

For Lease

THE COMMONS AT BALLARD

5601 22ND AVE NW | SEATTLE, WA

*2,293 SF Former Bank Retail Space
Available for Lease in Seattle's
Vibrant Ballard Neighborhood*

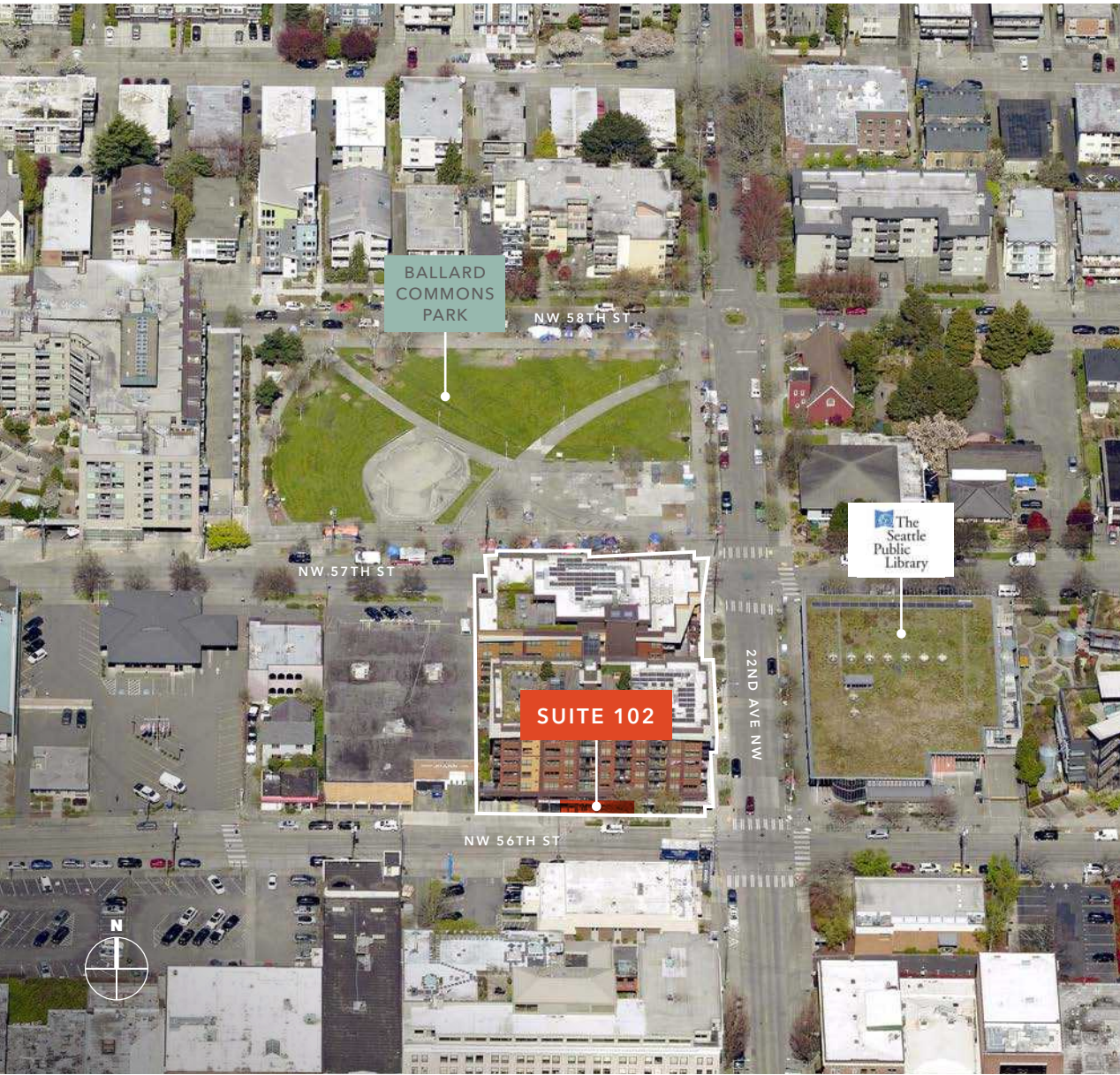


TAKE VIRTUAL TOUR

SUITE 102



km Kidder
Mathews



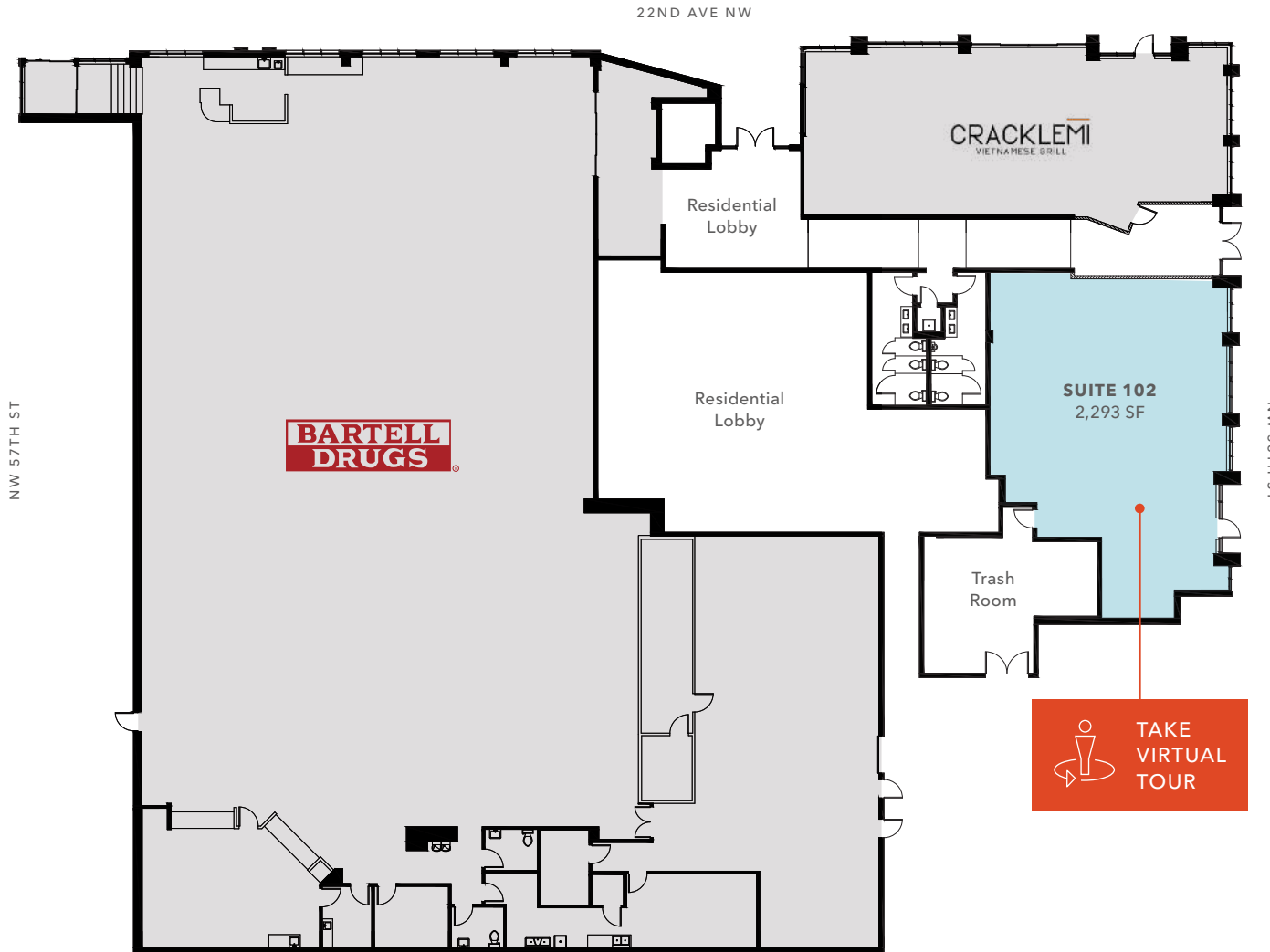
PROPERTY OVERVIEW

ADDRESS	5601 22nd Ave NW
SUITE NUMBER	102
AVAILABLE SF	2,293 SF
LEASE RATE	Call brokers
ESTIMATED NNN RATE	\$10.41 / SF
CURRENT/FORMER USE	Bank
CURRENT TENANT	Please do not disturb tenant
CO-TENANTS	Bartell Drugs, CrackleMi
TRAFFIC COUNT NW Market St & 22nd Ave NW	20,000+ / day

2,293 SF
AVAILABLE

CALL
FOR LEASE RATE

FIRST FLOOR PLAN



2,293 SF

AVAILABLE

CALL

FOR LEASE RATE

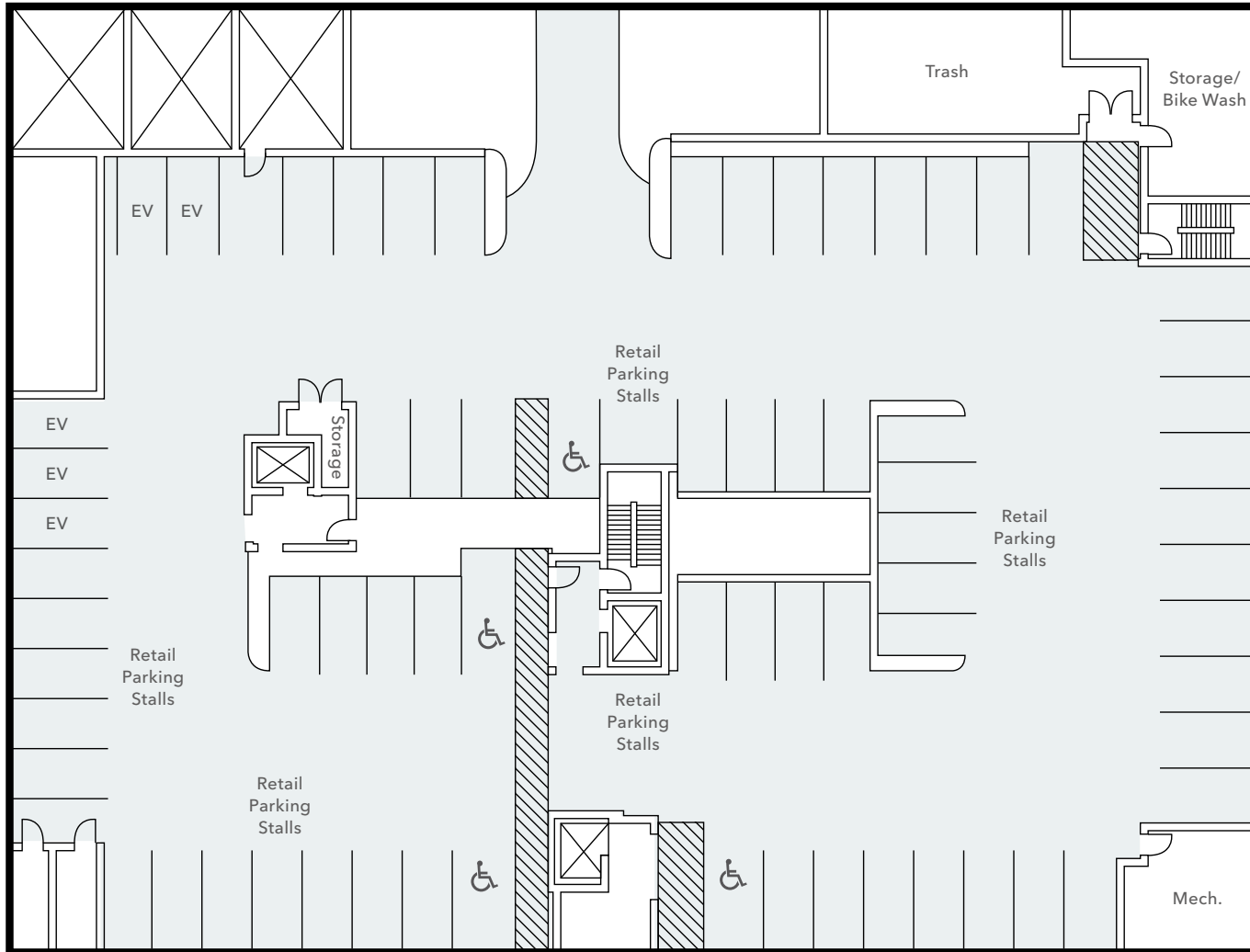
\$10.41/SF

ESTIMATED NNN RATE

NOW

AVAILABLE

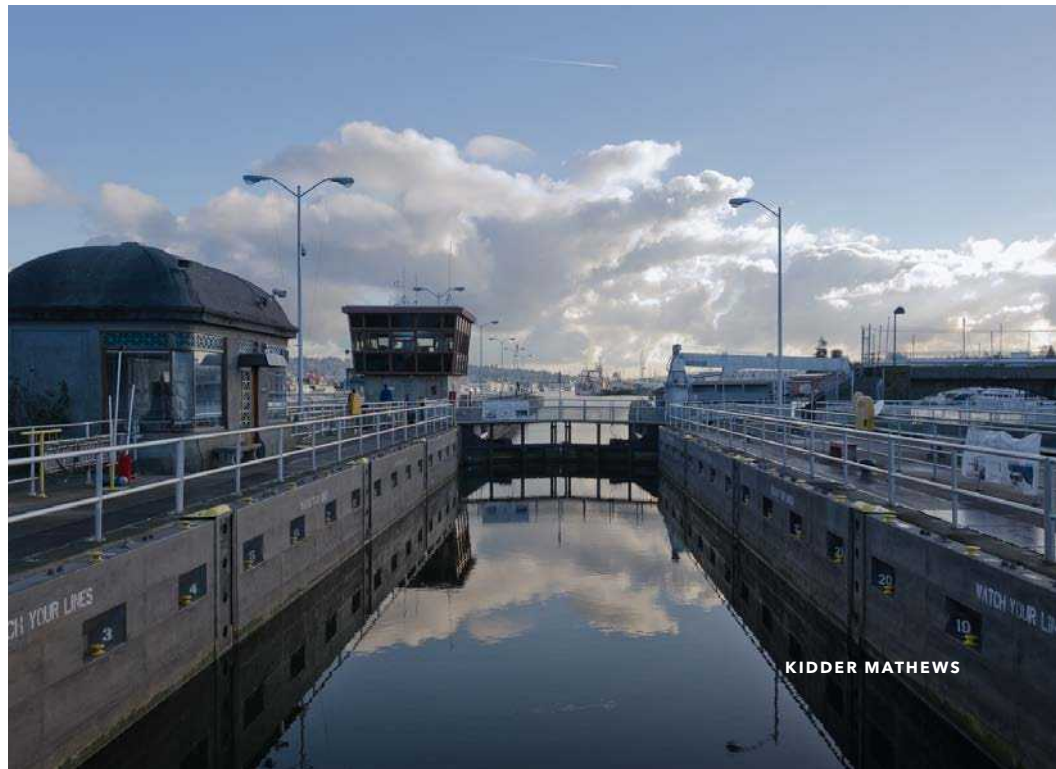
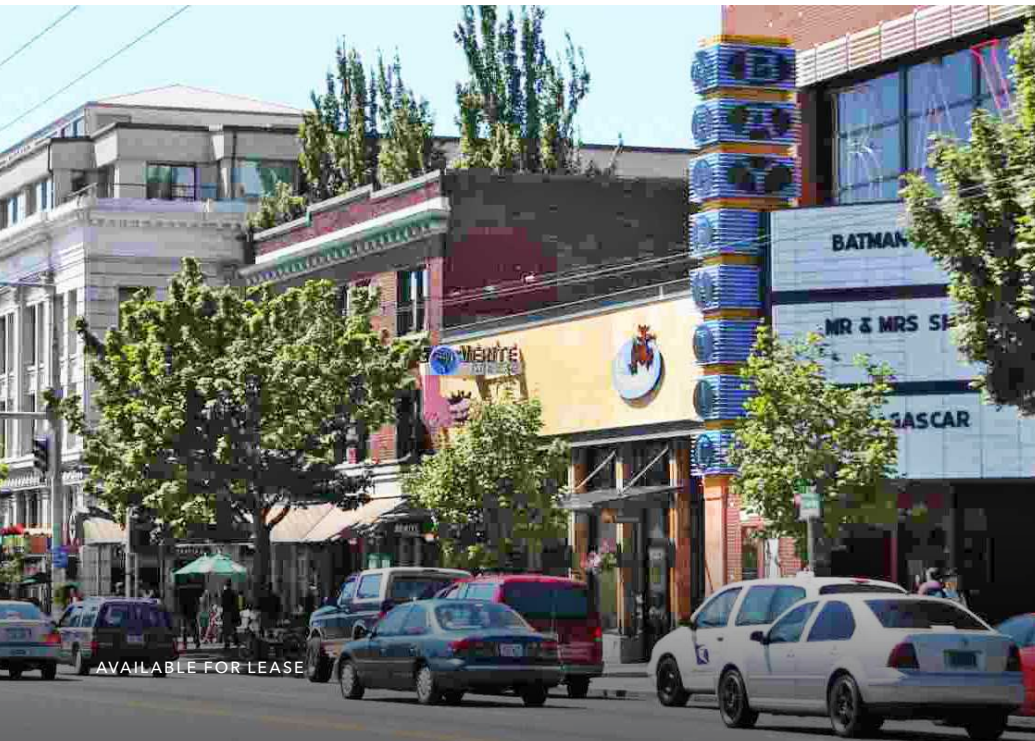
PARKING LEVEL 1 FLOOR PLAN



69
PARKING STALLS

THE COMMONS AT BALLARD

*Located in the waterfront
Ballard neighborhood, a hub
for amenities and culture*



THE COMMONS AT BALLARD



MAGNOLIA MANOR PARK



FISHERMEN'S TERMINAL

LAWTON PARK

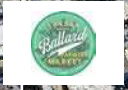
Lawton Park



LAWTON ELEMENTARY SCHOOL



Ballard



Salmon Bay

BALLARD LOCKS



SUBJECT PROPERTY

JOANN



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	26,030	153,847	343,452
2023 ESTIMATED	36,887	175,181	423,473
2028 PROJECTED	38,151	176,131	430,550
PROJECTED GROWTH (2023-2028)	0.7%	0.1%	0.3%



Household Income

	1 Mile	3 Miles	5 Miles
2023 MEDIAN	\$112,594	\$122,593	\$110,890
2023 AVERAGE	\$143,604	\$154,861	\$139,960
2028 AVG PROJECTED	\$190,121	\$203,765	\$176,015



Daytime Employment

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	3,026	12,729	32,834
TOTAL EMPLOYEES	19,735	74,014	273,226
EMPLOYEES / BUSINESS	8	8	9



THE COMMONS AT BALLARD

Exclusively leased by

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km Kidder
Mathews