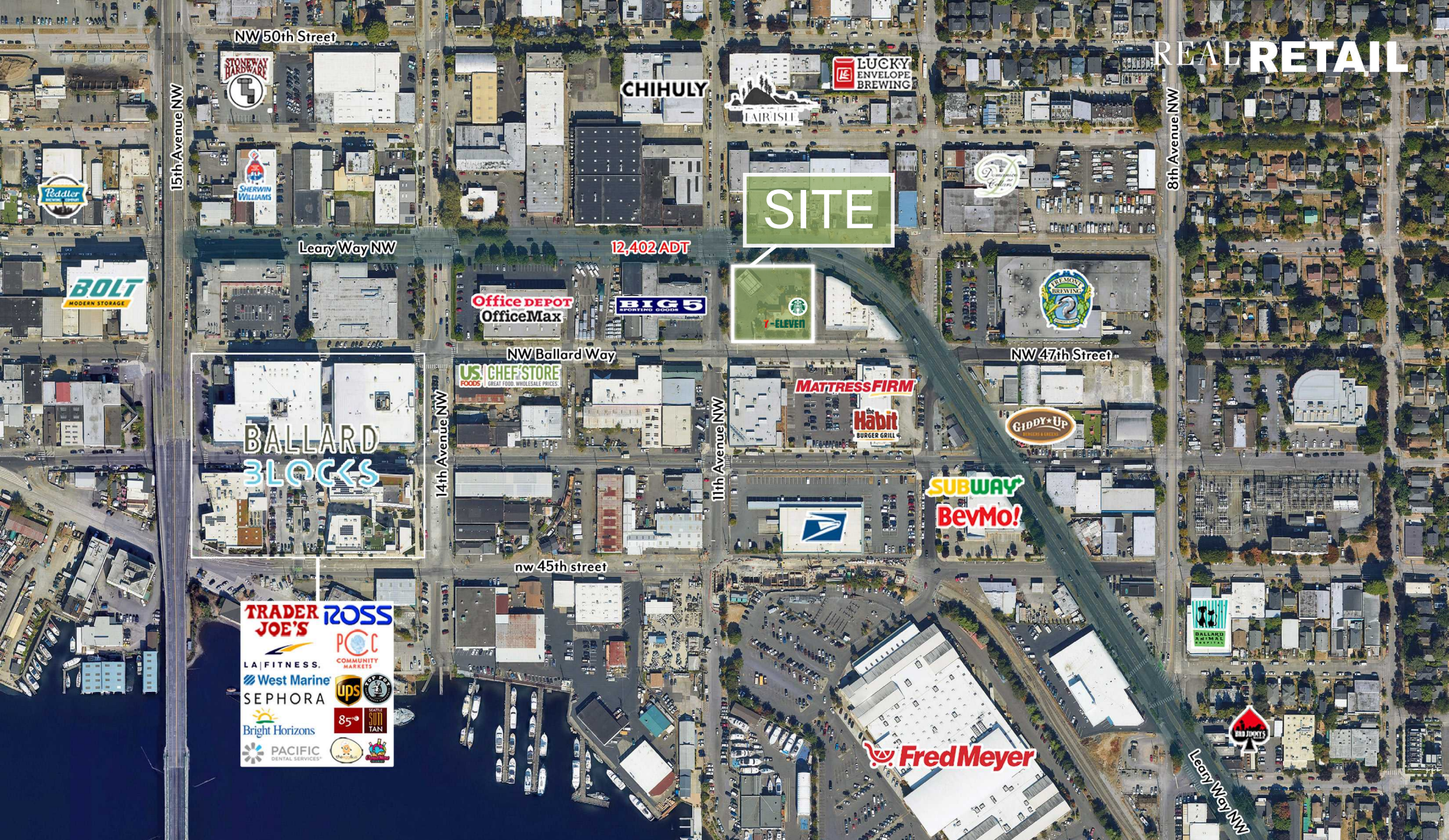


PRIME BALLARD RESTAURANT OPPORTUNITY
GROUND LEASE/BUILD TO SUIT

999 Leary Wy NW
Ballard, WA 98107



REAL RETAIL

SITE

12,402 ADT

BALLARD
BLOCKS

12 Min Drive



12,402
ADT

Leary Way NW



2.2M
VISITS

Ballard Blocks



\$182,780
AHHI



190,476
EMPLOYEES

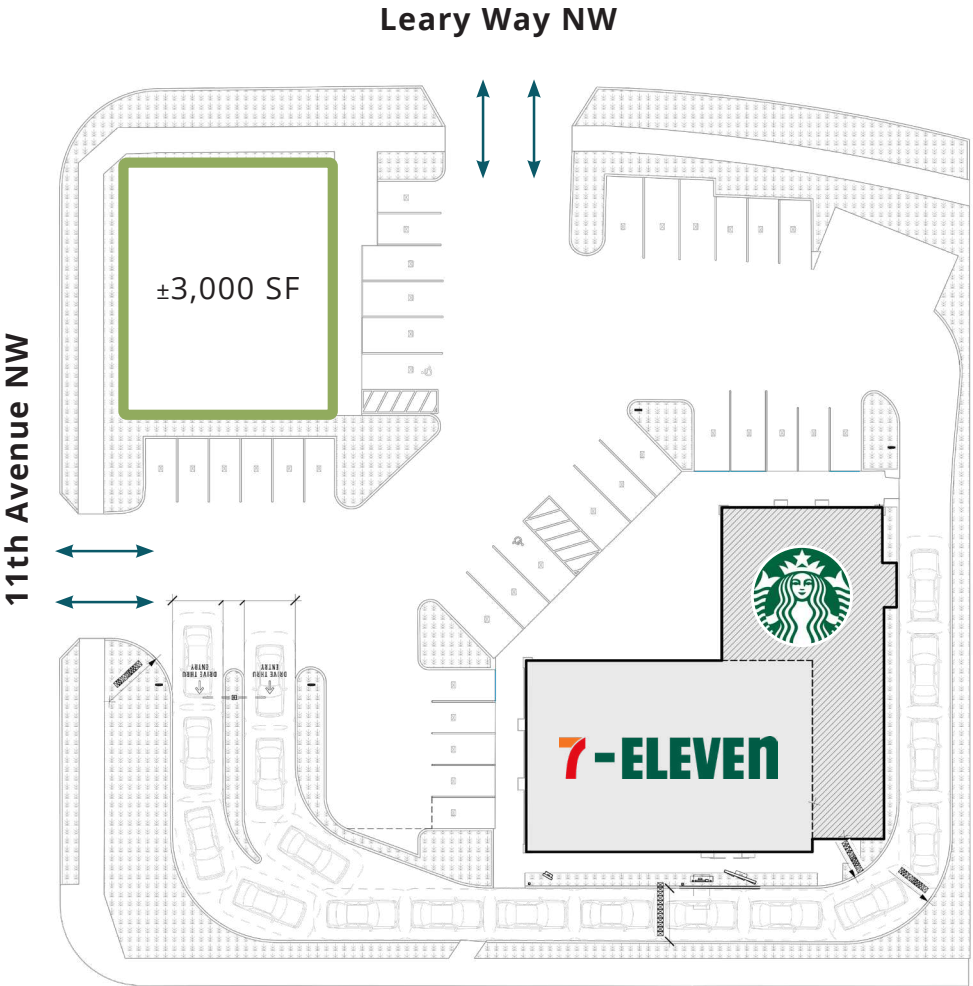


146,771
HOUSEHOLDS



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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This information supplied herein has been secured from sources believed to be reliable; however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

