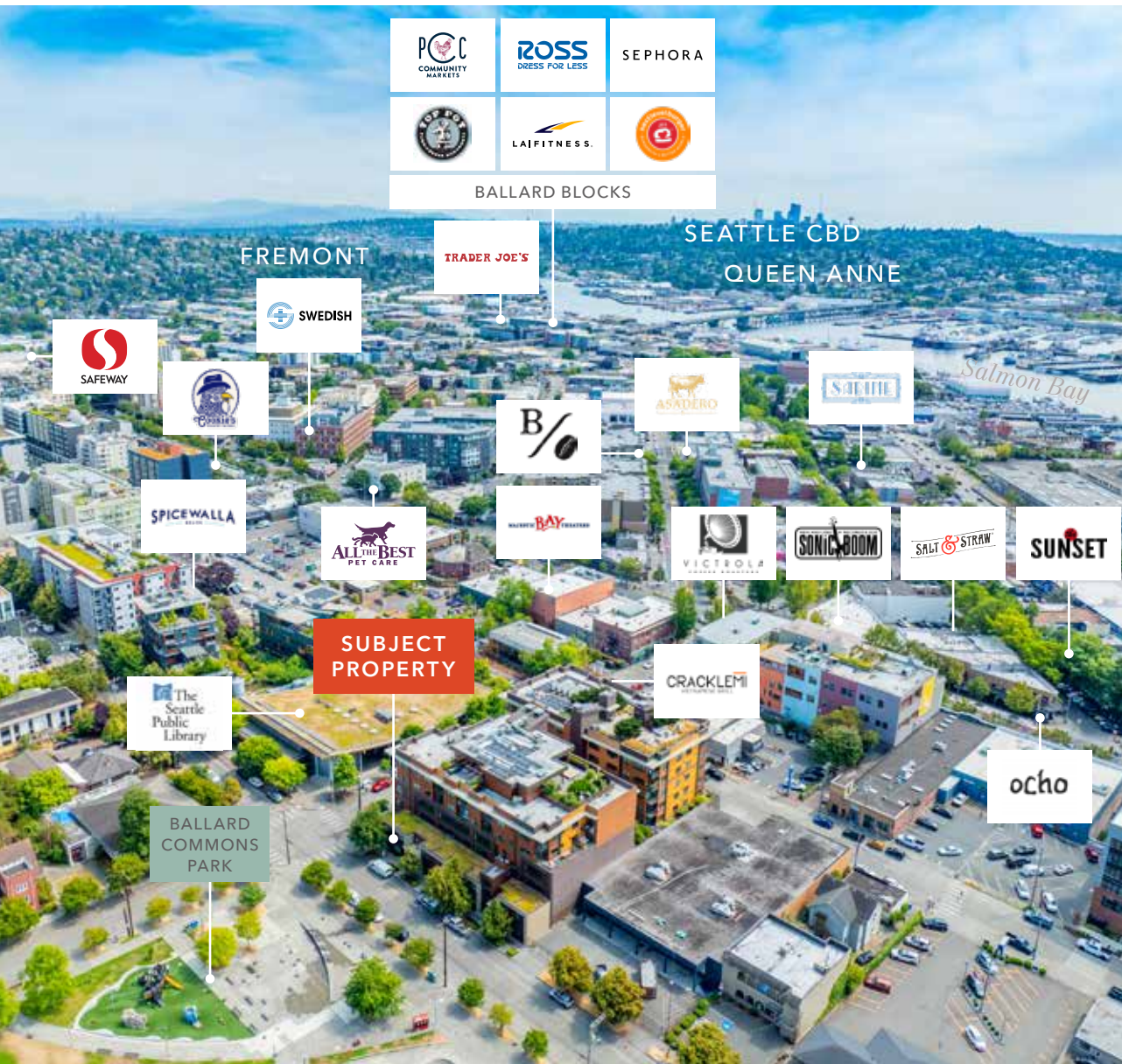


BARTELLS BALLARD

*14,351 SF Former Bartells Retail
Space Available for Lease in Seattle's
Vibrant Ballard Neighborhood*

5601 22ND AVE NW, SEATTLE, WA





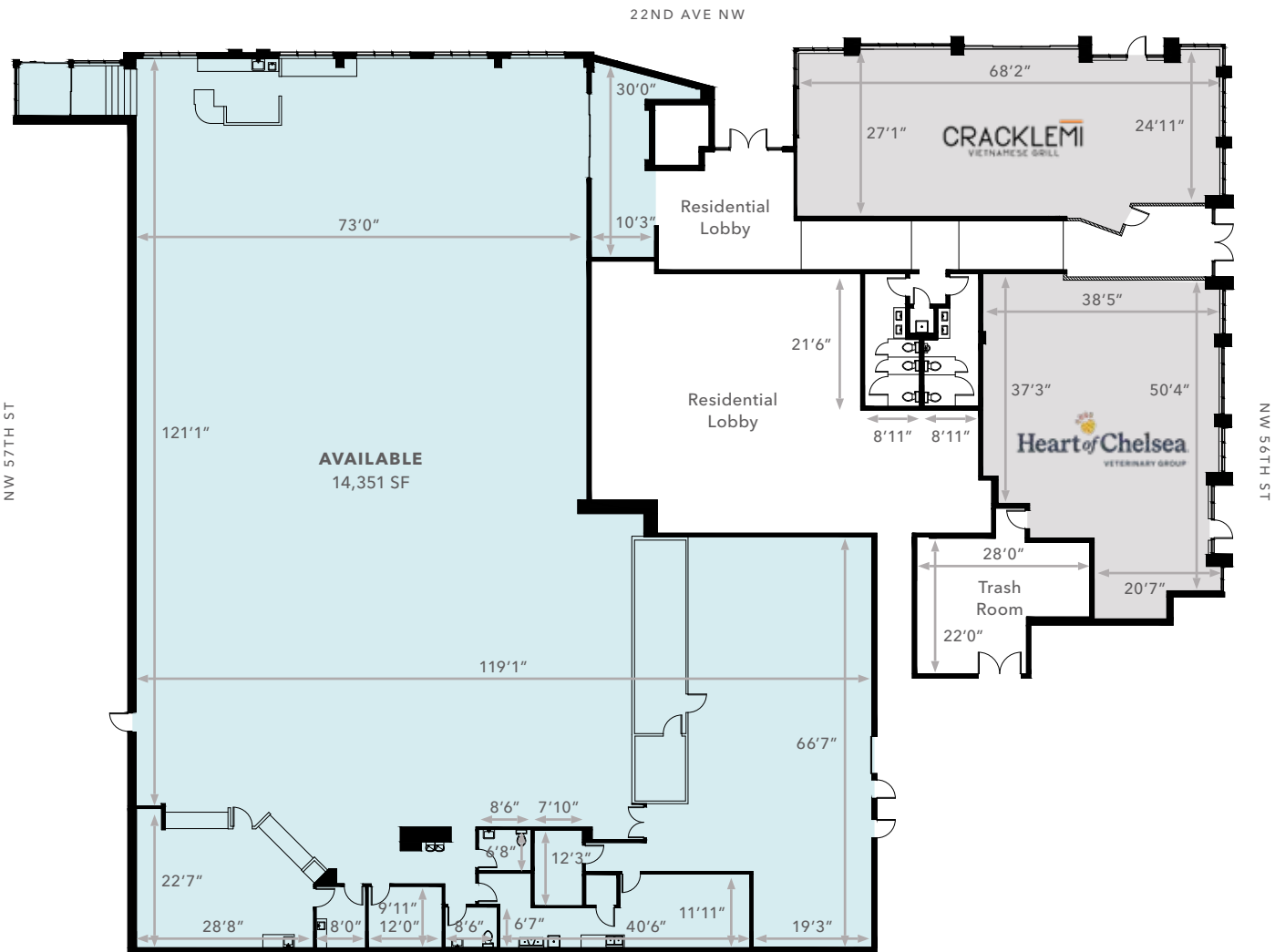
PROPERTY OVERVIEW

ADDRESS	5601 22nd Ave NW
AVAILABLE SF	14,351 SF
LEASE RATE	Call brokers
ESTIMATED NNN RATE	\$8.45/SF
CURRENT/FORMER USE	Drug Store
CURRENT TENANT	Former Bartell Drugs
CO-TENANTS	CrackleMi & Heart of Chelsea Veterinary Group
TRAFFIC COUNT NW Market St & 22nd Ave NW	20,000+ / day

14,351 SF
AVAILABLE

CALL
FOR LEASE RATE

FIRST FLOOR PLAN



14,351 SF

AVAILABLE

CALL

FOR LEASE RATE

\$8.45/SF

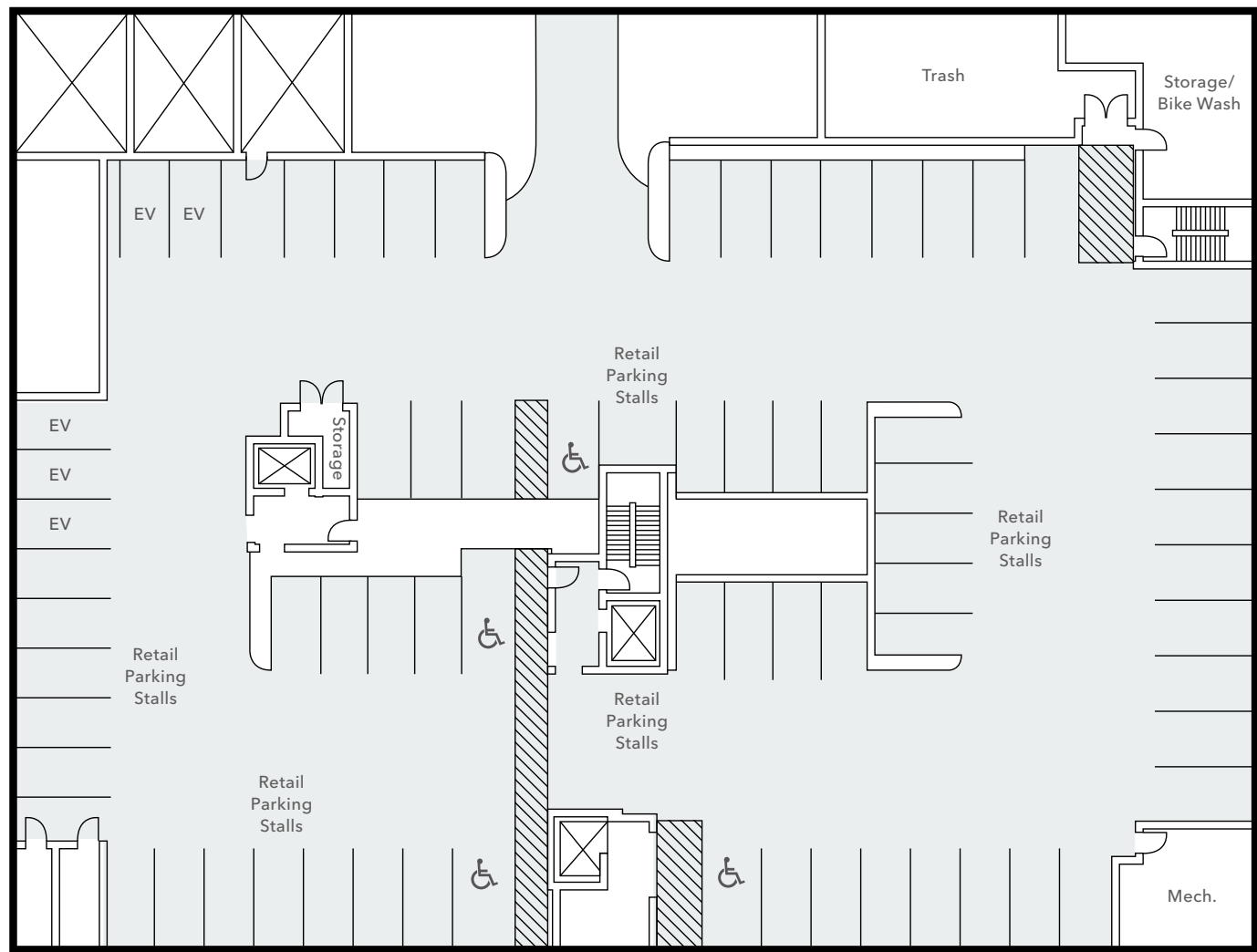
ESTIMATED NNN RATE

NOW

AVAILABLE



PARKING LEVEL 1 FLOOR PLAN



69

RETAIL PARKING STALLS

BARTELLS BALLARD

*Located in the waterfront
Ballard neighborhood, a hub
for amenities and culture*



AVAILABLE FOR LEASE



KIDDER MATHEWS

BARTELLS BALLARD



AVAILABLE FOR LEASE

DEMOGRAPHICS



Population

	1 Mile	2 Miles	3 Miles
2025 ESTIMATED	35,114	105,449	189,315
2030 PROJECTED	35,092	105,051	190,770
2020 CENSUS	33,811	100,550	180,531
PROJECTED GROWTH (2025-2030)	-	-	0.2%



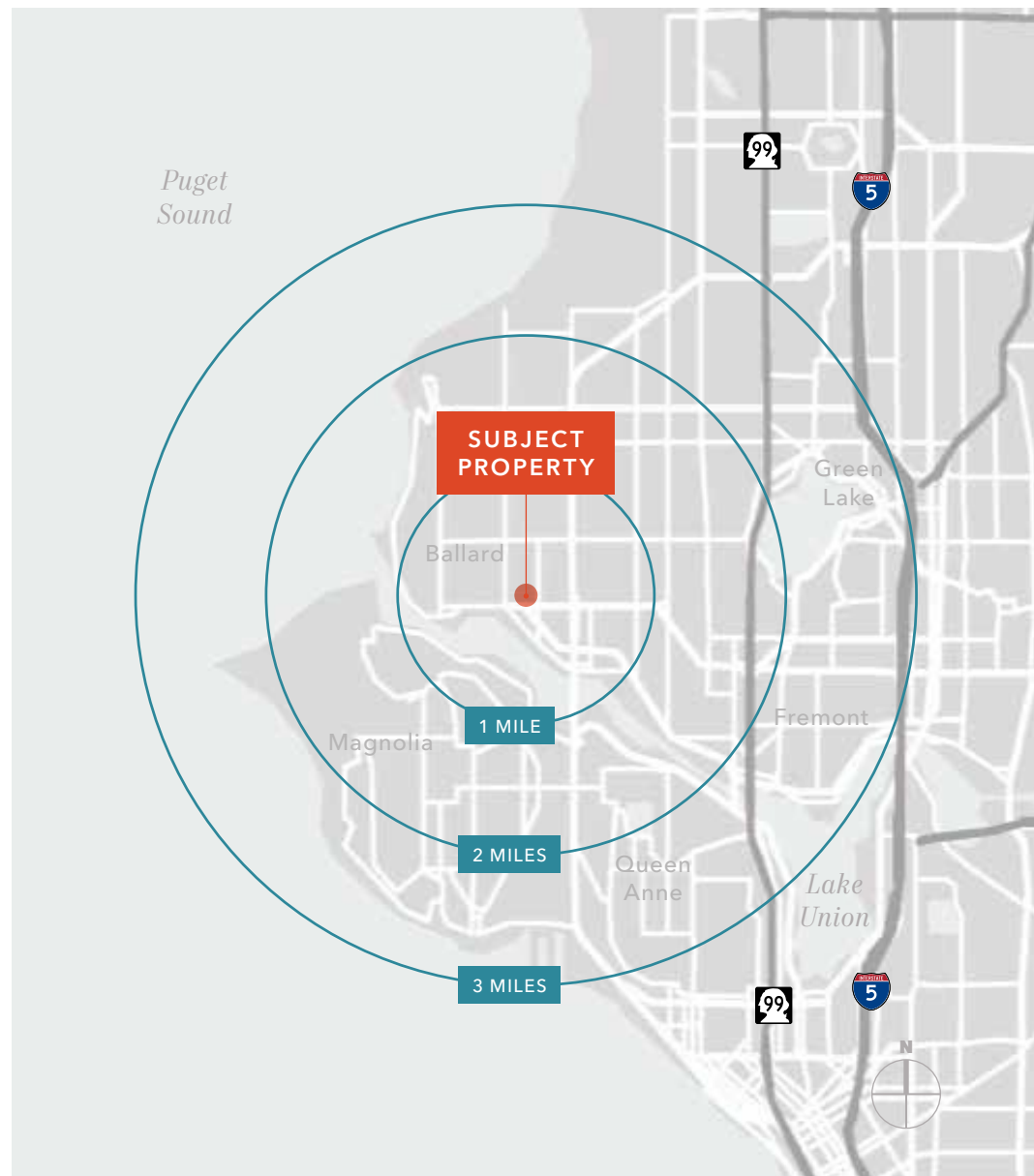
Household Income

	1 Mile	2 Miles	3 Miles
2025 MEDIAN	\$152,588	\$163,601	\$160,823
2025 AVERAGE	\$200,806	\$219,469	\$220,162
2030 AVG PROJECTED	\$199,476	\$217,544	\$217,396



Daytime Employment

	1 Mile	2 Miles	3 Miles
TOTAL BUSINESSES	3,033	6,876	12,796
TOTAL EMPLOYEES	19,746	40,686	74,619
EMPLOYEES / BUSINESS	6.5	5.9	5.8



BARTELLS BALLARD

Exclusively leased by

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**km Kidder
Mathews**