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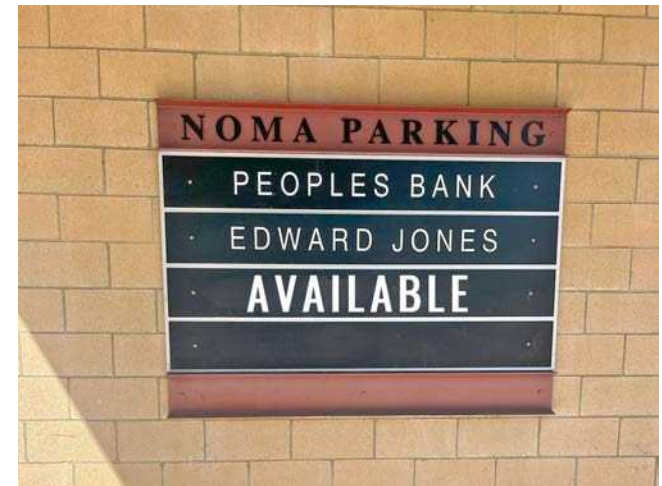
5680 24th Avenue NW
Seattle, WA 98107



NOMA BUILDING | RETAIL

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

NOMA BUILDING is a 91 unit condominium building over commercial retail space located in the Ballard neighborhood of Seattle known for its blend of contemporary urban offerings with the tranquility of residential living. Distinguished by its historical charm, Scandinavian influences, and vibrant commercial scene, Ballard stands as a cherished and unique facet of the greater Seattle region. Its commitment to preserving historic buildings, hosting cultural events, and fostering community engagement significantly contributes to its economic vitality and appeals to both residents and tourists. The site is strategically located near the “Locks” and Nordic Museum bringing more than 300,000 tourists to the neighborhood annually; Old Town Ballard - a city wide draw, & Swedish Hospital Ballard.



5680 24TH AVE NW:

2,563 SF - 8,743 SF \$24.50 PSF, NNN

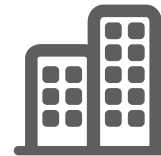
- Can Be Demised
- Rare Corner Location - Excellent Retail Opportunity
- NNN: \$4.44 PSF (est. 2024)
- Parking: 9 Dedicated Stalls + 2 Handicap Stalls, Monthly Rate is Negotiable
- Neighbors: QFC, Bartell Drugs, Edward Jones, People’s Bank



Population



Average HH Income



Daytime Population

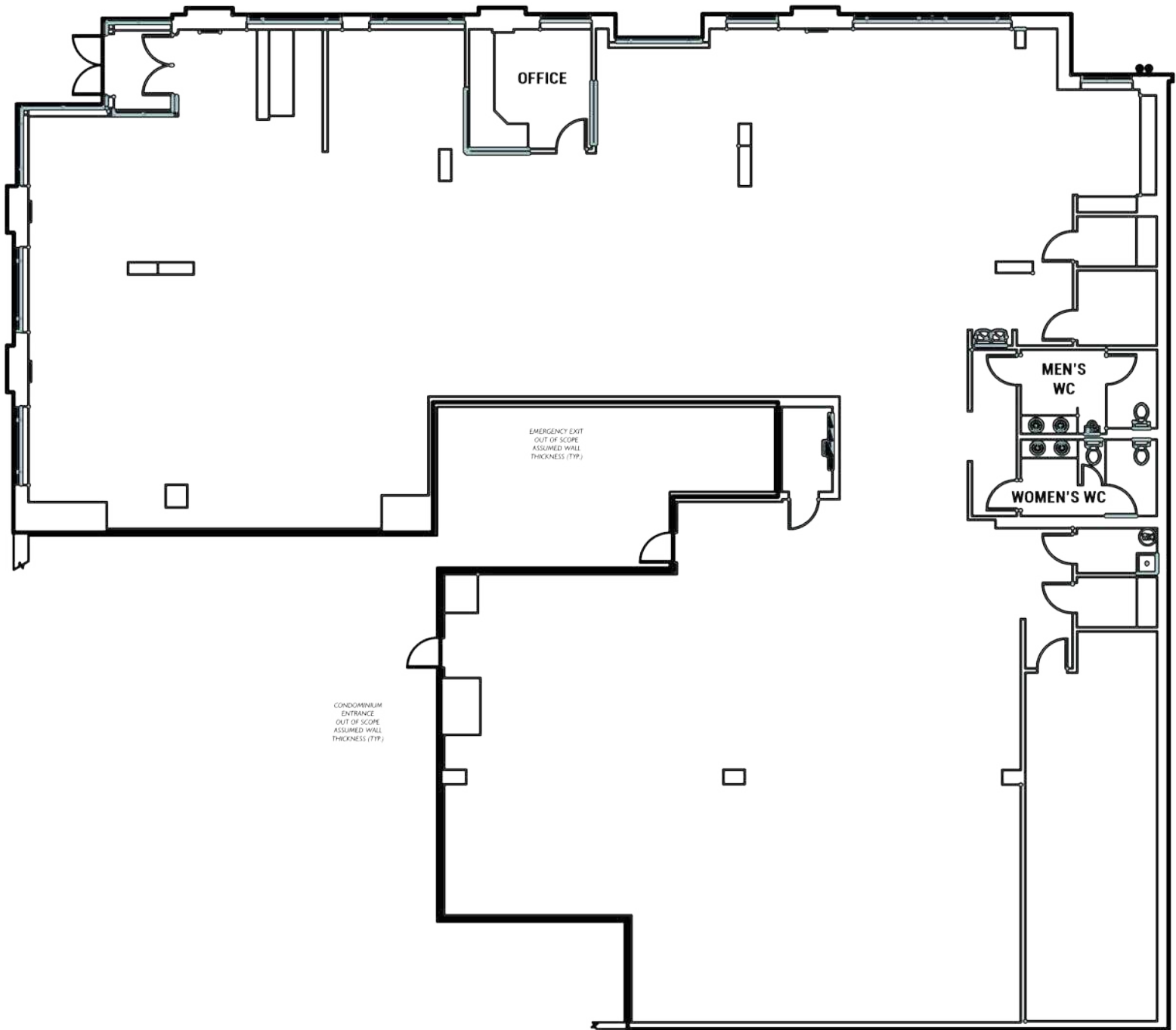
Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	33,223	\$201,210	20,082
Mile 3	169,596	\$219,796	71,802
Mile 5	423,595	\$177,991	255,190

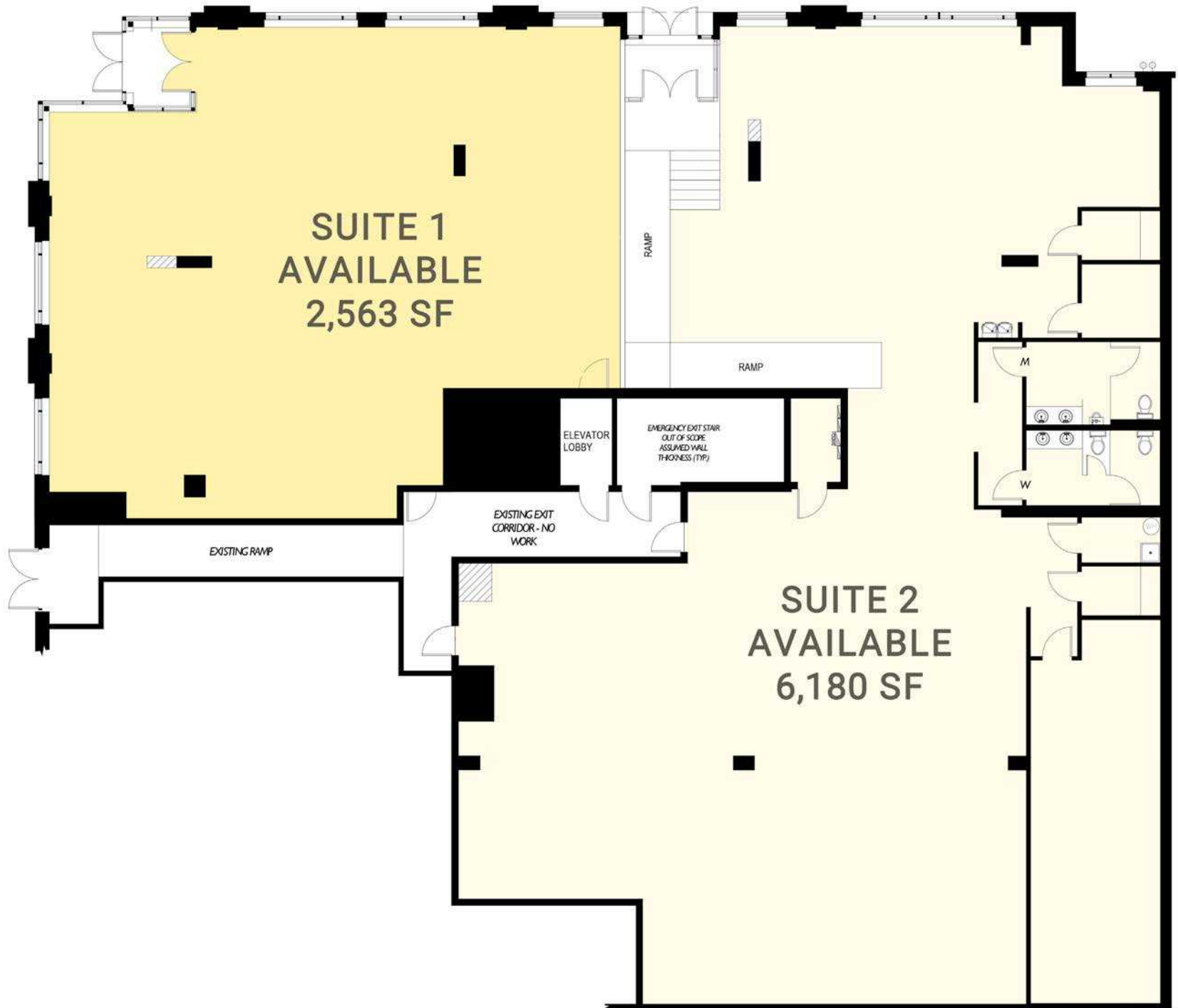
"AS BUILT" PLAN

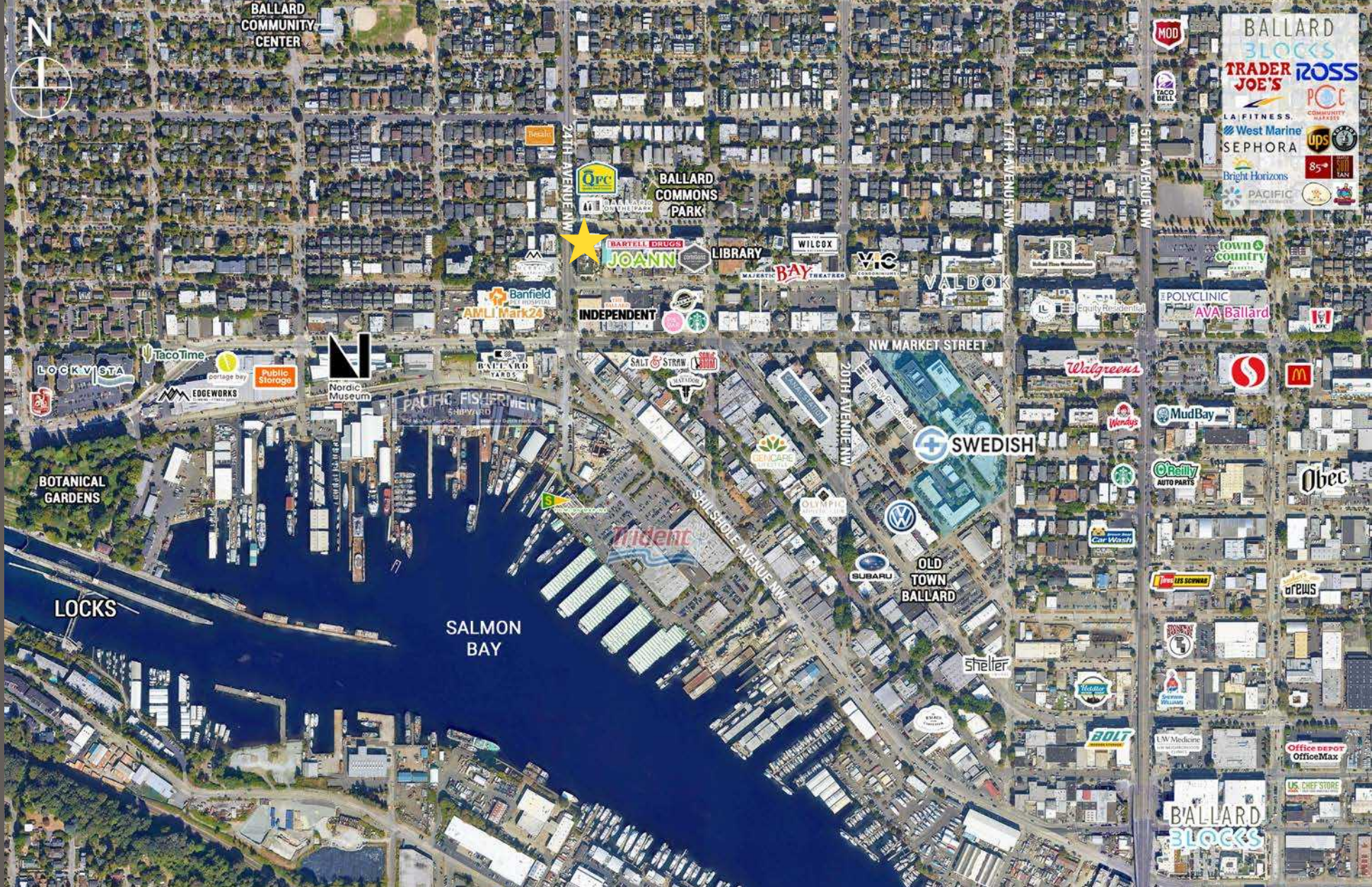
24th Avenue Northwest

Northwest 57th Street



"PROPOSED" DEMISING PLAN





Moments from
QFC & Bartell Drug



Minutes from
Swedish Ballard



6,939 ADT
24th Ave NW



Just North of
Ballard Old Town

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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