

FOR LEASE  
RETAIL/RESTAURANT SPACE

J.G. WHITTIER

7730/7750 15th Ave NW, Seattle, WA 98117



For more information please contact:

 **GIBRALTAR**  
INVESTMENT PROPERTY SOLUTIONS

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425.260.4260

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## THE NEIGHBORHOOD

Named by Seattle Magazine as one of Seattle's "Best Pocket Neighborhoods", Whittier Heights is part of the greater Ballard neighborhood, and boasts some of Seattle's most popular food havens, as well as a strong sense of community. Bounded to the East by Phinney Ridge, and the North by Crown Hill, this animated area is home to Delancey, Un Bien, A Lamb's Quandary, Frankie & Jo's Ice Cream, Portalis Wine Shop, Essex, The Dray, Ballard High School, and more!

## PROPERTY HIGHLIGHTS

- Rare opportunity to lease restaurant/retail space in Ballard's charming Whittier Heights neighborhood
- Two retail spaces located on the ground level of a 54 unit apartment building
- Building features cedar "portals" over entry, canopied entryway, opportunity for illuminated signage, and 400-amp power
- Retail space feature a type 1 hood shaft and roll-up doors with potential for outdoor bar top seating
- Built-out restrooms (shared between spaces)



89  
WALK SCORE



77  
BIKE SCORE



\$480Mil  
F&B SPENDING



95,851  
POPULATION



44,536  
TOTAL HOUSEHOLDS



\$129,910  
MEDIAN INCOME

2024 Demographics based on 2 mile radius

This information has been obtained from sources believed reliable. No guarantee, warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and to any special listing conditions, imposed by our principals. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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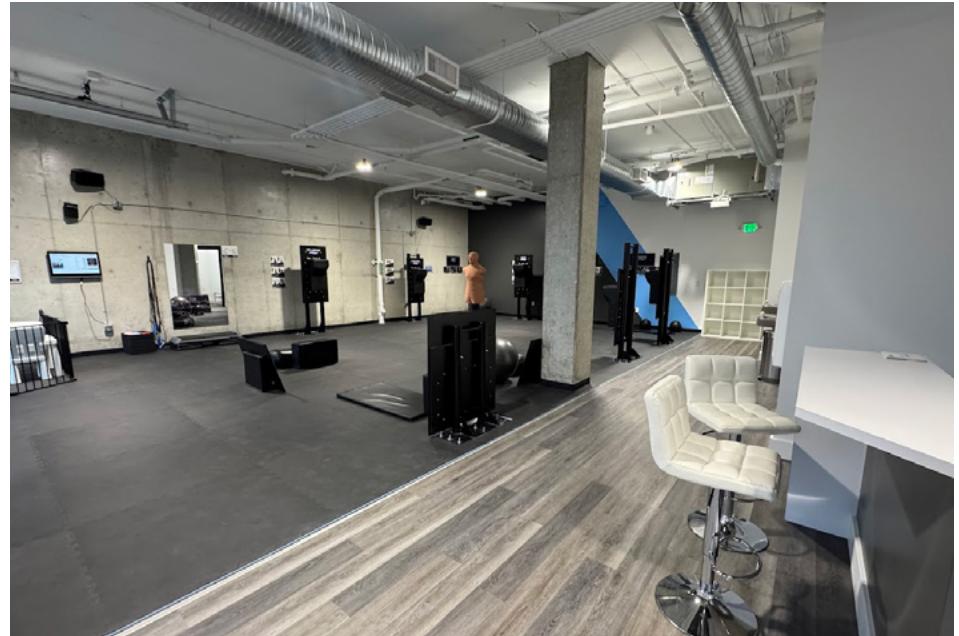
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## AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	EST. OPERATING EXPENSES	LEASE RATE	DESCRIPTION
Retail A	Available	1,682	\$9.00	Inquire	Retail/Restaurant space with Type 1 hood shaft, large storefront windows, two roll-up doors fronting 15th Ave NW, shared restrooms.
Retail B	Available	1,531	\$9.00	Inquire	Corner Retail/Restaurant space with Type 1 hood shaft, large storefront windows, roll-up door fronting 15th Ave NW, shared restrooms.
A & B	Combined	3,213	\$9.00	Inquire	Corner Retail/Restaurant space with Type 1 hood shaft, large storefront windows, three roll-up door fronting 15th Ave NW, shared restrooms



Retail B



Retail B

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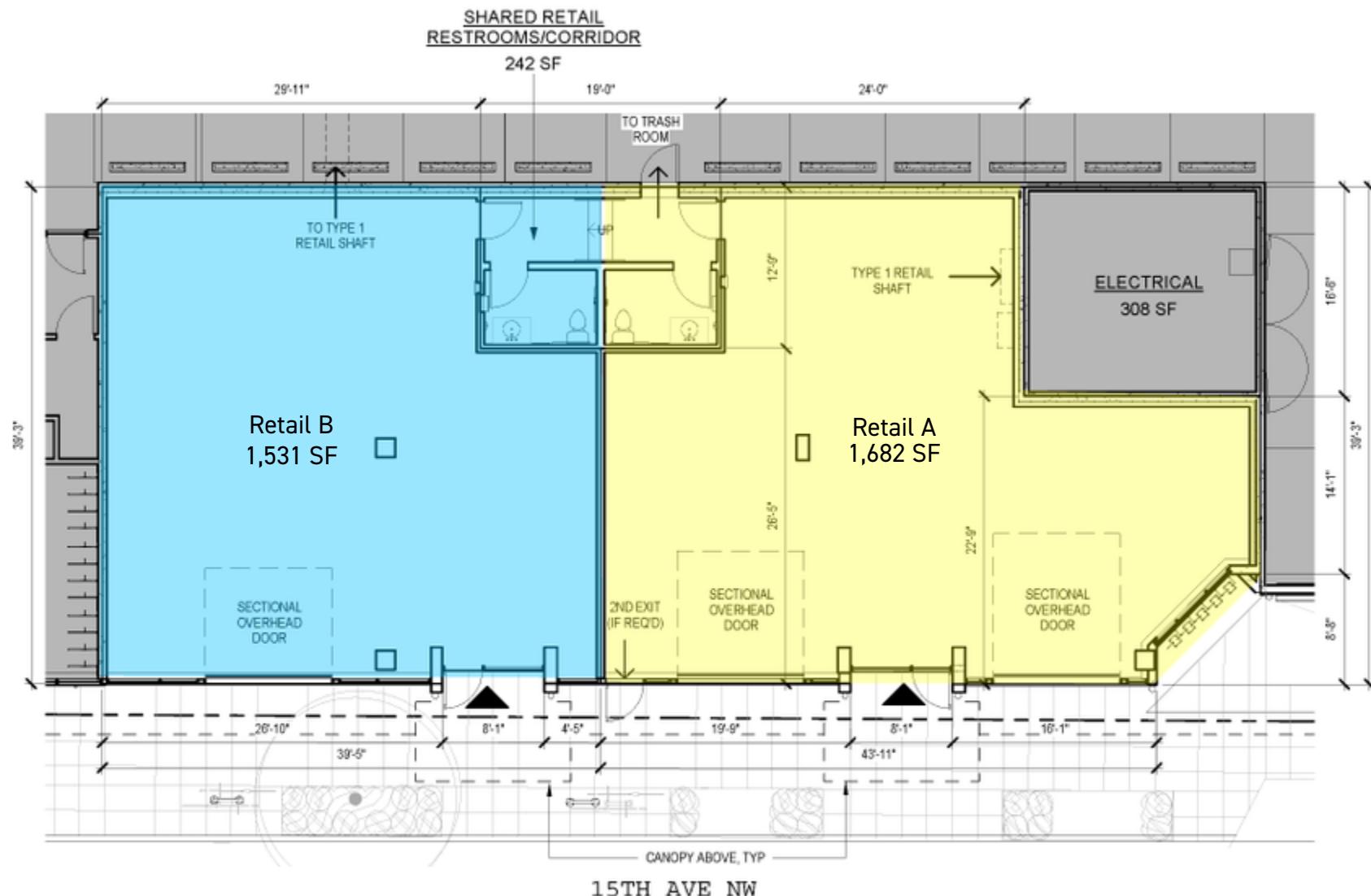


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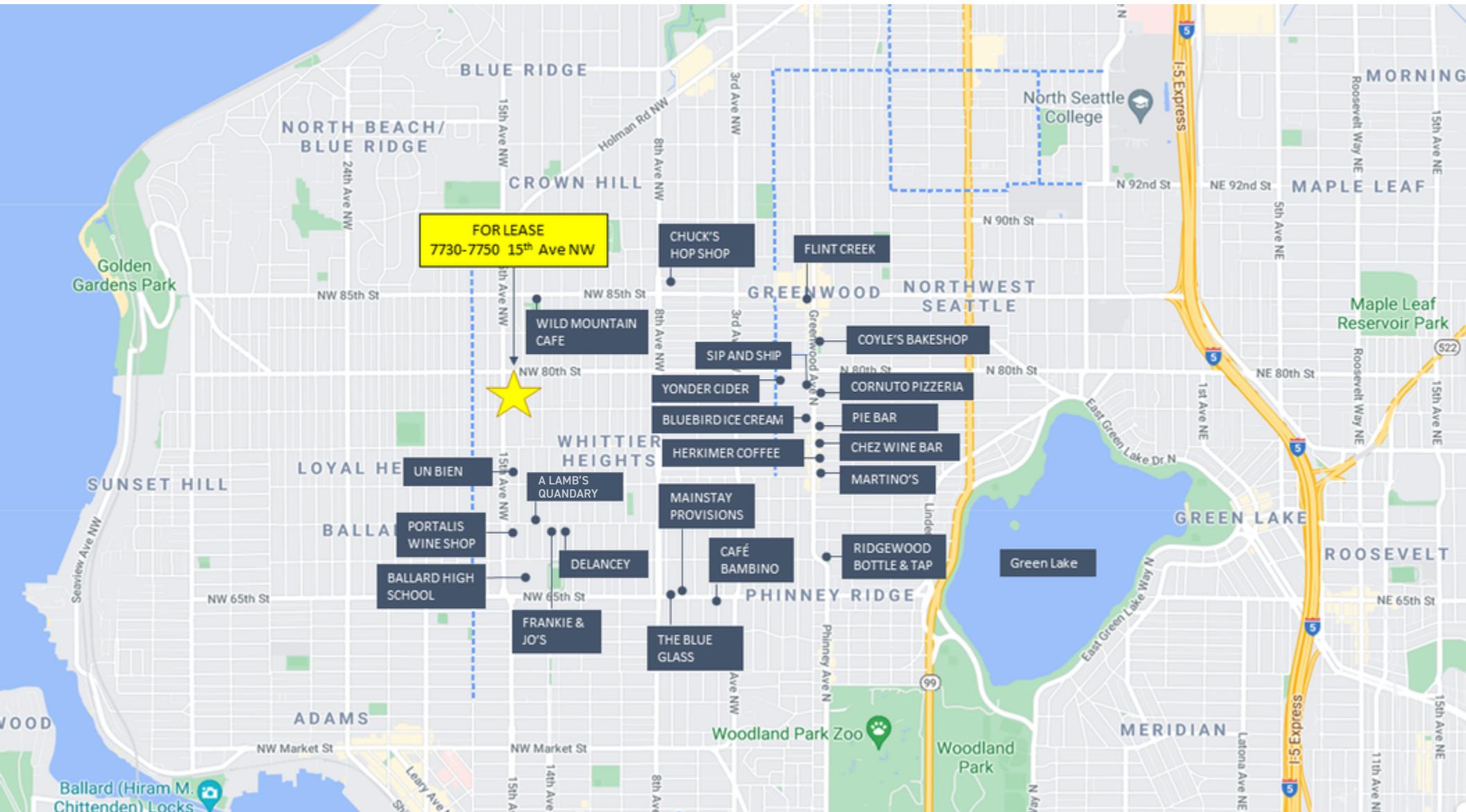
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