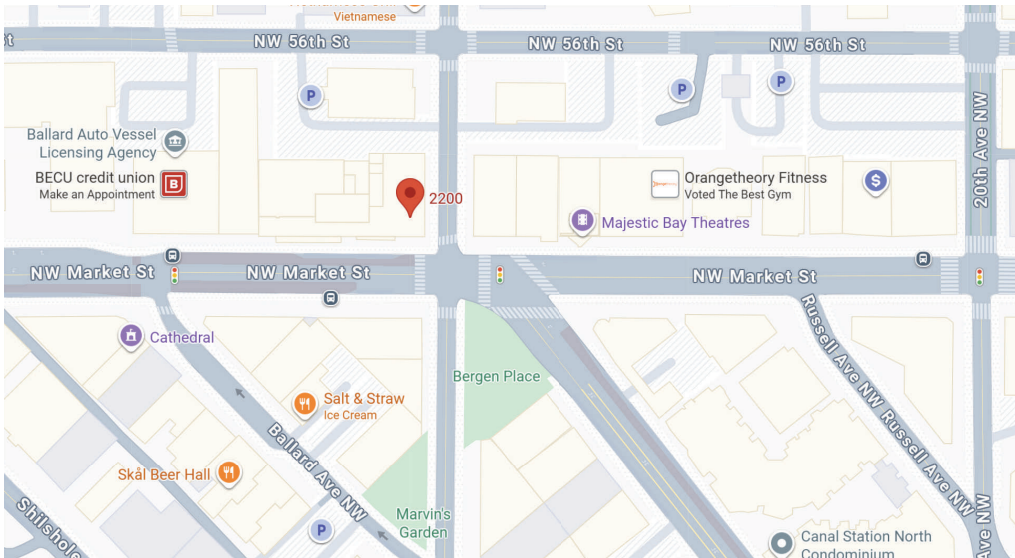


# FOR LEASE

PRIME BALLARD RETAIL SPACE  
2200 NW MARKET STREET | SEATTLE, 98107



## PROPERTY FEATURES

- Highly visible corner on Market Street in the heart of Ballard
- Prime retail space with great street exposure & numerous windows
- Newly available Market Street corner, prior tenant, Starbucks, occupied for 30+ years
- Buildout includes two ADA restrooms but no hood vent
- Terrific walkability: 96

Type	Size	Lease Rate	NNNs
Retail	2,516 sf	\$35/sf	\$8/sf



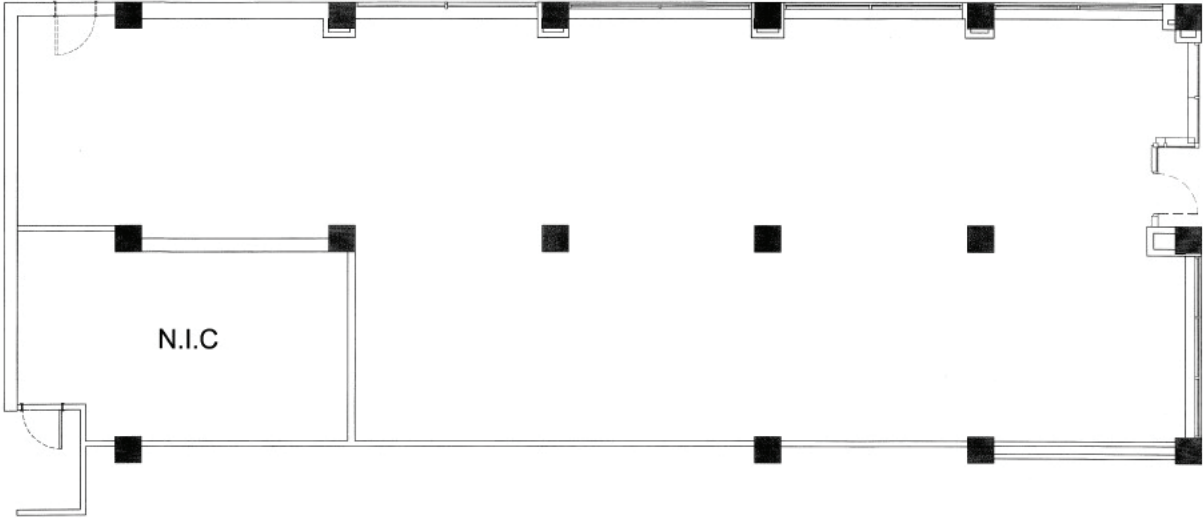
**ROGER LORENZE** | 206.406.1547  
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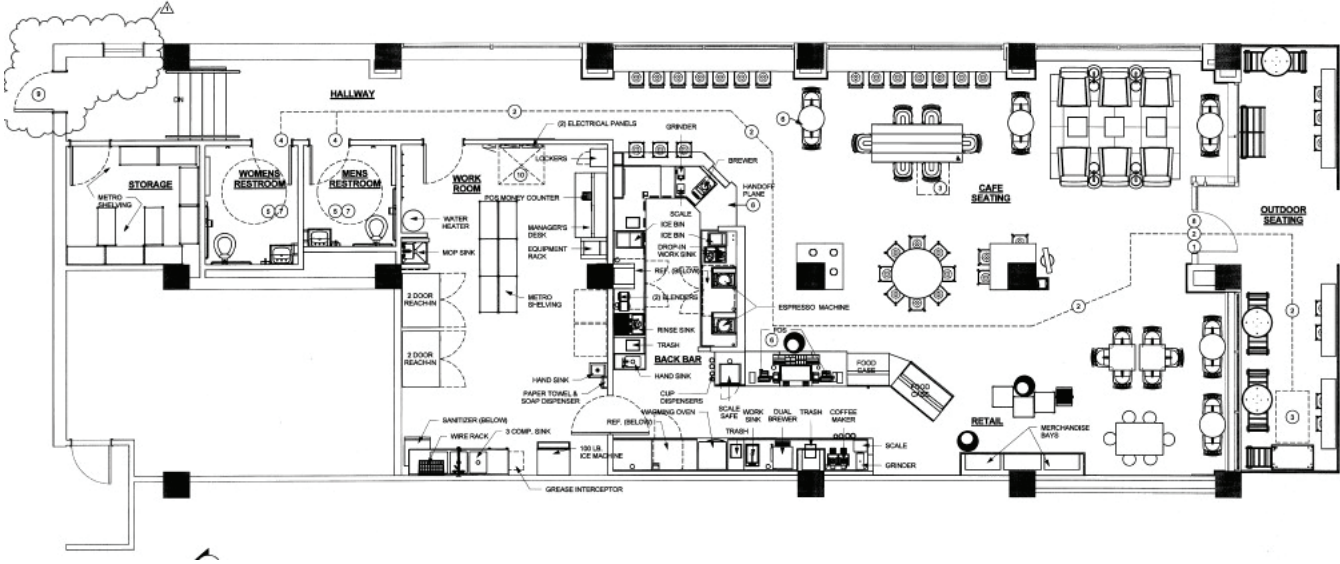
# FLOOR PLANS

2200 NW MARKET STREET | SEATTLE, 98107

## FLOOR PLAN



## FLOOR PLAN II



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# BALLARD NEIGHBORHOOD

2200 NW MARKET STREET | SEATTLE, 98107

## Discover Ballard

Nestled along Seattle's northwestern waterfront, Ballard is one of the city's most distinctive and fastest-growing commercial hubs. Once a historic fishing and maritime town, Ballard has evolved into a thriving district that blends rich heritage with modern innovation. Its walkable streets, historic brick facades, and proximity to major thoroughfares like 15th Avenue NW, Leary Way and Market Street make it a prime location for businesses seeking visibility, accessibility, and character. The neighborhood's connection to Seattle's working waterfront, iconic Ballard Locks, and Nordic Museum draw steady local and visitor traffic year-round.

## A Thriving Business Community

Ballard's commercial landscape is as diverse as its residents. Independent retailers, restaurants, breweries, and creative studios coexist alongside tech startups and boutique professional offices. Ballard Avenue NW - designated a historic district - is lined with destination dining and shopping, giving new businesses the advantage of high foot traffic and an engaged local customer base. The area's business community is supported by active neighborhood associations and business improvement groups (Ballard Alliance) that foster collaboration, marketing opportunities, and community events throughout the year.

## An Ideal Location for Your Next Venture/Location

Whether you're opening a retail storefront, a restaurant, or a professional office, Ballard offers the rare combination of neighborhood charm, strong infrastructure, and economic vitality. With easy access to downtown Seattle, Fremont, and Magnolia, plus ample transit and bike connections, your business will benefit from both local loyalty and regional reach. Setting up shop here means more than just leasing a space - it means joining one of Seattle's most dynamic, forward-thinking business communities.

## Ballard at a Glance

- **300+ Ground Floor Businesses** within the Ballard Alliance footprint
- **6.5% Vacancy Rate** for ground-floor businesses
- **Population:** 11,214 (8.5% population growth from 2010-2020)
- **Median Household Income:** \$123,895 (Compared to \$105,391 citywide)
- **Placer Data** August 2023 – July 2024:
  - Visits: 5,839,088
  - Visits over 10 minutes: 4,632,992
  - Visitors: 1,052,776
  - Average dwell time: 81 minutes
  - Visit Frequency: 5.55



### Seasoned Adults

\$174K/yr Med. Income

2.47 Avg. HH Size



### Hustling Young Professionals

\$113K/yr Med. Income

1.66 Avg. HH Size



### Mid-Career Urbanites

\$138K/yr Med. Income

2.29 Avg. HH Size



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# BALLARD PHOTOS

2200 NW MARKET STREET | SEATTLE, 98107



# DEMOGRAPHICS

Walk Score  
**96**

## Walker's Paradise

Daily errands do not require a car.

Transit Score  
**52**

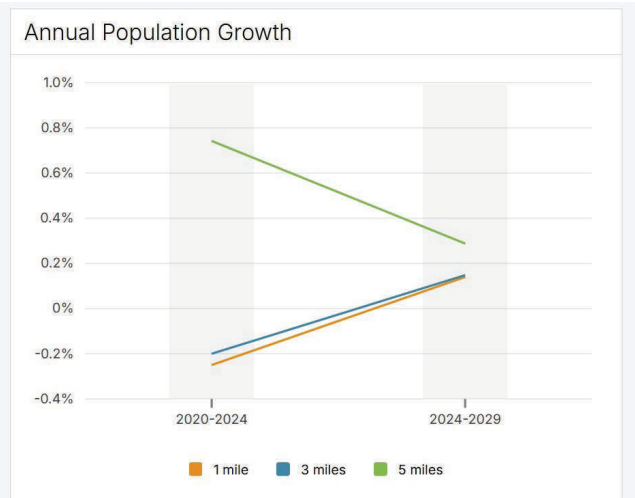
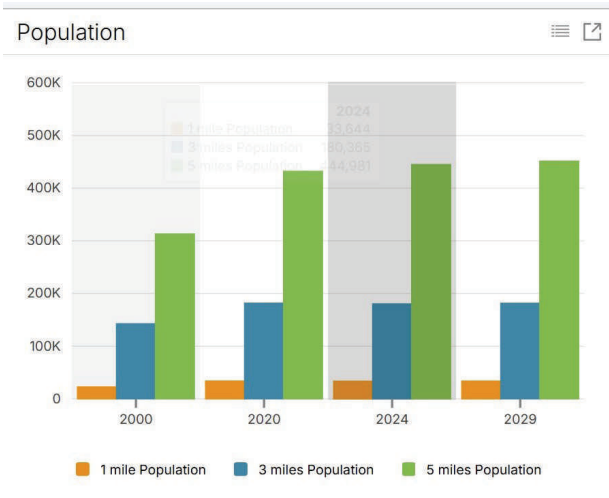
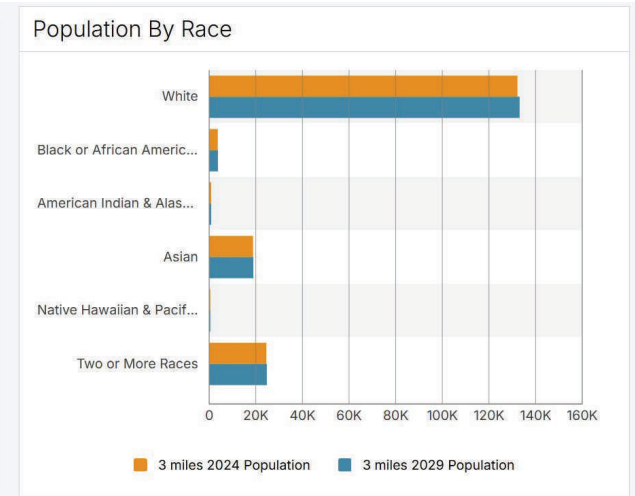
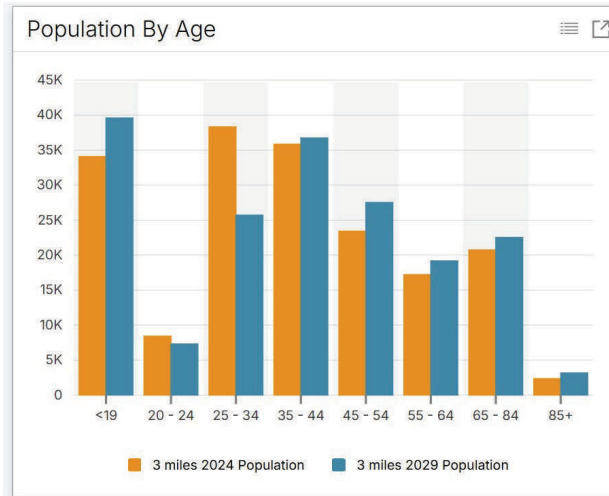
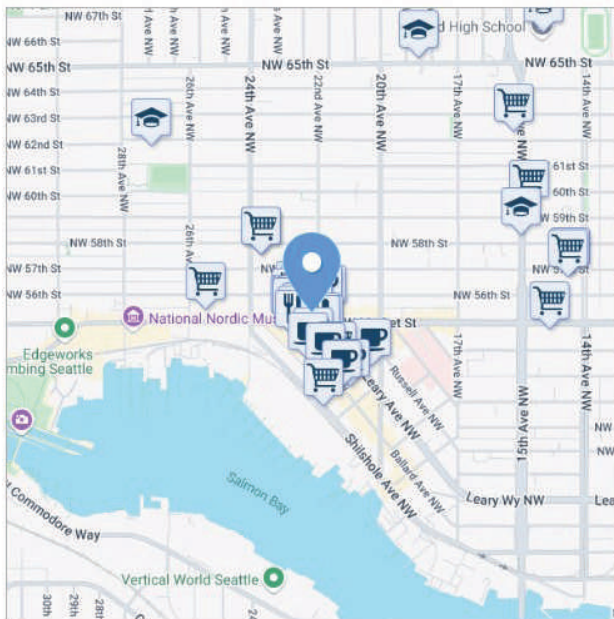
## Good Transit

Many nearby public transportation options.

Bike Score  
**93**

## Biker's Paradise

Daily errands can be accomplished on a bike.



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# MAP

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