



11th Ave NW

Leary Wy NW

±3,000 SF  
Opportunity

SITE

NW Ballard Way

PRIME BALLARD RESTAURANT OPPORTUNITY  
GROUND LEASE/BUILD TO SUIT

999 Leary Wy NW  
Ballard, WA 98107





12 Min Drive



12,402  
ADT

Leary Way NW



2.2M  
VISITS

Ballard Blocks



\$182,780  
AHHI



190,476  
EMPLOYEES



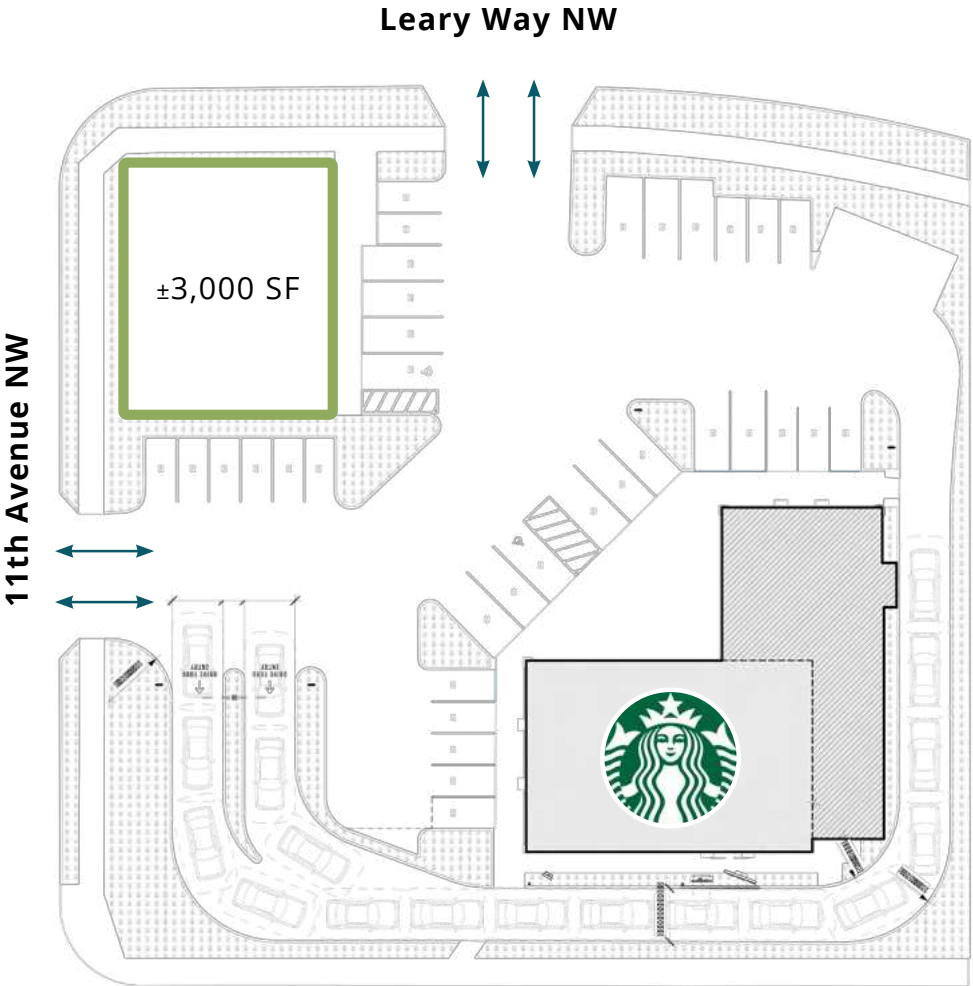
146,771  
HOUSEHOLDS



291,655  
POPULATION



Prime ground lease or build to suit opportunity in Seattle's Ballard neighborhood. Located on the corner of Leary Way NW and 11th Avenue NW, proposed building features prominent visibility and easy access perfect for food users. Retail co-tenants in immediate vicinity include Trader Joe's, PCC, LA Fitness, Fred Meyers, Bevmo, AT&T and more.



Parcel .....	276830-2825
Land Size .....	8,801 SF
Building Size .....	3,000 SF
Zoning .....	MML U/65
Timing.....	Immediate
Pricing.....	Contact Broker

**REAL RETAIL**

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