

FOR SALE

17,000 SF YARD



811 NW 47th Street

Seattle, WA 98107

PROPERTY HIGHLIGHTS

- + Zoning: UI U/45
- + Approx 17,000 SF paved yard space
- + Can be developed to multi-floor structures and/or single story building
- + Fenced and secure paved yard space
- + Rare yard opportunity located off Leary Way in the heart of Ballard
- + Sale Price: \$2,450,000

TAMIR OHAYON

Partner
+1 425 586 5627
tohayon@nai-psp.com

HANS SWENSON

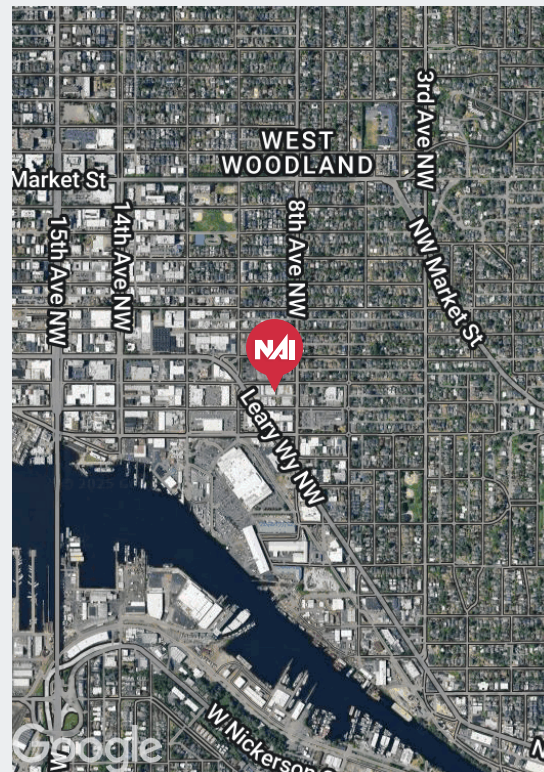
Partner
+1 425 586 5630
hswenson@nai-psp.com

ALLY BRADEN

Associate
+1 425 586 5649
abraden@nai-psp.com



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



nai-psp.com

Demographics



811 NW 47TH ST, SEATTLE, WA

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Population | 33,880 | 265,937 | 526,147 |
| 2030 Population | 35,173 | 277,524 | 556,369 |
| Households | 17,365 | 125,767 | 261,728 |
| Median Age | 34.5 | 33.9 | 34.7 |
| Median HH Income | \$151,322 | \$141,266 | \$134,950 |
| Average HH Income | \$204,191 | \$198,379 | \$192,344 |

TAMIR OHAYON

Partner
+1 425 586 5627
tohayon@nai-psp.com

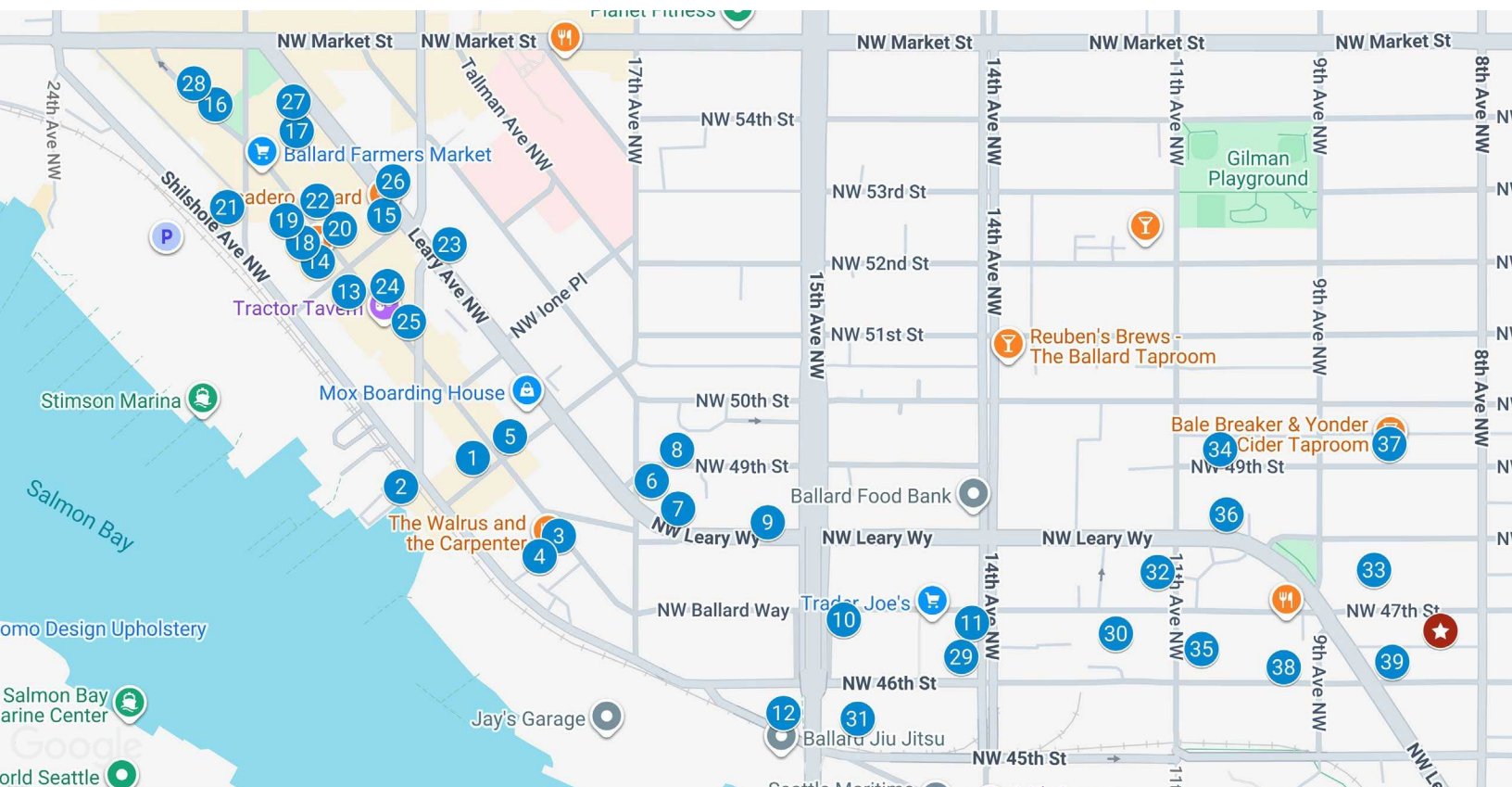
HANS SWENSON

Partner
+1 425 586 5630
hswenson@nai-psp.com

ALLY BRADEN

Associate
+1 425 586 5649
abraden@nai-psp.com

Retailer Map



- | | | |
|-----------------------------------|---------------------------------|---|
| 1. Little Beast Ballard | 15. Asadero Ballard | 29. Trader Joe's |
| 2. Salmon Bay Cafe | 16. The Matador | 30. Rooftop Brewing Company |
| 3. Barnacle | 17. Rachel's Bagels & Burritos | 31. PCC Community Markets - Ballard |
| 4. The Walrus and the Carpenter | 18. Gracia | 32. Big 5 Sporting Goods |
| 5. Bad Albert's Tap & Grill | 19. Patxi's Pizza | 33. Fremont Brewing Production Facility |
| 6. The Pine Tavern Ballard | 20. Shiku Sushi | 34. Fair Isle Brewing |
| 7. Dog Yard | 21. Sawyer | 35. H Mart Ballard |
| 8. Old Stove Brewing Co - Gardens | 22. Moshi Moshi Sushi & Izakaya | 36. Maria Luisa Empanadas |
| 9. Mean Sandwich | 23. El Moose | 37. Bale Breaker & Yonder Cider Taproom |
| 10. Mike's Chili Parlor | 24. Stoneburner | 38. Habit Burger & Grill |
| 11. Top Pot Doughnuts | 25. Macleod's Scottish Pub | 39. Giddy Up Burgers |
| 12. Pono Ranch Restaurant & Bar | 26. Alison's Coastal Coffee | 40. Fred Meyer |
| 13. Percy's & Co. Seattle | 27. Full Tilt Ice Cream | |
| 14. Sabine Café & Market | 28. Salt & Straw | |

TAMIR OHAYON
Partner
+1 425 586 5627
tohayon@nai-psp.com

HANS SWENSON
Partner
+1 425 586 5630
hswenson@nai-psp.com

ALLY BRADEN
Associate
+1 425 586 5649
abraden@nai-psp.com