



NW MARKET ST

Sal's Sal's ON-MARKET

NELSON

THE
BALLARD

INDEPENDENT



2318 NW MARKET STREET, SEATTLE, WA 98107



10,000 SF OF ICONIC RETAIL SPACE IN THE HEART OF BALLARD

COMING Q4 2024



BALLARD'S GATEWAY INTERSECTION

WALK SCORE: 97

BIKE SCORE: 98



FLEXIBLE DEMISING WITH VERSATILE INDOOR/OUTDOOR SPACE

THE BALLARD INDEPENDENT

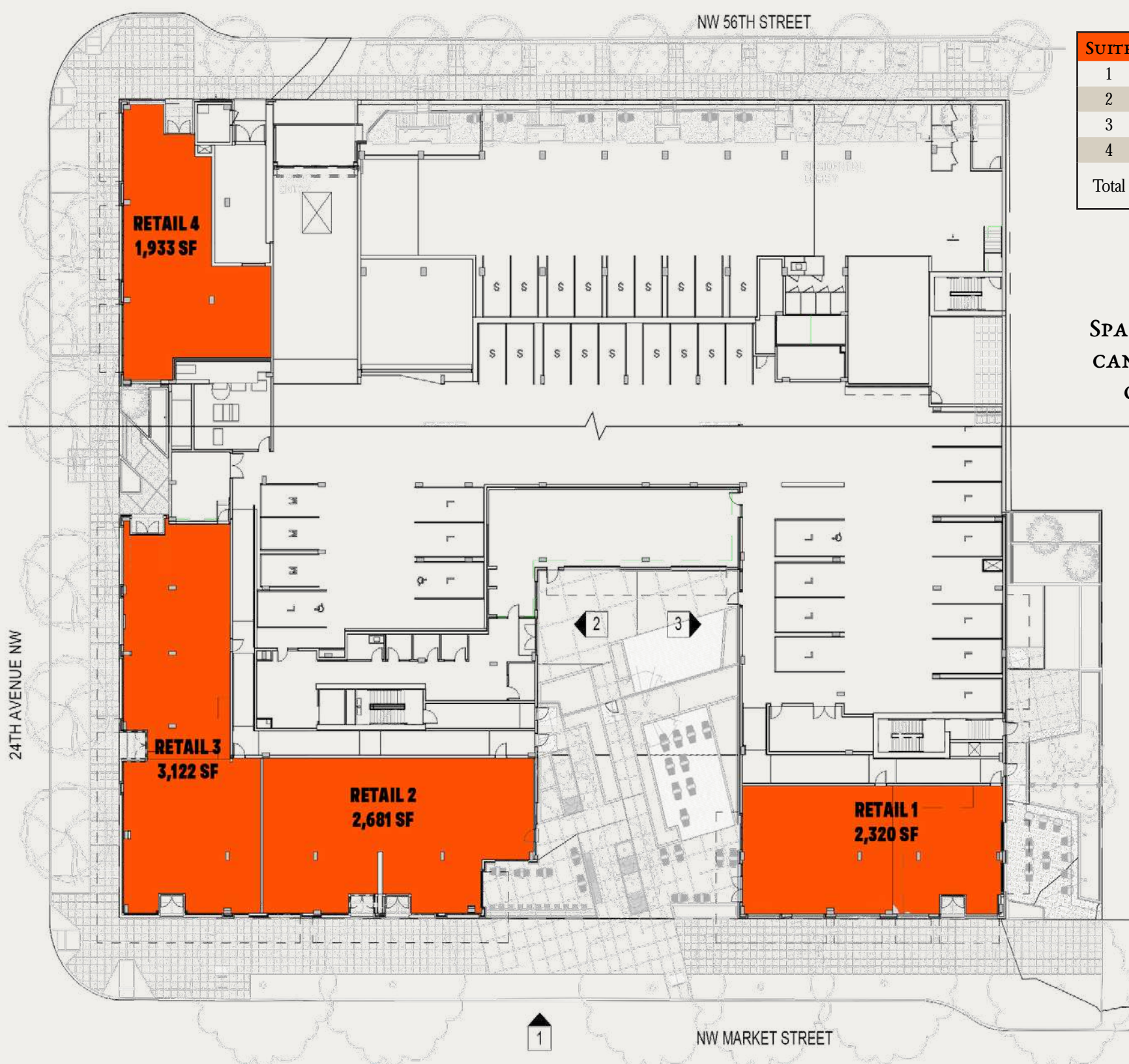


Property Summary

The Ballard Independent is a mixed-use development currently under construction in the Ballard neighborhood of Seattle. With an expected grand opening in Q4 2024, this brand-new 7-story apartment building will have 238 residential units and 10,056 square feet of prime retail space, thoughtfully designed to accommodate a diverse range of businesses.

Distinguished by its historical charm, Scandinavian influences, and vibrant social scene, Ballard stands as a cherished and unique facet of the greater Seattle region. The property is strategically situated at the prominent gateway intersection of NW Market Street and 24th Ave NW, the end cap of historic Ballard Avenue retail corridor. With its weekly farmer's market, Ballard Avenue is one of the most visited streets in Seattle, home to dozens of restaurants, bars, outdoorsy retailers, retro boutiques, and entertainment venues. These destinations attract a substantial influx of visitors throughout the day, effectively boosting the area's daytime population beyond its thriving employment and service sectors.

Given the burgeoning residential population and favorable demographics of the area, the site is poised to become a premier destination for a variety of retailers.



NW 56TH STREET

SUITE	SF	HEIGHT
1	2,320	11'6"-13'4"
2	2,681	14'7"
3	3,122	14'7"-15'10"
4	1,933	21'-0"
Total	10,056	

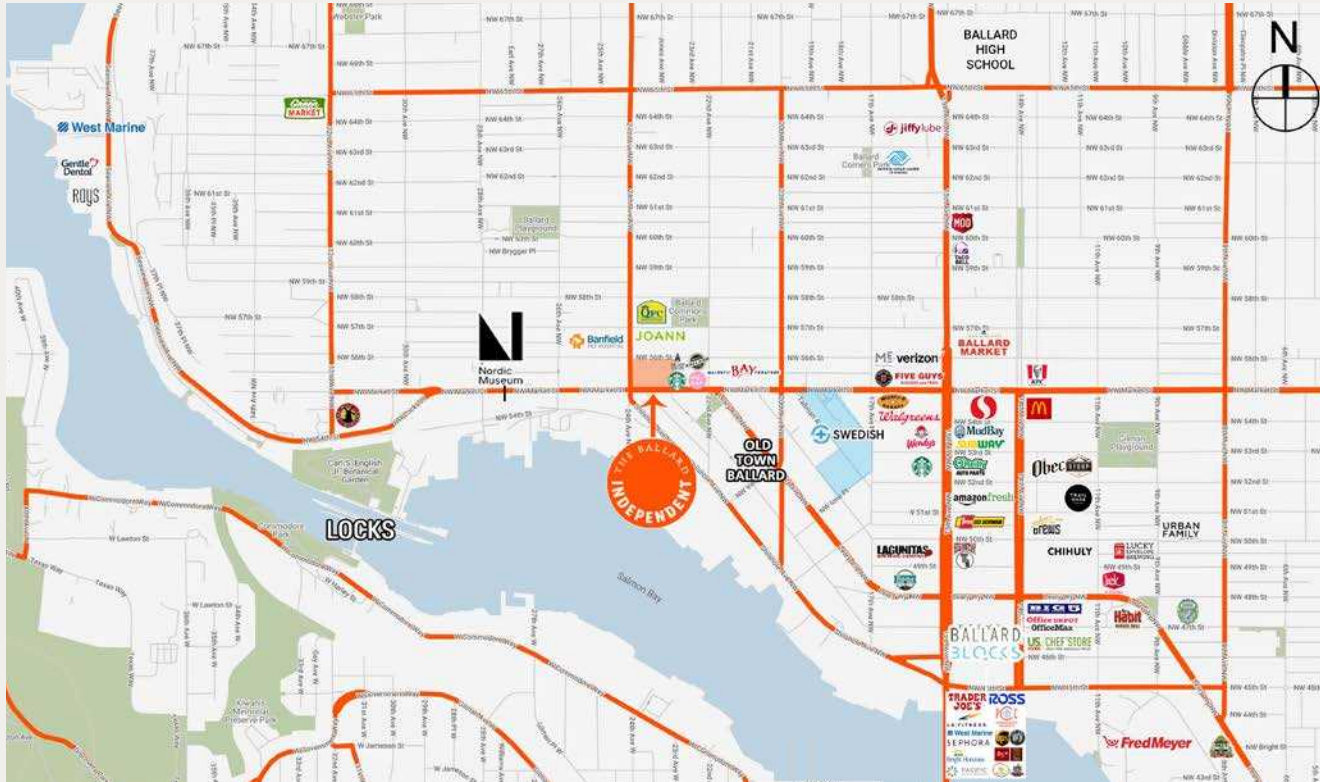
SPACES ARE FLEXIBLE &
CAN BE DEMISED BASED
ON TENANT NEED

24TH AVENUE NW

1

NW MARKET STREET

Ballard | Overview



**YOU'RE
IN GOOD
COMPANY.**

One of the most visited streets
in Seattle.

National Nordic Museum

140,000

Visitor's Annually

H.M. Chittenden Locks

1,500,000

Visitor's Annually

Great Restaurants

A Dining Destination



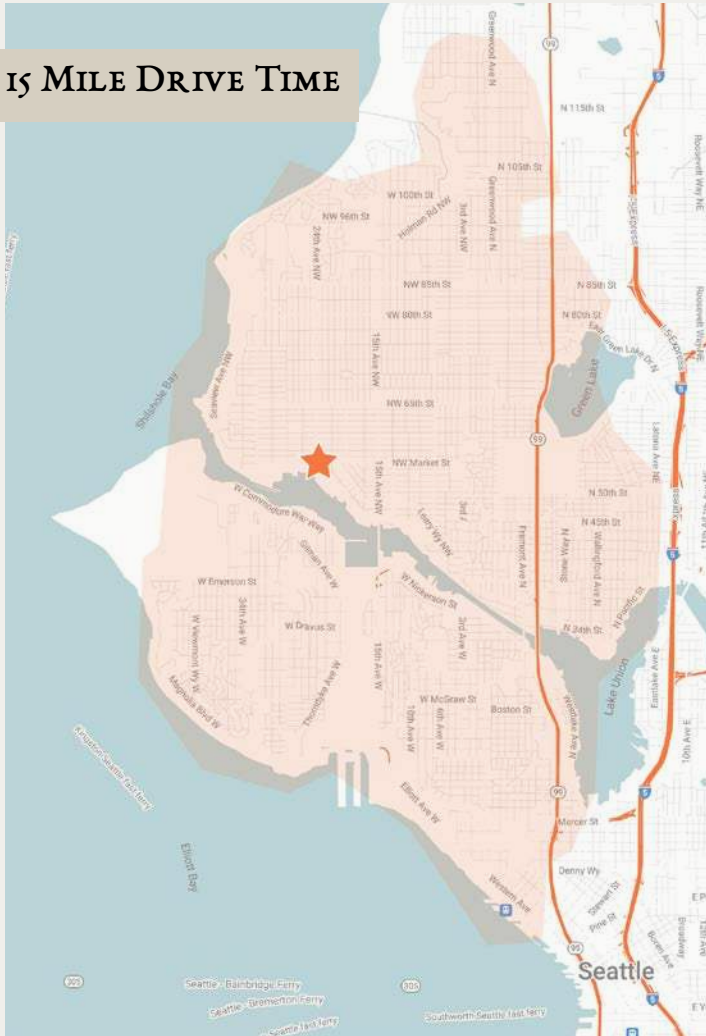
Local Retailers

A Unique Shopping Hot Spot



Ballard | Overview

15 MILE DRIVE TIME



**COMPARABLE TO THE
STRONGEST WEST COAST
RETAIL MARKETPLACES**



15 MINUTE DRIVE TIME	BALLARD & MARKET SEATTLE, WA	BELLEVUE SEATTLE, WA	4TH STREET BERKELEY, CA	ABBOTT KINNEY VENICE, CA	PEARL DISTRICT PORTLAND, OR	UNION SQUARE SAN FRANCISCO, CA
Household Earnings over \$100,000	92,745	88,337	89,505	102,574	110,357	143,287
Average Household Income	\$179,213	\$204,083	\$148,390	\$169,444	\$136,601	\$195,481
Total Population	314,083	313,448	450,733	389,859	504,574	513,374
Median Age	36.9	39.1	37.3	39.8	38.9	39.6
Age 25+ : Bachelor's Degree (%)	41.78%	39.03%	32.28%	41.14%	38.77%	38.63%
Total Daytime Population	367,183	453,594	510,478	482,986	675,118	793,986



Broker Contact:

DAMIAN SEVILLA

206.931.9900

damian@fwp-inc.com

RYAN CORNISH

206.375.6142

ryan@paadvisors.com

PACIFIC ASSET ADVISORS, INC.
14205 SE 36th Street, Suite 215
Bellevue, WA 98006
O: +1 425.990.6200

