

TOWN CENTER AT LAKE FOREST PARK

Lake Forest Park, WA



Property Location:

17171 Bothell Way NE
 Lake Forest Park, WA 98155
www.lakeforestparktownecentre.com

Property Information:

Property Type:	Community
GLA/SF:	249,054
Owner:	Madison Marquette
Acquisition Date:	July 2006
Renovation:	2009

Leasing Contact:

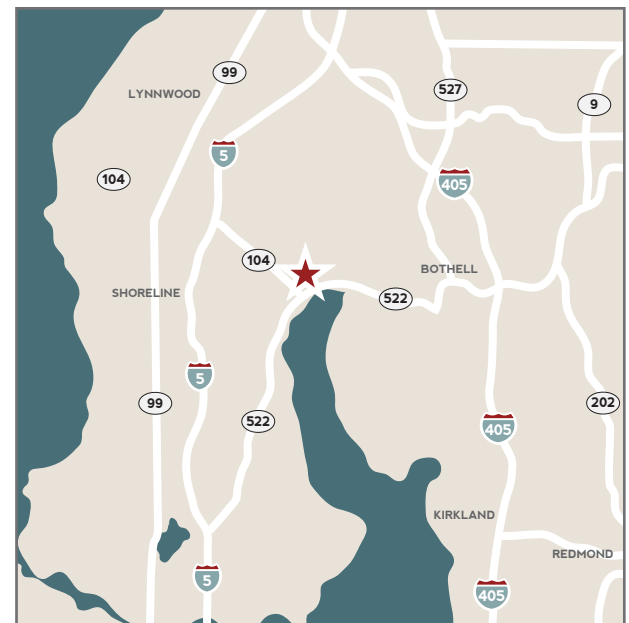
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Town Center at Lake Forest Park is a true community center that draws a regional crowd and is home to several unique and organic local stores which collectively cater to the educated customer, thus serving as a daily destination. Friends of Third Place Commons offers over 1,200 community events throughout the calendar year, attracting patrons from all over the Puget Sound region. Town Center at Lake Forest Park is a shopping center with a regional draw and a captive market.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Estimated Population	7,743	111,964	327,134
Estimated Households	3,028	45,614	137,650
Average HH Income	\$113,301	\$85,111	\$82,881
Median Age	44.7	40.1	39.6
Education (Some college+)	81.4%	73.9%	74.3%
Total Businesses	326	2,985	11,174
Total Employees	2,449	22,363	108,044

Source: SitesUSA 2010 Estimates



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PROPERTY DESCRIPTION

- Exclusive niche businesses such as Avid Angler, Great Harvest Bread, Mud Bay, Wild Birds Unlimited, Chocolate Man, and Third Place Books helps create the ultimate neighborhood experience offering residents quality merchandise for their specialty needs.
- With Third Place Books as an anchor, along with Albertsons, Ross Dress for Less, Planet Fitness, and Rite Aid, Town Center at Lake Forest Park has been the site of book signings hosting extravagant authors and entertainers such as Alan Alda, Jane Fonda, Hulk Hogan, and Paul McCartney.
- Recently opened anchors, Planet Fitness in Fall 2010 and Ross in Summer 2011, are creating a strong draw of customers. A new escalator brings customers from the lower parking area up the newly created corridor

LOCATION

- Located at Bothell Way (S.R. 522) and Ballinger Way. Bothell Way is the major east-west commuter route at the north end of Lake Washington, carrying approximately 52,000 cars per day past the center.
- As the only major shopping center, Town Center at Lake Forest Park serves as the city's "downtown hub". In addition, City Hall is located adjacent to the center.

SITE PLAN

