

FOR LEASE

# BALLARD BLOCKS

*Anchor and Shop Space Available. See site plan for available spaces.*

1416 NW BALLARD WAY  
SEATTLE, WA 98107



# STREET LEVEL

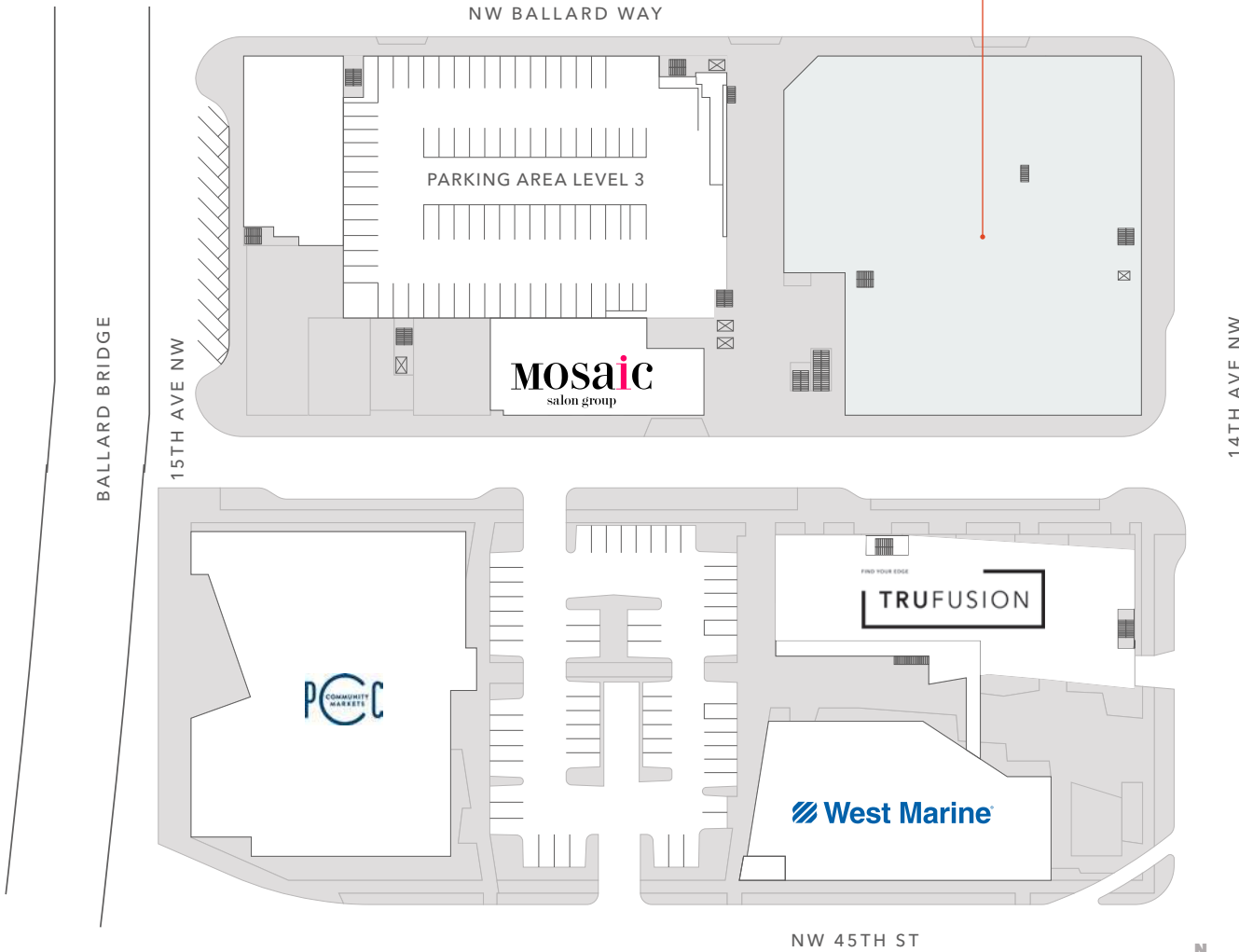


Unit	Tenant	SF
1	Ballard Modern Dentistry	3,667
100	PCC Community Markets	25,576
102	ATI Physical Therapy	2,119
<b>EM</b>	<b>Edith Macefield Home</b>	<b>1,399</b>
3A	Nautical Bows	935
<b>103</b>	<b>AVAILABLE</b>	<b>2,496</b>
104	Sharkey's Cuts for Kids	1,170
105	The UPS Store	1,107
106	Ballard Modern Dentistry	2,612
108	The Egg & Us	3,179
11	Top Pot Doughnuts	1,527
110	Trader Joe's	12,000
200	West Marine	25,904
400	Fed-Ex Office	2,697
403	Just Food For Dogs	720
7	Kinwell	6,655
9	Xfinity	2,575
B	Next Level	2,018
C	Seattle Sun Tan	2,240
F	Sephora	5,059
G	RK Nails	1,065

# LEVEL 2

**AVAILABLE**  
 Can be demised.  
 Demising Plan on page 5.

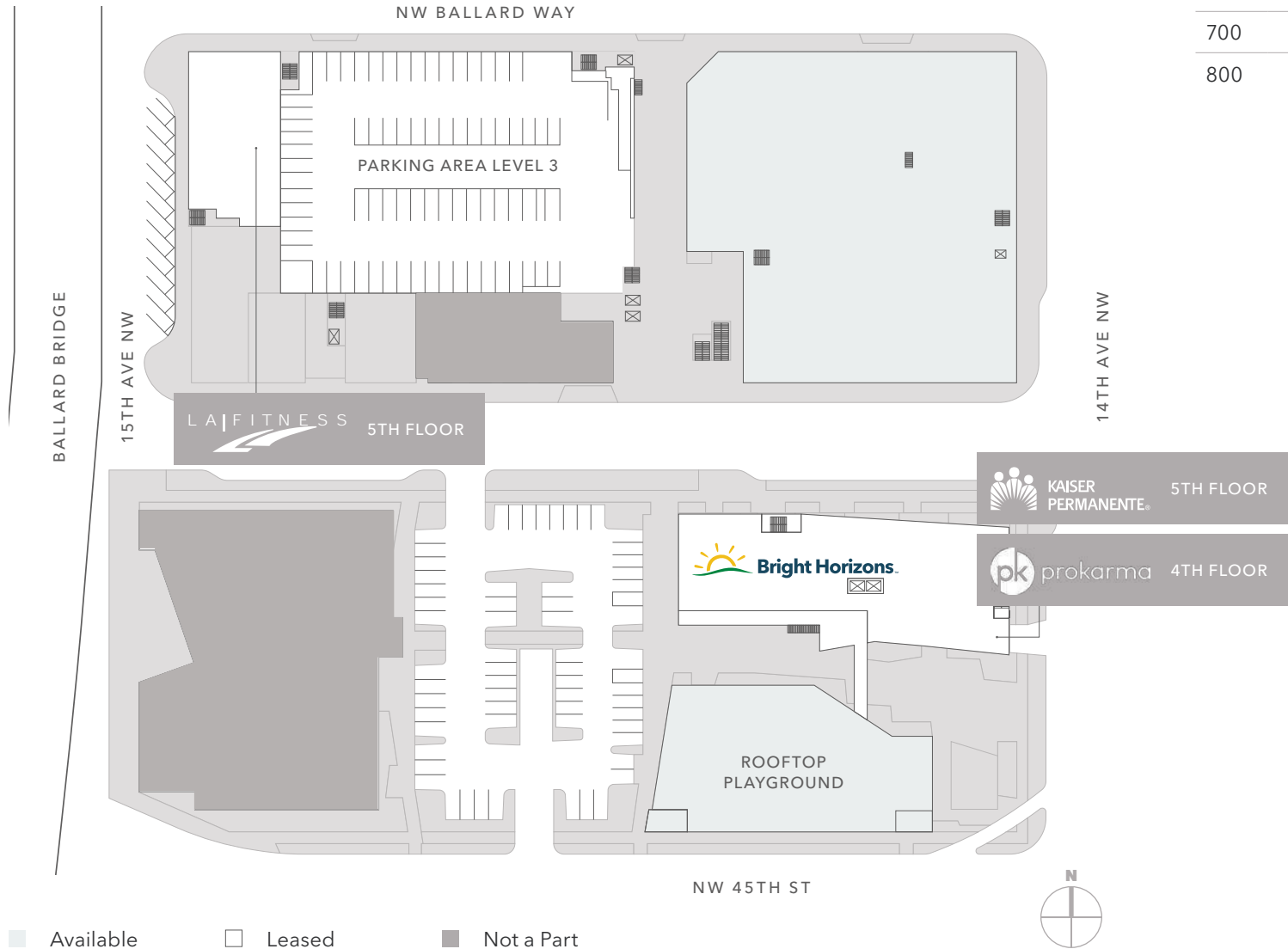
Unit	Tenant	SF
H	Tru Fusion	12,243
100	PCC Community Markets	25,576
200	West Marine	25,904
<b>200</b>	<b>AVAILABLE</b>	<b>34,907</b>
301	Salon Republic	6,347



■ Available    □ Leased    ■ Not a Part



# LEVEL 3

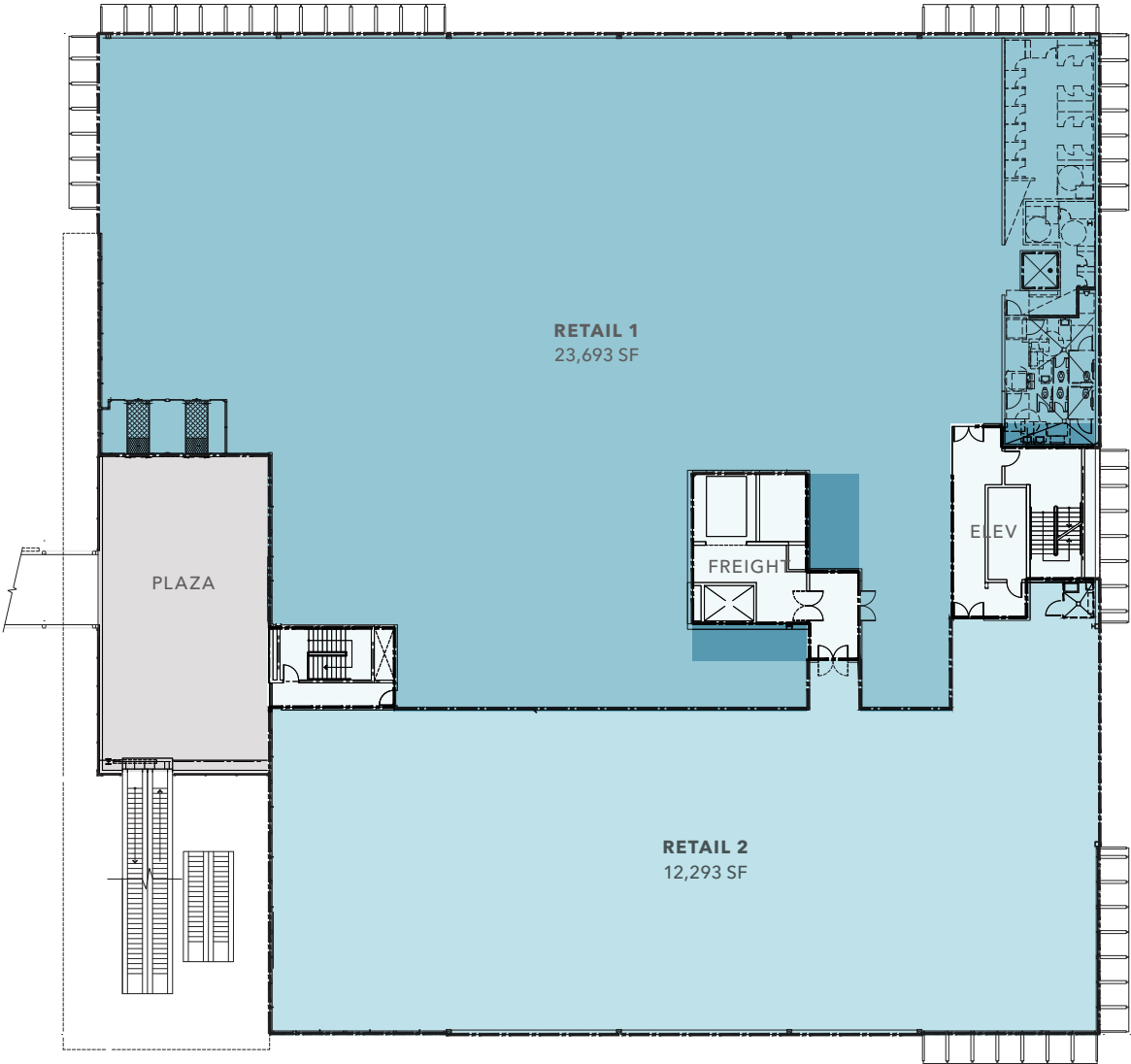


Unit	Tenant	SF
500	LA Fitness	50,658
300	Bright Horizons	13,053
700	Prokarma	13,251
800	Kaiser Permanente	12,654

Available
  Leased
  Not a Part



# SUITE 200 DEMISING PLAN



# A CITY WITHIN ITSELF

*Ballard is a thriving urban neighborhood*

With an influx of young families and professionals fueling the construction of more than 20,000 new multifamily units, the Ballard area has become one of Seattle's fastest growing submarkets.

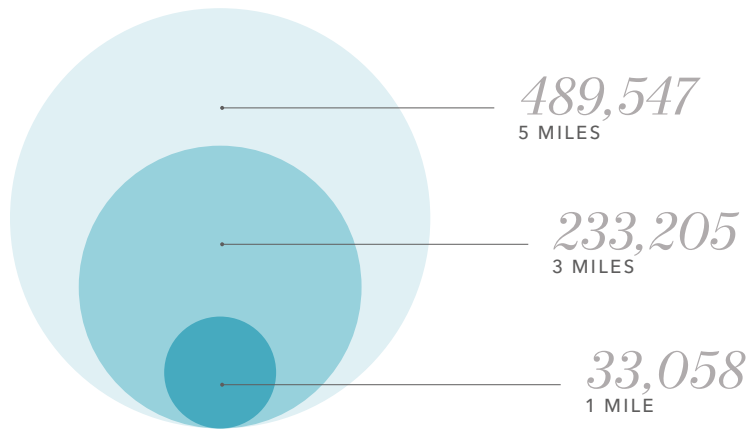
**3 MI**  
TO UNIVERSITY  
OF WASHINGTON

**3 MI**  
DOWNTOWN  
SEATTLE

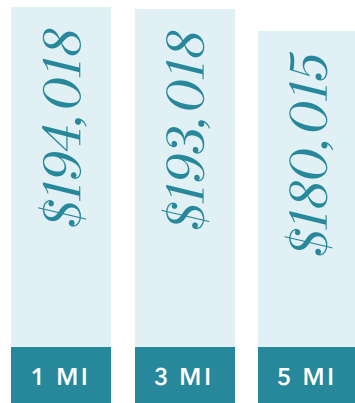


# DEMOGRAPHICS

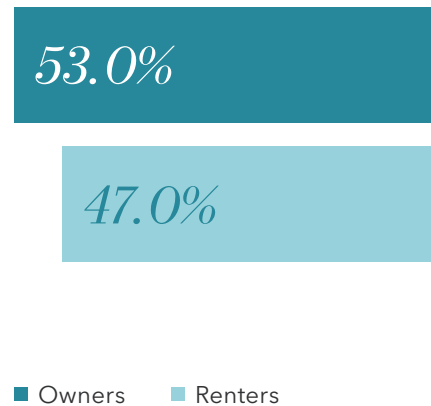
## POPULATION



## AVERAGE HH INCOME



## HOME OWNERSHIP



## POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	33,058	233,205	489,547
2028 PROJECTION	33,978	246,244	532,893
2020 CENSUS	33,402	235,475	476,092
PROJECTED GROWTH 2023 - 2028	0.6%	1.1%	1.8%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	17,329	116,620	253,214
2028 PROJECTED	17,601	122,528	275,960
2020 CENSUS	17,233	114,509	238,084
GROWTH 2023 - 2028	0.3%	1.0%	1.8%
OWNER-OCCUPIED	53.0%	52.6%	51.6%
RENTER-OCCUPIED	47.0%	47.4%	48.4%

## INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$194,018	\$193,018	\$180,015
2028 PROJECTED HH INCOME	\$208,875	\$201,216	\$180,658
ANNUAL CHANGE 2023 - 2028	1.5%	0.8%	-

## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	3,313	16,678	38,531
TOTAL EMPLOYEES	23,549	108,141	337,107



## BALLARD BLOCKS

*For more information on  
this property, please contact*

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KIDDER.COM

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**km** Kiddier  
Mathews