

# Ballard Place Condominiums

RETAIL FOR LEASE

1545 NW 57th Street  
Seattle, WA 98107

# FULLY LEASED

TURN-KEY BAR / CAFE / LIGHT FOOD

COMING SOON!



Blake Taylor (206) 283-5212  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

## WCCR

West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC



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## THE OPPORTUNITY

Rare lease opportunity to save on upfront build out costs for your next cocktail/cafe/light food concept with this turn-key corner location! Take advantage of existing infrastructure that includes bar seating, soaring 22'+ ceilings, remodeled kitchen prep area/fridge, great natural light, full HVAC, mezzanine for additional seating/storage and two shared restrooms at the base of Ballard Place, which is a 173 unit residential condominium building located within blocks of Market Street, Ballard Public Library, Ballard Commons Park. Space measures a very manageable 2,154 SF with 1,534 SF on the ground floor plus 620 SF mezzanine. Possible to add type 2 venting.



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Walker's Paradise  
98 POINT WALK SCORE



Biker's Paradise  
95 POINT BIKE SCORE



10,740.91 Population Density  
within 1 mile



22,000+ vehicles per day at  
NW Market St & 15th Ave NW

## STRONG DEMOGRAPHICS

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$135,314  
3-Mile: \$147,269  
5-Mile: \$140,899

### TOTAL POPULATION

1-Mile: 33,854  
3-Mile: 206,068  
5-Mile: 445,317

### TOTAL EMPLOYEES

1-Mile: 17,567  
3-Mile: 81,635  
5-Mile: 336,775



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## Location:

- The main hub of human activity in Ballard occurs along Market Street and on Ballard Avenue providing walkable retail stores, cafes, restaurants, fancy bars with pricey cocktails, dive bars with strong house-pours and a plethora of craft breweries.
- This former corner cocktail bar suite is located 1 block from the busy neighborhood arterial intersection Market Street and 15th Avenue NW.
- Recent apartment developments kitty corner to the space include Vitality on 17th Apartments (88 units), Valdok Apartments (178 units) and Valdok II Apartments (164 units).
- Ballard Place features 173 residential condominium units anchored by a synergetic mix of ground floor retail businesses that include Grow Hair Salon, Blue Haven Medical Spa, Ballard Place Orthodontics.



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RETAIL FOR LEASE

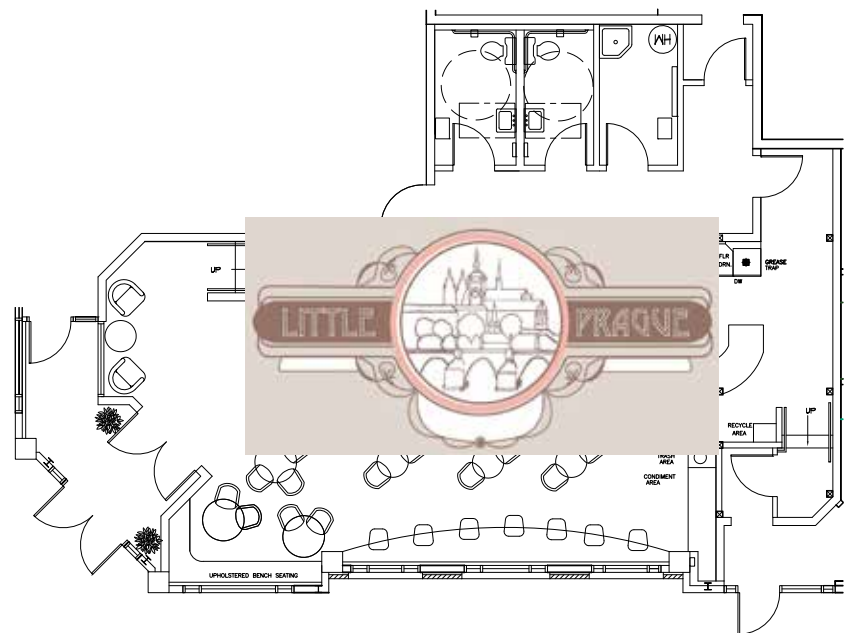
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1556 RETAIL - 2,154 SF TOTAL

1,534 SF Main  
**LEASED**  
620 SF Mezzanine

\*Type 2 Venting possible\*



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