

*Investment/Redevelopment Offering*

# STONEWAY HARDWARE

*29,446 SF/3 Parcels/Multi-Tenant Retail & Office*

4910 15TH AVE NW  
SEATTLE, WA 98107



EXCLUSIVELY LISTED BY



# PREMIER OFFERING IN THE HEART OF BALLARD

*Kidder Mathews, in partnership with The Kendra Todd Group, is pleased to present Stoneway Hardware, a strategically located retail and office property in Ballard*

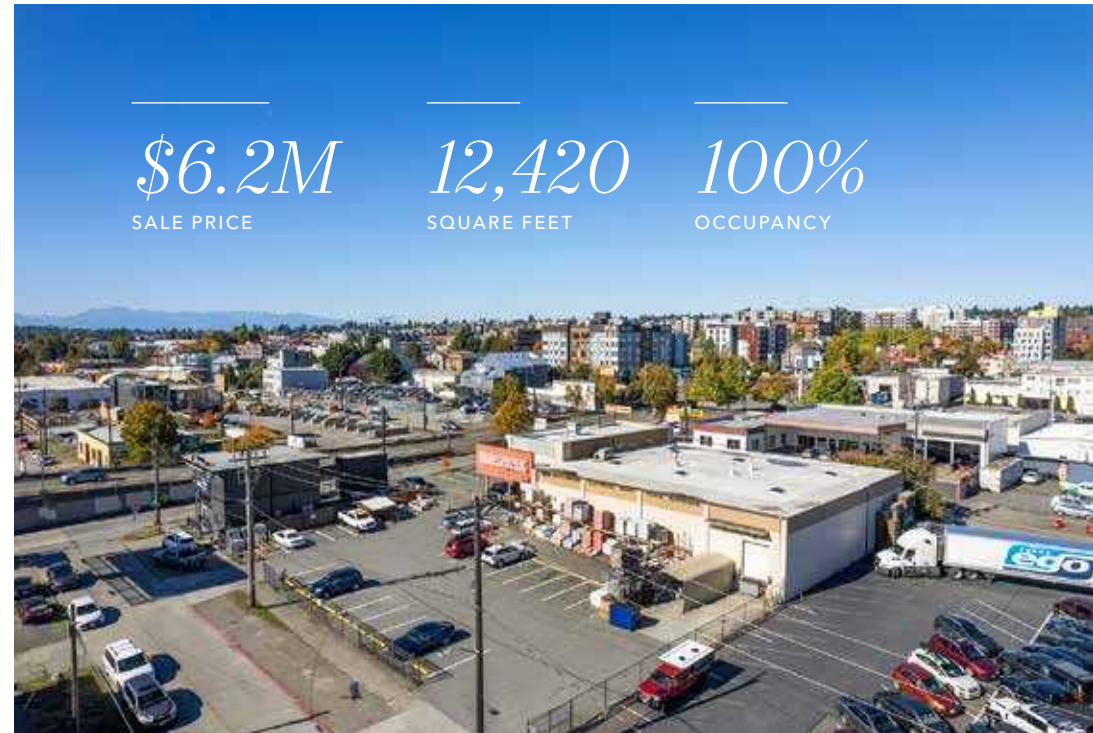
## INVESTMENT OFFERING

Ideally located close to the Seattle CBD, in the southerly part of the vibrant Ballard neighborhood, near Salmon Bay. The site is comprised of three contiguous tax parcels with a gross and usable site area of 29,446 SF, or 0.68 acres. The site is on the southeast corner of 15th Ave NW and NW 50th St. It has additional frontage on the south side of NW 49th St. The site is improved with a hardware store

with an office component totaling 12,420 SF and supportive parking at a ratio of 3.1 stalls per 1,000 SF. The property is 100% leased to Stoneway Hardware through August 2025.

## MARKETING PROCESS

Ownership will respond to offers as presented but reserves the right to set a definitive bid date.



**\$6.2M**  
SALE PRICE

**12,420**  
SQUARE FEET

**100%**  
OCCUPANCY

ADDRESS	4910 15th Ave NW Seattle, WA 98107
AVAILABLE SF	12,420 SF
YEAR BUILT	1971, Renovated 2000
STORIES	2
PARKING	38 Stalls (3.1/1,000 SF)
LAND AREA	0.66 Acres or 29,446 SF (3 parcels combined)
ZONING	IG2 U/65

# INVESTMENT HIGHLIGHTS

## *Stabilized Occupancy*

Stoneway Hardware is 100% leased through August 2025 with the improvements no longer contribute value above the underlying land.



## *Employment Hub*

South Lake Union neighborhood, heart of City's tech scene, is minutes from property.

Home to e-commerce giant Amazon, as well as leading tech companies Meta, Apple, and Google.

Thriving hub for biotech and life science industries.

Geographical center of Seattle, attracting residents and businesses for its pedestrian-friendly infrastructure and modern approach placemaking.

560+ workplace establishments with 13,500+ full-time equivalent workplace employees.

220 existing office buildings and 15.7 million SF of existing office space.

1.4 million SF of office space under construction.

\$45.18 market rent PSF in the SLU office market.

## *Light Rail Expansion*

Sound Transit to implement light rail extensions with service from Ballard to West Seattle through a multi-phased approach.

Ballard Link Extensions will provide fast, reliable connections to dense residential and job centers throughout the region.

Additionally, a new downtown Seattle light rail tunnel will provide capacity for the entire regional system to operate efficiently.

These two separate Link extensions are part of the regional transit system expansion, a \$53.8 billion investment, to add 62 new miles of light rail.

Service to start by 2037.





# LOCATION HIGHLIGHTS

Ballard is a longstanding single-family residential neighborhood with several miles of shoreline that has affected its economy, culture, and recreation. For many years, fishing, boat building, lumber, and sawmills were along the waterfront in the early industrial base of the neighborhood, but in recent history, there has been diversification of local industries. Maritime industries still line the shore of Salmon Bay and the Ship Canal, but the heavier industrial uses are gradually being replaced with retail and office developments. Fishermen’s Terminal is nearby and is home to a large, although declining, fishing fleet. Ballard’s waterfront is also a tourist attraction, including the Hiram M. Chittenden Locks and Golden Gardens Park.

In the past decade, this area has gentrified, making it very attractive to a younger, more upscale demographic, providing a small-town community feel for the massive tech employment growth between downtown Ballard and the Seattle CBD. In the downtown Ballard core, there are many restaurants, bars, live music venues, banks, the Majestic Bay movie theater and various small retail stores. Every Sunday there is a farmer’s market (one of the largest in Seattle) along Ballard Ave. NW. Recent major developments include the conversion of a former bank into a hotel known as the Ballard Inn, next to the Olympic Health Club and the Hotel Ballard.

95  
WALK SCORE

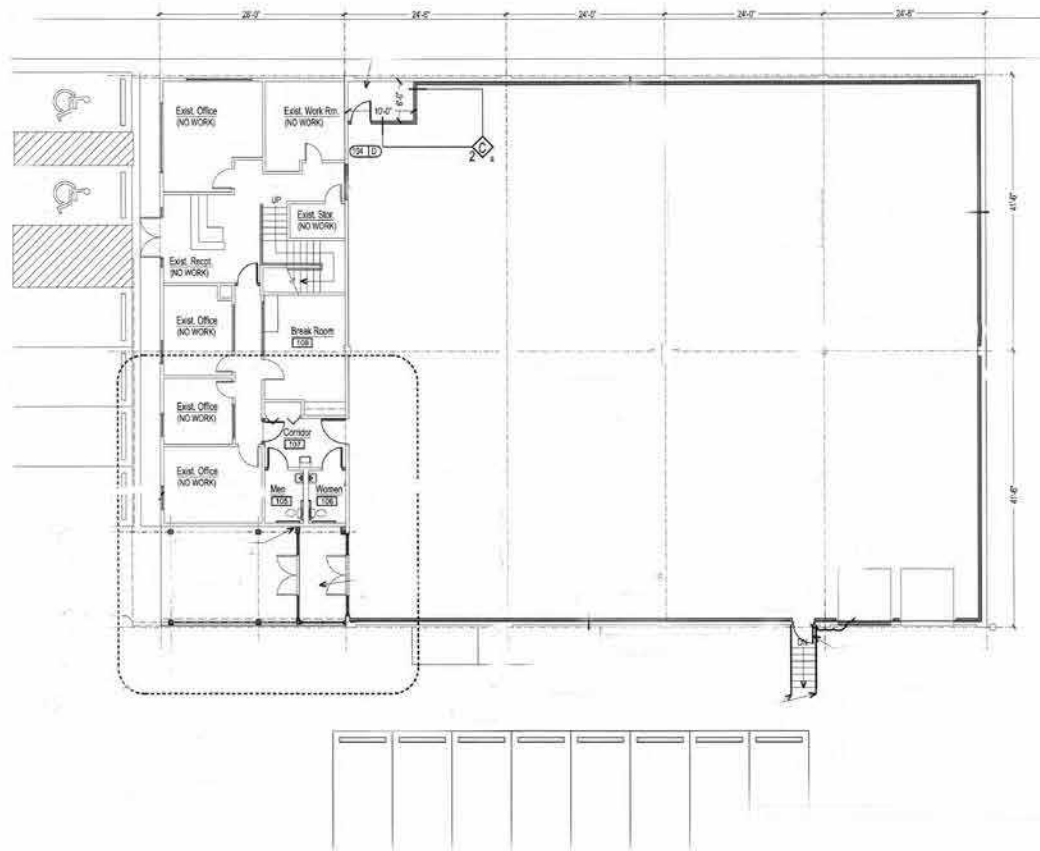
99  
BIKE SCORE

5 MI  
TO DOWNTOWN SEATTLE



# FLOOR PLAN

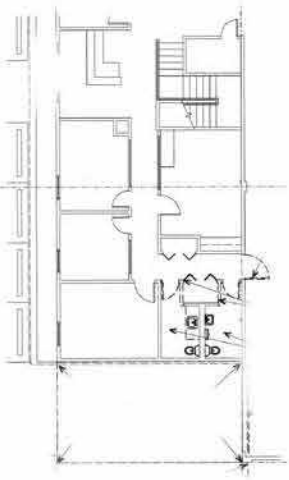
## FIRST FLOOR



12,420 SF

AVAILABLE

## SECOND FLOOR



STONEWAY HARDWARE



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*Exclusively listed by*

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