

RETAIL FOR LEASE

6410 32nd Avenue Northwest, Seattle, WA 98107



For more information please contact:

LAURA MILLER

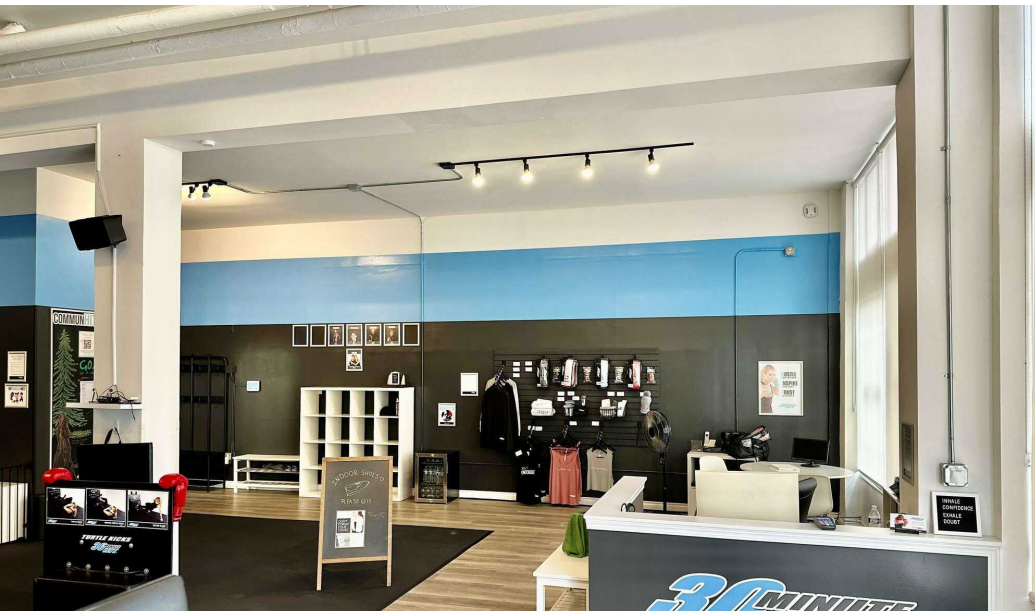
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HIGHLIGHTS

- Rare opportunity to lease high visibility, character rich retail in the coveted Sunset Hill neighborhood of Ballard
- Currently built-out as fitness studio. Also ideal for boutique retail or coffee shop/café
- Bright and open space features large storefront windows, high ceilings, and in-suite restroom
- 3 ton HVAC unit and limited 100amp/single phase electrical service
- Join Building retail co-tenants: Baker's and Molly's Bottle Shop. Surrounding businesses include Ristorante Picolinos and Sunset Hill Green Market
- 1,790 SF
- Rental Rate \$29.00/SF plus 2024 NNN \$1,245.83/month . NNN includes garbage/recycling



33

TRANSIT SCORE



79

WALK SCORE



91

BIKE SCORE



27,966

TOTAL POPULATION



14,364

TOTAL HOUSEHOLDS



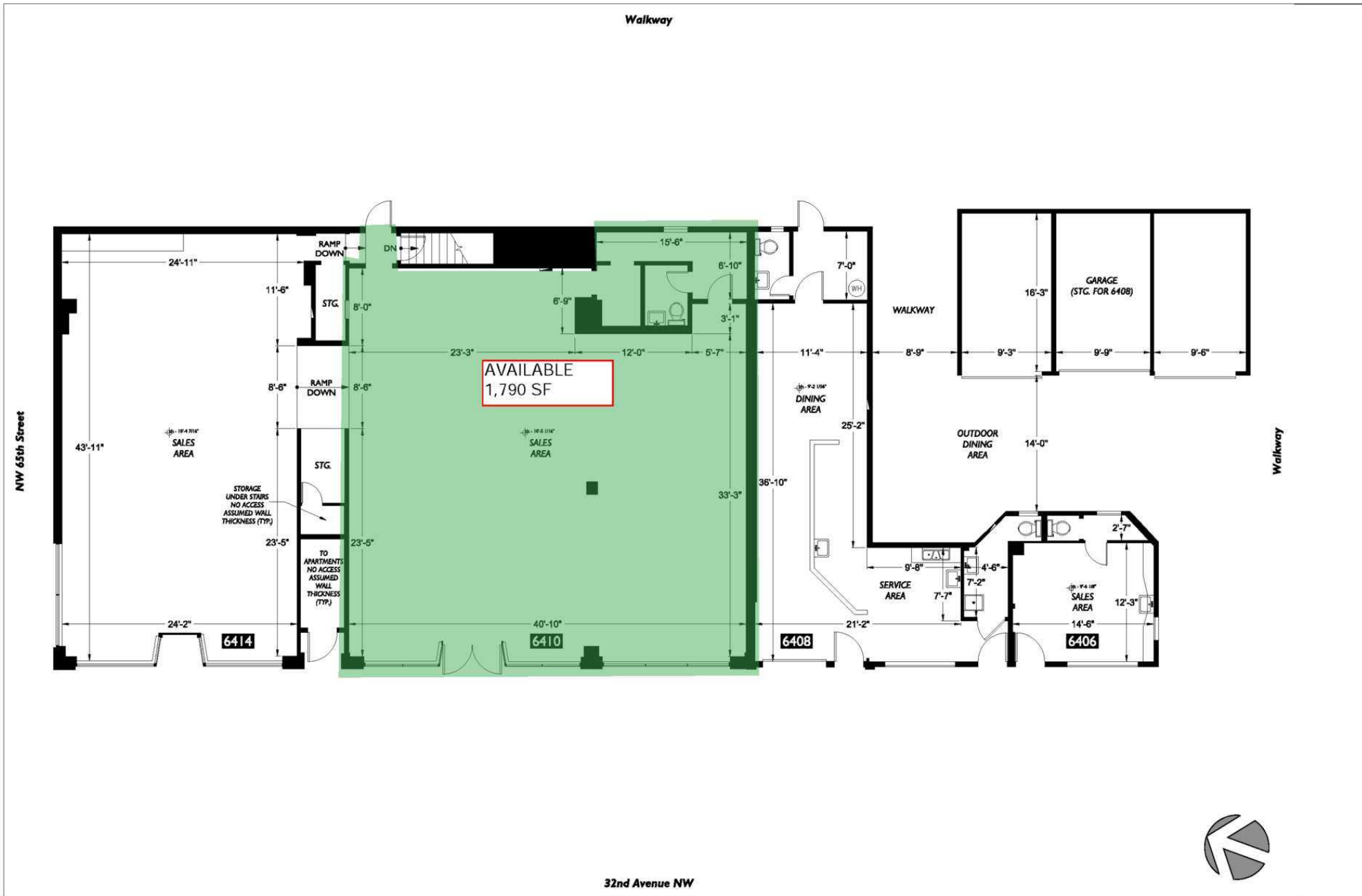
\$112,982

MEDIAN INCOME

* Demographic data derived from 2024, 1 mile radius

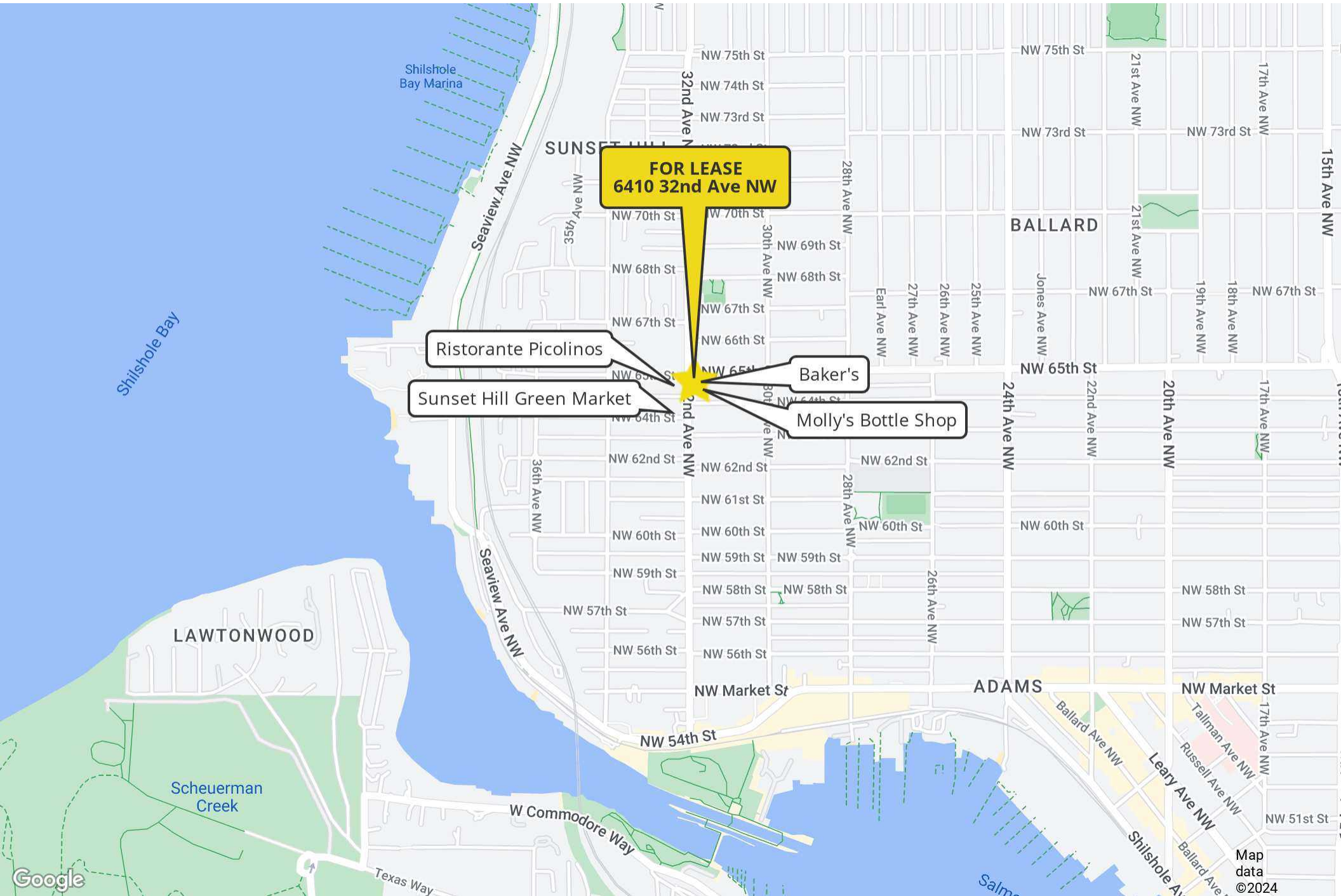
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Ristorante Picolinos

Sunset Hill Green Market

Baker's

Molly's Bottle Shop