



BALLARD MARKET STREET RETAIL

*27,026 SF "Main & Main"
Retail Space Available*

1448 NW MARKET ST, SUITE 100
SEATTLE, WA 98107

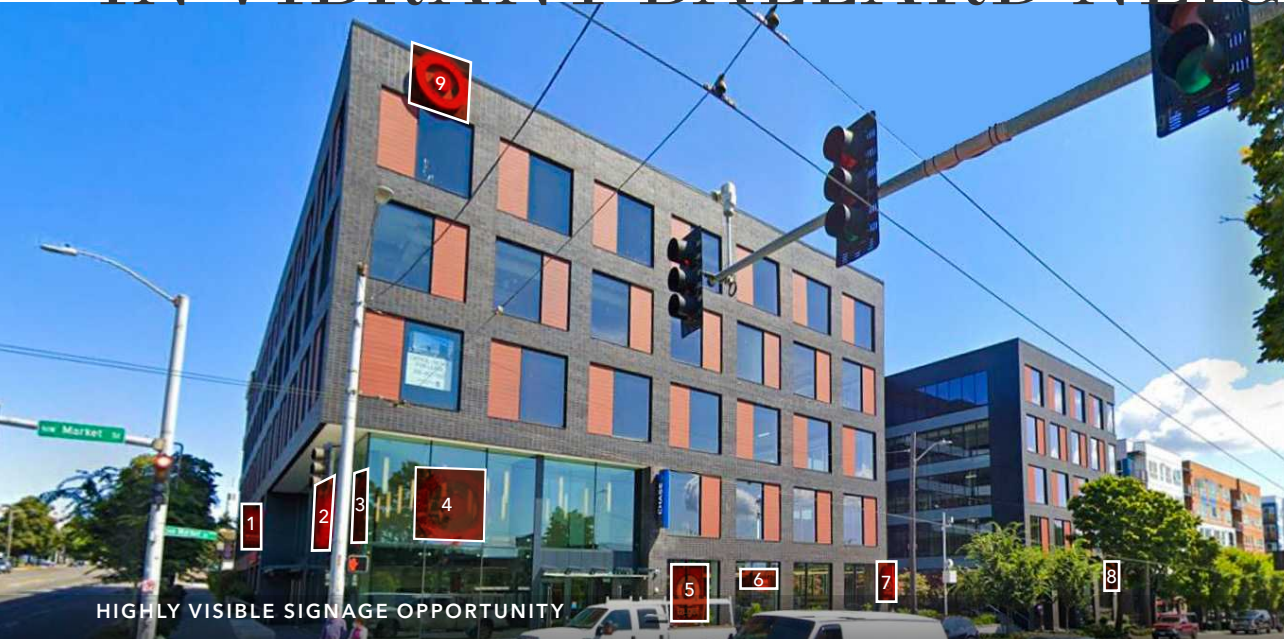
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 **Kidder
Mathews**

27,026 SF PRIME RETAIL SPACE IN VIBRANT BALLARD NEIGHBORHOOD



HIGHLY VISIBLE SIGNAGE OPPORTUNITY

ADDRESS	1448 NW Market St, Ste 100 Seattle, WA 98107
CAM & TAXES	\$7.31/SF
AVAILABLE SF	27,026 SF
PARKING	75 Dedicated Stalls, 251 Total
LOADING	Two (2) Dock-High Doors
TRAFFIC	+46,523 ADV on the Corner of 15th Ave NW & NW Market St
SIGNAGE	Prominent Opportunities 12 Designations + Wayfinding
CONTACT BROKERS	Negotiable Rate



TAKE VIRTUAL TOUR OF SUITE 100



LOBBY



FIRST FLOOR RETAIL

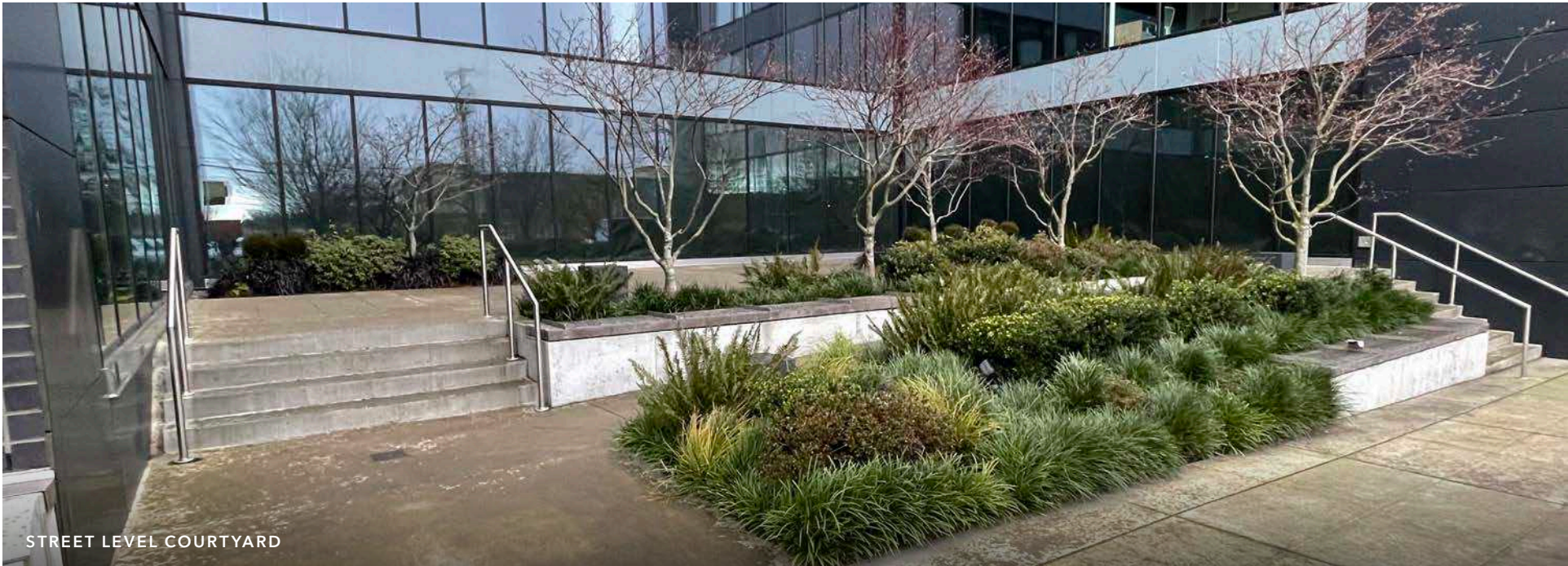
\$202K

AVG HH INCOME
1 MILE RADIUS

34,177

EST POPULATION
1 MILE RADIUS

BALLARD MARKET STREET RETAIL



STREET LEVEL COURTYARD



MAIN ENTRANCE



FIRST FLOOR RETAIL

FROM BOUTIQUES TO BISTROS BALLARD IS A *SEATTLE HOTSPOT*

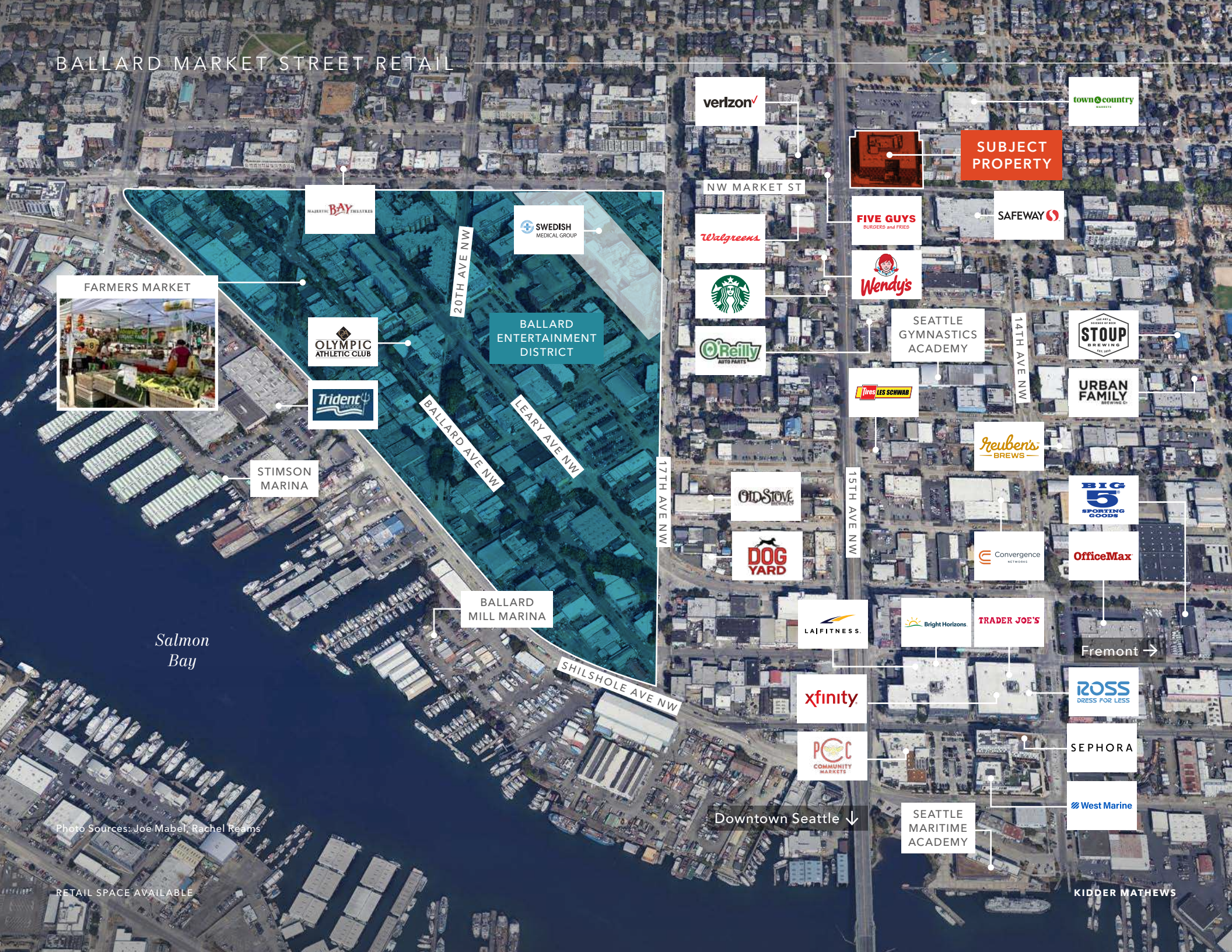
Ballard is one of Seattle's most active neighborhoods, overflowing with shopping, restaurants, cafes, bars, music venues, and more breweries than any other Seattle district.

Ballard stands out as a compelling retail destination due to its eclectic mix of locally-owned boutiques and diverse shopping options. An emphasis on locally-made and artisanal products adds a distinctive touch, attracting customers who appreciate unique, handcrafted goods. Ballard's vibrant food scene, complemented by numerous restaurants and cafes, contributes to increased foot traffic, benefiting nearby retail establishments.

The strong sense of community engagement, along with events and collaborations initiated by local retailers, fosters a loyal customer base. Set against a scenic waterfront backdrop and supported by thoughtful urban planning, Ballard offers a welcoming and visually appealing retail environment, making it an attractive destination for both locals and visitors alike.



BALLARD MARKET STREET RETAIL



STIMSON MARINA

BALLARD MILL MARINA

BALLARD ENTERTAINMENT DISTRICT

20TH AVE NW

BALLARD AVE NW

LEARY AVE NW

17TH AVE NW

SHILSHOLE AVE NW

NW MARKET ST



SUBJECT PROPERTY



SEATTLE GYMNASTICS ACADEMY



URBAN FAMILY BREWING CO.



Fremont →



SEPHORA

Downtown Seattle ↓

SEATTLE MARITIME ACADEMY



KIDDER MATHEWS

Photo Sources: Joë Mabel, Rachel Reams

RETAIL SPACE AVAILABLE

BALLARD MARKET STREET RETAIL

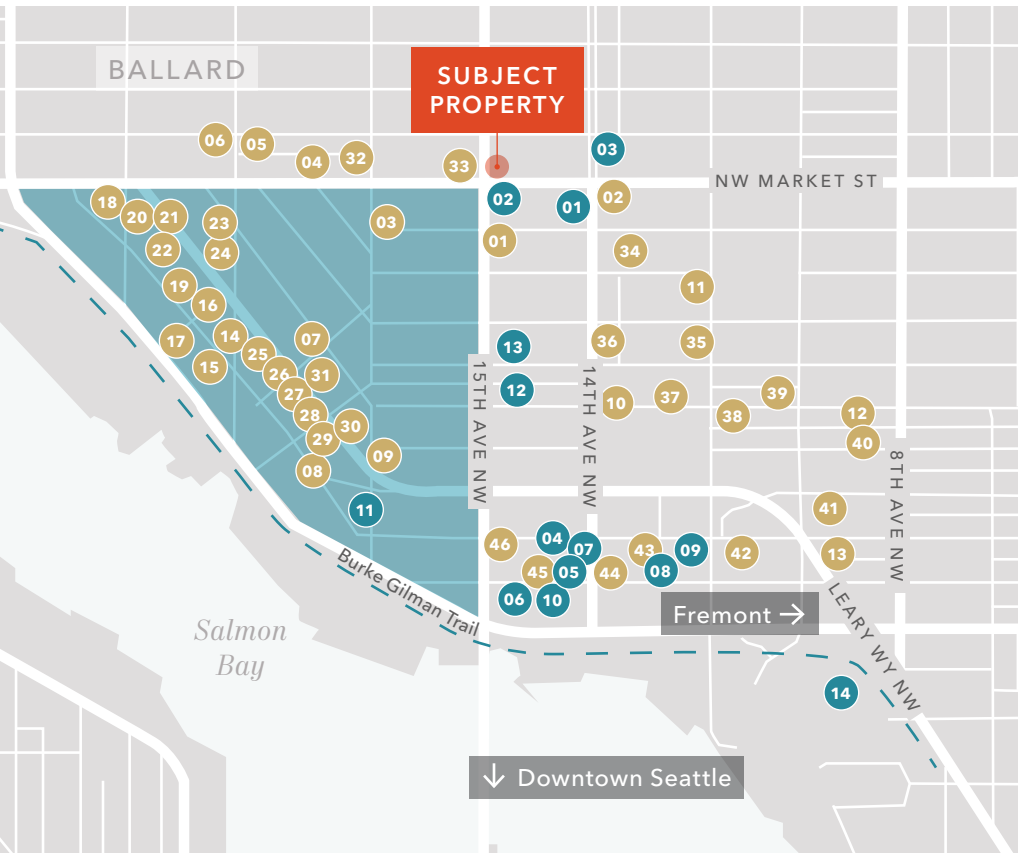
RESTAURANTS & BARS

- | | |
|----------------------------|---------------------------------|
| 01 Wendy's | 07 Asadero Ballard |
| 02 McDonald's | 08 The Walrus and the Carpenter |
| 03 Cycle Dog's | 09 Dog Yard Bar |
| 04 Cookies Country Chicken | 10 Reuben's Brews Taproom |
| 05 Mr Gyros | 11 Stoup Brewing |
| 06 Spice Waala | 12 Bale Breaker & Yonder Cider |

- | | |
|----------------------------|--------------------------------|
| 13 Giddy Up Burgers | 38 Fair Isle Brewing |
| 14 Matador Ballard | 39 Lucky Envelope Brewing |
| 15 Skal Beer Hall | 40 Domanico Cellars |
| 16 The Sunset Tavern | 41 Fremont Brewing |
| 17 Cloudburst on Shilshole | 42 The Habit Burger Grill |
| 18 Hazelwood | 43 Maritime Pacific Brewing Co |
| 19 Ballard Smoke Shop Bar | 44 Hildegard Ferments |
| 20 Sailfish | 45 The Egg & Us |
| 21 Secret Savory | 46 Mike's Chili Parlor |

GROCERY & RETAIL

- | |
|---------------------------|
| 01 Safeway |
| 02 Walgreen's |
| 03 Town & Country Market |
| 04 Trader Joe's |
| 05 Sephora |
| 06 PCC Community Market |
| 07 Ross Dress for Less |
| 08 OfficeMax |
| 09 Big 5 Sporting Goods |
| 10 West Marine |
| 11 Mox Boarding House |
| 12 Les Schwab Tire Center |
| 13 O'Reilly Auto Parts |
| 14 Fred Meyer |



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	35,261	223,863	463,371
2023 ESTIMATED	34,177	219,674	471,452
2028 PROJECTED	34,995	230,853	509,058

2023 HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
ESTIMATED HOUSEHOLDS	17,767	107,314	244,203
ESTIMATED AVG INCOME	\$201,707	\$196,931	\$182,823

2023 EDUCATION

	1 Mile	3 Miles	5 Miles
HIGH SCHOOL GRADUATE	7.6%	6.9%	7.3%
ANY COLLEGE (SOME OR HIGHER)	90.9%	91.3%	90.3%
COLLEGE DEGREE (BACHELOR+)	75.5%	74.3%	73.0%

2023 MONTHLY HOUSEHOLD SPENDING

	1 Mile	3 Miles	5 Miles
TOTAL EXPENDITURE	\$10,024	\$9,850	\$9,273
NON-RETAIL EXPENDITURE	\$5,375	\$5,286	\$4,982
RETAIL EXPENDITURE	\$4,649	\$4,564	\$4,291





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*For more information on
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