

10,096 RSF stand-alone retail



5100 15TH
AVE NW

SEATTLE, WA 98107



Standalone retail space
with high traffic exposure
on 15th Ave NW in Ballard



Neighborhood Highlights

5100 15th Avenue NW is a unique retail opportunity located in the heart of Ballard.

The historic neighborhood of Ballard boasts laid-back eateries and attractions that pay homage to its Nordic and seafaring roots. With a thriving craft beer scene, Ballard boasts the highest density of local breweries in the Seattle area. The neighborhood is constantly alive with many outdoor recreational spaces, a weekend farmers market, multiple annual festivals and a robust nightlife.

Join the vibrant mix of restaurants, retailers and breweries in Ballard, including PCC, Trader Joes, The Walrus and the Carpenter, Stoneburner, Mighty-O Donuts, Reuben's, Percy's & Co., Bale Breaker, La Carta De Oaxaca, Yonder Cider, Matador, Stoup, Cloudburst, and more.

Building Highlights

- **10,096 RSF** standalone retail opportunity with 200 ft of frontage along 15th Avenue NW, a main thoroughfare in Ballard
- Perfect for a commissary kitchen, brewery, restaurant, retail medical, retail goods and services, or daycare user
- Second generation space, currently set up for retail use, but was previously an Amazon Fresh
- Loading dock located on the southern end and expansive lower level perfect for storage or light manufacturing
- Walking distance to the Ballard Brewery district and Ballard Blocks



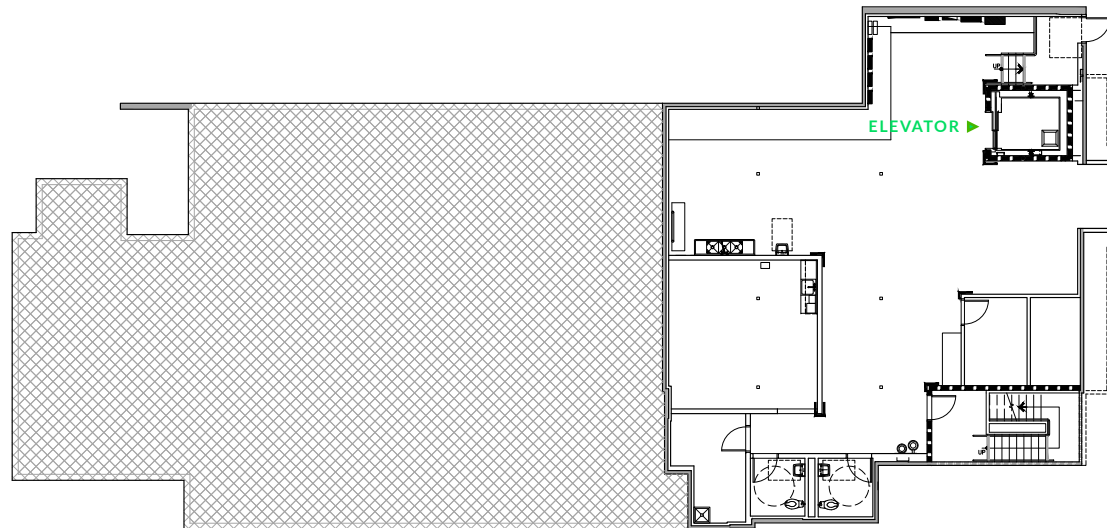
2024 Demographics

Drive Time	3 Minutes	5 Minutes	10 Minutes
Residential Population	11,613	37,658	165,723
Daytime Population	16,039	39,160	154,112
Average Household Income	\$179,984	\$195,845	\$206,313
Median Age	34.1	35.1	36.0

FIRST FLOOR



LOWER LEVEL



Floor Plan

Property Details

Square Footage	10,096 RSF
Asking Rate	Call for Rates
NNN Estimate	\$5.30 PSF (taxes & ins)
TI Allowance	Negotiable
Parking	~16 stalls
Availability	Available Now



BALLARD BREWERY DISTRICT

FREMONT

Salmon Bay

5100 15TH AVE NW

DOWNTOWN SEATTLE ▼

15TH AVE NW



PRIME LOCATION

200^{ft}
of frontage

18
minutes to
Seattle CBD

40k+
vehicles pass
by daily



Versatile Space

5100 15th Avenue NW is currently set up for retail use and offers flexibility for multiple use types, including restaurant, brewery, childcare, retail services, commissary kitchen, storage or light manufacturing.



Nearby

BALLARD

RETAIL

- 1 Ballard Market
- 2 Safeway
- 3 MudBay
- 4 Ballard Reuse
- 5 Rad Power Bikes
- 6 Trader Joe's
- 7 PCC Community Market
- 8 Sephora

FOOD & BEVERAGE

- 1 La Carta De Oaxaca
- 2 Matador
- 3 Palermo
- 4 Mighty-O Donuts
- 5 Five Guys
- 6 Veraci Pizza
- 7 Serious Pie Ballard
- 8 Ballard Pizza Co
- 9 The Walrus and the Carpenter
- 10 Staple & Fancy
- 11 Mean Sandwich
- 12 Top Pot Doughnuts
- 13 The Habit Burger
- 14 Giddy Up Burgers
- 15 Next Level Burger

BREWERIES / TASTING ROOM

- 1 Cloudburst on Shilshole
- 2 Ballard Beer Company
- 3 Pike Taproom Ballard
- 4 Distant West
- 5 Wildwood Spirits
- 6 Channel Marker Cider
- 7 Obec Brewing
- 8 Stoup Brewing
- 9 Great Notion Brewing
- 10 Urban Family Brewing
- 11 Reuben's Brews
- 12 Trailbend Taproom
- 13 Wheelie Pop
- 14 Old Stove Brewing Co
- 15 Bickersons Brewhouse
- 16 Fair Isle Brewing
- 17 Lucky Envelope Brewing
- 18 Bale Breaker & Yonder Cider
- 19 Hildegard Ferments & Botanicals
- 20 Jolly Roger Taproom
- 21 Maritime Pacific Brewing Co
- 22 Fremont Brewing
- 23 Reubens Brews - Canning Line
- 24 Dirty Couch Brewing
- 25 Bizarre Brewing



▼ DOWNTOWN SEATTLE



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Anne Marie Koehler

206.487.5167

annemarie.koehler@nmrk.com

Erika Koehler

206.487.5168

erika.koehler@nmrk.com

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