



FOR LEASE

20240 Ballinger Way NE
Shoreline, WA 98155

Owned & Operated by

Perform
Properties

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

First Western Properties, Inc. | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com



BALLINGER VILLAGE

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SUMMARY

BALLINGER VILLAGE is ideally situated along one of the busiest corridors in the Puget Sound with immediate access to Interstate 5 and Highway 104. The property benefits from exceptional visibility, high commuter traffic, and a strong tenant mix anchored by national brands.

AVAILABLE

» **SUITE 40: 16,692 SF**

(Former Rite Aid)

» **SUITE 3: 4,011 SF**

» **SUITE 25: 1,563 SF**

- Located at the convergence of Highway 104 and Interstate 5, one of the busiest corridors in the Puget Sound.
- The center provides convenient access for commuters and surrounding high-density residential.
- 3 miles way from Lake Washington and 5 minutes from Aldercrest Elementary.



Regis - 2026

Population



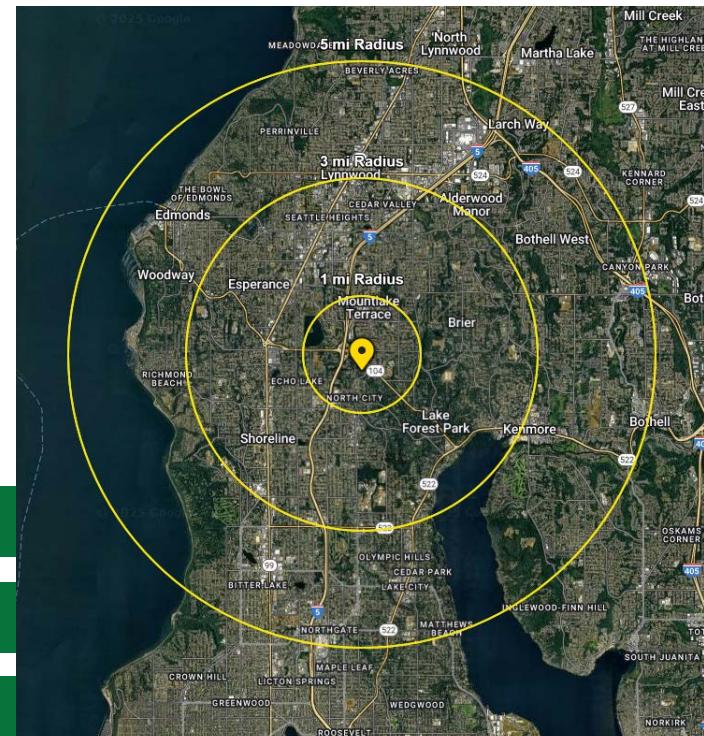
Average HH Income



Daytime Population

Mile 1	15,625	\$141,605	8,385
Mile 3	147,863	\$160,882	85,948
Mile 5	340,431	\$166,525	201,362

TENANTS



SITE PLAN

The logo for First Western Properties. It features a large, stylized number '1' in green and grey. Below the '1' is the text 'FIRST WESTERN' in a bold, black, sans-serif font. Underneath 'WESTERN' is the word 'PROPERTIES' in a smaller, black, sans-serif font.

Suite	SF	Tenant
40	16,692	AVAILABLE
3	4,011	AVAILABLE
25	1,563	AVAILABLE
15	24,713	Thriftway
20	24,711	Emerald City Athletics
30	6,408	Seattle Feline Rescue
1	5,081	Indigo Urgent Care
5	1,364	The UPS Store

Suite	SF	Tenant
6	1,364	Sole Perfection
18	4,681	Lumin Laundry
10	4,240	Stella Nail Lounge
28	2,885	Shoreline Veterinary Hospital
26	2,432	Tree House Dentistry For Kids
16	2,009	Wells Fargo Bank
8	1,760	Starbucks
27	1,500	Green Papaya

Suite	SF	Tenant
45	1,368	Shell
7	1,308	Ballinger Chiropractic
36	1,101	Teriyaki Town
33	1,013	Jazz Barbershop
34	1,003	Subway
37	528	Farmers Insurance
35	493	Blue Harbor Nails



BALLINGER WAY NE / WA STATE ROUTE 104

SHOPPING CENTER AERIAL



27,649 CPD
NE 205th St.

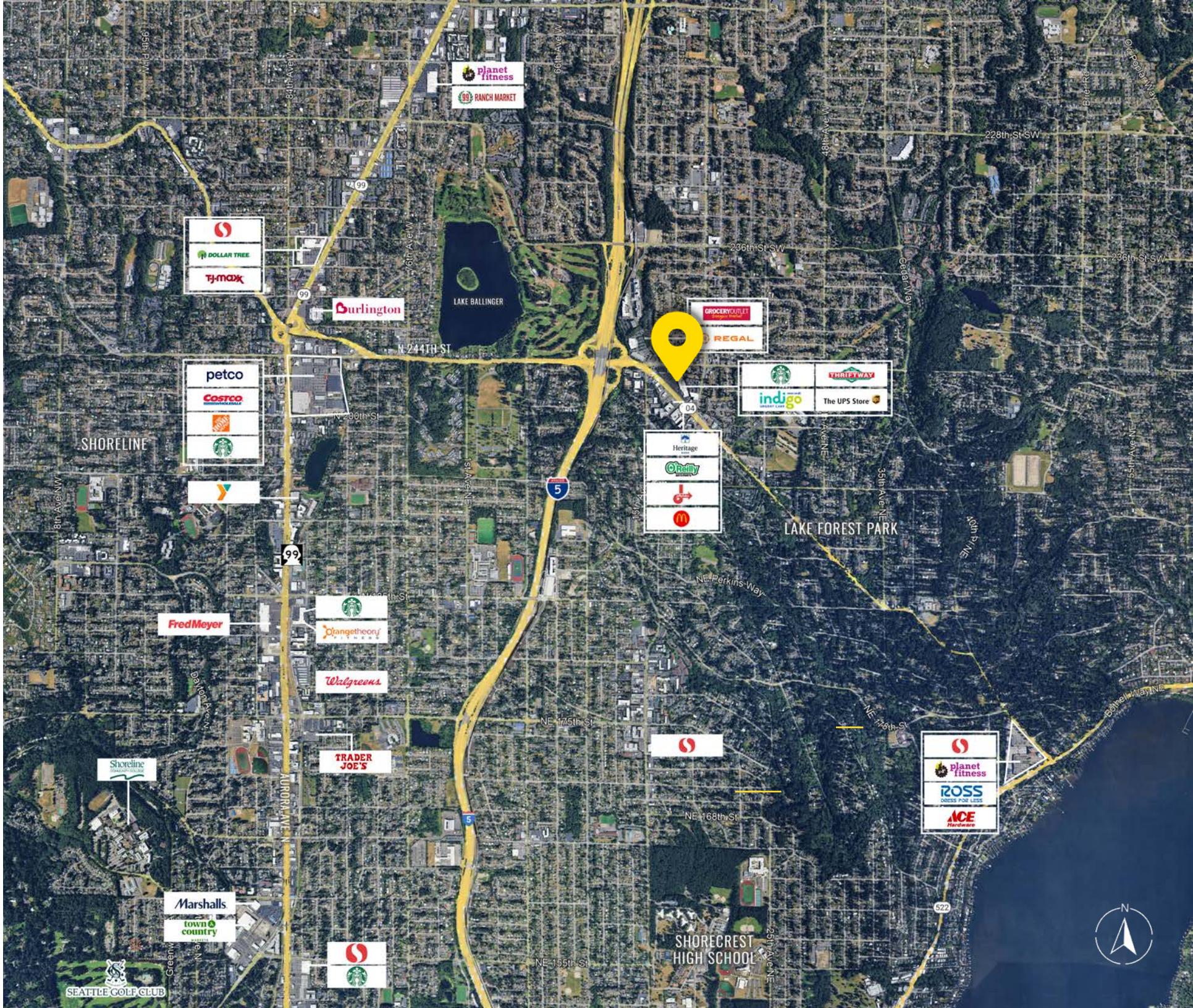


18,567 CPD
Highway 104



Situated at the convergence of
Highway 104 & Interstate 5

LOCATION DETAILS



PHOTOS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.



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1
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