

**FOR SALE**

BALLARD COMMERCIAL CONDO

PRICE: **\$625,000**



WESTLAKE  
ASSOCIATES

**5458 LEARY AVENUE NW, UNIT C-2**  
SEATTLE, WA 98107



COMMERCIAL CONDO

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SEATTLE, WA 98107

PRICE: \$625,000

|              |                   |
|--------------|-------------------|
| COUNTY       | King              |
| MARKET       | Seattle - Ballard |
| APN#         | 132715-0020       |
| YEAR BUILT   | 2007              |
| EXISTING USE | Retail            |
| SPACE SF     | 771 SF            |

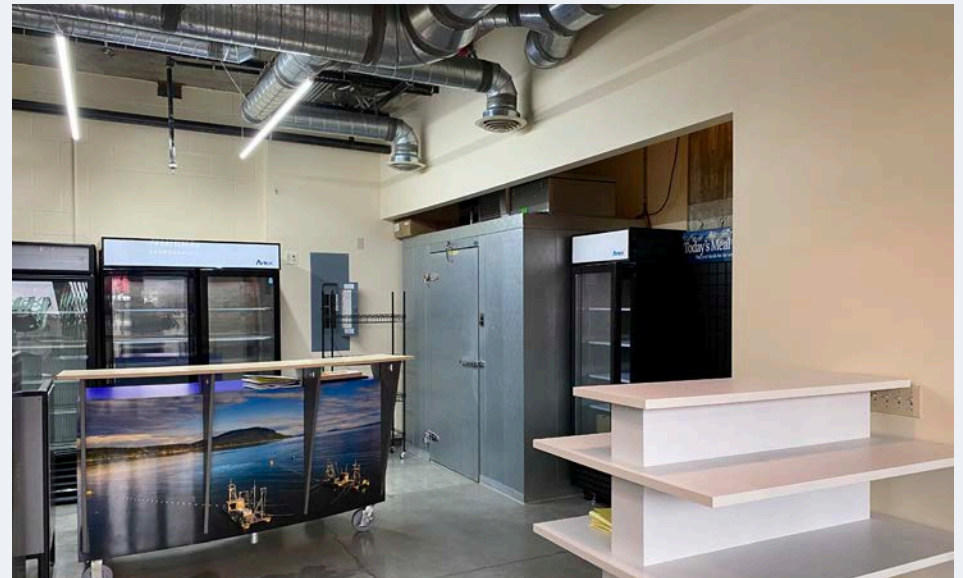


## INVESTMENT SUMMARY

Westlake Associates, Inc. is pleased to offer this ±771 square foot ground-floor commercial condominium located within Canal Station, a 278-unit residential community in the heart of Ballard, Seattle. The property is situated in a highly walkable, densely developed area surrounded by apartments and condominiums, and is just one block from the Ballard Farmers Market and Majestic Bay Theatre, and two blocks from the Swedish Medical Center campus. The suite features a high-quality, turnkey build-out with no expense spared, including an HVAC system with additional venting, floor drains, a private restroom with shower, a 4' x 8' walk-in refrigerator, a three-compartment sink, hand sink, and soap dispensing system. With approximately 35 feet of frontage along Leary Ave NW, the unit benefits from excellent street visibility, making it well-suited for both investor ownership and owner-user occupancy.

### INVESTMENT HIGHLIGHTS:

- **Prestigious Canal Station Condominium Building**
- **Prime Ballard Location**
- **Built in 2007**
- **High Visibility Frontage With Ground-Floor Access**
- **Efficient Size & Layout: approx. 771 Square Feet**
- **Turnkey Commercial Build-Out**
- **Improved Space - Includes HVAC System**
- **Covered Retail Parking Included**
- **Private Restroom With Shower**
- **Freestanding Refrigeration, Counter and Display Units Available For Purchase**





# BALLARD

Ballard is one of Seattle's most sought-after areas, a small, maritime-based neighborhood; tucked away in an inlet on the Pacific coast. The neighborhood has been booming in recent years - known for being a hip waterfront neighborhood with trendy restaurants, shops, bars and craft breweries centered on historic Ballard Avenue. Boasting an almost perfect Walk Score of 98, the location is ideal for a vast array of future residents, with many transit options nearby.

Historically, Ballard is the traditional center of Seattle's Scandinavian seafaring community, who were drawn to the area for its salmon fishing opportunities. In recent years, the proportion of Scandinavian residents have decreased over the years, but the neighborhood is still proud of its heritage. Ballard is home to the National Nordic Museum, which celebrates both the community of Ballard and the local Scandinavian history. Each year the community celebrates the Ballard Seafood Fest and Norwegian Constitution Day.

Ballard's exceptional location is surrounded by water and its rich maritime history has transformed the neighborhood into a diverse recreation destination. Major neighborhood attractions include Fisherman's Terminal and the Ballard Locks, which link the Puget Sound with Lake Union and Lake Washington. Beach fans benefit from Ballard's proximity to Golden Gardens, an 87-acre beach-front park off the Puget Sound. Hailed as one of the most beautiful beaches in the northwest, Golden Gardens offers stunning views of the Puget Sound and Olympic Mountains.

Ballard is a great combination of low-density, quiet leafy streets, high-density living, a bustling Old Town center plus some great outdoor spaces. Restaurant highlights include handcrafted pizza, grilled meats, made-to-order tortillas, Italian classics, and great seafood. The industrial district has become Seattle's hotbed for craft beer, locally known as the Ballard Brewery District. There are among a dozen or so breweries within easy walking distance of one another. On Sundays, Ballard Avenue transforms into Ballard Farmers Market, where vendors sell Washington-made produce and crafts.

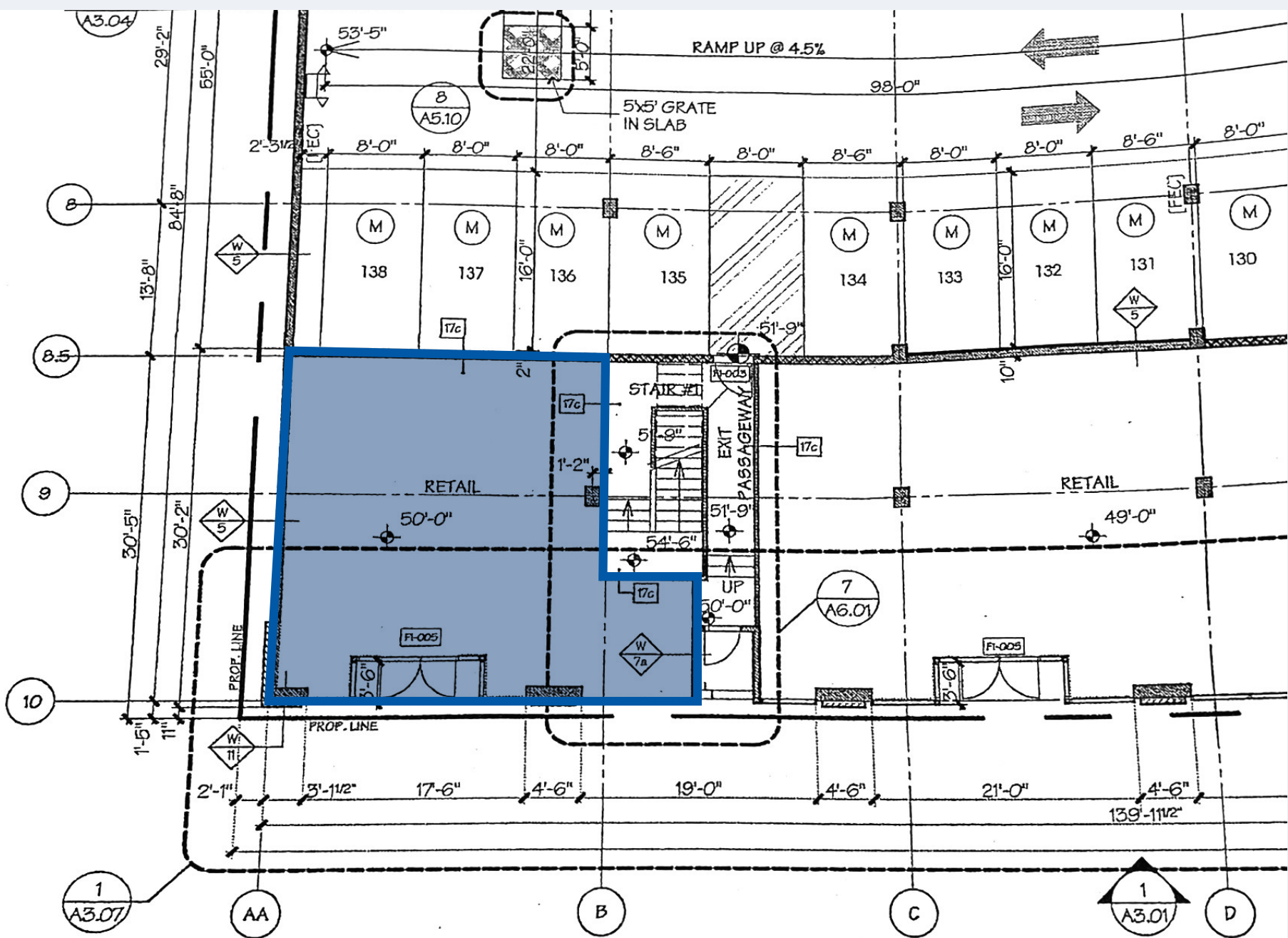


- **Highly Desirable Seattle Submarket**
- **Popular Ballard Ave/Market Street Retail Hub**
- **Strong Retail and Dining**
- **Excellent Street Exposure and Appeal**
- **High Pedestrian Location**
- **Walkable, Urban Environment**
- **Dense Residential Base**
- **Convenient Transit Connectivity**
- **Community Draws Include: Ballard Farmers Market, Golden Gardens, Ballard Locks**





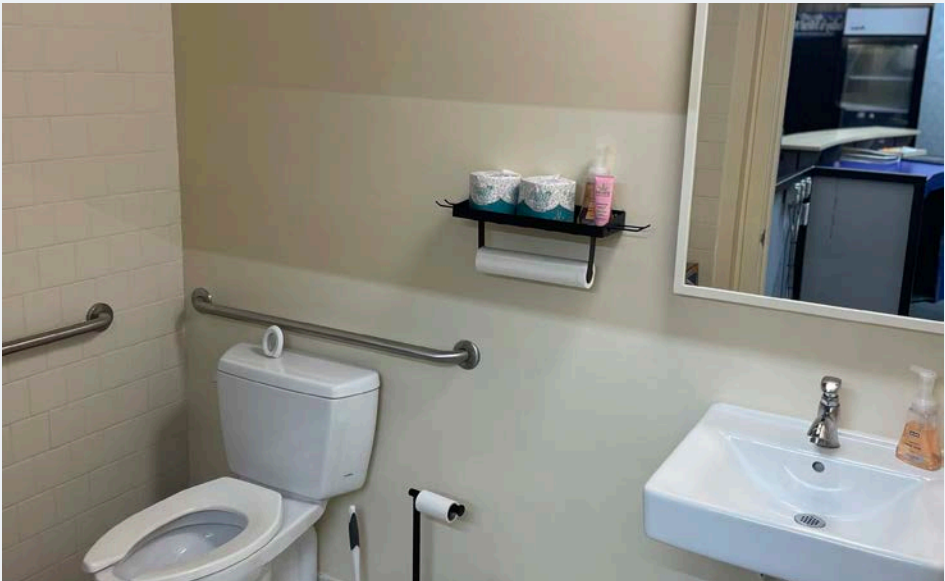
FLOOR PLAN











SITE AMENITIES & DEMOGRAPHICS



SCHOOLS & SERVICES

- Swedish Medical - Ballard
- National Nordic Museum
- Ballard Commons Park
- Seattle Public Library - Ballard
- Ballard Community Center
- Adams Elementary
- Ballard High School
- Carl S. English Botanical Garden
- Ballard Locks
- West Woodland Elementary



SHOPPING

- Ballard Farmers Market
- Ballard Consignment
- QFC
- Safeway
- Town & Country Market
- Walgreens
- KAVU Flagship
- All the Best Pet
- MOX Boarding House
- Trader Joe's



FOOD & DRINK

- Market Pho
- Sunny Teriyaki
- Thai Thani Kitcehn
- Fuego Restaurant Lounge
- Arashi Ramen
- Strega Pizzeria
- aa Sushi
- Petite Bottle Shop
- Vera's Pizza & Bar
- Palermo
- Shawarma Time
- Rachel's Bagels
- Biscuit & Bean
- Valentina's Cafe
- Asadero Ballard
- Matador Ballard
- Salt & Straw
- Hot Cakes
- Miro Tea

| POPULATION                | 1 - MILE | 3 - MILE | 5 - MILE |
|---------------------------|----------|----------|----------|
| Total Population          | 33,142   | 189,804  | 457,412  |
| Growth 2024 - 2029 (est.) | 0.79%    | 0.79%    | 1.45%    |
| Median Age                | 36.5     | 37.0     | 35.5     |

| HOUSEHOLDS & INCOME     | 1 - MILE  | 3 - MILE  | 5 - MILE  |
|-------------------------|-----------|-----------|-----------|
| Total Households        | 17,391    | 88,697    | 229,811   |
| Median HH Income        | \$127,503 | \$129,318 | \$116,265 |
| Renter Occupied Housing | 63.06%    | 52.73%    | 64.62%    |





## BROKER CONTACT

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**Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.**

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 50-year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

**PROUD MEMBERS OF:**

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- + **NORTHWEST MULTIPLE LISTING SERVICES (NWMLS)**
- + **LOOPNET NATIONAL LISTING SERVICES**
- + **COSTAR COMMERCIAL REAL ESTATE DATA & NATIONAL LISTING**
- + **COMMERCIAL REAL ESTATE EXCHANGE, INC. (CREXI)**
- + **WASHINGTON STATE REALTORS ASSOCIATION (WSMA)**



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