

MIXED USE COMMERCIAL BUILDING



603 NW 65th St, Seattle WA 98117



Cary Adams, Broker | (206) 686-9191
Cadams@adamscommercialgroup.com

KC Coonc, Designated Broker
(360) 305-9977 | KC@PCRnw.com

Table of Contents

Page 3 - Asset Summary

Page 4 - Investment Summary

Page 5 - Location Highlights

Page 6 - Rent Roll

Page 7 - Financial Summary

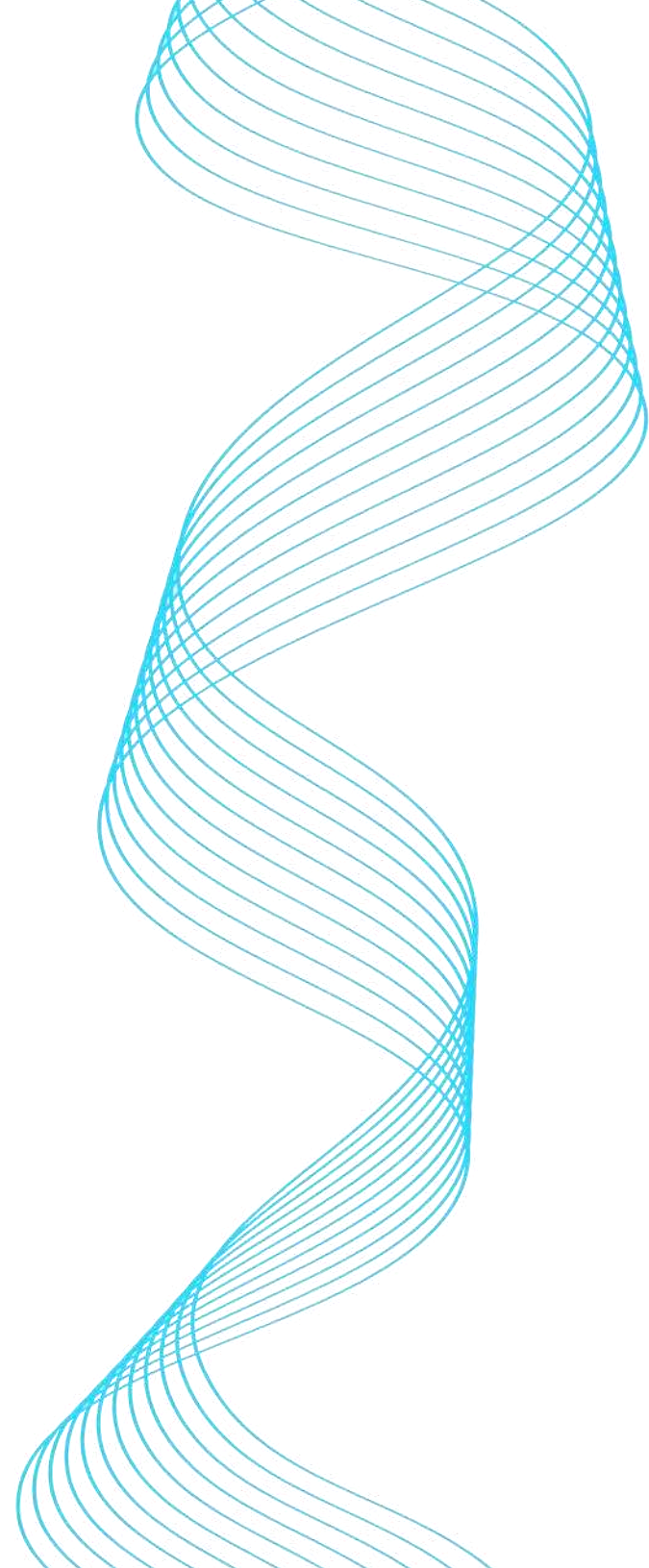
Page 8 - Photos

Page 9 - Sales Comparables

Page 10 - Site Amenities / Demographics

Page 11 - Location Information

Page 13 - Broker Information



ASSET SUMMARY

Address	603 NW 65th Street Seattle WA 98117
Units	6
Year Built	2010
Net Rentable	3,525 sf
Price	\$1,650,000
Cap Rate	5.76% (Based on income from 9/1/26 thru 8/31/27)
Unit Mix	Four (4) one (1) Bedroom units Two (2) Commercial Units
Average Unit Sqft.	588 sf
Lot Size	4,250 sf
Zoning	NC2P40 (M)
Tax ID	276960-1860
Terms	All Cash at closing
SOC	2%
NOI	\$95,049.78 includes a 5% Vacancy Factor (Based on income 9/1/26 thru 8/31/27)

Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

INVESTMENT HIGHLIGHTS



Sale Price: \$1,650,000

CBA #: 44418447

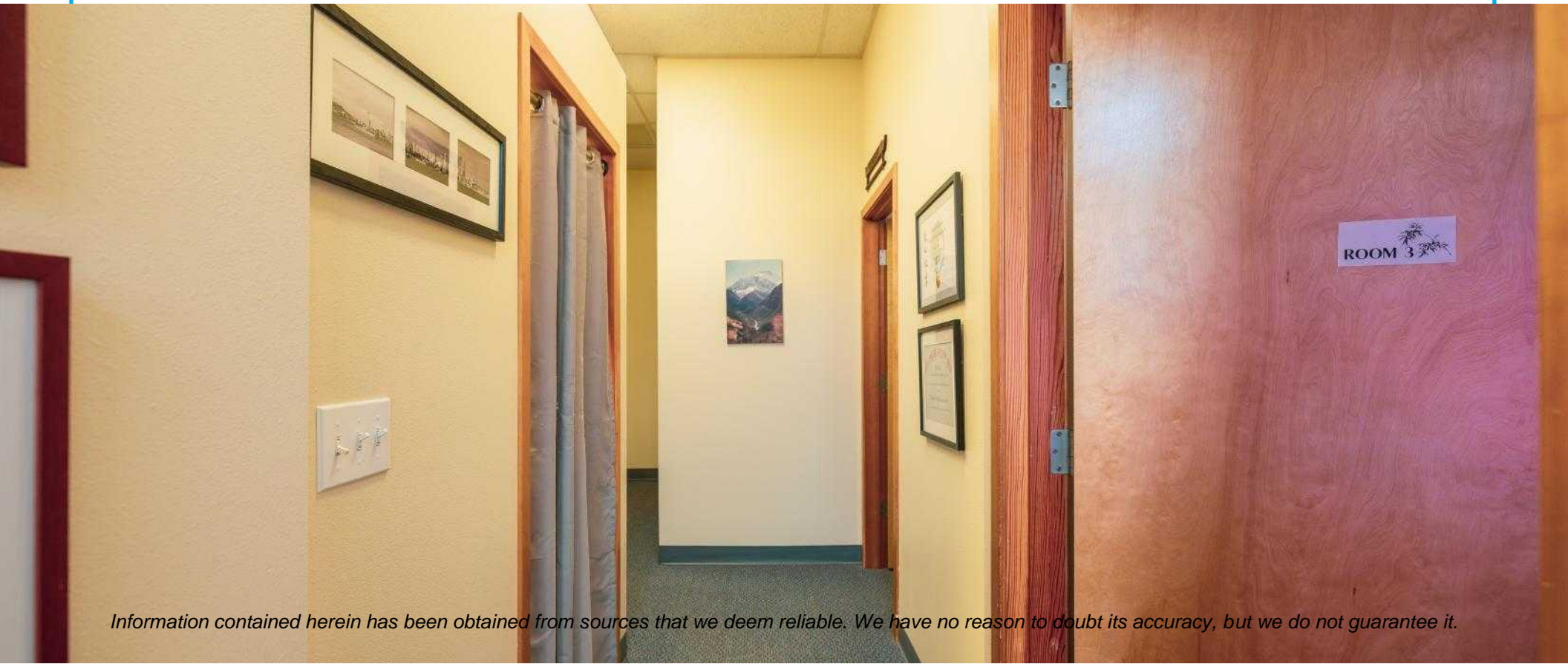
- High quality construction built 2010
- Brand new HVAC for commercial units
- Well maintained building, no deferred maintenance
- Comes with parking for the residential + commercial tenants behind building
- Commercial tenant just exercised a 5 year extension 7 months early
- Buyer benefits from future 50/50 profit share with company managing the telecommunication easement

Great Opportunity in Prime Location on 65th in **The Ballard Neighborhood!**

100% leased Newer Construction Mixed Use Building in a vibrant pocket of NW 65th in Ballard. Surrounded by well known Restaurants and bars. (Molly Maguires, Tin Hat Bar, The Blue Glass, The Dray, Stumble town). Building situated on the corner of 6th Ave W and NW 65th St across the street from Mainstay Provisions. Commercial tenant is Ballard Acupuncture center and building has four (4) one (1) bedroom residential units above. The commercial space was originally built as two suites but has been used by one tenant from the beginning. Excellent Longterm investment. Please reach out to broker to get your questions answered. Call 206-686-9191 or send an email to cadams@adamscommercialgroup.com.

LOCATION HIGHLIGHTS

1. Building located in Vibrant NW 65th Pocket of Ballard
2. Close proximity to Phinney Ridge
3. Surrounded by neighborhood café's, restaurant and bars
4. Area is in strong demand for retail locations + places to rent to call home
5. Excellent local amenities + demographics



Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

RENT ROLL

Apts.	SF	Tenants	Move In	Exp.	Monthly	Additional	Total	Month Gross Per
A	540	K. Austnes	7/15/2024	6/30/2027	\$1,735.00	\$110.00	\$1,845.00	\$3.42
B	550	T. Holmberg	4/19/2020	3/31/2027	\$1,650.00	\$90.00	\$1,740.00	\$3.16
C	590	C. Gramstad	9/22/2025	8/31/2026	\$1,695.00	\$110.00	\$1,805.00	\$3.06
D	590	E. Stone	11/1/2023	10/31/2026	\$1,650.00	\$110.00	\$1,760.00	\$2.98
Commercial								
Suite A & B	1,255	Ballard Acupuncture Center	9/1/2021	11/30/2031	\$3,766.00	1,266.00	5,032.00	\$4.01
Total	3,525				\$10,496	\$1,686.00	\$12,182	



Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FINANCIAL SUMMARY

<u>Spaces</u>	<u>SF</u>	<u>Monthly</u>	<u>Exp Recovery</u>	<u>Gross</u>
A & B Commercial	1,255	\$3,766	\$1,266	\$5,032
A Residential	540	\$1,735	\$110	\$1,845
B Residential	550	\$1,650	\$90	\$1,740
C Residential	590	\$1,695	\$110	\$1,805
D Residential	590	\$1,650	\$110	\$1,760
Total		\$10,496		\$12,182

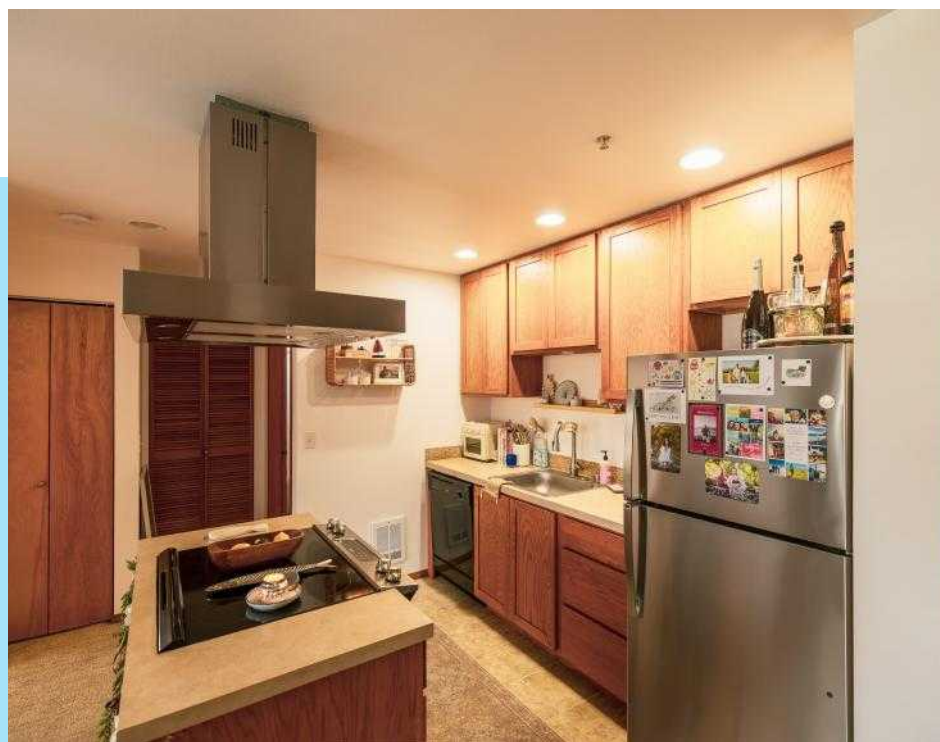
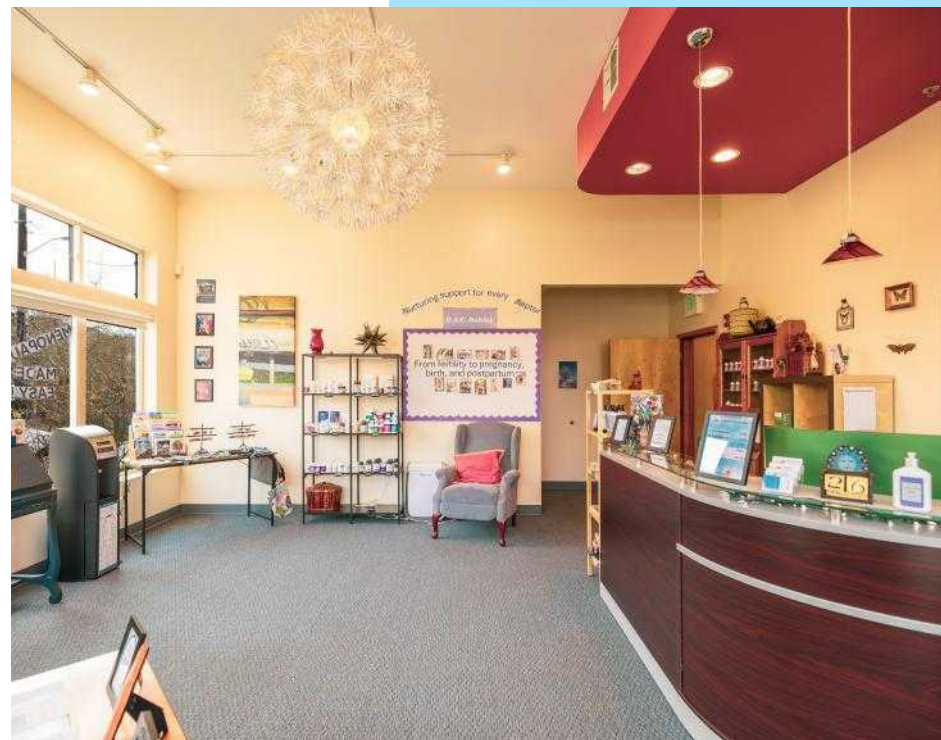
Operating Expenses 2026

Taxes	\$17,825
Insurance	\$5,160
Repairs	\$9,000
Utilities	\$6,575
Management	\$10,475
Other	\$3,292
Total Operating Costs	\$52,327

	Today Annualized	9/1/2026 – 8/30/2027
Rent	\$125,952	\$134,901.45
Exp Recovery	\$20,232	\$20,232
Gross	\$146,184	\$155,133.45
5% Vac	\$7,309.20	\$7,756.67
Adj. Gross	\$138,874.80	\$147,376.78
Total Exp	\$52,327	\$52,327
NOI	\$86,547.80	\$95,049.78
Price	\$1,650,000	\$1,650,000
Cap Rate	5.25%	5.76%

Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

PHOTOS



Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

SALE COMPARABLES SUMMARY

Property	Built	Price	Status	Units	Bldg. Net SF	Per Unit	Per SF	Cap	Lot SF	Per SF
1415 NW 63rd Seattle, WA 98107	1979	\$2,820,000	Sold	9	7,701	\$313,333.33	\$366.19		7,492	\$376.40
1521 NW 65th St Seattle, WA 98117	1959	\$2,300,000	Sold	9	6,224	\$255,555.56	\$369.54	5.71%	10,019	\$229.56
8500 32nd Ave NW Seattle, WA 98117	1957	\$2,500,000	Sold	10	9,720	\$250,000.00	\$257.20	5.68%	8,276	\$302.08
8536 16th Ave NW Seattle, WA 98117	2001	\$4,810,000	Sold	13	14,832	\$370,000.00	\$324.30	5.26%	10,599	\$463.82
2040 NW 60th St, Seattle, WA 98107	1969/2001	\$2,195,000	On Market	6	5,772	\$365,833.33	\$380.28	4.82%	4,792	\$458.06
1423 NW 610th St, Seattle, WA 98107	1976	\$1,595,000	On Market	5	5,658	\$319,000.00	\$281.90	5.02%	5,000	\$319.00
2232 NW 58th St, Seattle, WA 98107	1979	\$1,699,000	On Market	5	5,694	\$399,800.00	\$298.38	5.51%	5,000	\$339.80
Averages		\$2,559,857		8	7,943	\$316,217	\$325.40	5.33%	7,311	\$354.10

1415 NW 63rd Seattle, WA 98107



8536 16th Ave NW Seattle, WA 98117



1521 NW 65th St Seattle, WA 98117



8500 32nd Ave NW Seattle, WA 98117



Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

SITE AMENITIES & DEMOGRAPHICS

Schools & Services

- Ballard High School
- Salmon Bay K-8 School
- West Woodland Elementary
- Woodland Hall Preschool
- St. Alphonsus Catholic School PK-8
- Matheia School
- Whittier Elementary School
- Woodland Park School
- Swedish Hospital
- Loyal Heights Playfield
- Salmon Bay Park

Shopping

- Ballard Square
- Fred Meyer
- Whole Foods
- Market Off Market
- The Beehive Mercantile
- Town & Country Market
- PCC Community Market
- Ballard Reuse
- Goodwill
- Trader Joe's
- Safeway

Food & Drink

- The Block Café
- The Dish Café
- Stumbletown
- Cookie's Country Chicken
- Unami Ballard
- El Camion
- Giddy Up Burgers
- Blazing Grill
- Ballard Pho & Teriyaki
- Mainstay Provisions
- Rodellini's Fine Cakes
- Un Bien
- Maiz Taqueria
- MOD Pizza
- Great Nation Brewery
- The Dray
- Last Call Bar
- Bale Breaker & Yonder
- 4Bs Tavern
- Pho Vietnam
- Joli
- Tangerine Thai

Population

	1 mile	3 Mile	5 Mile
Total Population	37,799	249,061	491,663
Growth 2024-29 (est)	2.55%	1.01%	1.59%
Median Age	39.7	37.8	38.5

Households & Income

	1 mile	3 Mile	5 Mile
Total Households	19,071	114,679	239,861
Median HH Income	\$115,830	\$113,778	\$110,807
Renter Occupied Housing	58.13%	55.28%	59.99%



Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

BALLARD NEIGHBORHOOD

Just minutes from downtown Seattle, the Ballard neighborhood welcomes visitors and locals to explore curated boutiques, award-winning restaurants, and esteemed entertainment in a vibrant, historic setting.

Once its own city before being annexed to Seattle in 1907, Ballard is set uniquely apart through its historic architecture, maritime influence, and Scandinavian heritage.

Situated along a picturesque and bustling waterfront on one side and quaint historic neighborhoods on the other, Ballard boasts a thriving shopping and dining district that balances historic charm with modern sophistication, a brewery district, and a plethora of year-round activities and special events. Ballard is the perfect location for visitors and locals to experience a unique Seattle neighborhood vibe.



Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

PHINNEY RIDGE NEIGHBORHOOD

Phinney Ridge is celebrated for its friendly and engaged community. The neighborhood offers a mix of urban and suburban living, with tree-lined streets, parks, and a variety of local businesses. Residents enjoy a strong sense of community, with many social spaces and events organized by the Phinney Neighborhood Association.

Phinney Ridge is conveniently located near several parks, including Woodland Park and Green Lake, providing ample opportunities for outdoor activities. The neighborhood is also home to various restaurants, coffee shops, and local businesses, contributing to its vibrant atmosphere. The proximity to downtown Seattle allows for easy commuting and access to cultural hubs.





603 NW 65th St, Seattle WA 98117

Cary Adams, Broker | (206) 686-9191

Cadams@adamscommercialgroup.com

KC Coonc, Designated Broker

(360) 305-9977 | KC@PCRnw.com

Pacific Continental Realty, LLC (PCR) was founded in 1975 by Steve Moore in Orange County, CA. The headquarters moved to Washington in 1990 as the first commercial brokerage in Whatcom County. In the early 2000's, Steve Moore sold the company to Jim Bjerke, a local commercial real estate broker who worked for PCR. In 2019 Jim Bjerke sold Pacific Continental Realty, LLC to long-time Whatcom County commercial real estate brokers, KC Coonc and Ryan Martin.

Through the years and changes in ownership, PCR has grown alongside its community and has managed to provide quality commercial brokerage services to its clients. In addition to sales and leasing, PCR also offers property management and in-house maintenance services for commercial and multifamily properties. The company's continued growth is due to its successful endeavors on behalf of its clients. The professionals at PCR will work for your interests as if they were our own.