

1713-1715 MARKET STREET

SEATTLE / BALLARD, WASHINGTON

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
CAPITAL MARKETS

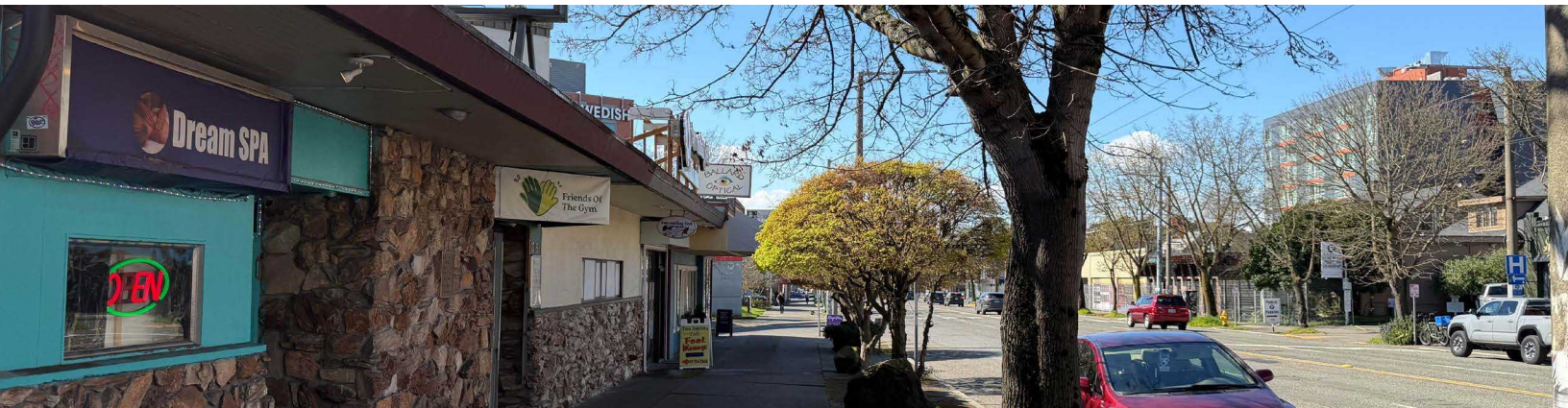


**SALE
PRICE
\$1.467M**

RETAIL OWNER-USER / VALUE-ADD INVESTMENT OPPORTUNITY

THE OFFERING

Lee & Associates Commercial Real Estate Services LLC, serving as exclusive advisor, is pleased to present the opportunity to acquire **1713-1715 NW Market St**, a well-located, fully leased 1,782 SF retail building in the heart of Seattle's Ballard neighborhood along NW Market St. The property is occupied by two tenants on NNN leases, with each space comprising roughly half of the total square footage, and includes additional income from mural signage. Situated on a 3,100 SF parcel and zoned MIO-65-NC3-95 (M), the site offers strong long-term redevelopment potential, particularly as part of a future assemblage. With near-term lease rollover and month-to-month structure, the property also presents **a compelling owner-user opportunity**, allowing a buyer to occupy all or a portion of the building in the near future while benefiting from interim income.



Opportunity to acquire a well-maintained retail building in Ballard - one of Seattle's most active retail corridors.

GREAT RETAIL LOCATION

Prime Ballard location along NW Market St, one of Seattle’s most active and sought-after retail corridors with strong foot traffic and visibility.

BELOW MARKET LEASES

The offering represents a mark-to-market opportunity with both tenants on below-market leases, with base rents largely unchanged for several years.

ZONING POTENTIAL

Long-term redevelopment potential with MIO-65-NC3-95 (M) zoning, which offers upside as part of a future assemblage with neighboring parcels.

DEVELOPMENT CORRIDOR

Located within an active development corridor, with over 1,200 proposed units situated within one half-mile, 190 units currently under construction, and nearly 1,000 units delivered since 2020.

STRONG RETAIL MARKET

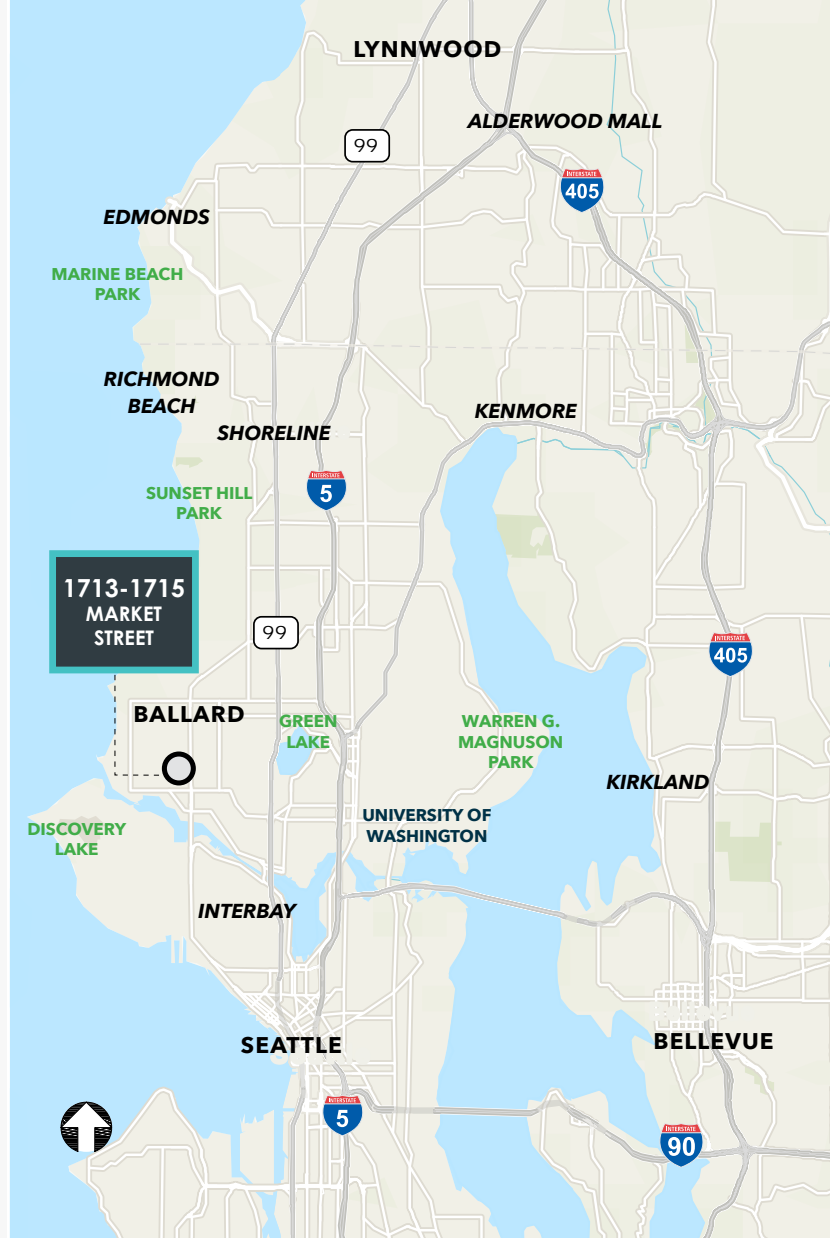
Positioned in one of Seattle’s strongest retail submarkets, supported by a Walk Score of 97 and consistent pedestrian activity.

NEARBY AMENITIES

Benefit from proximity to the Ballard Farmers Market, a year-round destination drawing approximately 600,000 annual visitors.



- » This location benefits from exceptional accessibility with a **Walk Score of 97** and **Bike Score of 81**, supporting strong connectivity to Downtown Seattle, surrounding neighborhoods, and a wide range of nearby amenities
- » Ongoing residential and commercial development continues to reshape the area, reinforcing Ballard’s position as a highly competitive and desirable market for both residents and businesses
- » Ballard remains deeply tied to Seattle’s maritime history, which continues to draw steady tourism and foot traffic to the neighborhood



PROPERTY DETAIL

ADDRESS	1713-1715 NW Market St, Seattle, WA 98107
PARCEL	276770-4022
ZONING	MIO-65-NC3-95 (M)
SITE AREA	3,100 SF / .07 AC
BUILDING TYPE	Multi-Tenant Retail
BUILDING SF	1,782 SF
YEAR BUILT	1980
OCCUPANCY	100%

FOR MORE INFORMATION

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