



# BALLINGER VILLAGE ANNEX

20030 Ballinger Way NE | Shoreline, WA 98155

Asking Price: \$4,110,000 | Cap Rate: 5.75%

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## INVESTMENT HIGHLIGHTS

- ◆ Shadow-anchored by Thriftway Grocer, ranked in the 68th percentile nationally in terms of total visits per Placer.AI and one of only four grocery stores within a 2-mile radius.
- ◆ High retention rates with Domino's, Kumon, and Mama's Grill 'n Bento occupying space since 2015 with recent renewals executed by all three.
- ◆ All tenants operate on a NNN lease structure with contractual rent increases.
- ◆ Superb access connecting directly to the Hwy 104 and I-5 interchange with visibility to over 242,297 VPD.
- ◆ Strong trade area with 340,667 residents within a 5-mile radius.
- ◆ The city of Shoreline has grown significantly with a 123% increase in the average home price over the last ten years, placing the city in the top 20% nationally in terms of home price growth.
- ◆ The Property is located less than one mile away from the Mountlake Terrace Light Rail Station, 1 of 4 stations that opened in August of 2024.
- ◆ Over 1,700 multi-family units are either under construction or recently built within a 1.5-mile radius of the Property.



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