

# 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



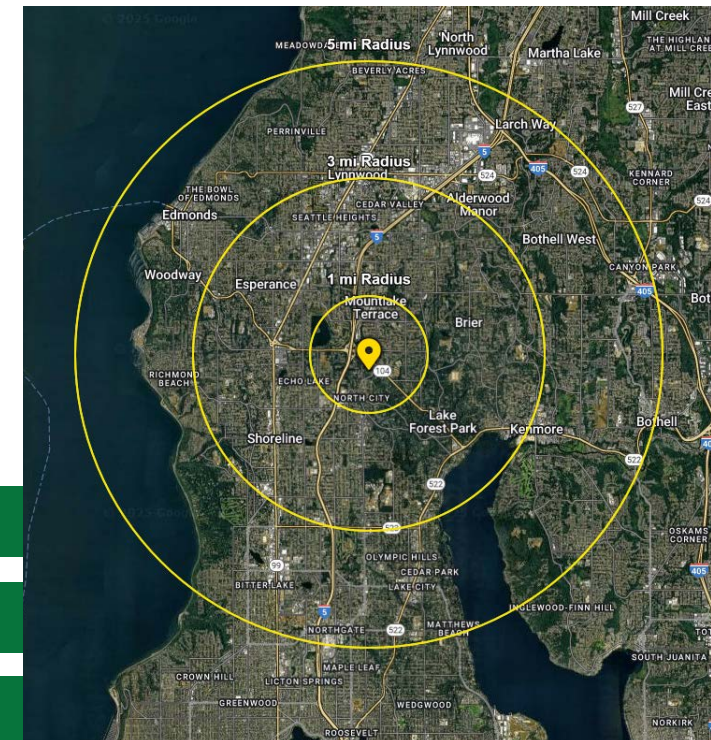
## BALLINGER VILLAGE

Jake Thurber | Chandler Williams | Justin Holmes | Josh Parnell



**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.

## TENANTS



## SUMMARY

» **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

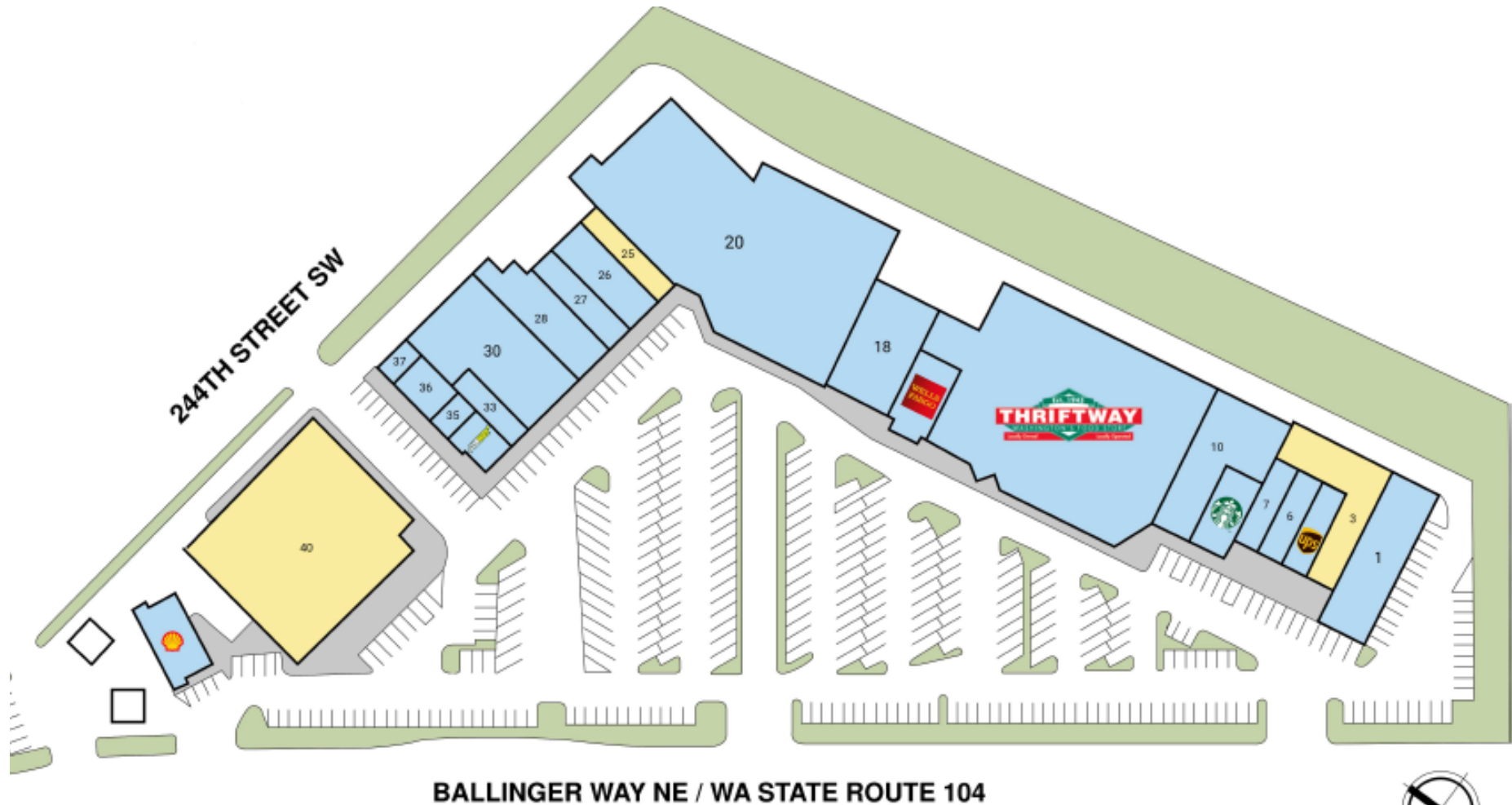
201,362

# SITE PLAN

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





# SHOPPING CENTER AERIAL



27,649 CPD  
NE 205th St.



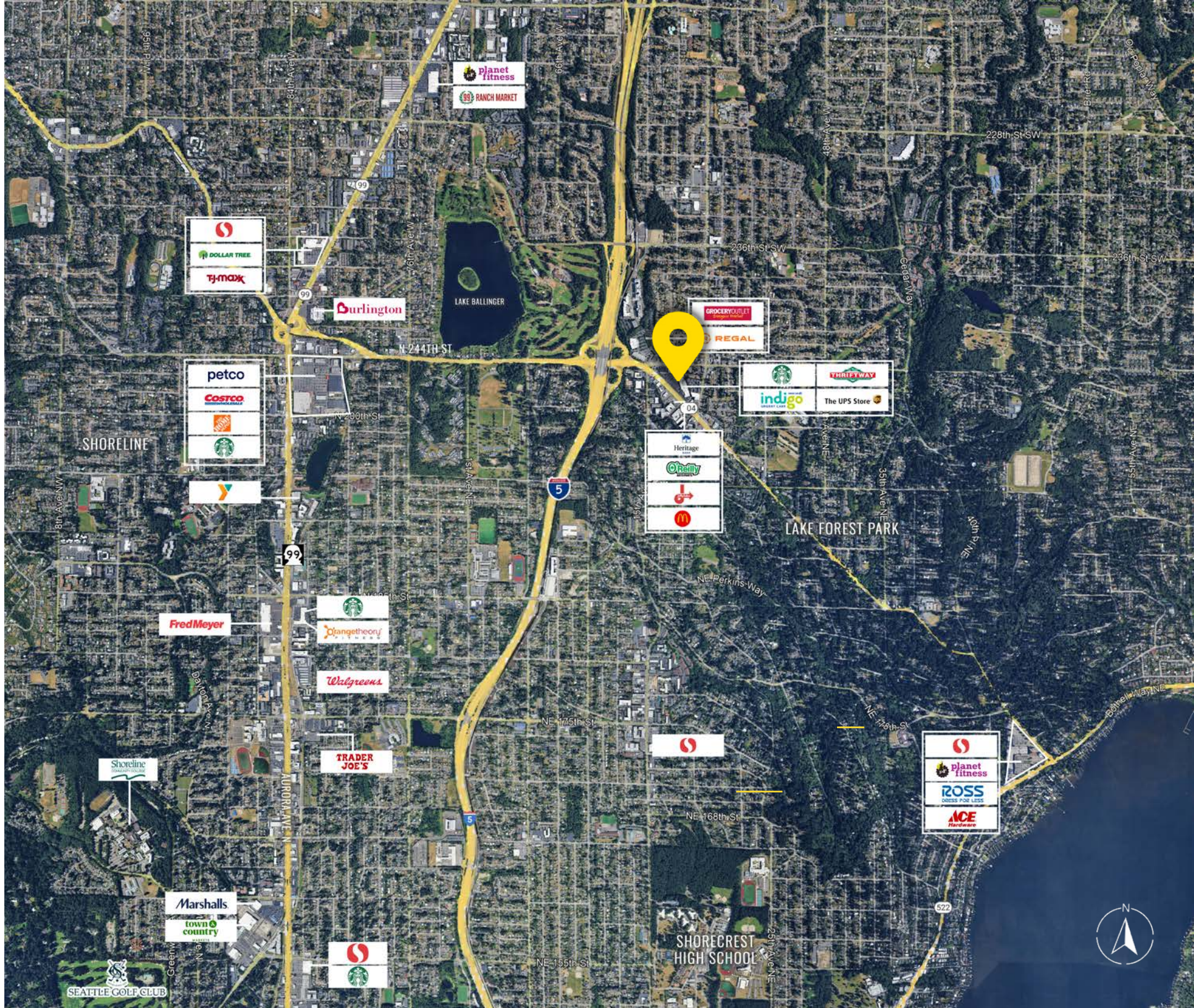
18,567 CPD  
Highway 104



Situated at the convergence of  
Highway 104 & Interstate 5



# LOCATION DETAILS





PHOTOS





TACOMA | KIRKLAND | PORTLAND | SEATTLE

# RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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VILLAGE MARKET  
**THRIFTWAY**

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Properties**

Represented By

**1 FIRST  
WESTERN  
PROPERTIES**

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