OWNER-USER/INVESTMENT/REDEVELOPMENT OFFERING

CABANA VAN

13,744 SF Site with 4,820 SF Shop Space & Office

EXCLUSIVELY LISTED BY

KENDRA TODD GROUP | Kidder Mathews

4816 15TH AVE NW | SEATTLE, WA 98107

A PREMIER OFFERING IN THE HEART OF BALLARD

Kidder Mathews, in partnership with The Kendra Todd Group, is pleased to present Cabana Van, a centrally located shop space and office property in Seattle's Ballard neighborhood.

$3M
SALE PRICE

13,744 SF
LAND AREA

ADDRESS	4816 15th Ave NW, Seattle, WA 98107
LAND AREA	0.32 Acres or 13,744 SF
TYPE	Retail/Office/Flex
BUILDING SF	4,820 SF
YEAR BUILT	1962 (renovated 2000)
STORIES	2
PARKING	± 20 Stalls
ZONING	II U/125

INVESTMENT OFFERING

Ideally located in the vibrant Ballard neighborhood close to Seattle CBD, in the southerly part of the neighborhood close to Salmon Bay. The site is comprised of a single tax parcel with a gross usable site area of 13,744 SF, or 0.32 acres. The site is on the southeast corner of 15th Ave NW and NW 49th St. The site is improved with an automotive shop totaling 4,820 SF, of which 31% is office space. Site coverage is 29.6%, with fenced yard use for RV display and storage.

MARKETING PROCESS

Ownership will respond to offers as presented but reserves the right to set a definitive bid date.

INVESTMENT HIGHLIGHTS

Employment Hub

Located minutes from Seattle's South Lake Union neighborhood, the heart of the tech scene.

Home to e-commerce giant Amazon, as well as leading tech companies Meta, Apple, and Google.

Thriving hub for biotech and life science industries.

Geographical center of Seattle, attracting residents and businesses for its pedestrian-friendly infrastructure and public transportation.

560+ workplace establishments with 13,500+ full-time equivalent workplace employees.

220 existing office buildings and 15.7 million SF of existing office space.

1.4 million SF of office space under construction.

$45.18 market rent PSF in the SLU office market.

Light Rail Expansion

Sound Transit to implement light rail extensions with service from Ballard to West Seattle through a multi-phased approach.

Ballard Link Extensions will provide fast, reliable connections to dense residential and job centers throughout the region.

Additionally, a new downtown Seattle light rail tunnel will provide capacity for the entire regional system to operate efficiently.

These two separate Link extensions are part of the regional transit system expansion, a $53.8 billion investment, to add 62 new miles of light rail.

Service to start by 2037.

LOCATION HIGHLIGHTS

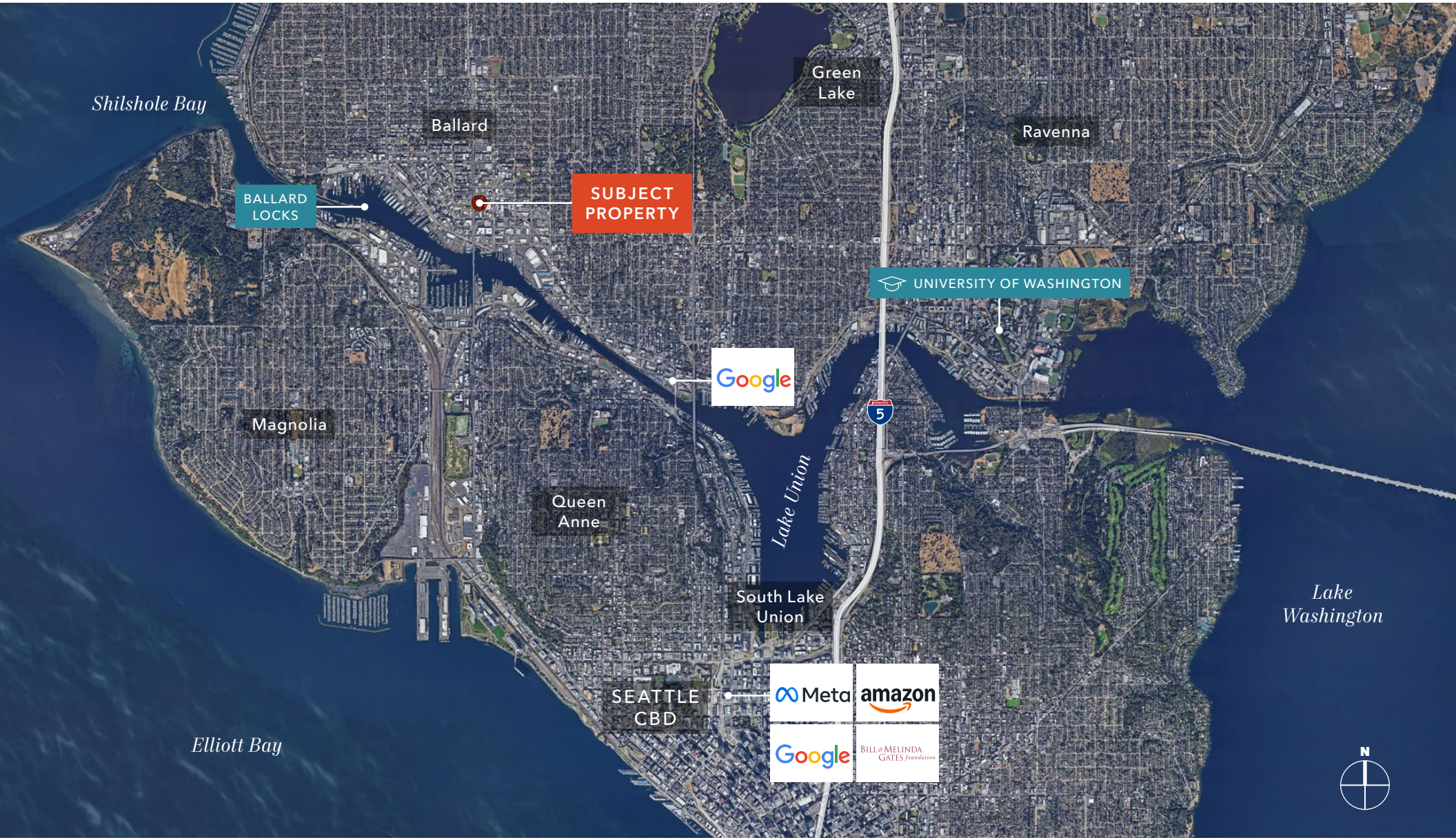
Ballard is a longstanding single-family residential neighborhood with several miles of shoreline that has affected its economy, culture, and recreation. For many years, fishing, boat building, lumber, and sawmills were along the waterfront in the early industrial base of the neighborhood, but in recent history, there has been diversification of local industries. Maritime industries still line the shore of Salmon Bay and the Ship Canal, but the heavier industrial uses are gradually being replaced with retail and office developments. Fishermen's Terminal is nearby and is home to a large, although declining, fishing fleet.

Ballard's waterfront is also a tourist attraction, including the Hiram M. Chittenden Locks and Golden Gardens Park. In the past decade, this area has gentrified making it very attractive to a younger more upscale demographic, providing a small-town community feel for the massive tech employment growth between downtown Ballard and the Seattle CBD. In the downtown Ballard core, there are many restaurants, bars, live music venues, banks, the Majestic Bay movie theater and various small retail stores. Every Sunday there is a farmer's market (one of the largest in Seattle) along Ballard Ave. NW. Recent major developments include the recent conversion of a former bank into a hotel known as the Ballard Inn, next to the Olympic Health Club and the Hotel Ballard.

96
WALK SCORE

96
BIKE SCORE

5 MI
TO DOWNTOWN SEATTLE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Ballard
Green Lake
Ravenna
BALLARD LOCKS
SUBJECT PROPERTY
UNIVERSITY OF WASHINGTON
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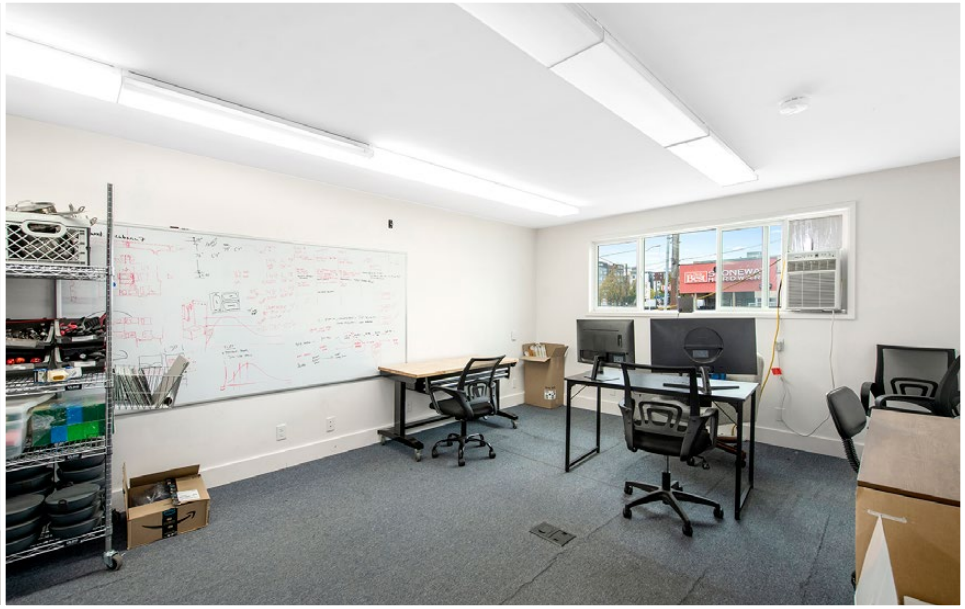

FIRE
EXTINGUISHER

Exclusively listed by

SUN W. CHOY
Vice President
Kidder Mathews
425.450.1128
sun.choy@kidder.com

STACEY BROWER
Managing Broker
Kendra Todd Group
206.491.1200
stacey@kendratoddgroup.com

KIDDER.COM

KENDRATODDGROUP.COM

KENDRA TODD GROUP | km Kidder Mathews