

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

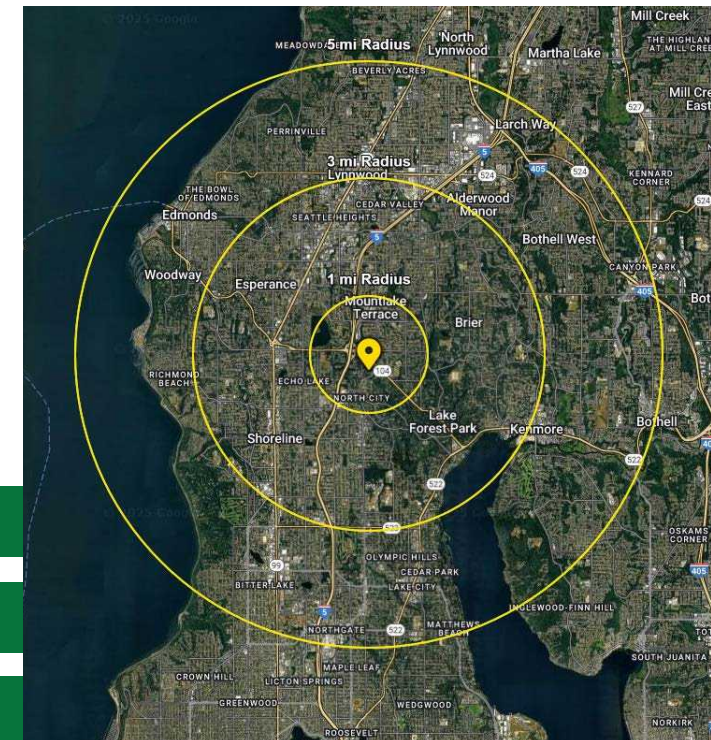


BALLINGER VILLAGE

Jake Thurber | Chandler Williams | Justin Holmes | Josh Parnell

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.

TENANTS



SUMMARY

» **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 away 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

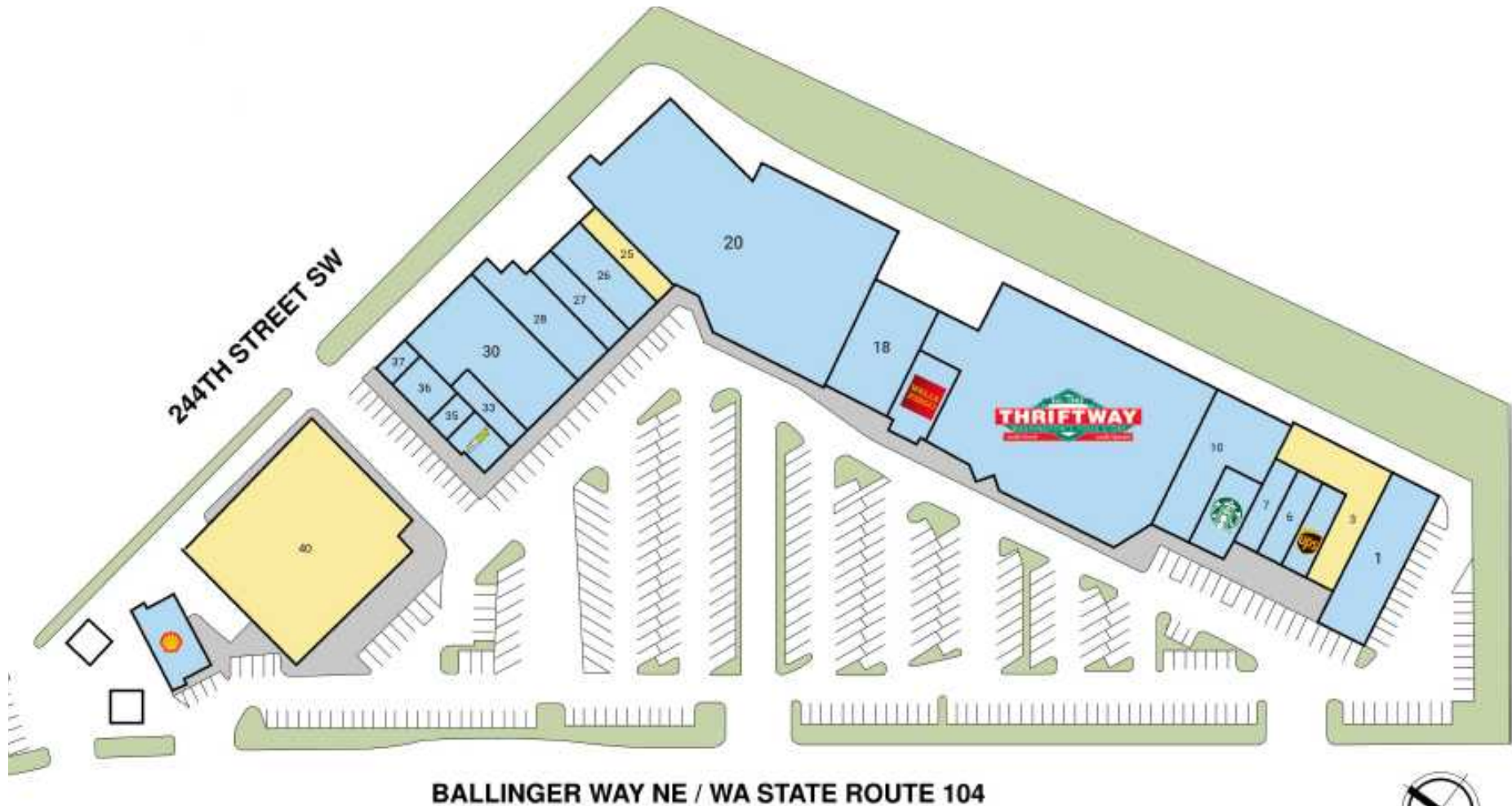
201,362

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



SHOPPING CENTER AERIAL



27,649 CPD
NE 205th St.

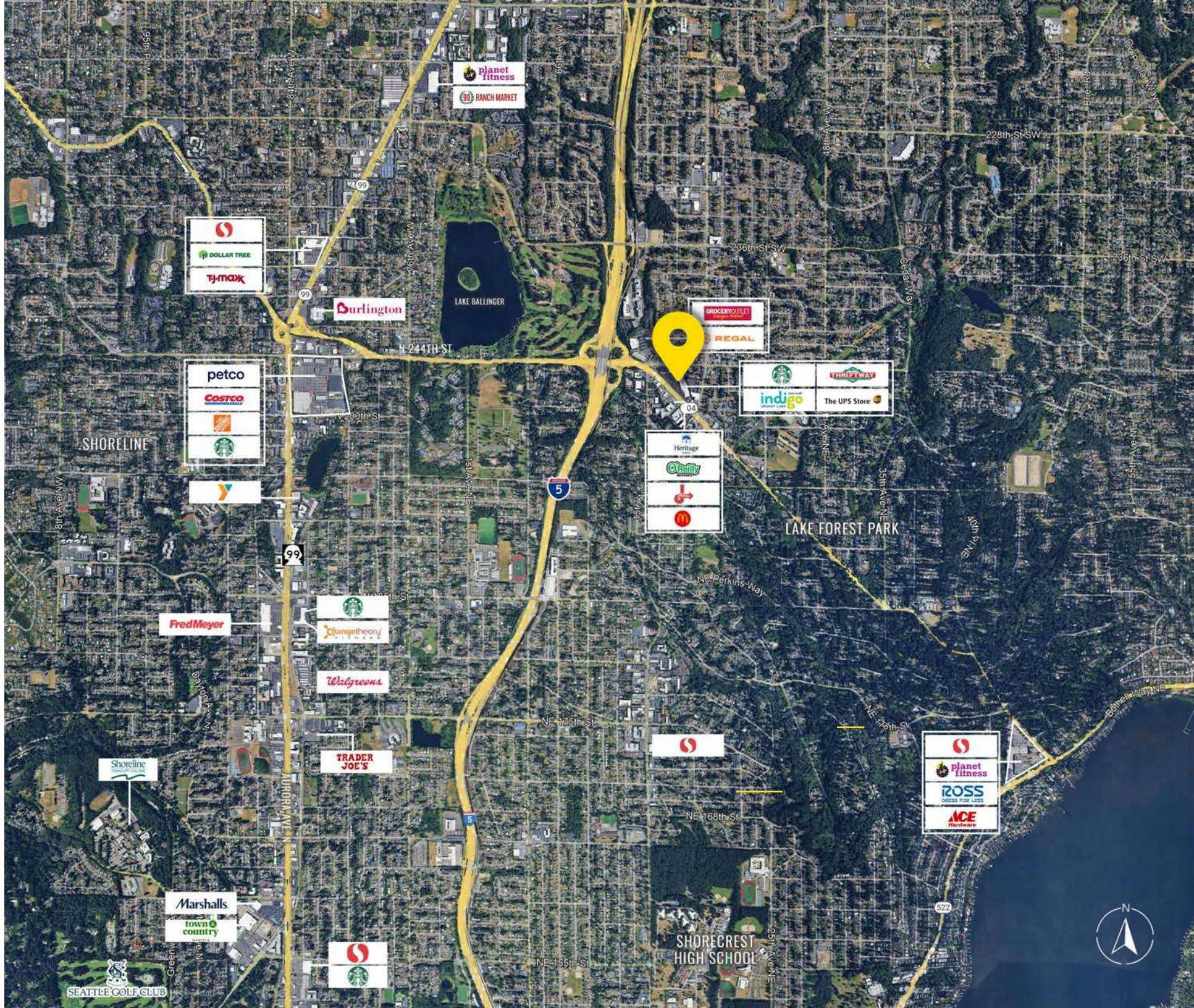


18,567 CPD
Highway 104



Situated at the convergence of
Highway 104 & Interstate 5

LOCATION DETAILS



PHOTOS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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VILLAGE MARKET
THRIFTWAY

Owned & Operated by

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Represented By

**1 FIRST
WESTERN
PROPERTIES**

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