



PROPERTY SUMMARY



PROPERTY DESCRIPTION

5209 Ballard Avenue NW presents a rare opportunity to acquire or lease a fully built-out retail space in the heart of Ballard's premier corridor. The ±5,000 SF building features an open, flexible floor plan with high ceilings, exposed brick, and abundant natural light, creating an inviting environment for a wide range of retail or showroom uses.

Extensively renovated in early 2024, the space benefits from significant recent tenant improvements, including the addition of HVAC and modernized interior finishes, minimizing upfront costs for a new user. The former Tactics space offers excellent street presence, strong visibility, and prominent signage opportunities along Ballard Avenue.

With immediate availability, this is a turnkey opportunity for an owner-user or tenant to establish a flagship presence in one of Seattle's most sought-after retail locations.

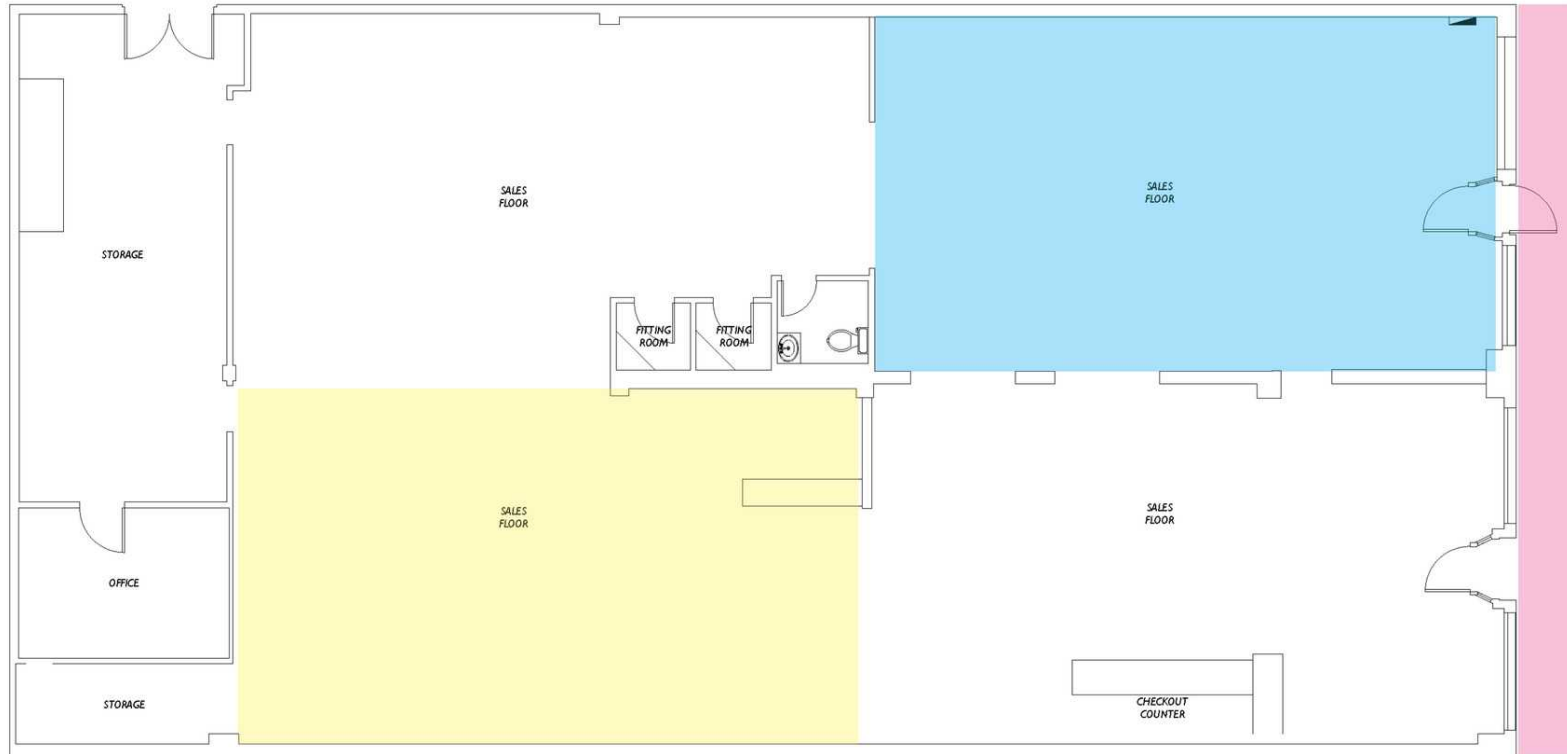
OFFERING SUMMARY

SALE PRICE:	\$3,200,000
LEASE RATE:	\$35/sf/yr - \$40/sf/yr (NNN)
YEAR BUILT:	1975
PARCEL # (APN):	276770-2575
LOT SIZE:	5,000 SF
BUILDING SIZE:	5,000 SF Possible to divide

PROPERTY AERIAL



FLOOR PLAN



Sales Floor (yellow)



Sales Door



Sales Floor (blue)



Loan Quotes

5209 Ballard Ave NW, Seattle, WA



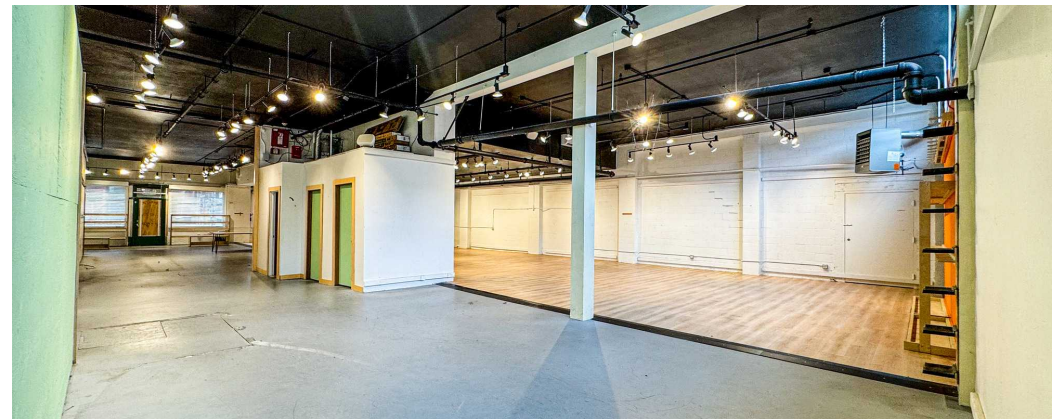
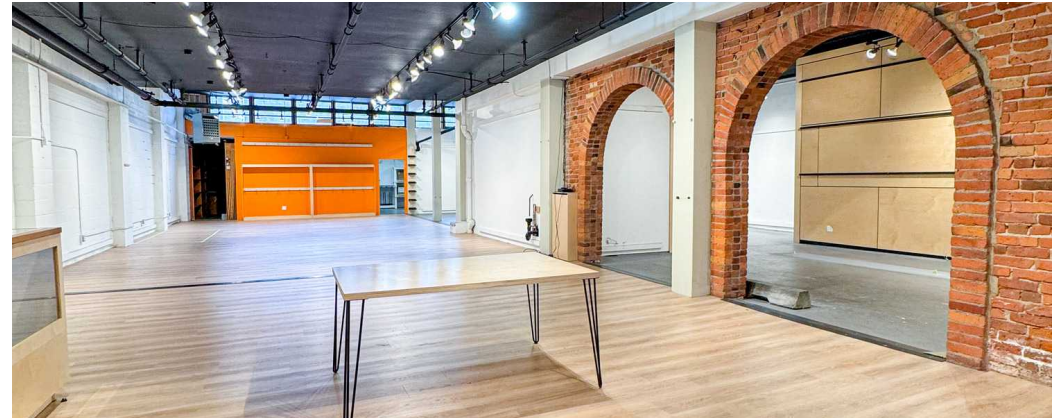
Owner-User Loans	Option 1 - Conventional	Option 2 – SBA 504
Loan Amount	\$2,720,000	\$2,880,000
Loan to Value	Max 85%	Max 90%
Interest Rate	5.25% Fixed for 5 Years	5.85% Blended Rate
Loan Term	5 Years	25 Years
Amortization	20 Years	25 Years
Prepayment Penalty	Step Down	Step Down
Recourse	Full Recourse	Full Recourse

Loan quotes are subject to approval by Lender’s credit team, and shall not be final until all related agreements, instruments and other documents are fully executed by all parties and all conditions to the Lender’s commitment to extend the credit accommodations are satisfied.

Available terms as of 4/20/2026

Robert Meunier
 Partner | Senior Loan Officer
 Bellevue Capital Group
 rmeunier@bellevuecapitalgroup.com
 Cell: 206 – 849-9999

PROPERTY PHOTOS



AMENITY MAP



CONTACT

AMANDA HAHNEMANN, CCIM
Senior Vice President
D: 206.773.2691
C: 206.852.1640
ahahnemann@lee-associates.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

