

FOR LEASE



BALLARD YARDS

*3,442 SF Nearly Complete
Restaurant Space Available*

2417 NW MARKET STREET, SEATTLE, WA 98107



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km Kidder Mathews  

NOW LEASING
BALLARD YARDS



This is a rare chance to secure a nearly complete, first-generation restaurant space adjacent one of Ballard's most visible and desirable intersections — NW Market Street & 24th Ave NW.

PROPERTY HIGHLIGHTS

3,442 SF nearly built out restaurant space ready for tenant's final touches

20 ft type 1 hood

Designed and built by Mallet Design Build

Large Patio, High Ceilings and Generous Windowline

600 amp 3 phase power, HVAC

Ask for rates

NNN \$8.26

PROPERTY HIGHLIGHTS

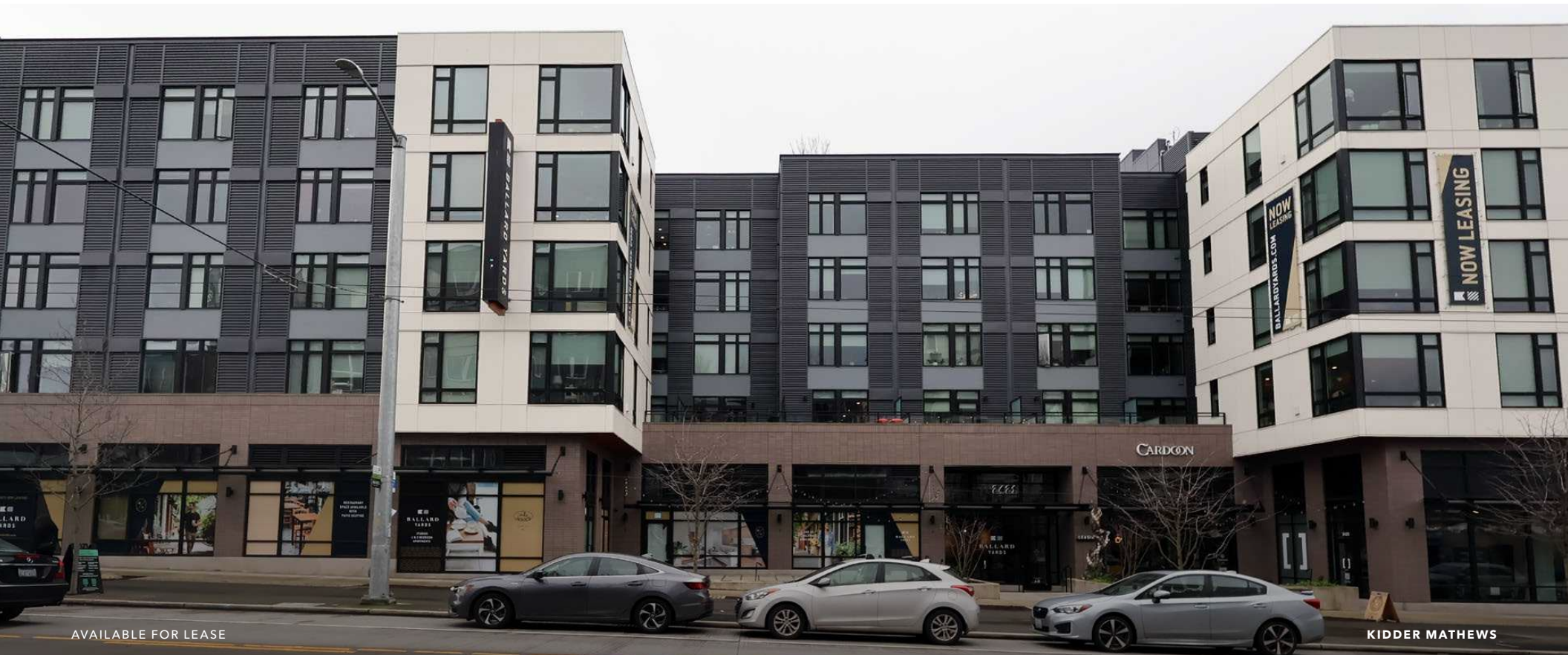
The 3,442 SF space was professionally designed and constructed by Mallet Design Build and is ready for an operator's final vision.

Featuring 16'8" ceilings, expansive storefront windows, a 20' Type 1 hood, 600 AMP / 3-phase power, HVAC, and a dedicated 729 SF patio, the infrastructure is already in place to launch quickly and efficiently.

Great co-tenancy with the popular Cardoon cafe and boutique fitness SolidCore generating habit traffic and daytime activity.

Located within Ballard Yards, a modern mixed-use community with 171 residential units directly above, this corner restaurant benefits from built-in daily traffic and strong street visibility along Ballard's primary retail corridor.

With patio seating, scale, and premier corner frontage, this space offers the presence and energy today's high-performing restaurant concepts require.



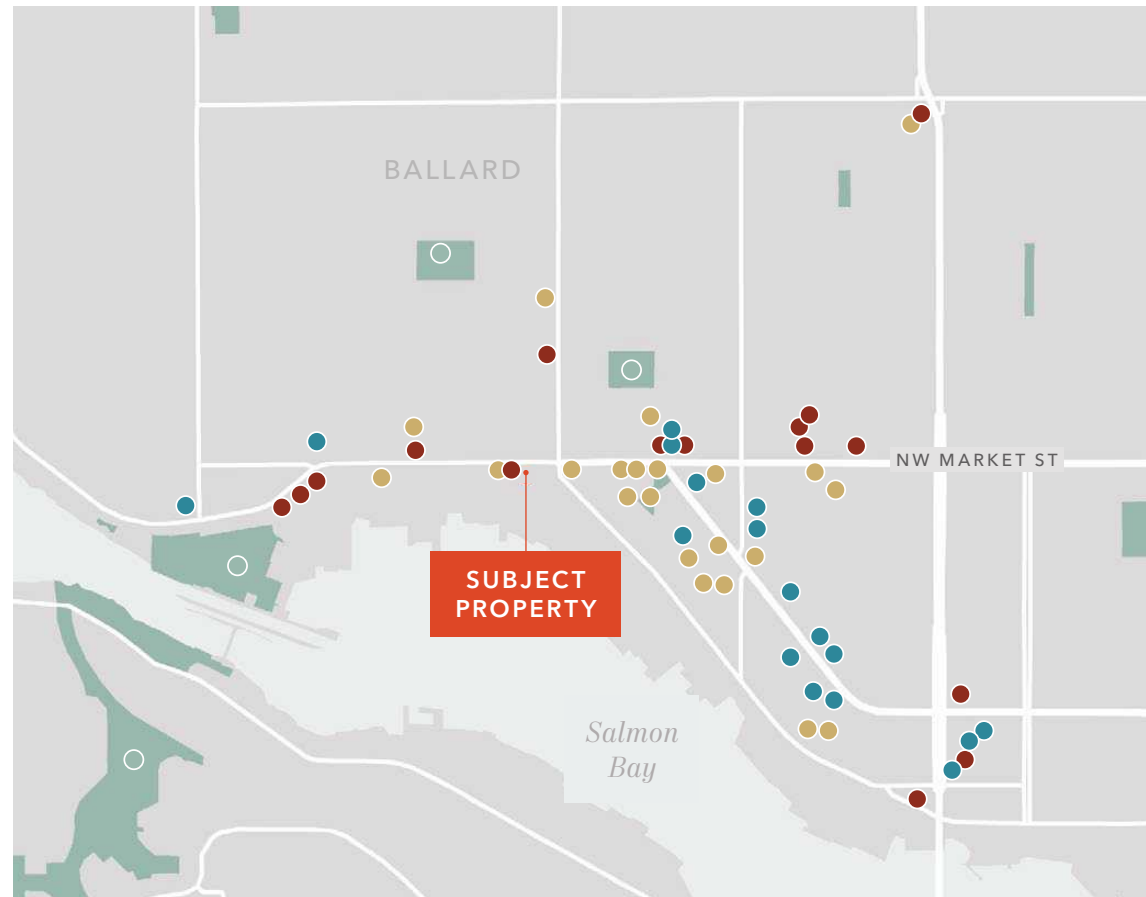
PRIME BALLARD LOCATION

DENSE. AFFLUENT. WALKABLE.

Positioned just steps from Historic Ballard Ave and the year-round Ballard Sunday Farmers Market, this location sits in the epicenter of one of Seattle's most established and food-driven neighborhoods.

Ballard is known citywide as a dining destination – home to award-winning restaurants, craft breweries, and chef-driven concepts that draw loyal neighborhood patrons and destination diners alike. Within three blocks, approximately 1,200-1,500 apartment units create an immediate residential customer base. The broader three-mile trade area includes nearly 170,000 residents with a median household income of over \$134,000.

With a 97 Walk Score, strong bike connectivity, and consistent vehicle traffic along NW Market Street, this location captures morning, daytime, evening, and weekend demand. Opportunities to enter Ballard with a fully built restaurant shell in a premier corner location are exceptionally limited. This is a chance to establish your brand in one of Seattle's strongest and most resilient restaurant markets.



97

WALK SCORE

98

BIKE SCORE

51

TRANSIT SCORE

● Schools + Parks ● Eat + Drink ● Grocery + Shopping ● Health + Wellness

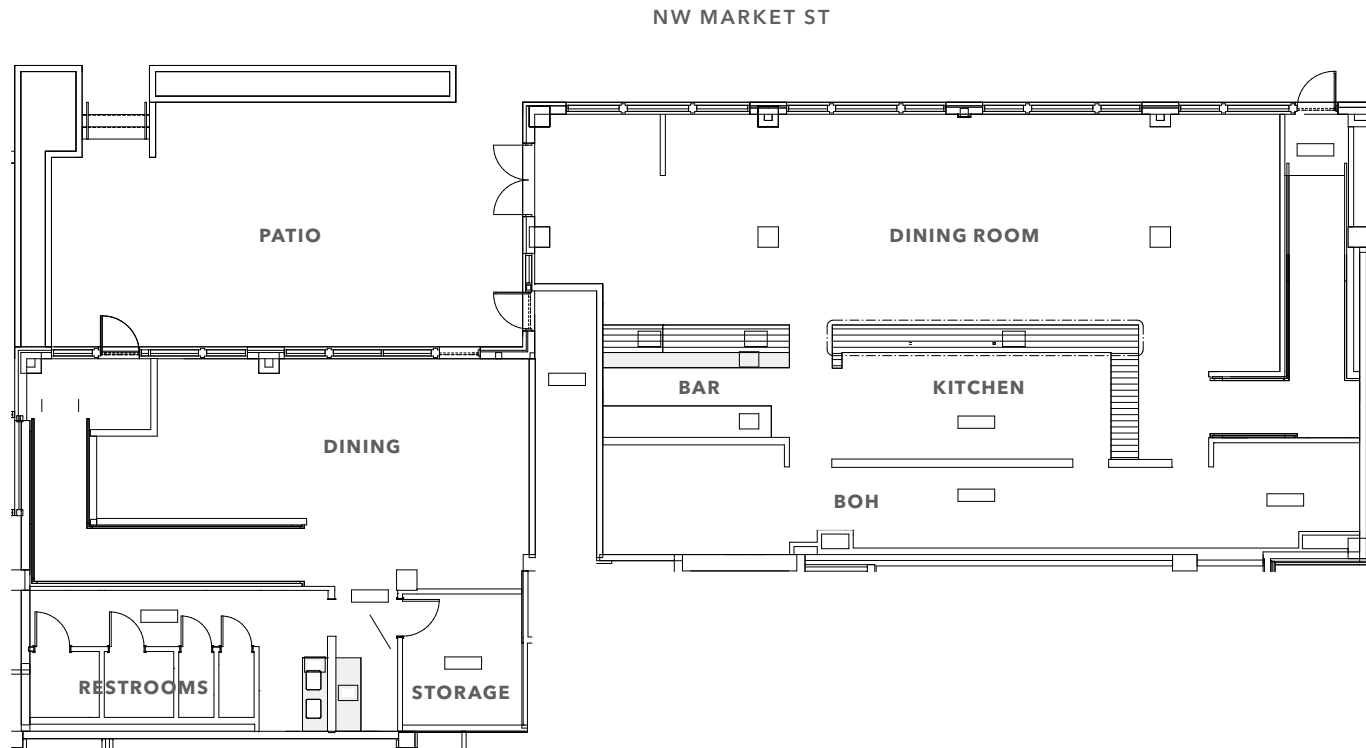
FLOOR PLAN

3,442 SF

AVAILABLE

729 SF

PATIO



DEMOGRAPHICS

POPULATION

	0.5 Mile	1 Mile	2 Miles
2010 CENSUS	6,926	24,110	81,433
2020 CENSUS	10,702	32,149	95,503
2025 ESTIMATED	11,319	33,659	99,789
2030 PROJECTED	11,030	33,432	98,903

HOUSEHOLDS

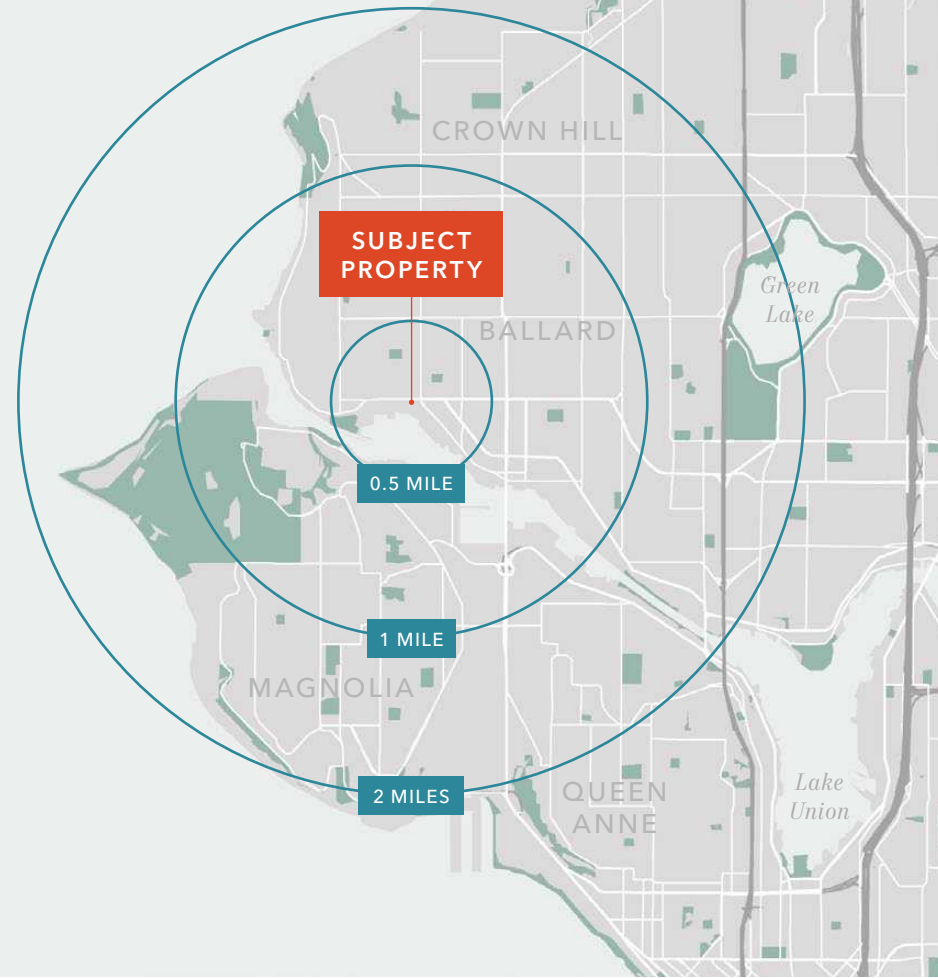
	0.5 Mile	1 Mile	2 Miles
2010 CENSUS	4,168	12,721	38,772
2020 CENSUS	6,273	16,996	45,536
2025 ESTIMATED	6,806	18,041	46,949
2030 PROJECTED	6,691	18,045	46,780

HOUSEHOLD INCOME

	0.5 Mile	1 Mile	2 Miles
2025 MEDIAN	\$138,658	\$152,372	\$167,865
2030 MEDIAN PROJECTED	\$139,753	\$153,273	\$168,566
2025 AVERAGE	\$180,560	\$199,248	\$223,692
2030 AVERAGE PROJECTED	\$182,483	\$200,680	\$225,110

Data Source: ©2026, Sites USA

Puget Sound



BALLARD YARDS

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