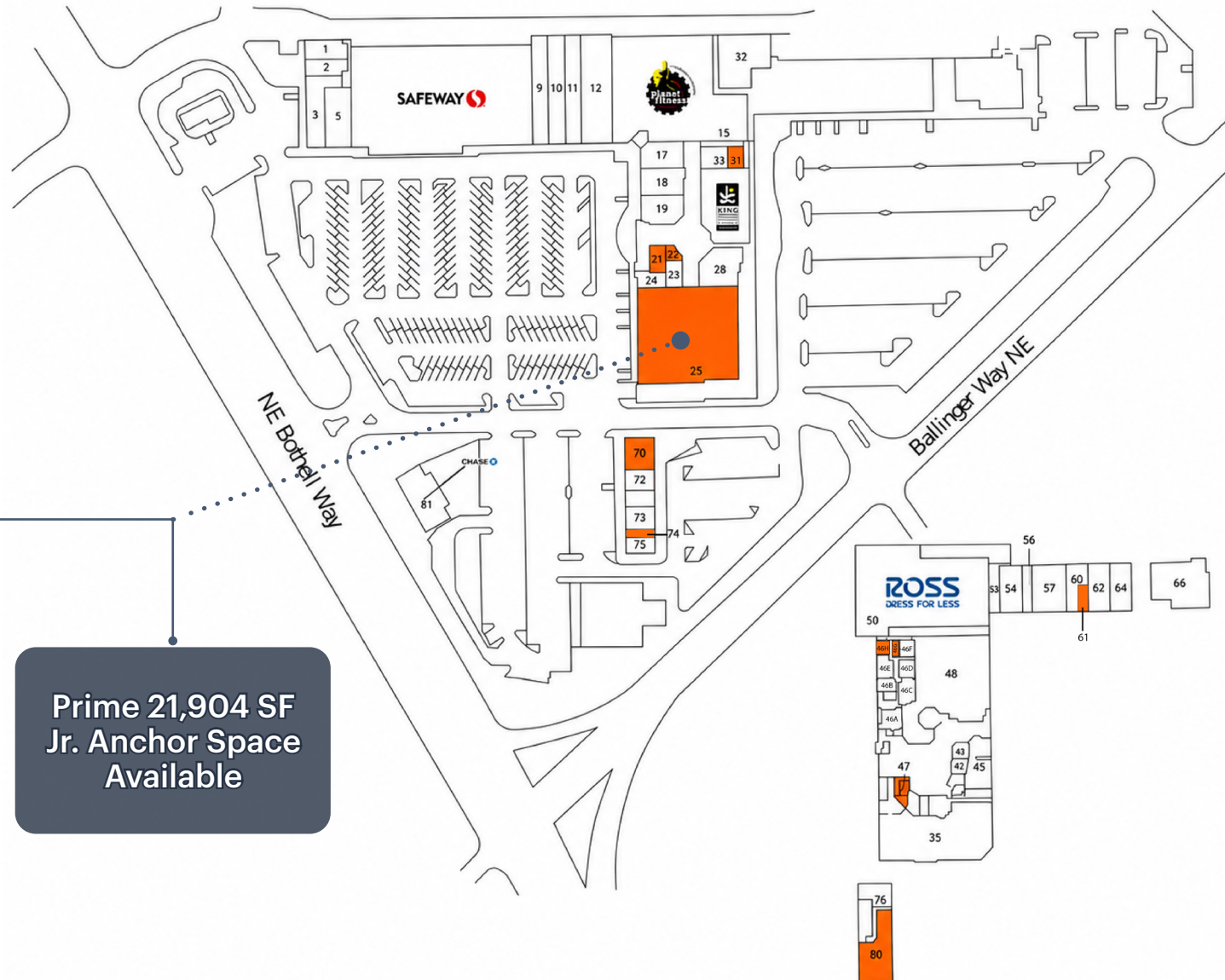
Address	17171 Bothell Way NE, Lake Forest Park, WA 98155
Cross Streets	SR 522 & SR-104 (Bothell Way NE & Ballinger Way NE)
GLA	+219,961
Rates	Call Broker to Inquire
NNN	\$10.70/SF (Estimated)

HIGHLIGHTS

- Safeway-anchored shopping center
- Rare junior anchor space available: 21,904 SF
- Complementary tenant mix, including Third Place Books, Ross Dress for Less, Ace Hardware, and Planet Fitness
- Strong and affluent demographics
- Abundant and convenient parking
- 43,000+ ADT on Bothell Way NE and 20,000+ ADT on Ballinger Way NE

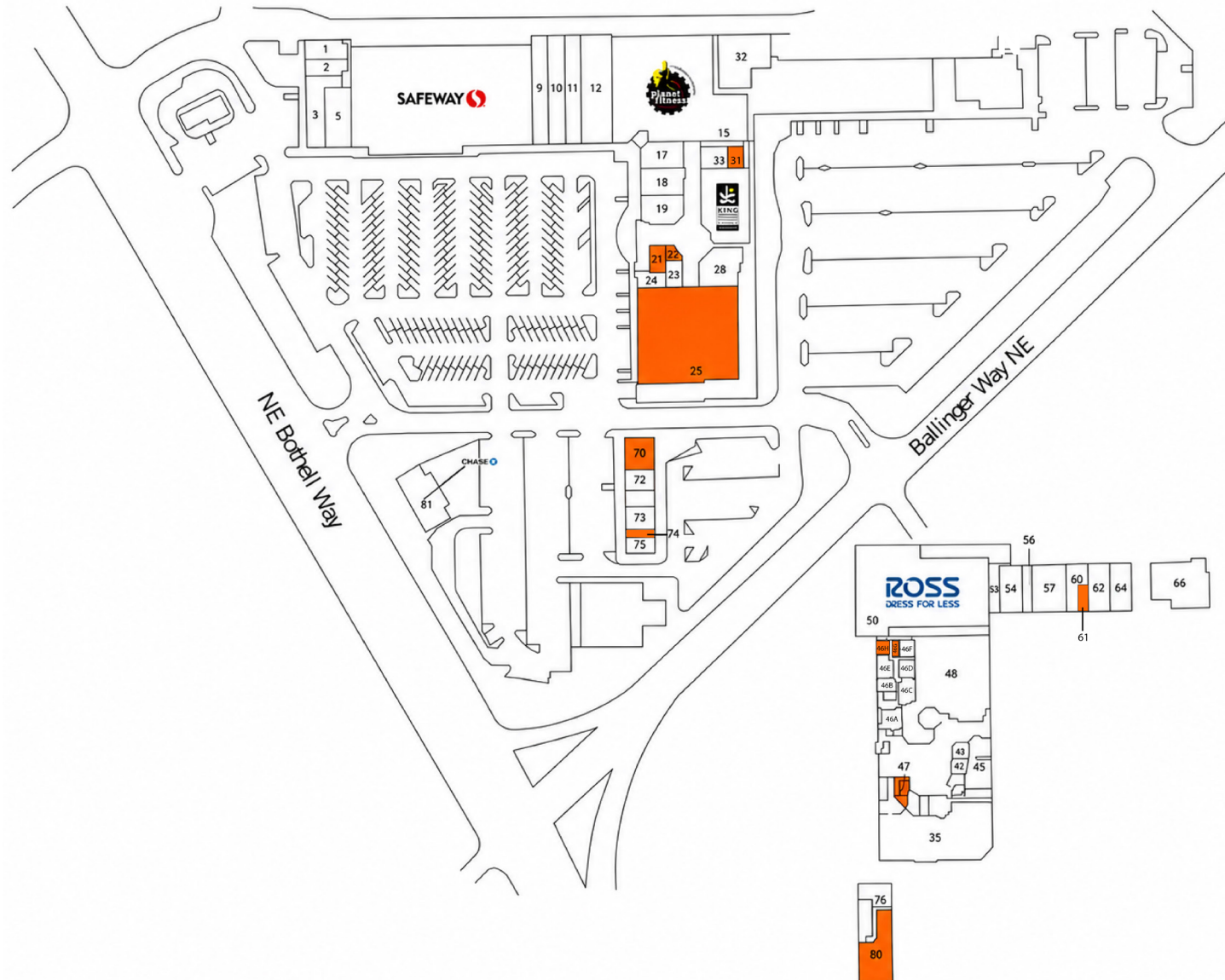


1	Swirl Frozen Yogurt	±1,374 SF
2	Subway	±1,070 SF
3	MOD Pizza	+2,617 SF
5	Wild Birds Unlimited	+2,737 SF
8	Safeway	+32,554 SF
9	Papa Murphy's	±1,400 SF
10	Yen Design	±1,453 SF
11	Avid Angler	±1,200 SF
12	Mud Bay	+5,600 SF
15	Planet Fitness	+22,000 SF
17	Nekter Juice Bar	±1,825 SF
18	One Bite Bakery	±1,972 SF
19	Chocolate Man	±2,026 SF
21	AVAILABLE	+672 SF
22	AVAILABLE	+315 SF
23	Diamond in the Mall	±634 SF
24	Always Summer	±710 SF
25	AVAILABLE (Former Rite Aid)	+21,904 SF
28	Stone Atelier	±2,444 SF
30	King County Library	±5,965 SF
31	AVAILABLE	+576 SF
32	Security Office	±3,365 SF
33	Needles & Hooks	±1,074 SF
35	Ace Hardware	±14,132 SF
42	Dumpling Generation	±520 SF
43	Gyro Boss	±574 SF
45	Honey Bear Cafe	±1,880 SF
46A	Lake Forest Park Bar & Grill Office	±400 SF
46B-E	Seattle Performers	±2,255 SF
46F	Third Place Books & Honey Bear Cafe Accounting	±470 SF



**Prime 21,904 SF
Jr. Anchor Space
Available**

46G	AVAILABLE	+393 SF
46H	AVAILABLE	+468 SF
47	AVAILABLE	+604 SF
48	Third Place Books	±15,860 SF
50	Ross Dress for Less	±27,690 SF
53	Lake Forest Bar & Grill (Storage)	±1,373 SF
54	Two Trading Tigers	±2,415 SF
56	StretchLab	±1,225 SF
57	Red Sky Gallery	±3,675 SF
60	Seattle Built PCs	±1,690 SF
61	Edward Jones	±750 SF
62	Vulpine Taproom	±2,450 SF
64	The Everest Kitchen	±2,450 SF
66	Lake Forest Park Bar & Grill	±5,735 SF
70	AVAILABLE	+1,800 SF
72	All Dry Services Seattle	±1,000 SF
73	Amped Adventures	±1,200 SF
74	AVAILABLE	+510 SF
75	Amped Adventures Storage	±690 SF
76	Amped Adventures	±1,470 SF
80	AVAILABLE	+5,783 SF
81	Chase Bank	±3,943 SF





**TOWN CENTER
AT LAKE FOREST PARK**

**21,904 SF
Jr. Anchor Space
Available**

Brookside
Elementary

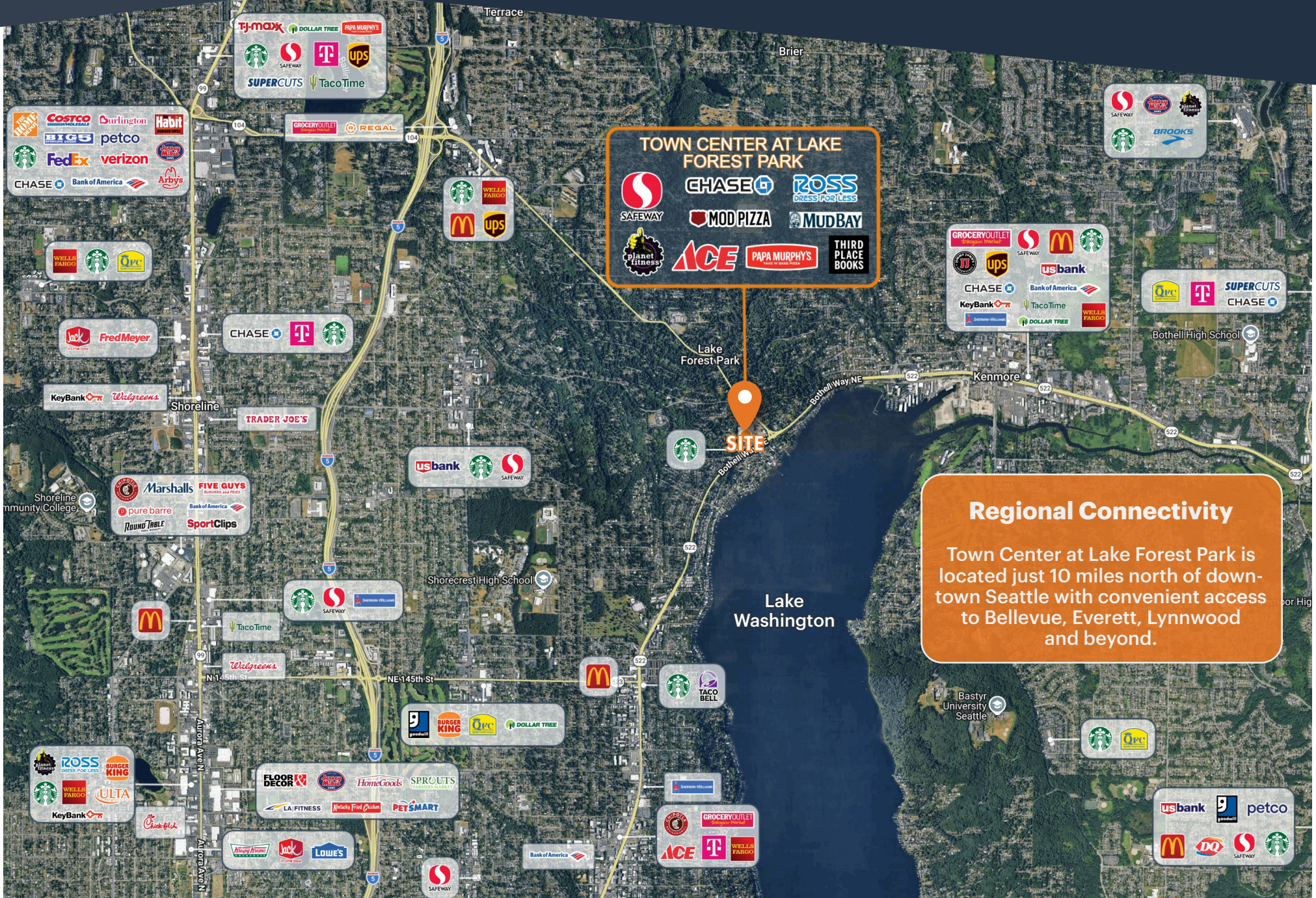
Ballinger Way NE 20,000 ADT

Bothell Way NE 43,000 ADT

Lake Forest Park
City Hall

*Traffic Count Source: Sites USA REGIS Online 06/10/26

Lake Washington



TOWN CENTER AT LAKE FOREST PARK

SAFeway CHASE ROSS Dress For Less
MOD PIZZA MUDBAY
planet fitness ACE PAPA MURPHY'S THIRD PLACE BOOKS

Regional Connectivity

Town Center at Lake Forest Park is located just 10 miles north of downtown Seattle with convenient access to Bellevue, Everett, Lynnwood and beyond.

1 MILE | 3 MILES | 5 MILES



POPULATION

7,103 **124,637** **375,578**



ESTIMATED HOUSEHOLDS

2,749 **51,226** **157,380**



EST. AVG. HOUSEHOLD NET WORTH

\$2.65 M **\$1.84 M** **\$1.74 M**



EST. AVG. HOUSEHOLD INCOME

\$219,186 **\$178,257** **\$173,943**



BACHELOR DEGREE OR HIGHER

68.4% **55.9%** **56.7%**



TOTAL ANNUAL RETAIL EXPENDITURES

\$197.05 M **\$3.22 B** **\$9.68 B**



*Demographic Source: Sites USA REGIS Online 06/10/26



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