



km Kidder
Mathews



FOR LEASE: BALLARD RETAIL BLDG.

7055 15th Avenue Northwest
Seattle, WA 98117

LISTING SUMMARY

Ballard Retail Building
7055 15th Avenue NW, Seattle, WA 98117

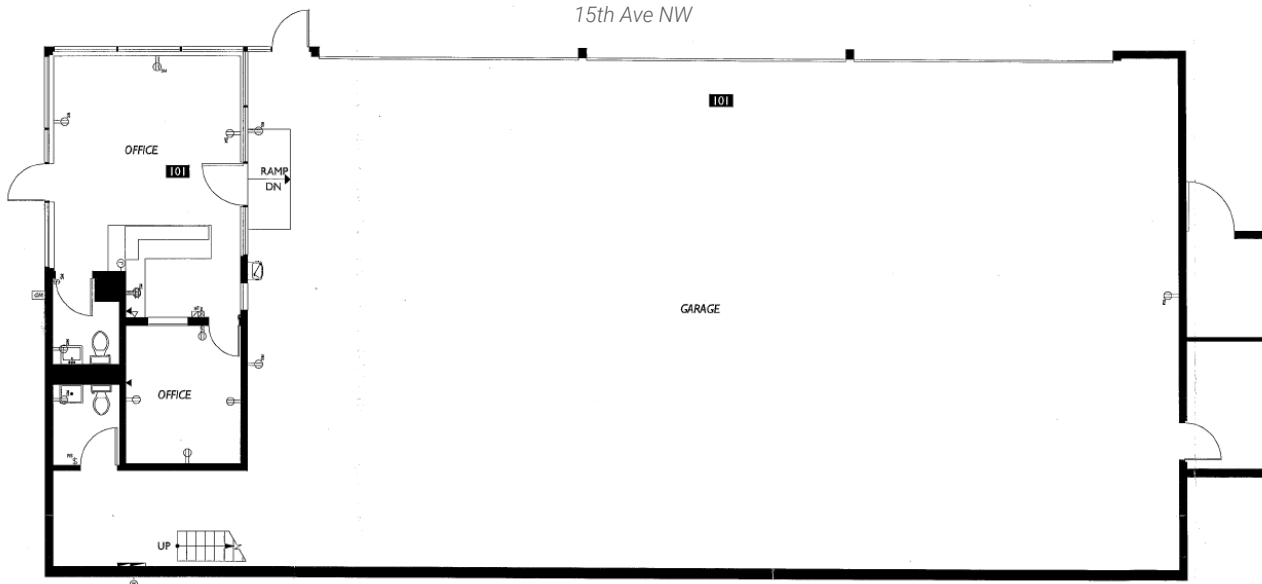
BALLARD RETAIL BUILDING

The site is 13,169 SF of property fronting busy 15th Ave NW, in the Ballard neighborhood of Seattle. The property features ample parking and ease of accessibility. Just north of Ballard High School and the 5 story Lillihammer apartments with over 95 units, the location is also part of the commercial core of Ballard.

- Stand Alone Building:
4,131.8 SF + 229.12 SF Mezzanine
- Rental Rate: \$35.00 PSF, NNN
- NNN: \$10.48 PSF



15th Ave NW



3 Mile Radius



POPULATION
193,810



HOUSEHOLDS
91,893



AVERAGE
HOUSEHOLD INCOME
\$160,808



DAYTIME
POPULATION
80,130

Traffic Counts



15TH AVE NW
28,684 ADT



WALK SCORE
87

SITE AREA SUMMARY

SUBMARKET OVERVIEW | MAP

Ballard Retail Building
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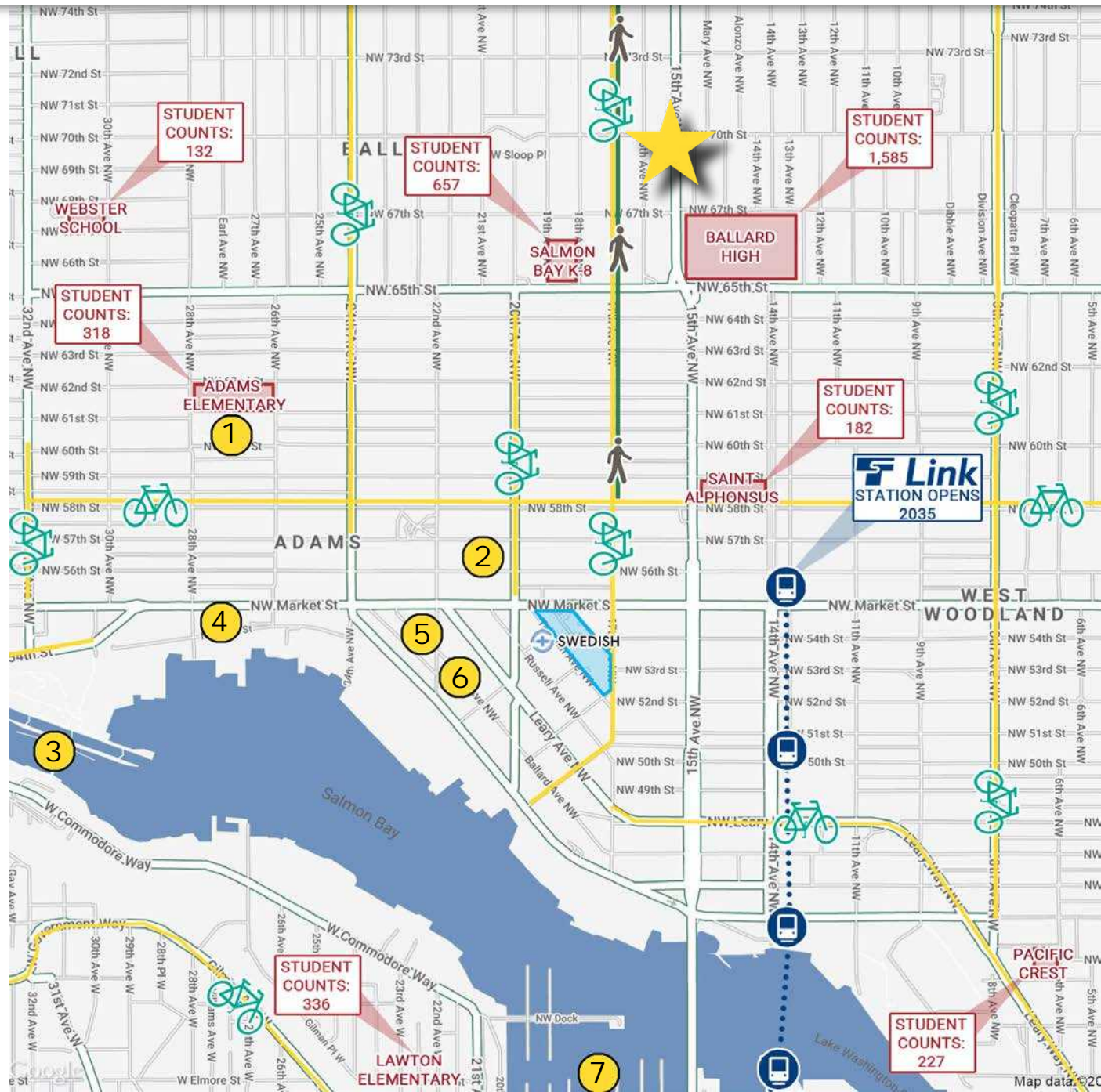
LEGEND

- Ballard Community Center:** Constructed in the late 1980s, the community center has a play area in front and ballfields in the back, two outdoor ping pong tables and a garden. The Center features a very active pottery studio catering to people of all ages.
- Seattle Public Library**
- Ballard Locks & Carl S. English Botanical Garden**
- National Nordic Museum**
- Ballard Farmer's Market:** Open since 2000, this is Seattle's first year-round farmers market selling produce exclusively from WA farmers.
- Old Town Ballard**
- Fisherman's Terminal:** Opened in 1914 and operated by the Port of Seattle as the home port for Seattle's commercial fishing fleet, and, since 2002, non-commercial pleasure craft.

-  LIGHT RAIL STATION
-  STAY HEALTHY STREETS
-  RETAIL | RESTAURANTS | ATTRACTIONS
-  SCHOOLS
-  ATTRACTIONS
-  MEDICAL
-  BIKE ROUTE

Stay Healthy Streets:

Streets limited to pedestrians, cyclists, and authorized vehicles



SITE AREA SUMMARY

SUBMARKET OVERVIEW | PROFILE

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BALLARD



Just off the Lake Washington Ship Canal, the bustling neighborhood of Ballard sprouted a century ago from its marinas and Fishermen's Terminal. Now a stretch of trendy boutiques and restaurants rivals the shopping and nightlife scenes anywhere else in Seattle. But the busy southern end of this increasingly popular neighborhood is just the front door, so to speak. New condominium developments give way to older apartment dwellings and as you go farther north, quiet single-family neighborhoods, with community parks, local bars and restaurants that service the residents in this area. Travel west and, suddenly, a beach! Bonfires and kite surfers fill Golden Gardens every year as soon as the sun cooperates.

HIRAM M. CHITTENDEN

BALLARD LOCKS

Connecting the waters of Lake Washington, Lake Union, and Salmon Bay to the tidal waters of Puget Sound, the canal and locks allow recreational and commercial vessels to travel to the docks and warehouses of Seattle's busy fresh water harbor.

The grounds feature a visitors center, as well as the Carl S. English, Jr. Botanical Gardens and is visited by more than 1.5 million annually.



Shared Nordic values and perspectives serve as guiding principles for the core exhibition experience, tracing Nordic themes of connection to nature, sustainability, social justice, and innovation from the earliest anthropological records through contemporary Nordic society. The National Nordic Museum shares Nordic culture, values, and ideas with people of all ages and backgrounds to create connections, generate dialogue, and inspire new perspectives. 1.4K visitors annually.



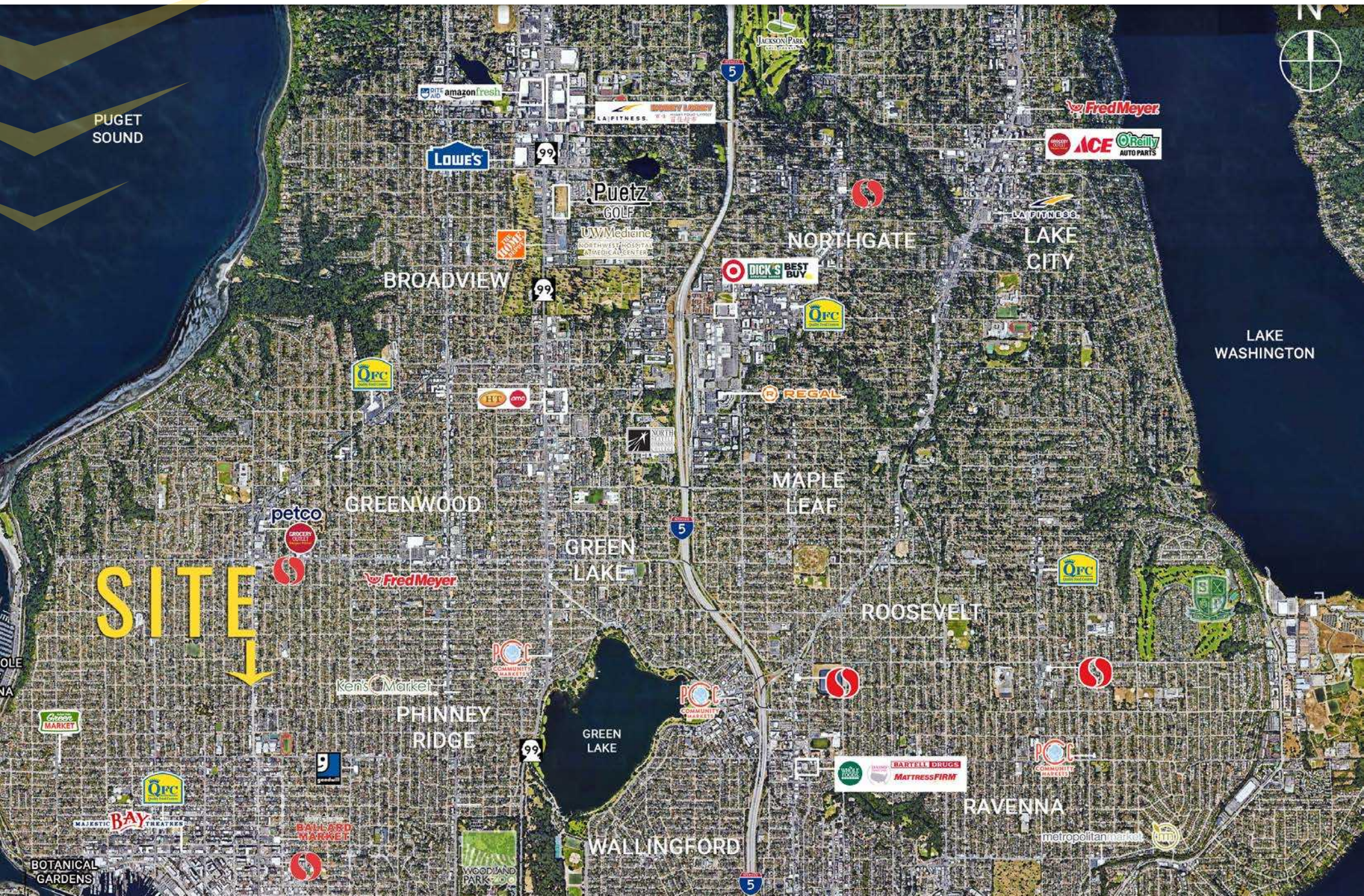
The Ballard Link Extension will provide fast, reliable light rail connections to dense residential and job centers throughout the region. In addition, a new downtown Seattle light rail tunnel will provide capacity for the entire regional system to operate efficiently. The Link extension is part of the regional transit system expansion approved by voters in November 2016. Adds 7.1 miles of light rail service from downtown Seattle to Ballard, including a new downtown Seattle rail-only tunnel. Anticipated 35,000 Riders Daily. Expected Opening 2035.



SITE AREA SUMMARY

MARKET OVERVIEW | AERIAL

Ballard Retail Building
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PUGET SOUND

LAKE WASHINGTON

SITE

SITE AREA SUMMARY

MARKET OVERVIEW | SEATTLE

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SEATTLE, WA is a multi-faceted city located in the Pacific Northwest. An extremely multicultural influenced by the Pacific Rim in art and architecture, the city offers residents a pace of life that can be either relaxed or fast paced & entrepreneurial. Seattle is home to many successful startup businesses such as Microsoft, Starbucks, Eddie Bauer, Nintendo, Amazon.com, and REI. Water is everywhere and the city's maritime heritage is very noticeable.

BROKER CONTACT



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