



**412 NORTHWEST  
65TH STREET**

**412 NW 65th Street, Seattle, WA 98117**

Approximately 90% Completed Mixed-Use  
Community in Ballard



# EXECUTIVE SUMMARY



412 NW 65TH ST  
SEATTLE, WA 98117



Purchase Price  
To Be Determined By Market



Parcel & Site Area

287710-1675  
10,000 SF  
(0.23 acres)



Avg Unit Size

1,074  
square feet



Unit Mix

3 1-Bedrooms  
6 2-Bedrooms  
3 2-Bed Live/Work  

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12 Total Units



Zoning

NC2P-40 (M)



Retail

3,030 square feet  
Up to 3 Suites



Approx. Building SF

17,304 Net SF  
19,992 Gross SF

# The Offering

Cushman & Wakefield Capital Markets ("C&W") proudly presents **412 NW 65th Street** (the "Property"), a nearly completed mixed-use apartment community on NW 65th Street in Ballard. The project is situated in one of the most vibrant micro-markets in Northwest Seattle, straddling the highly sought-after neighborhoods of Phinney Ridge and Ballard.

Walkable amenities within two blocks include Café Bambino, Stumbletown Sandwiches, Chocolat Vitale Market, Mainstay Provisions, Barking Dog Alehouse, Ginger & Scallion restaurant, Tin Hat Bar & Grill, Molly Maguire's Irish Pub, Joli restaurant, The Blue Glass restaurant, and The Dray cocktail bar.

412 NW 65th Street is located on Northwest 65th Street, the main thoroughfare connecting the Phinney Ridge and Ballard neighborhoods. Phinney Ridge, just seven blocks east, offers a variety of options for cafes, restaurants, taverns, groceries, vintage shopping, parks, and the Woodland Park Zoo. Ballard is the liveliest hotspot in the city, featuring more than a hundred options for dining, drinking, and shopping.



# EXECUTIVE SUMMARY



## BIG Units

Incredible townhome units, with three 1-Bed/1.5-Bath units, six 2-Bed/1.5-Bath units, and three 2-Bed/1.5-Bath Live/Work units. Average unit size is 1,074 square feet.



## High-End Construction

Modern design and top-end finishes help create the nicest community in the neighborhood.



## Desirable Location

Straddling two of Seattle's most coveted neighborhoods, Ballard and Phinney Ridge





## Walkability

Ample options for food and drink are just steps from the front door, plus great schools and parks, and the Woodland Park Zoo.



## Retail Paradise

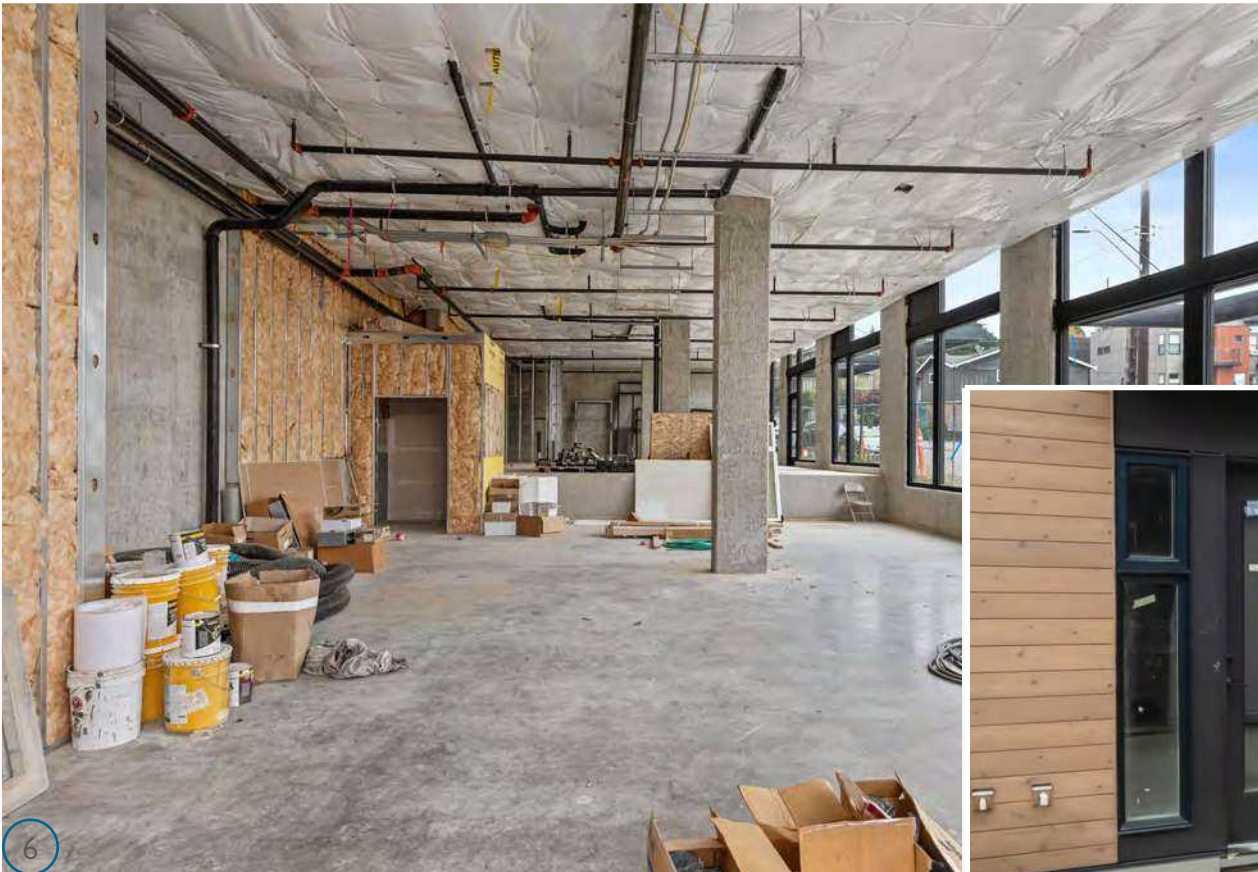
Micro-market is a thriving retail corridor, providing huge opportunity to add a variety of commercial operators to the market.



# EXECUTIVE SUMMARY

## The Opportunity

Currently under receivership and being sold as-is, 412 NW 65th Street presents an opportunity to finish construction, stabilize the investment, and either own or sell the premier property in the area. Construction is estimated to be 90-95% complete, with most finishes and appliances already installed in the units.



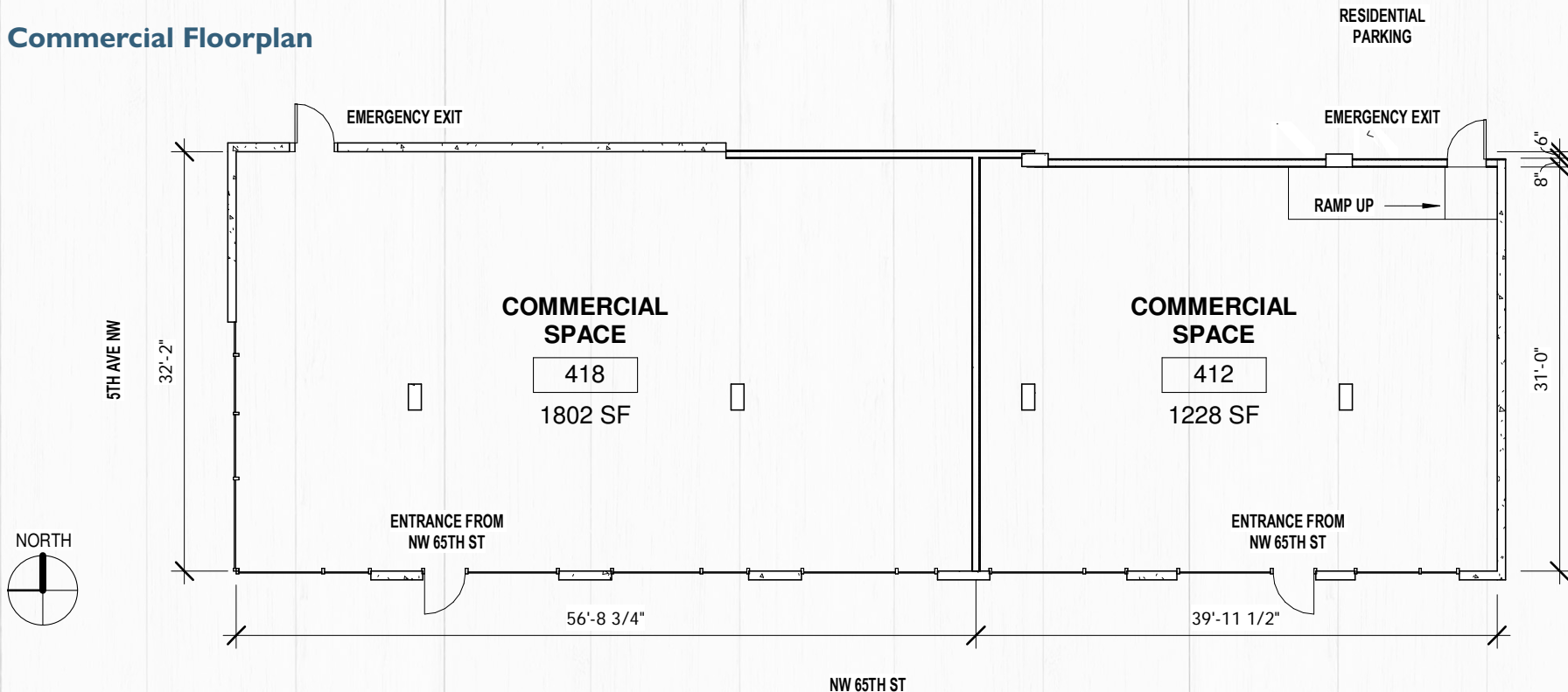
## The Building

412 NW 65th Street comprises three 2-Bed/1.5-Bath Live/Work units averaging 1,508 square feet over three stories, six 2-Bed/1.5-Bath Townhouse units averaging 972 square feet, and three 1-Bed/1.5-Bath Townhouse units averaging 843 square feet. All Live/Work and 2-Bed units include private rooftop decks with views to the south and west.

On the corner, running along NW 65th, is a 3,030-square-foot commercial unit that can be divided into multiple spaces, along with a large, secure, covered parking lot accommodating 9 cars.

Current rents in the area exceed \$3.00/SF, and parking is at a premium. There is no available retail space in the micro-market, so retail rents should easily exceed \$35/SF NNN. The unit mix is ideal, with larger units catering to a market that has predominantly featured studios and 1-bedroom apartments over the past ten years. 412 NW 65th Street offers an exceptional opportunity for an investor capable of completing construction and stabilizing the asset, all at a cost well below replacement value.

## Commercial Floorplan



# EXECUTIVE SUMMARY







Ballard Goodwill

The Dray

The Blue Glass

Joli

Mainstay Provisions

Molly Maguires

Choice Deli  
& Grocery

Ginger & Scallion

Cafe Bambino



# EXECUTIVE SUMMARY

## Amenities

### ARTS & ENTERTAINMENT

- 1 Ballard SeafoodFest
- 2 Carl S English Jr Botanical Garden
- 3 Fremont Abbey
- 4 Majestic Bay Theatres
- 5 National Nordic Museum
- 6 Seattle Asian Art Museum
- 7 Swedish Club
- 8 The Grumpy Old Man's Comics
- 9 Tractor Tavern
- 10 Venue

### HEALTH CLUBS/GYMS

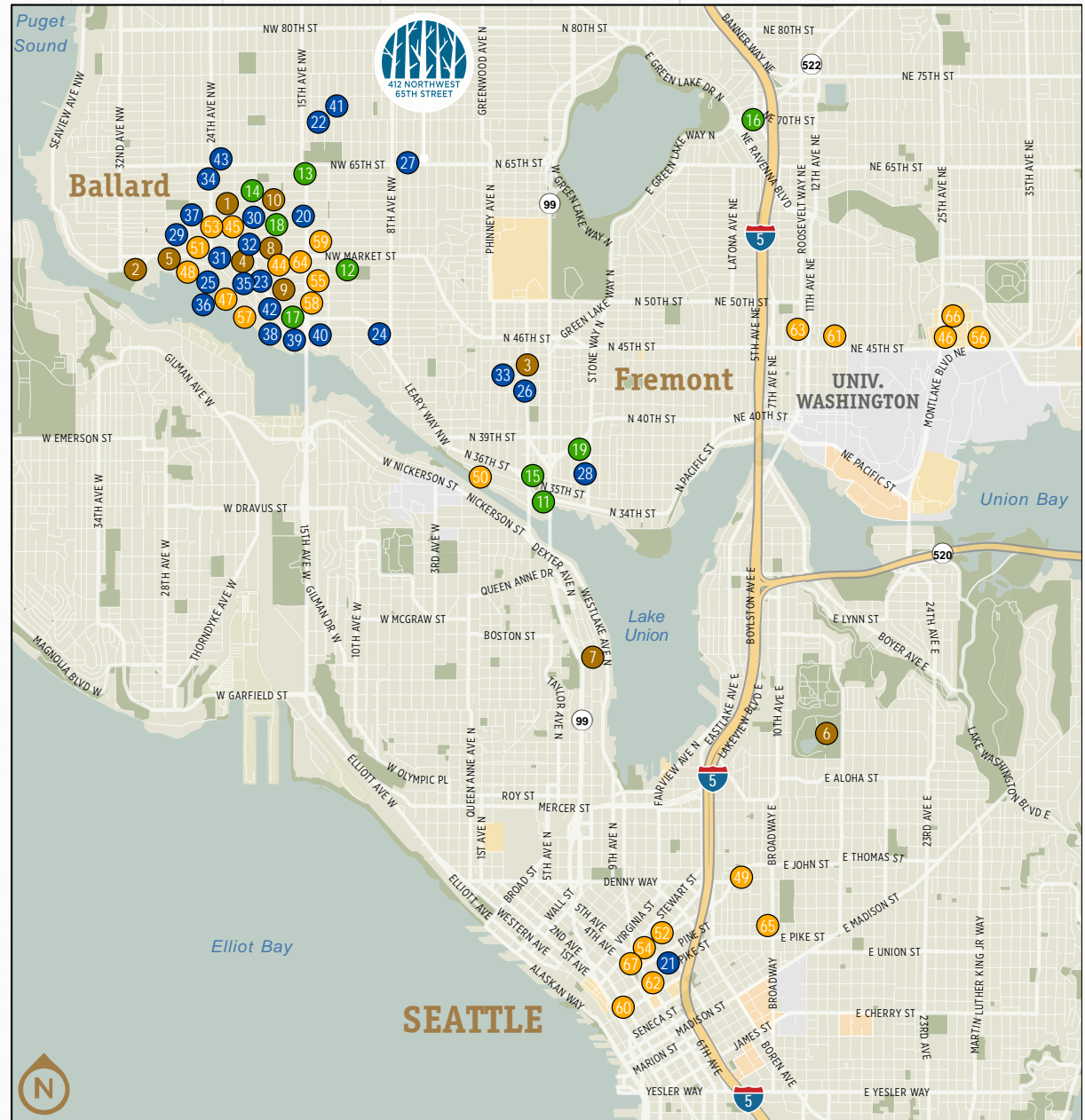
- 11 Anytime Fitness
- 12 Ballard Barbell & Boxing Club
- 13 Ballard CrossFit
- 14 Ballard Health Club
- 15 Flow Fitness
- 16 Green Lake Strength
- 17 Olympic Athletic Club
- 18 Orangetheory Fitness Ballard
- 19 Studio 45

### RESTAURANTS

- 20 Ballard Coffee Co
- 21 Cheesecake Factory
- 22 Delancey
- 23 El Moose
- 24 Giddy Up Burgers
- 25 La Carta de Oaxaca
- 26 Le Coin
- 27 Mainstay Provisions
- 28 Manolin
- 29 Matador Ballard
- 30 Mr. Gyros
- 31 Pestle Rock
- 32 Pink Bee
- 33 RockCreek Seafood & Spirits
- 34 Rupee Bar
- 35 Sabine Cafe & Market
- 36 San Fermo
- 37 Secret Savory
- 38 Staple & Fancy
- 39 Stoneburner
- 40 The Egg & Us
- 41 The Fat Hen
- 42 The Walrus and the Carpenter
- 43 Watson's Counter

### SHOPPING

- 44 Ascent Outdoors
- 45 Ballard Consignment Store
- 46 Banana Republic
- 47 Fair Trade Winds
- 48 Fleet Feet Ballard
- 49 Goodwill
- 50 Indoor Sun Shoppe
- 51 Kavu
- 52 Lululemon
- 53 Market Street Shoes
- 54 Nordstrom
- 55 O'Reilly Auto Parts
- 56 QFC
- 57 ROOT
- 58 Stoneway Hardware Ballard
- 59 Taregt
- 60 Target
- 61 Target
- 62 The North face
- 63 Trader Joes
- 64 Walgreens
- 65 Walgreens
- 66 William Sonoma
- 67 ZARA



# Live • Work Educate • Play



## RECREATION

1. Discovery Park
2. Woodland Park
3. Magnuson Park
4. Washington Park



## MAJOR EMPLOYERS

1. U Washington
2. Zulilly
3. Hutchison Research
4. Virginia Mason Medical



## EDUCATION

1. U Washington
2. Seattle Pacific Univ.
3. City Univ.
4. Seattle Univ.



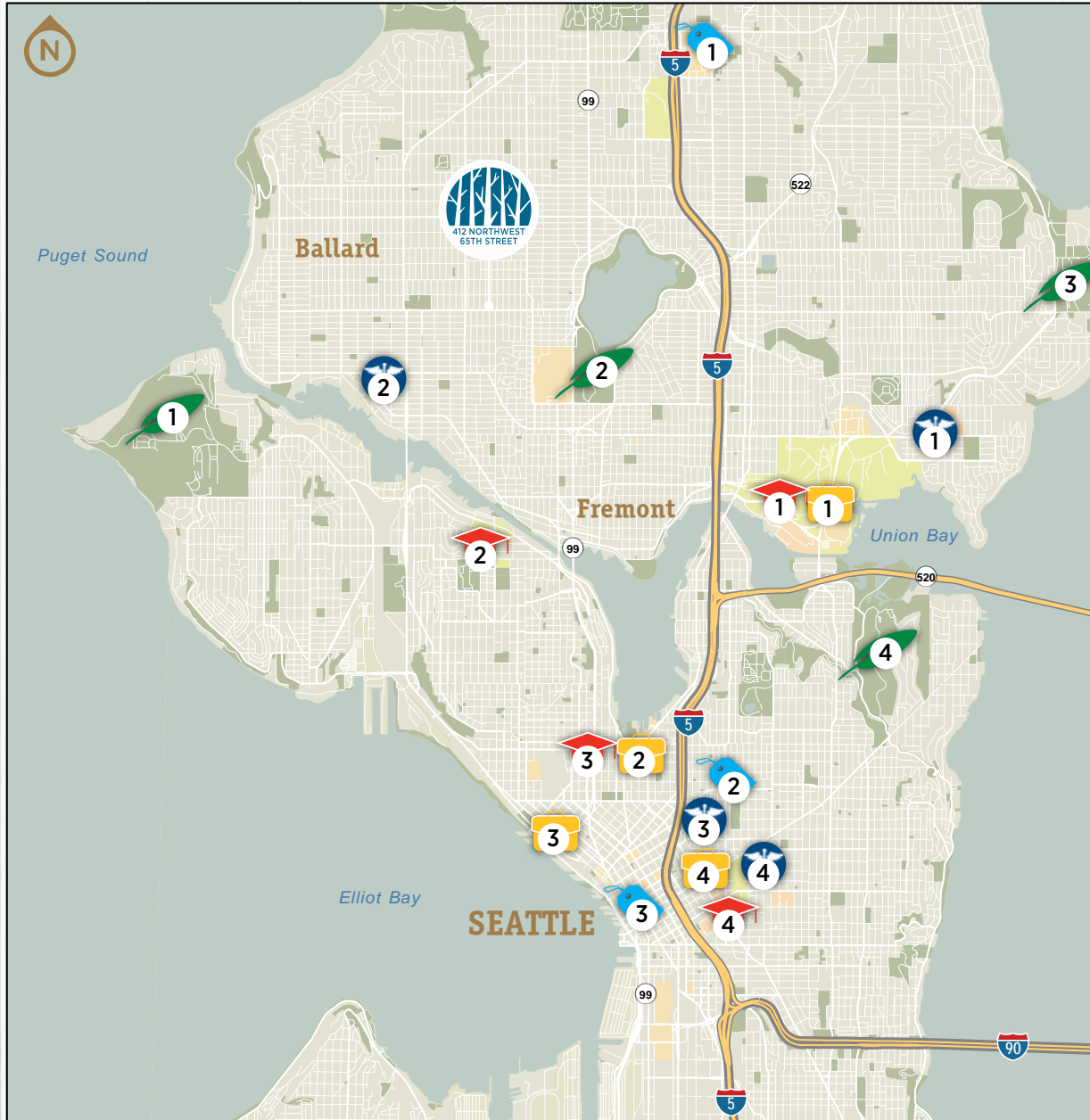
## RETAIL

1. Northgate Mall
2. Broadway Market
3. Westfield Center



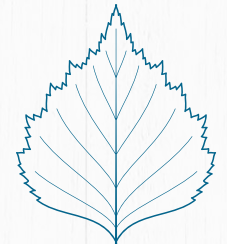
## HEALTHCARE

1. Seattle Childrens Hospital
2. Swedish Mecidical Center
3. Virginia Mason Hospital
4. First Hill Swedish Hospital





# WOODLAND HOMES



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