

FOR LEASE

BALLARD BLOCKS

*Centrally located shopping destination in one of
Seattle's most desirable neighborhoods*

1416 NW BALLARD WAY, SEATTLE, WA 98107



BALLARD BLOCKS

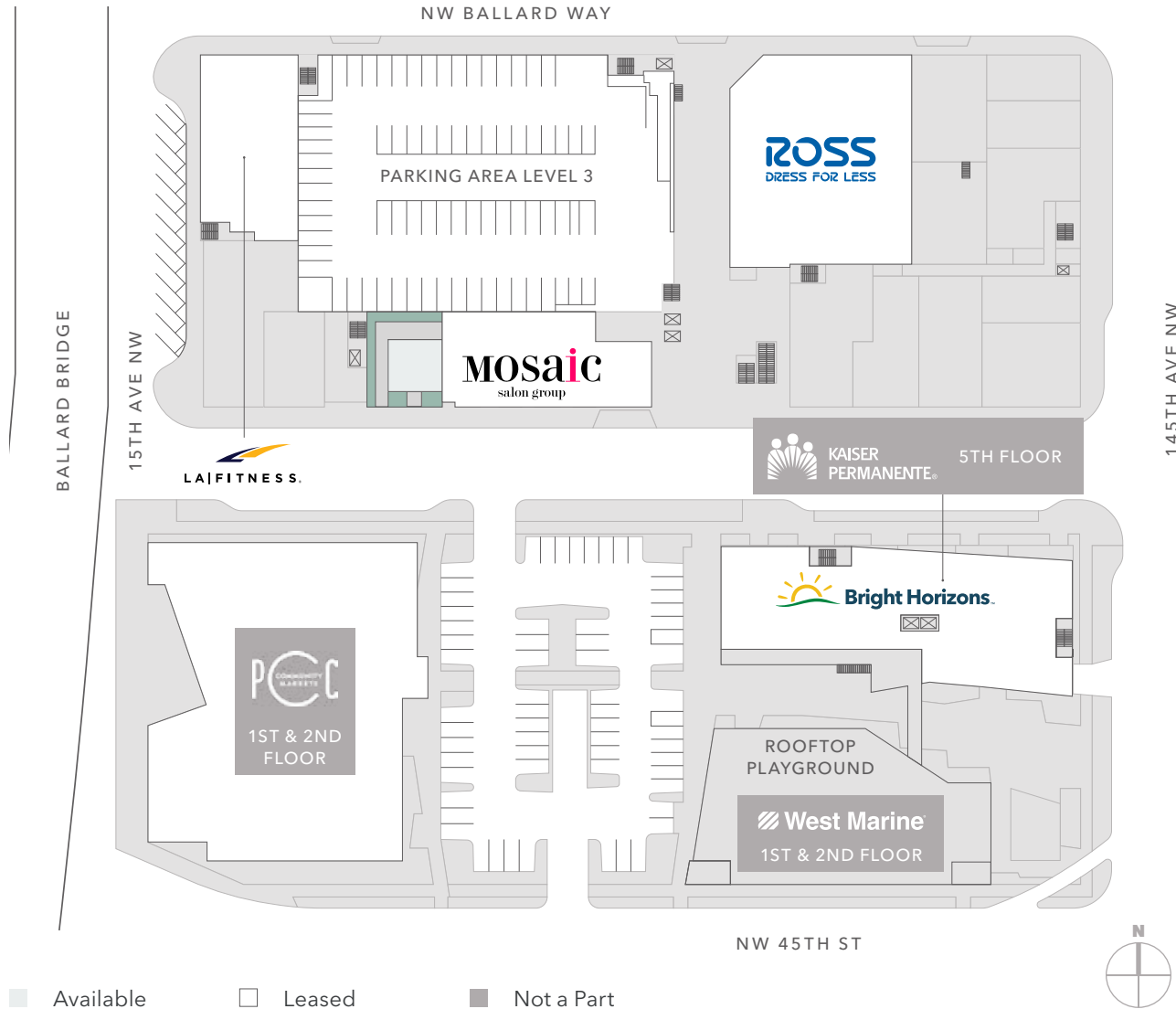


LEVEL 1



| Unit | Tenant | SF |
|------------|-----------------------------|--------------|
| 1 | Pacific Dental Services | 3,667 |
| 100 | PCC Community Markets | 25,576 |
| 102 | AVAILABLE | 2,119 |
| EM | Edith Macefield Home | 1,399 |
| 3A | Nautical Bowls | 935 |
| 103 | Clover Toys | 2,496 |
| 104 | Sharkey's Cuts for Kids | 1,170 |
| 105 | The UPS Store | 1,107 |
| 106 | Pacific Dental Services | 2,612 |
| 108 | The Egg & Us | 3,179 |
| 11 | Top Pot Doughnuts | 1,527 |
| 110 | Trader Joe's | 12,000 |
| 200 | West Marine | 25,904 |
| 400 | Fed-Ex Office | 2,697 |
| 7 | Kinwell | 6,655 |
| 9 | Xfinity | 2,575 |
| B | Next Level | 2,018 |
| C | Seattle Sun Tan | 2,240 |
| D | Just Food For Dogs | 720 |
| F | Sephora | 5,059 |
| G | AVAILABLE | 1,065 |

LEVEL 2



| Unit | Tenant | SF |
|------|-----------------------|--------|
| H | Tru Fusion | 12,243 |
| 100 | PCC Community Markets | 25,576 |
| 200 | West Marine | 25,904 |

Available
 Leased
 Not a Part

A CITY WITHIN ITSELF

Ballard is a thriving, urban neighborhood

With an influx of young families and professionals fueling the construction of more than 20,000 new multifamily units, the Ballard area has become one of Seattle's fastest growing submarkets.



3 MI
TO UNIVERSITY
OF WASHINGTON

3 MI
DOWNTOWN
SEATTLE



EDITH MACEFIELD HOME AT THE BALLARD BLOCKS



The Edith Macefield Home is a popular piece of the Ballard neighborhood's history.

Edith Macefield was offered \$1 million for her property so it could be developed, along with the neighboring properties, into the Ballard Blocks. She declined, wanting to live the rest of her days in the home she loved, which contained her family history and memories. The Ballard Blocks were built around Edith and her house, which she left in her will to the superintendent of the development project.

The Edith Macefield Home is popularly nicknamed The "Up" House and has been decorated with balloons by locals. The similarities between her story and the plot of the animated film, "Up", which was released shortly after she passed, have led to rumors that the movie was inspired by Edith.

The house has become a local staple and the story of her tenacity has spread well beyond Seattle.



AVAILABLE
UNDER
CREATIVE
COMMON
LICENSE
COURTESY
OF TORONTO
STAR

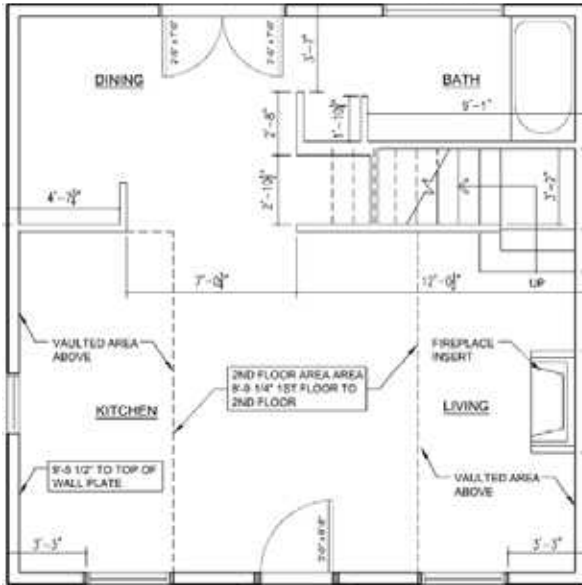


AVAILABLE
UNDER
CREATIVE
COMMON
LICENSE
COURTESY OF
PUGET SOUND
REGIONAL
ARCHIVES

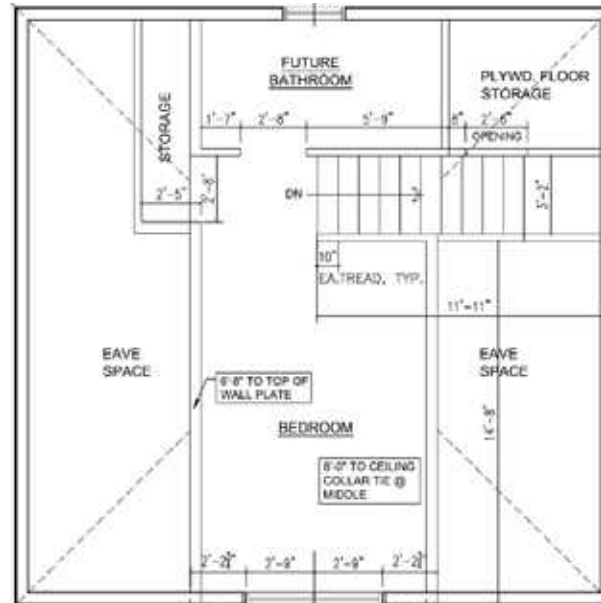


EDITH MACEFIELD FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



| | |
|----------------------------|-----------------|
| First Floor | 583 SF |
| Second Floor | 233 SF |
| Lower Level | 583 SF |
| Total Leasable Area | 1,399 SF |



We plan to restore and revitalize the Edith Macefield Home

New covered front porch and side patio

New roof

New front and back doors

Re-paint exterior

Amplified outdoor seating

Structural improvements

More!

EDITH MACEFIELD HOME AT THE BALLARD BLOCKS



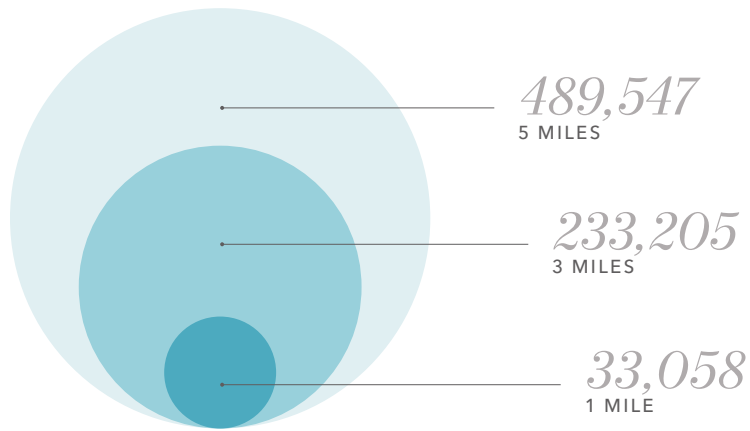
OFFICE AVAILABILITY

| | |
|---------------------|----------|
| FIRST FLOOR | 583 SF |
| SECOND FLOOR | 233 SF |
| LOWER LEVEL | 583 SF |
| TOTAL LEASABLE AREA | 1,399 SF |

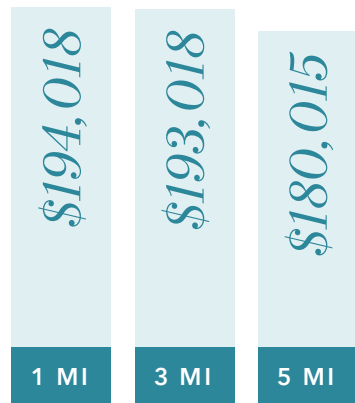


DEMOGRAPHICS

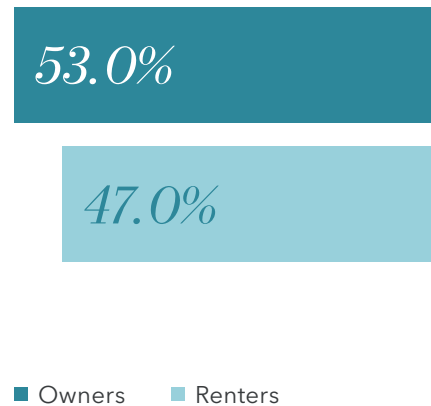
POPULATION



AVERAGE HH INCOME



HOME OWNERSHIP



POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| 2023 TOTAL | 33,058 | 233,205 | 489,547 |
| 2028 PROJECTION | 33,978 | 246,244 | 532,893 |
| 2020 CENSUS | 33,402 | 235,475 | 476,092 |
| PROJECTED GROWTH 2023 - 2028 | 0.6% | 1.1% | 1.8% |

HOUSEHOLDS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| 2023 TOTAL | 17,329 | 116,620 | 253,214 |
| 2028 PROJECTED | 17,601 | 122,528 | 275,960 |
| 2020 CENSUS | 17,233 | 114,509 | 238,084 |
| GROWTH 2023 - 2028 | 0.3% | 1.0% | 1.8% |
| OWNER-OCCUPIED | 53.0% | 52.6% | 51.6% |
| RENTER-OCCUPIED | 47.0% | 47.4% | 48.4% |

INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|-----------|-----------|-----------|
| 2023 AVERAGE HH INCOME | \$194,018 | \$193,018 | \$180,015 |
| 2028 PROJECTED HH INCOME | \$208,875 | \$201,216 | \$180,658 |
| ANNUAL CHANGE 2023 - 2028 | 1.5% | 0.8% | - |

EMPLOYMENT

| | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| TOTAL BUSINESSES | 3,313 | 16,678 | 38,531 |
| TOTAL EMPLOYEES | 23,549 | 108,141 | 337,107 |



BALLARD BLOCKS

*For more information on
this property, please contact*

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KIDDER.COM

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