FOR LEASE

20240 Ballinger Way NE
Shoreline, WA 98155

Owned & Operated by

Perform Properties

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

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

FIRST WESTERN PROPERTIES

BALLINGER VILLAGE

Jake Thurber | Chandler Williams |Justin Holmes | Josh Parnell

SUMMARY

BALLINGER VILLAGE is ideally situated along one of the busiest corridors in the Puget Sound with immediate access to Interstate 5 and Highway 104. The property benefits from exceptional visibility, high commuter traffic, and a strong tenant mix anchored by national brands.

AVAILABLE

» **SUITE 40: 16,692 SF**
(Former Rite Aid)

» **SUITE 3: 4,011 SF**

» **SUITE 25: 1,563 SF**

- Located at the convergence of Highway 104 and Interstate 5, one of the busiest corridors in the Puget Sound.
- The center provides convenient access for commuters and surrounding high-density residential.
- 3 miles way from Lake Washington and 5 minutes from Aldercrest Elementary.

Regis - 2026	Population	Average HH Income	Daytime Population
Mile 1	15,625	$141,605	8,385
Mile 3	147,863	$160,882	85,948
Mile 5	340,431	$166,525	201,362

TENANTS

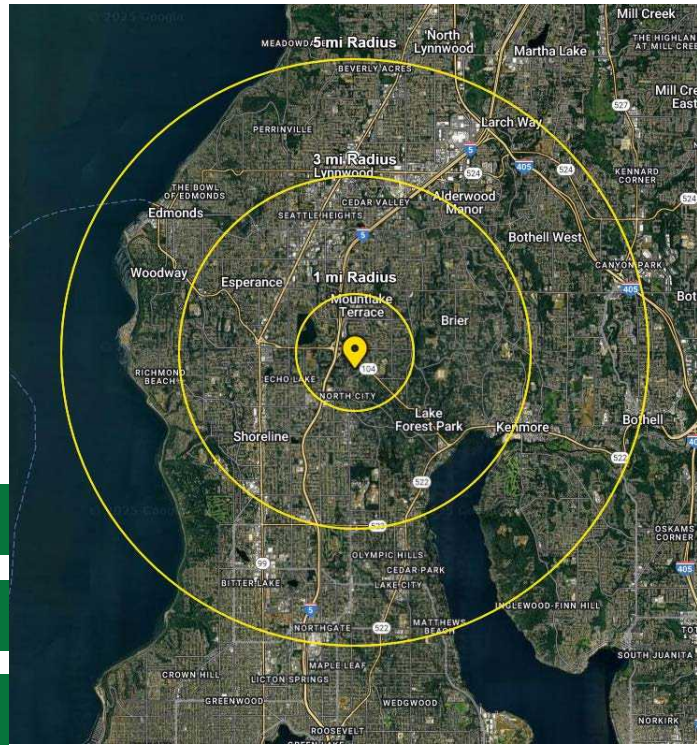
THRIFTWAY
WASHINGTON'S FOOD STORE

ups

indigo URGENT CARE
MultiCare

WELLS FARGO

SUBWAY



SITE PLAN

Suite	SF	Tenant
40	**16,692**	**AVAILABLE**
3	**4,011**	**AVAILABLE**
25	**1,563**	**AVAILABLE**
15	24,713	Thriftway
20	24,711	Emerald City Athletics
30	6,408	Seattle Feline Rescue
1	5,081	Indigo Urgent Care
5	1,364	The UPS Store

Suite	SF	Tenant
6	1,364	Sole Perfection
18	4,681	Lumin Laundry
10	4,240	Stella Nail Lounge
28	2,885	Shoreline Veterinary Hospital
26	2,432	Tree House Dentistry For Kids
16	2,009	Wells Fargo Bank
8	1,760	Starbucks
27	1,500	Green Papaya

Suite	SF	Tenant
45	1,368	Shell
7	1,308	Ballinger Chiropractic
36	1,101	Teriyaki Town
33	1,013	Jazz Barbershop
34	1,003	Subway
37	528	Farmers Insurance
35	493	Blue Harbor Nails

FIRST WESTERN PROPERTIES

SHOPPING CENTER AERIAL

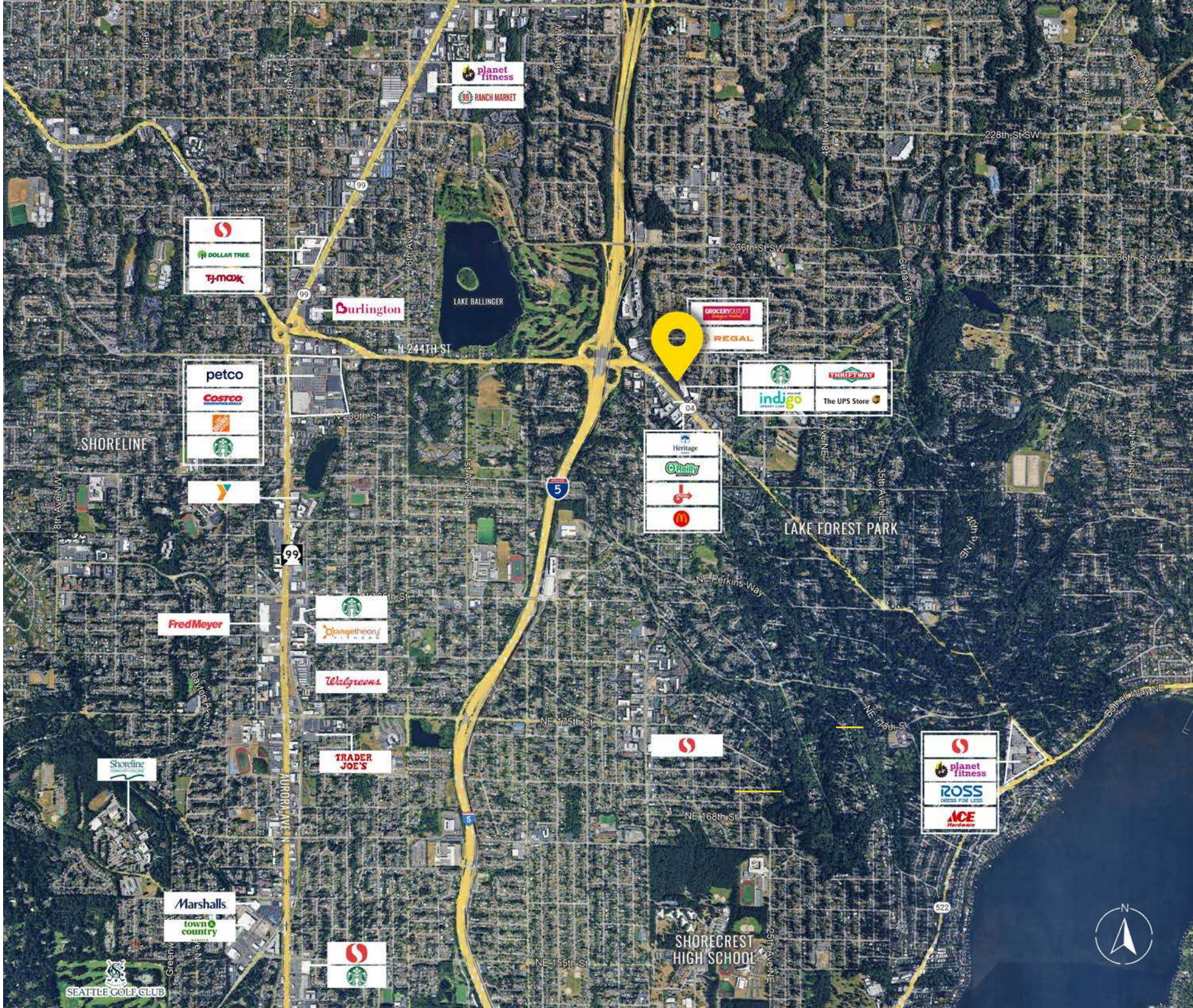
27,649 CPD
NE 205th St.

18,567 CPD
Highway 104

Situated at the convergance of
Highway 104 & Interstate 5

FIRST WESTERN PROPERTIES

LOCATION DETAILS



FIRST WESTERN PROPERTIES

PHOTOS

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TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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