

RETAIL FOR LEASE MERRILL GARDENS

5607 24TH AVE NW, SEATTLE, WA 98107



FOR MORE INFORMATION PLEASE CONTACT:

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GIBRALTAR

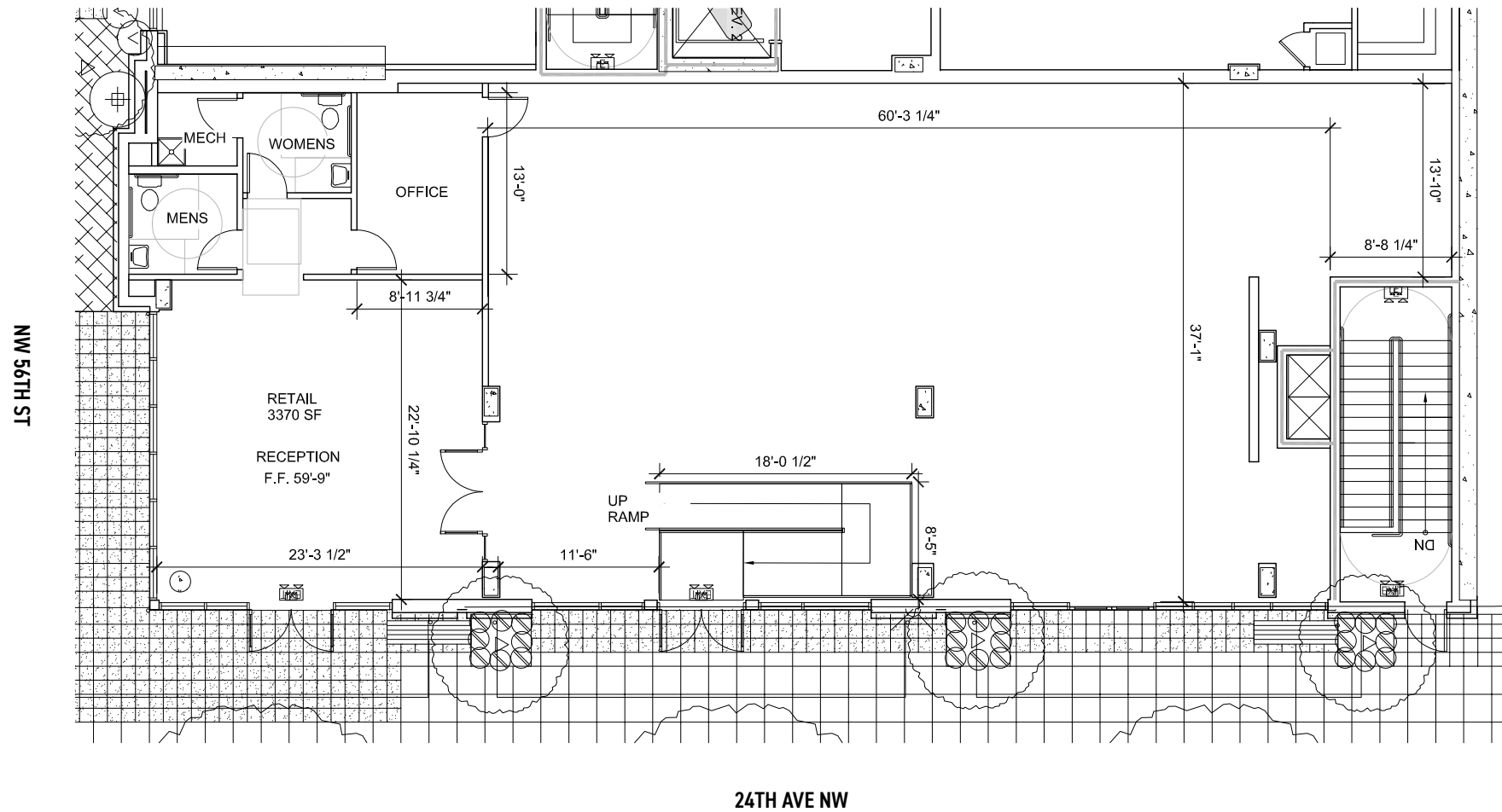
INVESTMENT PROPERTY SOLUTIONS



HIGHLIGHTS

- Ideal corner location in the dynamic and vibrant Ballard neighborhood
- Modern architecture and abundant natural light
- Currently built out for fitness, but also ideal for medical/dental, health and beauty or physical therapy
- (3) 5-ton HVAC units
- 200-amp 208V, 3 phase electrical service
- Surrounding businesses include Salt & Sugar Café and Bakery, Banfield Pet Hospital, QFC, and barre3
- 3,311 SF
- Rental Rate \$26/SF/YR plus \$11.80 NNN (2024)
= \$10,429.65 per month







BALLARD

Spirited art, food and retail are hallmarks of this diverse district with a strong seafaring heritage. Ballard abounds with dense residential, notable eateries, vibrant retail shops, Nordic Museum, Sunday Farmers Market and more!

DEMOGRAPHICS

DAYTIME POPULATION 95,957

TOTAL HOUSEHOLDS 44,792

AVERAGE HH INCOME \$156,032

* 2023 DEMOGRAPHICS BASED ON A 2-MILE RADIUS

98
WALK
SCORE

89
BIKE
SCORE

