FOR LEASE

BALLARD BLOCKS

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

1416 NW BALLARD WAY, SEATTLE, WA 98107

KIDDER.COM

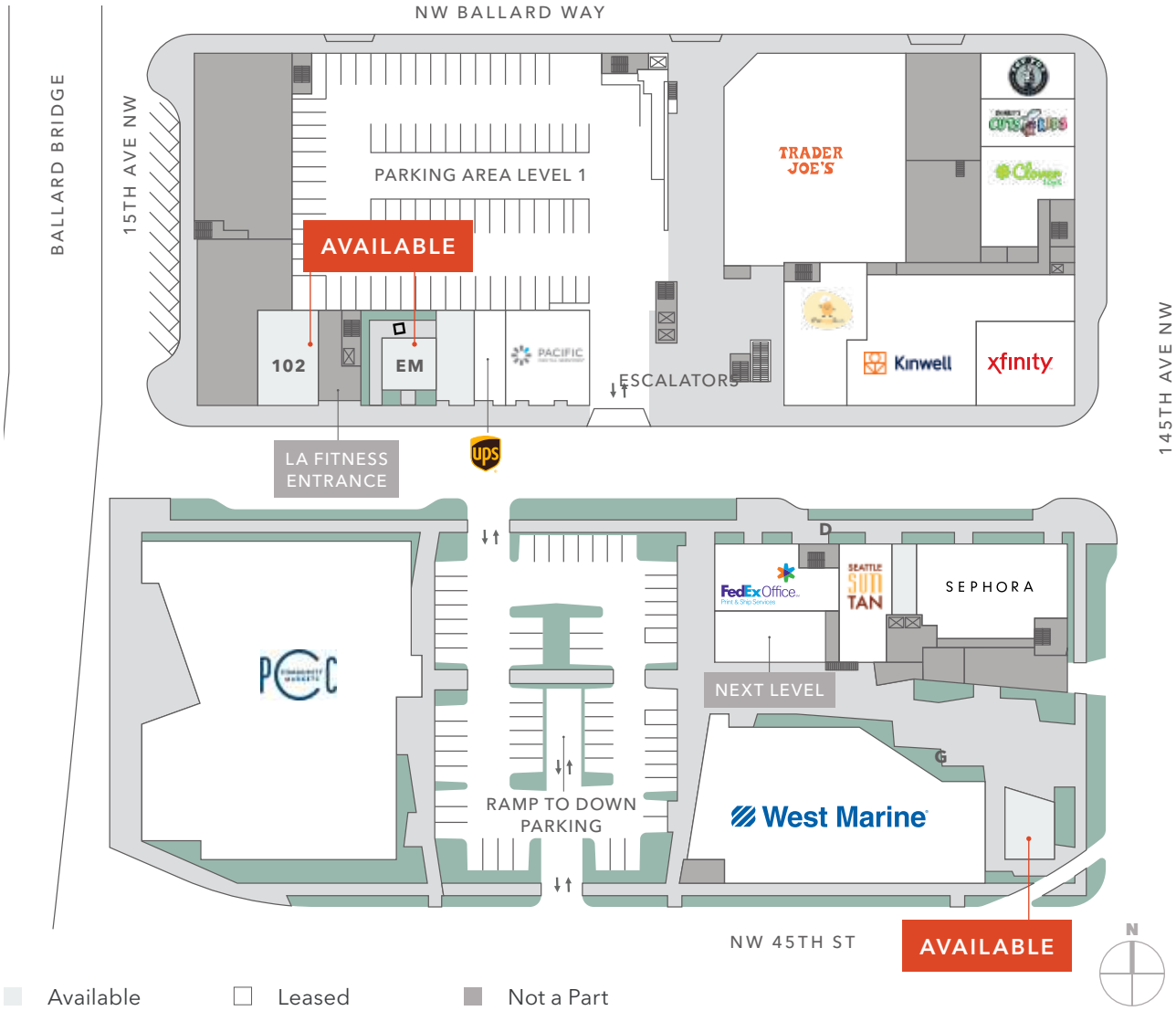
Kidder Mathews

LA FITNESS
ROSS

SEPHORA

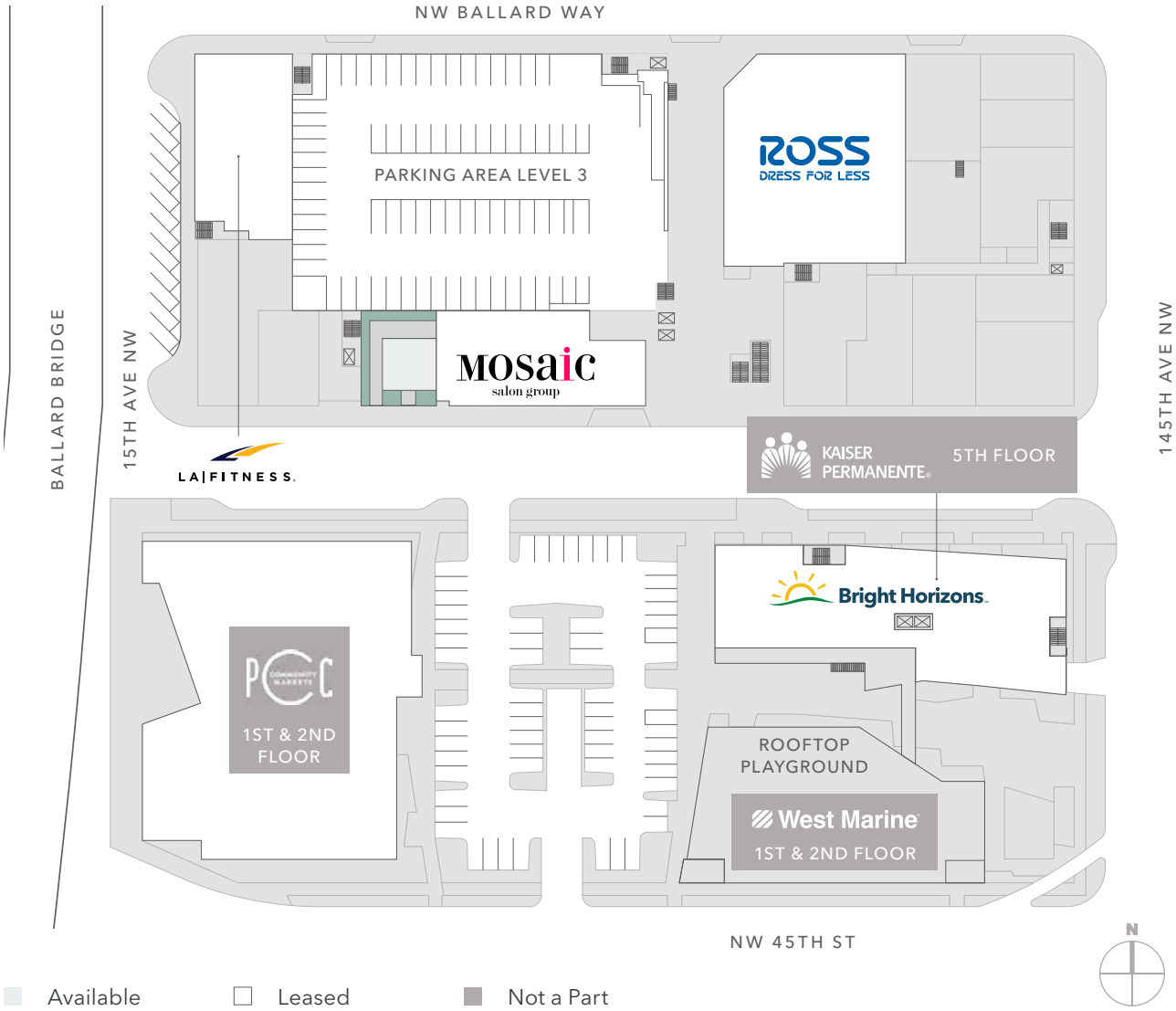
West Marine

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



Available Leased Not a Part

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

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

AVAILABLE UNDER CREATIVE COMMON LICENSE COURTESY OF TORONTO STAR

AVAILABLE UNDER CREATIVE COMMON LICESNE COURTESY OF PUGET SOUND REGIONAL ARCHIVES

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

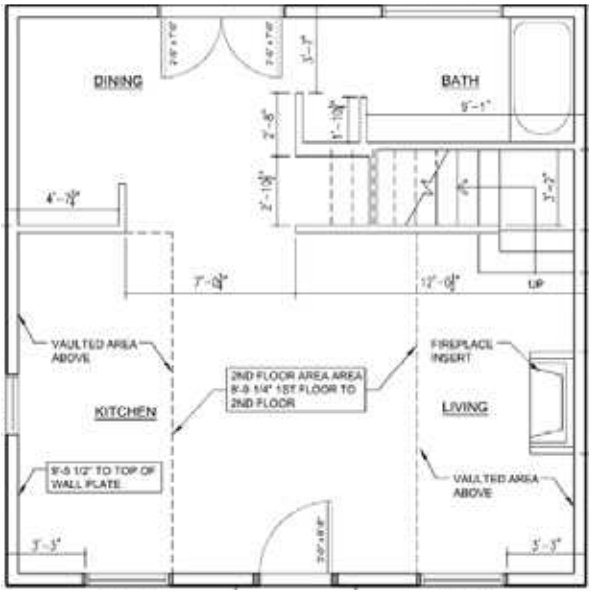
Edith Macefield was offered $1 million for her property so it could be developed, along with the neighboring properties, into the Ballard Blocks. She declined, wanting to live the rest of her days in the home she loved, which contained her family history and memories. The Ballard Blocks were built around 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 lead to rumors that the movie was inspired by Edith.

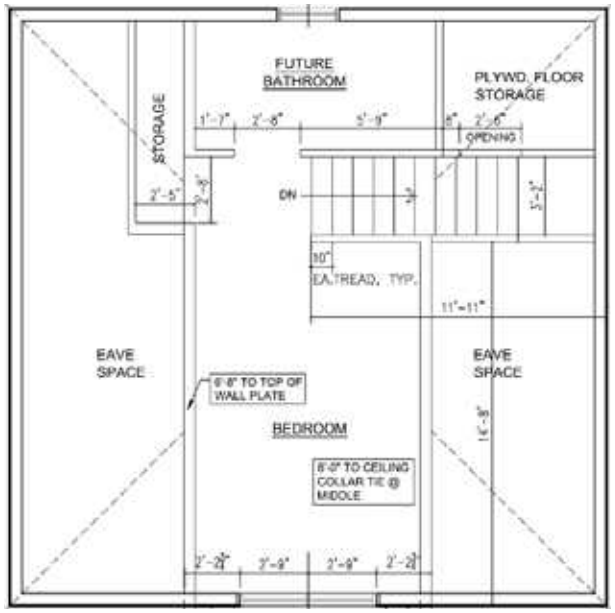
The house has become a local staple and the story of her tenacity has spread well beyond Seattle.

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!

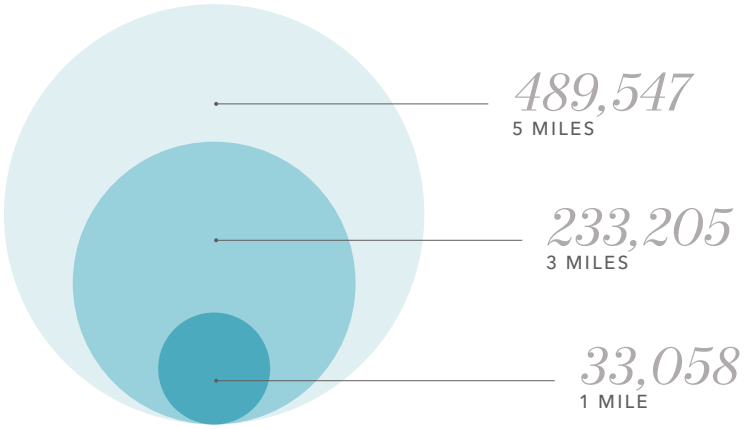
EDITH MACEFIELD HOME
AT THE BALLARD BLOCKS

OFFICE AVAILABILITY

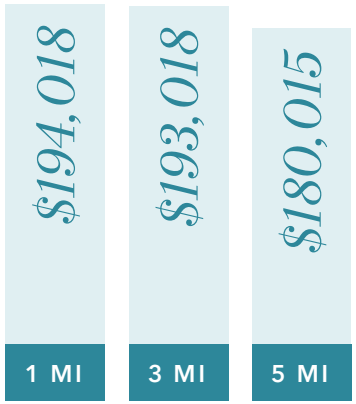
FIRST FLOOR	583 SF
SECOND FLOOR	233 SF
LOWER LEVEL	583 SF
TOTAL LEASABLE AREA	1,399 SF

DEMOGRAPHICS

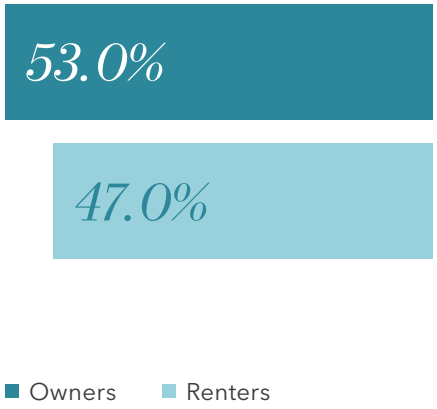
POPULATION



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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Kidder Mathews