

# OFFERING MEMORANDUM

PRIME DEVELOPMENT OPPORTUNITY

2363 NW 80TH ST & 7800 24TH AVE NW | SEATTLE



[Link to Video](#)



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# OFFERING SUMMARY

2363 NW 80TH ST & 7800 24TH AVE NW | SEATTLE



Ewing & Clark is excited to offer this dynamic development site at the corner of 24th Ave. NW and 80th Street NW. This site consists of two adjacent parcels, for a combined lot size of 29,642 square feet zoned NC2P-55. The parcels contain a low-density office building and a cleared infill parking lot which combined offer developers a versatile multi-use, multi-family development canvas. This location in Crowne Hill/Ballard offers several retail amenities in the surrounding neighborhood, convenient public transit access, and territorial views from the Puget Sound to Ballard.

## PROPERTY FEATURES

**Current Use:** Office use & parking lot

**Future:** Prime development site with alley access

**Total Lot SF:** Two lots, 12,792 sf and 16,850 sf totaling 29,642 sf

**Zoning:** Both parcels NC2P-55

**Highest & Best Use:** Mixed-use multi-family

**Assessed Value:** \$7,657,200

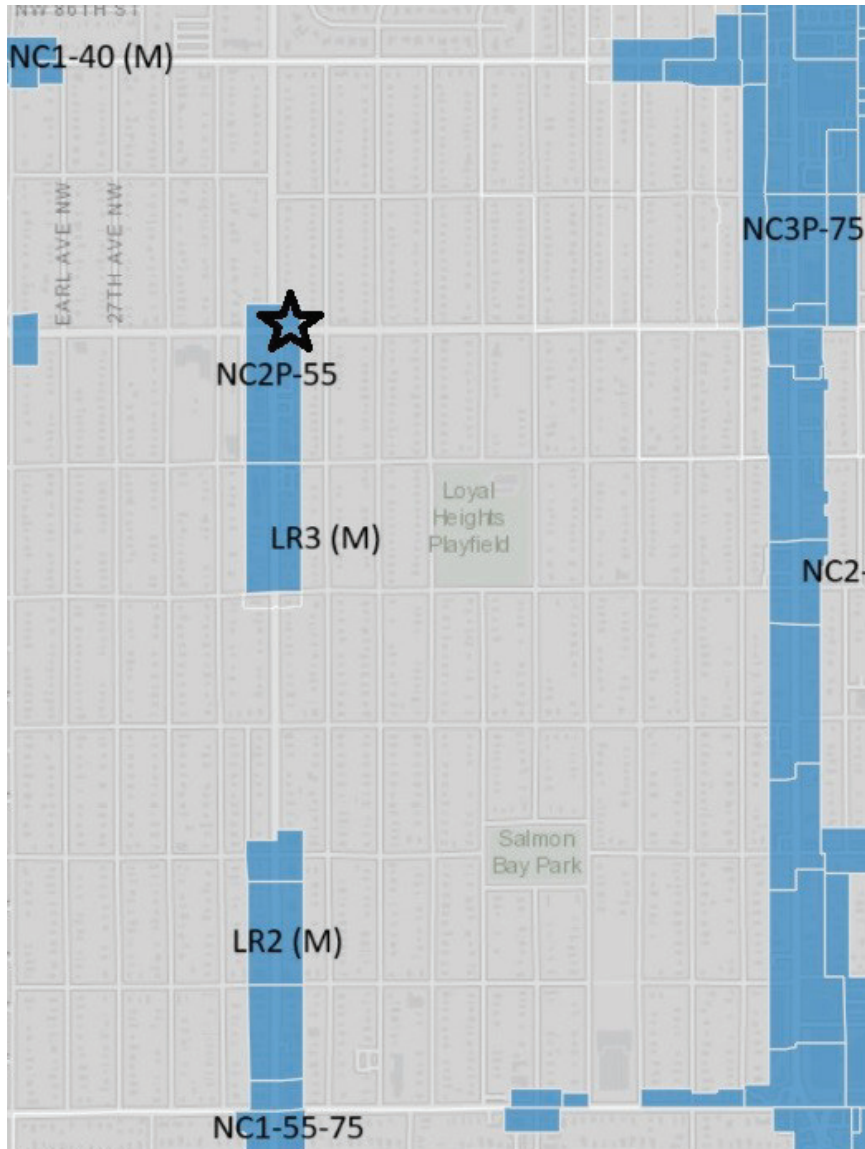
**Pricing:** Please call brokers

Two adjacent parcels in Ballard's urban core; A low-density office building and a cleared infill lot, both zoned NC2P-55. Combined offering a versatile 29,642 SF canvas. Walkable, high-demand area with retail/transit access.



# ZONING MAP & SUMMARY

2363 NW 80TH ST & 7800 24TH AVE NW | SEATTLE



Zoning Designation: NCP2-55

Permitted Use: Mixed-Use (Residential + Commercial)

Proposed Development: Multifamily Apartments

Max. Height: 55 ft

Floor Area Ratio (FAR): 3.75

Residential Density: No explicit unit cap (density governed by FAR, setbacks and design standards)

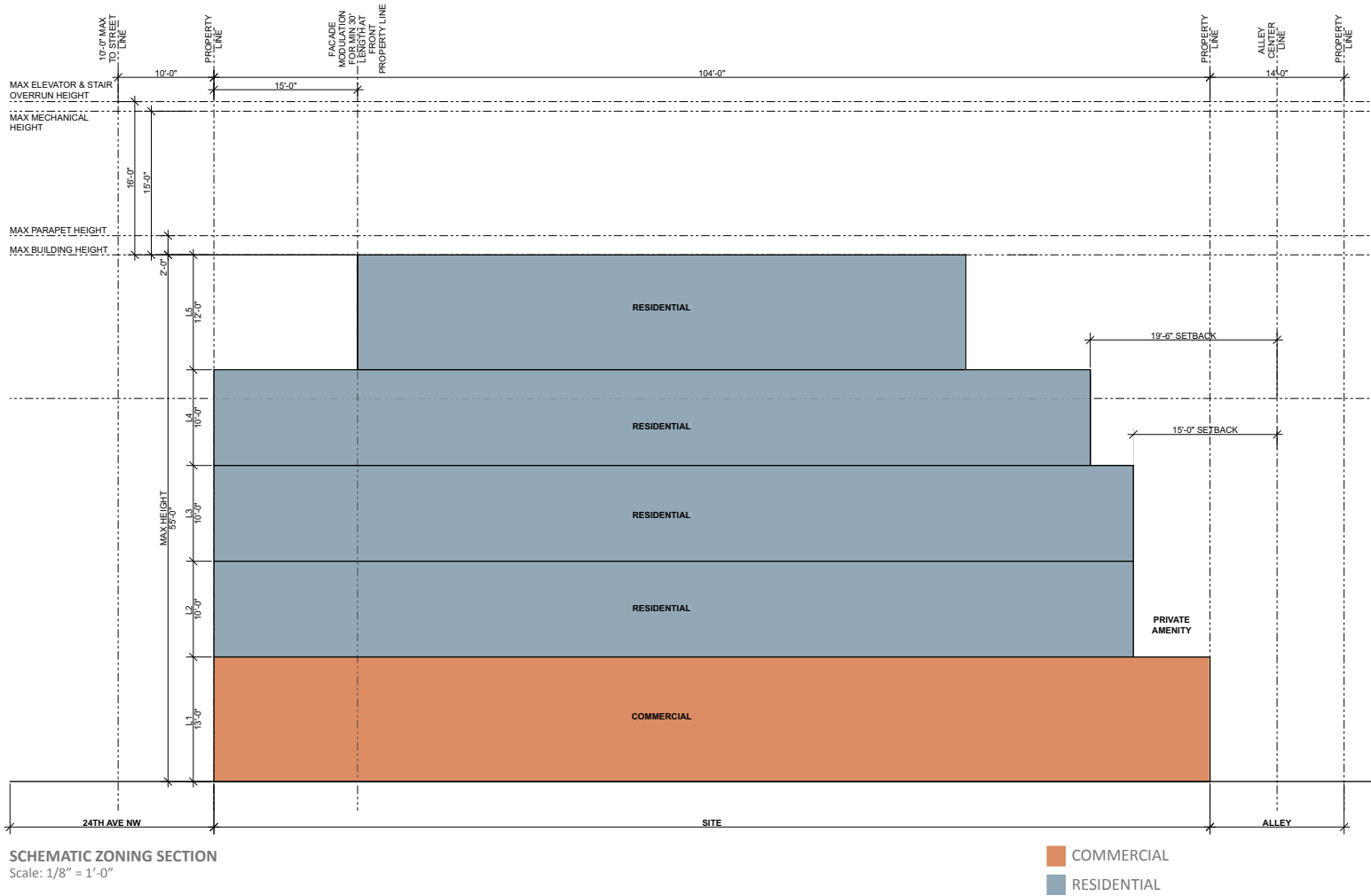
Ground Floor Active Use: Typically required for street-facing commercial

Parking Requirements: No parking required.

Affordable Housing (MHA): Include 6% of units affordable to households earning 60% of AMI or pay fee.

# MASSING STUDY

PHILADELPHIA CHURCH SITES | Section

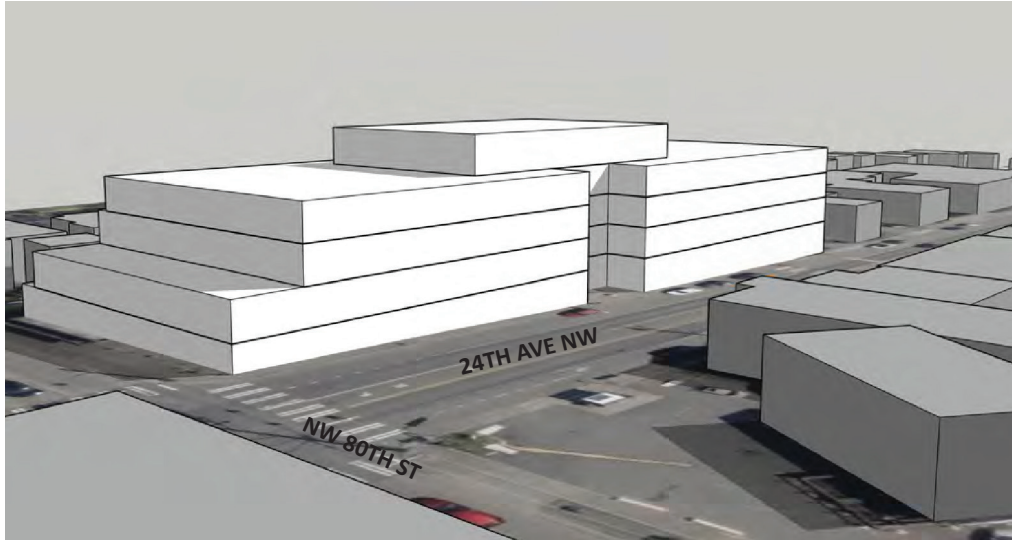


Estimated Unit Range: 100+ Units (depends on mix)

Height: 5 stories, with setbacks based on proximity to residential zoning behind property across alley

Retail Required: 26,000 SF, facing 24th Ave. (mixture of ground floor commercial bays (cafe, retail, service))

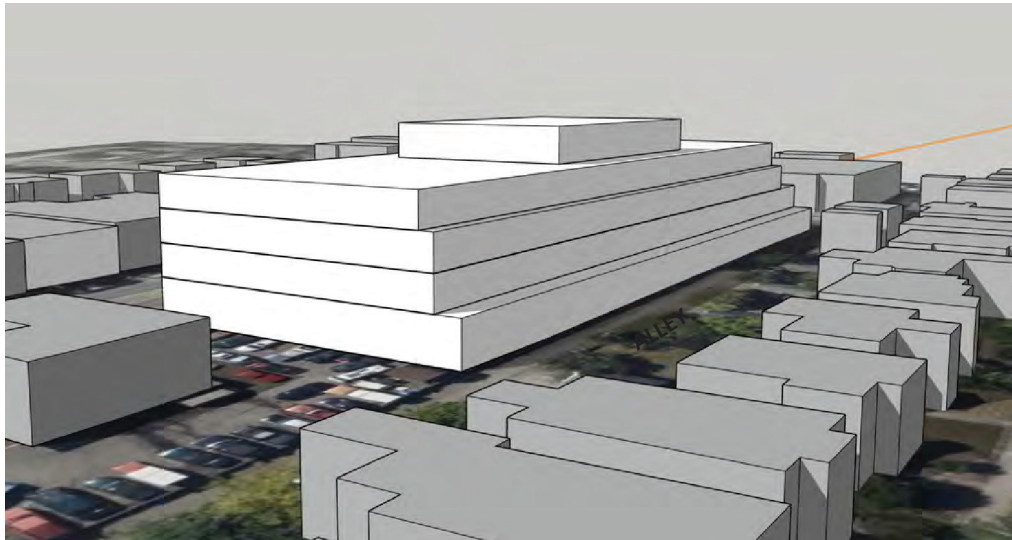
# MASSING STUDY



VIEW LOOKING SOUTHEAST



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHWEST



VIEW LOOKING NORTHEAST

# NEIGHBORHOOD

## Discover Ballard

Nestled along Seattle’s northwestern waterfront, Ballard is one of the city’s most distinctive and fastest-growing commercial hubs. Once a historic fishing and maritime town, Ballard has evolved into a thriving district that blends rich heritage with modern innovation. Its walkable streets, historic brick facades, and proximity to major thoroughfares like 15th Avenue NW, Leary Way and Market Street make it a prime location for businesses seeking visibility, accessibility, and character. The neighborhood’s connection to Seattle’s working waterfront, iconic Ballard Locks, and Nordic Museum draw steady local and visitor traffic year-round.

## A Thriving Business Community

Ballard’s commercial landscape is as diverse as its residents. Independent retailers, restaurants, breweries, and creative studios coexist alongside tech startups and boutique professional offices. Ballard Avenue NW - designated a historic district - is lined with destination dining and shopping, giving new businesses the advantage of high foot traffic and an engaged local customer base. The area’s business community is supported by active neighborhood associations and business improvement groups (Ballard Alliance) that foster collaboration, marketing opportunities, and community events throughout the year.

## An Ideal Location for Your Next Venture/Location

Whether you’re opening a retail storefront, a restaurant, or a professional office, Ballard offers the rare combination of neighborhood charm, strong infrastructure, and economic vitality. With easy access to downtown Seattle, Fremont, and Magnolia, plus ample transit and bike connections, your business will benefit from both local loyalty and regional reach. Setting up shop here means more than just leasing a space - it means joining one of Seattle’s most dynamic, forward-thinking business communities.

## Ballard at a Glance

- **300+ Ground Floor Businesses** within the Ballard Alliance footprint
- **6.5% Vacancy Rate** for ground-floor businesses
- **Population:** 11,214 (8.5% population growth from 2010-2020)
- **Median Household Income:** \$123,895 (Compared to \$105,391 citywide)
- **Placer Data** August 2024 – July 2025:
  - Visits: 5,839,088
  - Visits over 10 minutes: 4,632,992
  - Visitors: 1,052,776
  - Average dwell time: 81 minutes



### Seasoned Adults

\$174K/yr Med. Income

2.47 Avg. HH Size



### Hustling Young Professionals

\$113K/yr Med. Income

1.66 Avg. HH Size



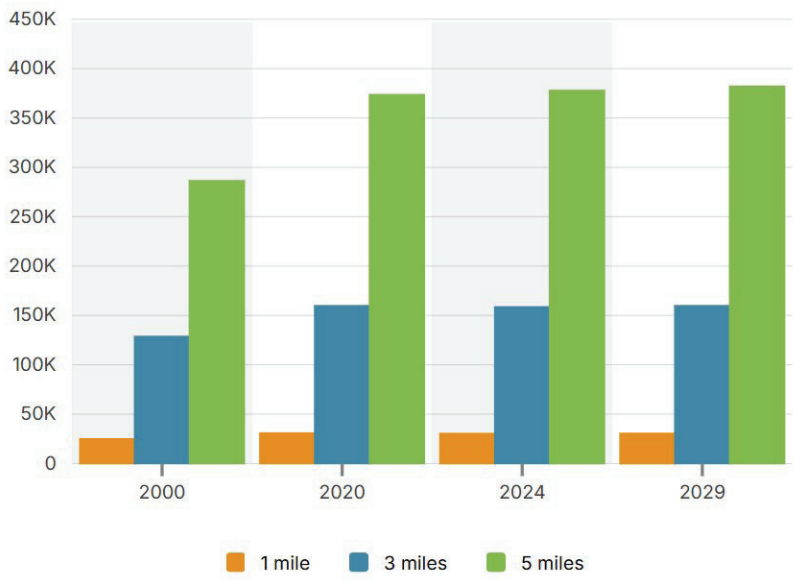
### Mid-Career Urbanites

\$138K/yr Med. Income

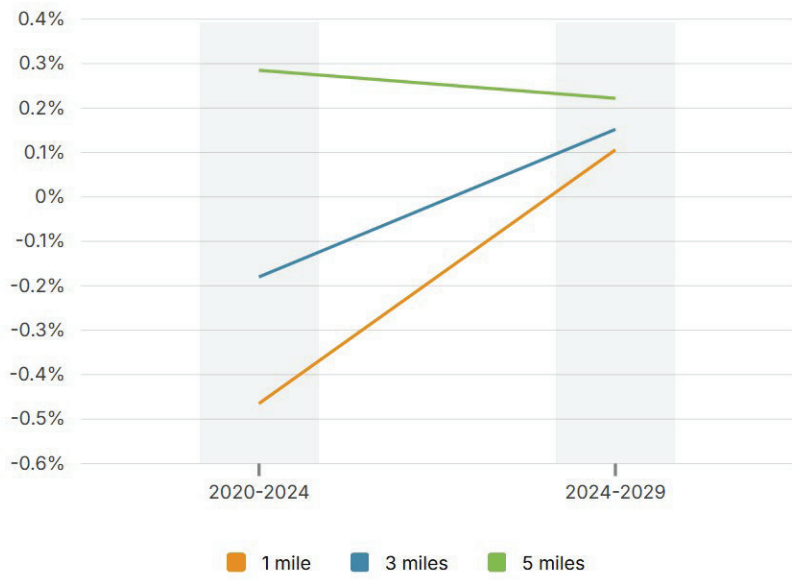
2.29 Avg. HH Size

# DEMOGRAPHICS

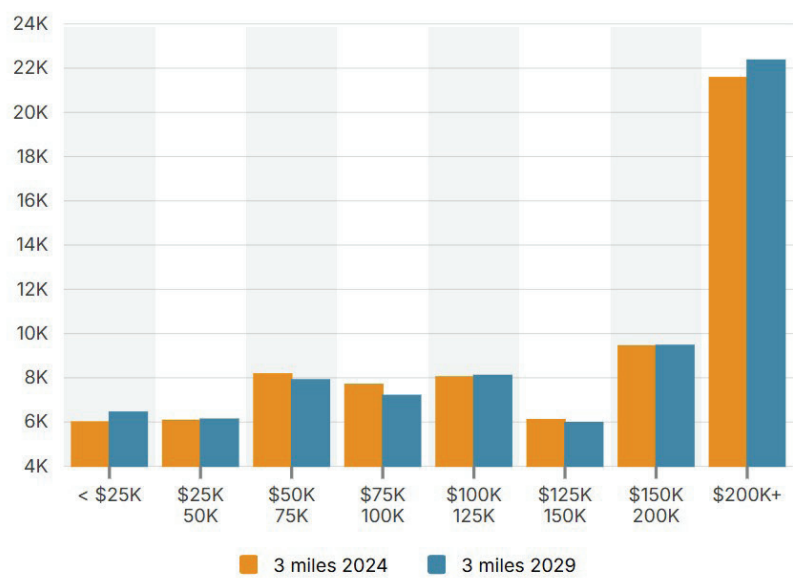
Population



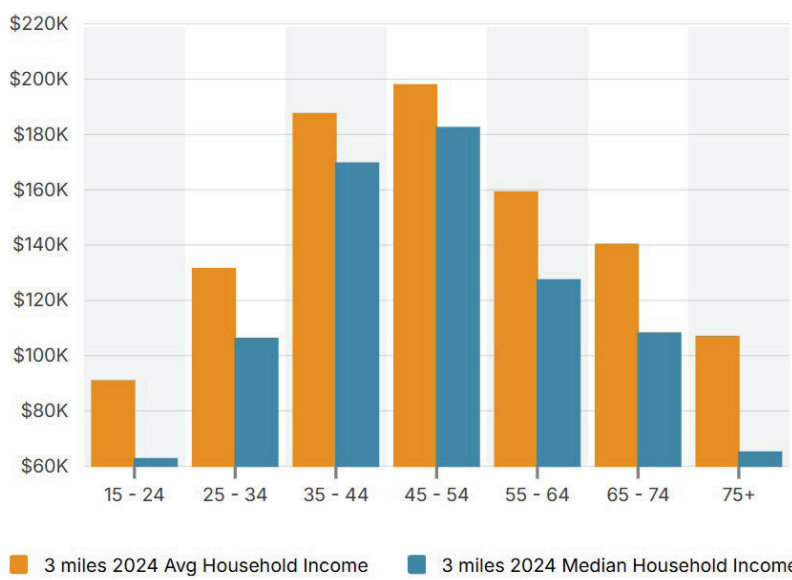
Annual Population Growth



Households By Income



Household Income By Age



# AERIAL MAP

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