

# URBANA – BALLARD

RETAIL FOR LEASE | 1500 NW MARKET STREET | SEATTLE, WA

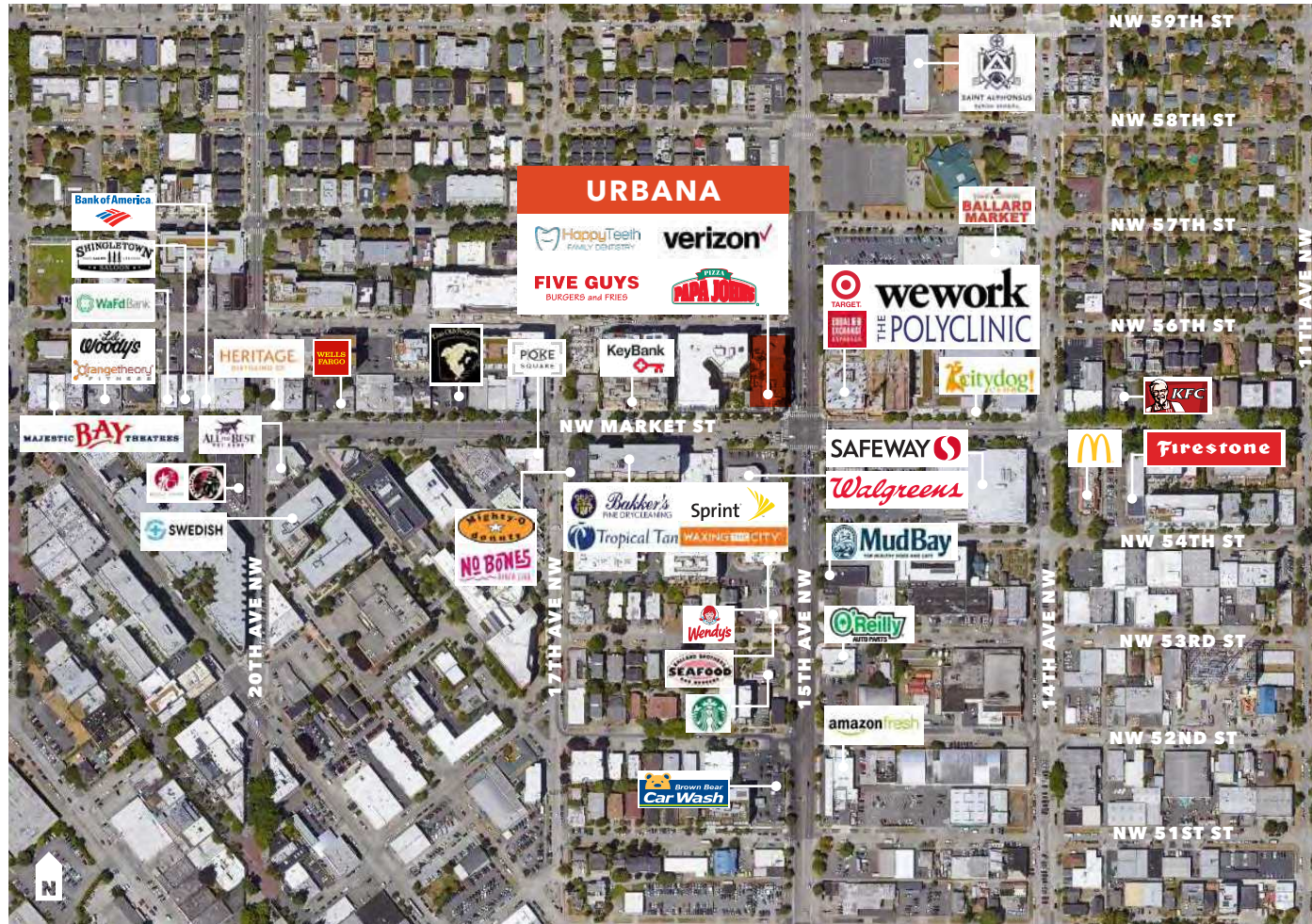




FOR LEASE

# Urbana - Ballard

1500 NW MARKET STREET, SEATTLE



**JOIN** Five Guys, Verizon, Papa John's and Happy Teeth Dentistry

**MAIN & MAIN** in Ballard at 15th & Market

**FORMER** Union Bank

**FORMER** Bartell Drugs

125 total parking spaces for retail

**99**

**WALK SCORE**

**\$121,202**

AVERAGE HH INCOME WITHIN 1 MILE (2019)

**35,606**

POPULATION WITHIN 1 MILE

**2,490**

TOTAL BUSINESSES WITHIN 1 MILE

**JASON MILLER**

Vice President

206.296.9649

jason.miller@kidder.com

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





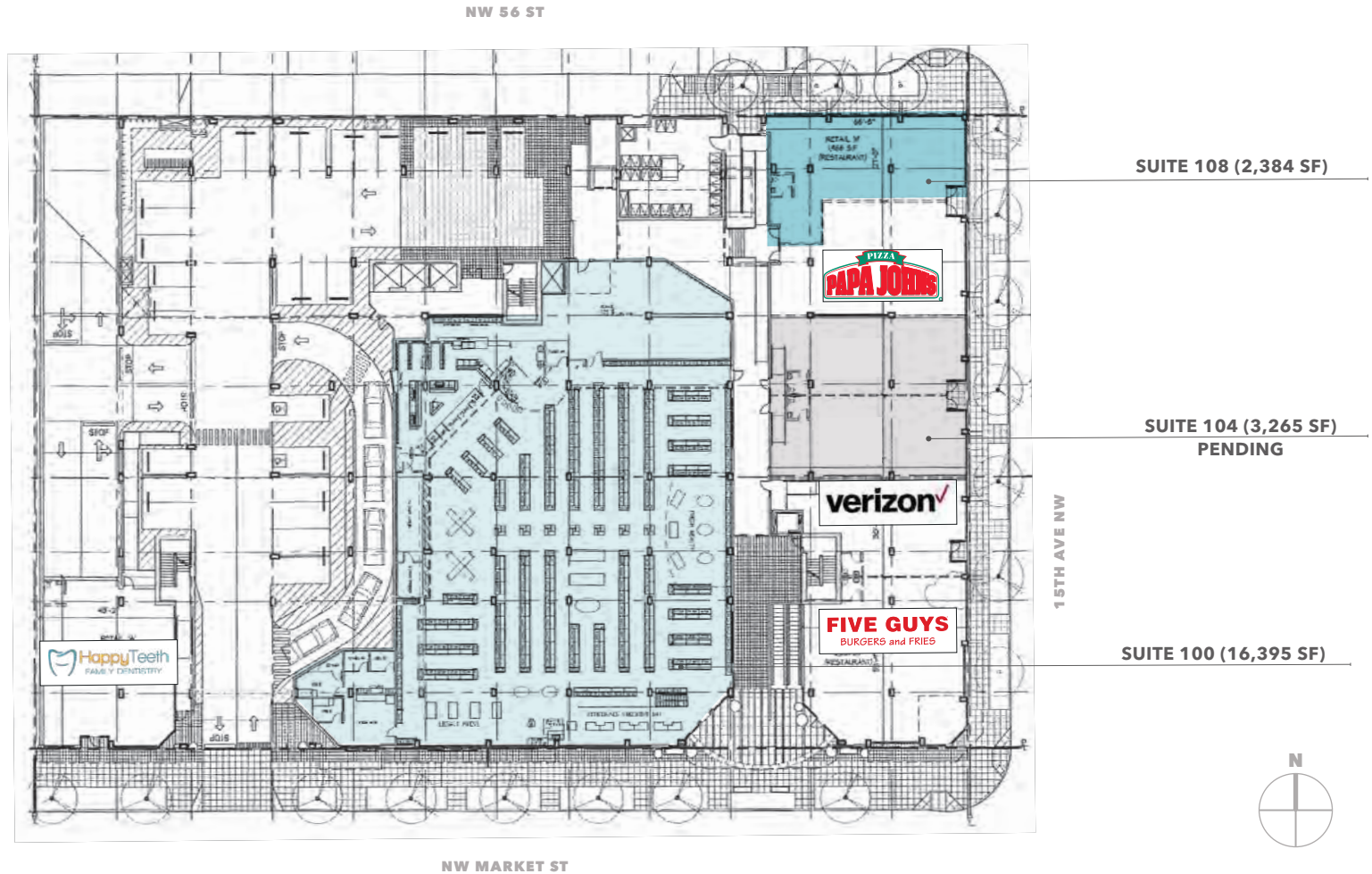
**FOR LEASE**

# Urbana - Ballard

1500 NW MARKET STREET, SEATTLE

## Site Plan

**AVAILABLE** suites include Suite 100 at 16,395 SF  
and Suite 108 at 2,384 SF



[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** Kidder Mathews

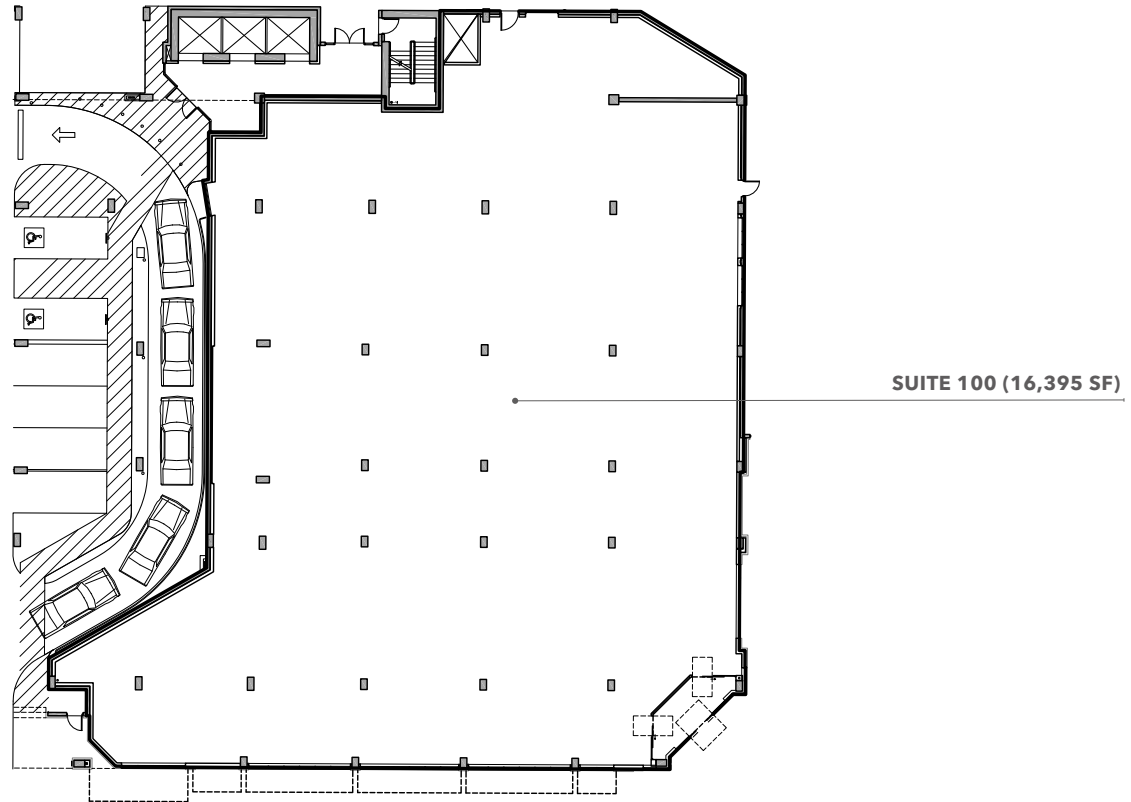
**FOR LEASE**

# Urbana - Ballard

1500 NW MARKET STREET, SEATTLE

## Suite 100 Site Plan

- **AVAILABLE:** 16,395 SF
- **FORMER** Bartell's Drugstore
- **FULLY** built out space
- **25 ON-SITE** dedicated free parking stalls included
- **100 ADDITIONAL** on-site paid retail customer parking stalls
- **ABUNDANT** signage at the busiest intersection in Ballard
- **PERFECT** for entertainment, fitness, or outdoor apparel



[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** Kidder Mathews

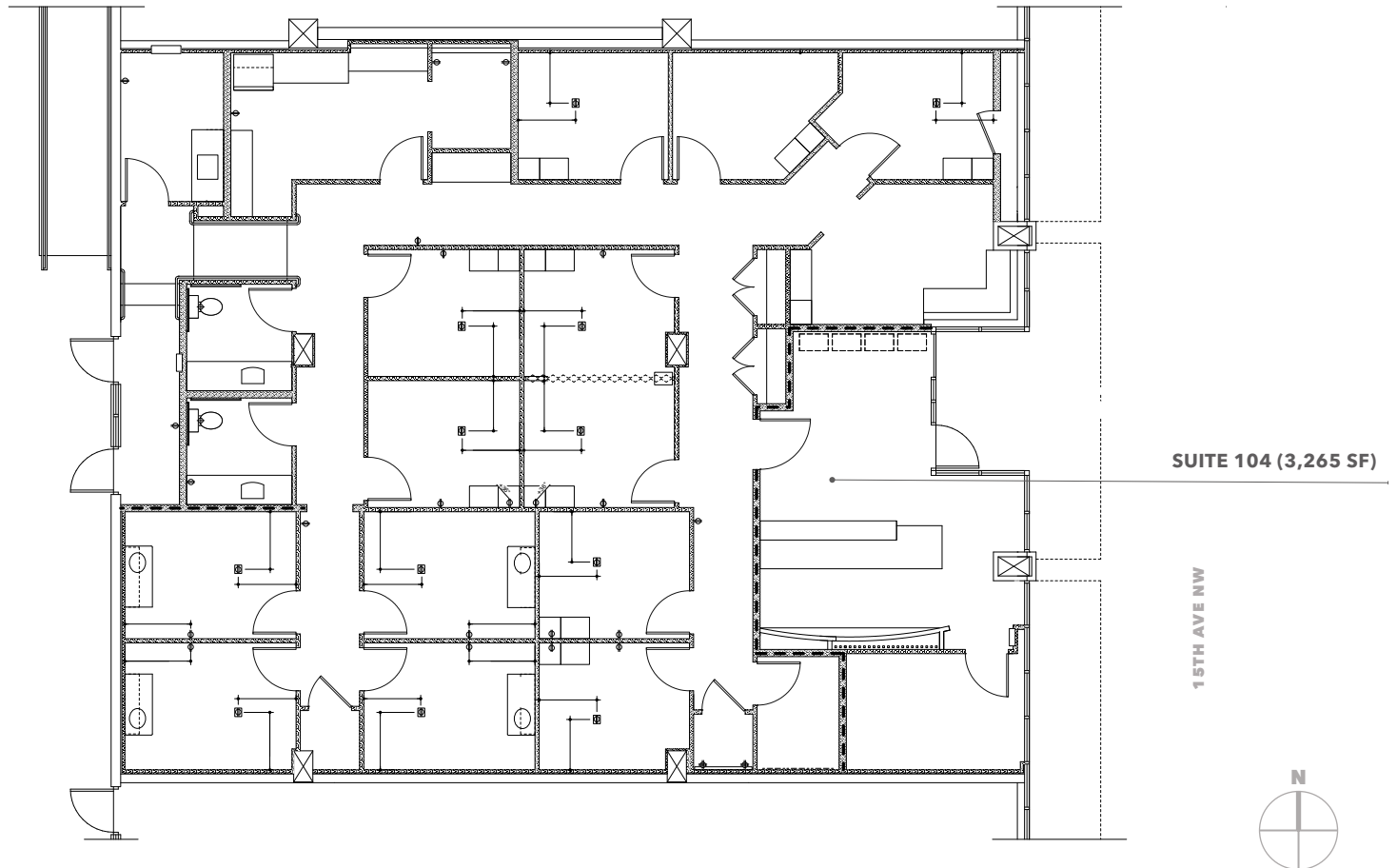
**FOR LEASE**

# Urbana - Ballard

1500 NW MARKET STREET, SEATTLE

## Suite 104 Site Plan

- **PENDING**
- **FORMER** Massage Envy
- **BUILT OUT** with 12-13 treatment rooms
- **TWO** ADA restrooms
- **FINISHED** HVAC, plumbing and electrical
- **RECEPTION** office, employee lounge and laundry rooms built out



[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** Kidder Mathews

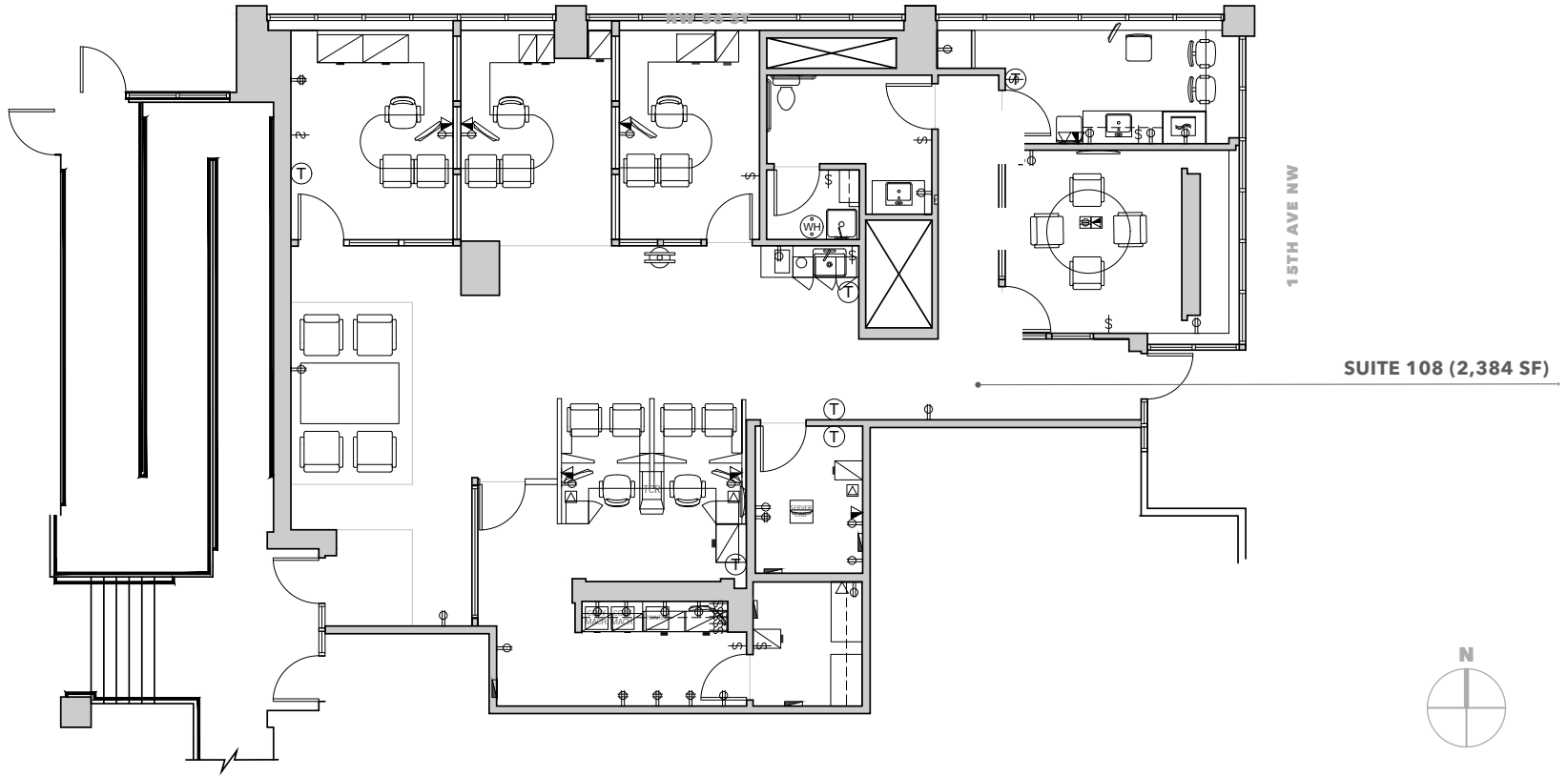
FOR LEASE

# Urbana - Ballard

1500 NW MARKET STREET, SEATTLE

## Suite 108 Site Plan

- **AVAILABLE:** 2,384 SF
- **CORNER** location
- **BUILT OUT** bank/office
- **FORMER** Union Bank Branch



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** Kidder Mathews



# FOR LEASE

# Urbana - Ballard

1500 NW MARKET STREET, SEATTLE

## DEMOGRAPHICS

	0.25 Mile	0.5 Mile	1 Mile
<b>POPULATION</b>			
Estimated Population (2019)	5,900	14,125	35,606
Projected Population (2024)	6,248	14,941	37,742
Census Population (2010)	3,174	9,127	27,082
Projected Annual Growth (2019 - 2024)	348 (1.2%)	816 (1.2%)	2,136 (1.2%)
Historical Annual Growth (2010 - 2019)	1,082 (5.2%)	2,003 (2.8%)	2,975 (1.2%)

	0.25 Mile	0.5 Mile	1 Mile
<b>HOUSEHOLDS</b>			
Estimated Households (2019)	3,619	8,334	18,715
Projected Households (2024)	3,878	8,914	20,013
Projected Annual Growth (2019 - 2024)	259 (1.4%)	580 (1.4%)	1,298 (1.4%)
Historical Annual Change (2000 - 2019)	2,402 (10.4%)	4,298 (5.6%)	6,435 (2.8%)
Estimated Average HH Income (2019)	\$118,195	\$107,376	\$121,202
Projected Average HH Income (2024)	\$129,183	\$117,556	\$134,628

	0.25 Mile	0.5 Mile	1 Mile
<b>DAYTIME DEMOGRAPHICS</b>			
Total Businesses	576	1,380	2,490
Total Employees	3,938	10,283	19,408

<b>35,606</b>	<b>\$121,202</b>	<b>1.4%</b>
ESTIMATED POPULATION	AVERAGE HH INCOME	POPULATION GROWTH



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

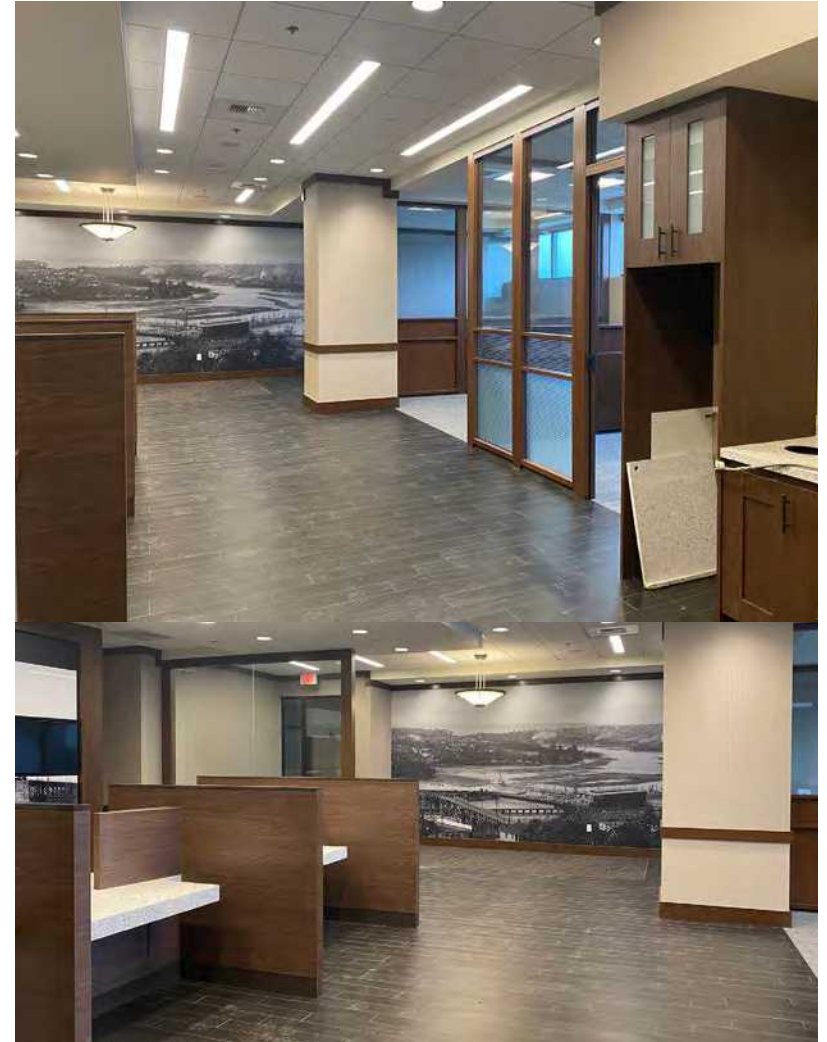


FOR LEASE

# Urbana - Ballard

1500 NW MARKET STREET, SEATTLE

## Suite 108: Former Union Bank



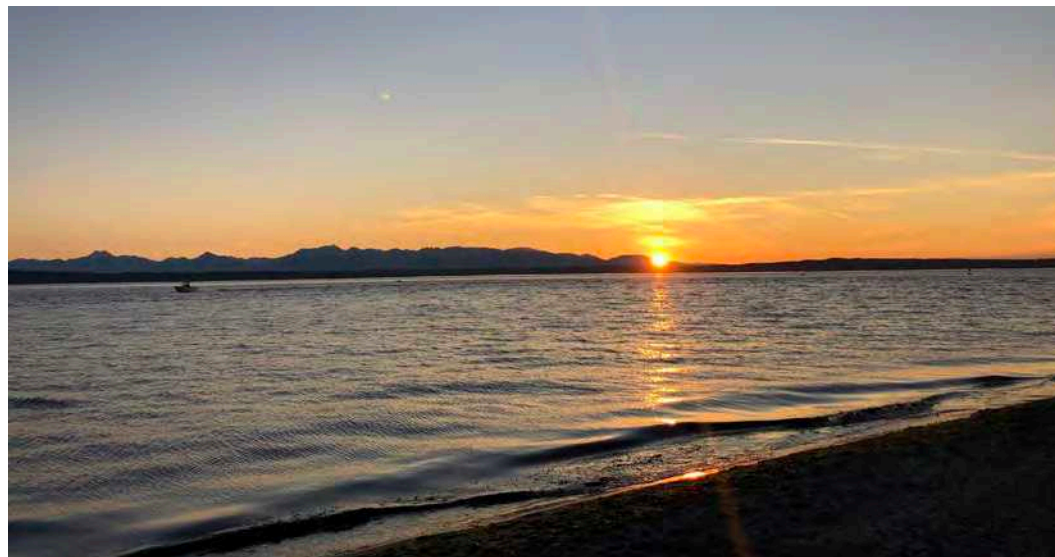
KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** Kidder Mathews



# Be a part of Ballard

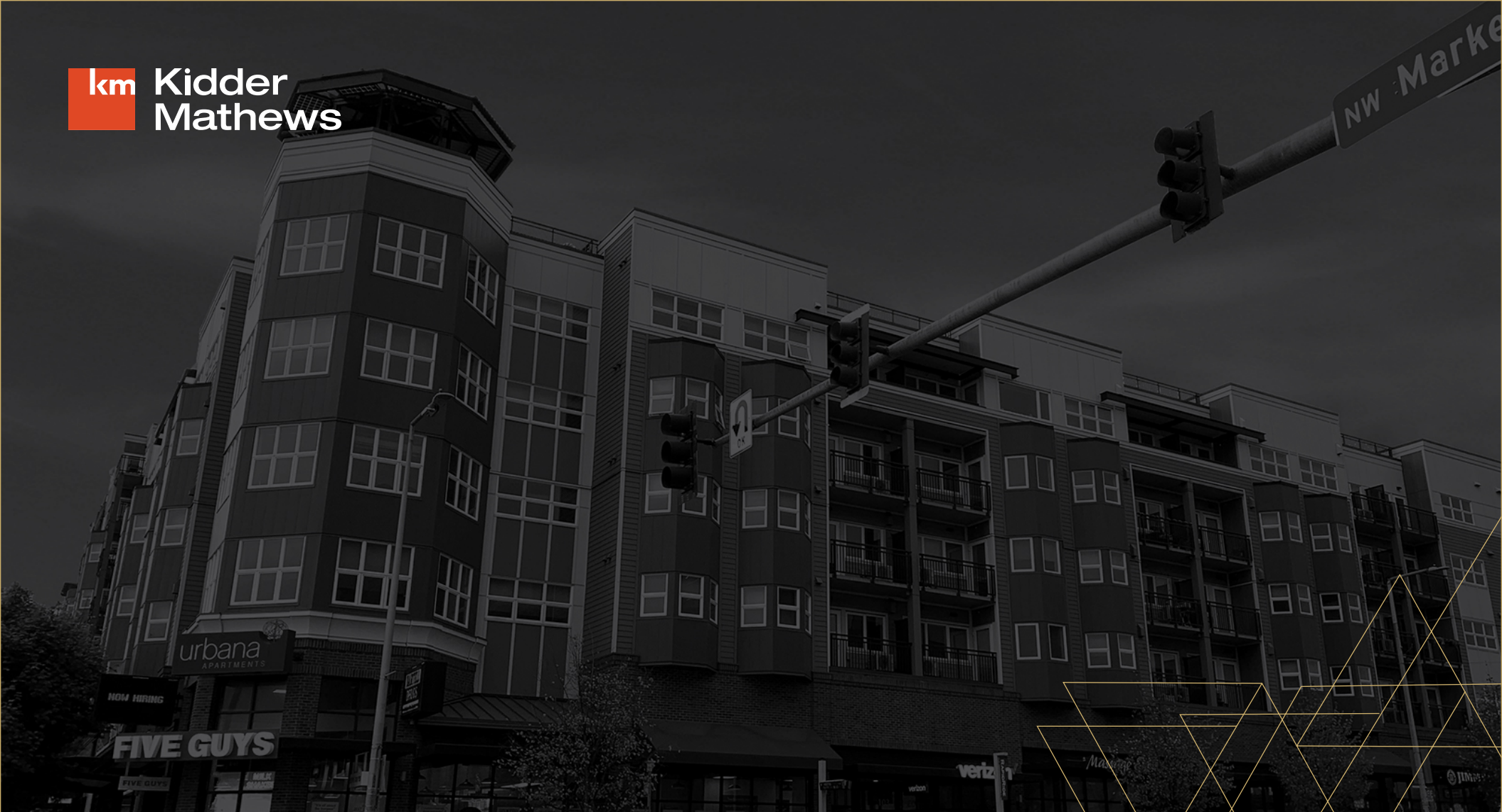


KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** Kidder Mathews





## For leasing information contact

**JASON MILLER**

Vice President

206.296.9649

[jason.miller@kidder.com](mailto:jason.miller@kidder.com)

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.