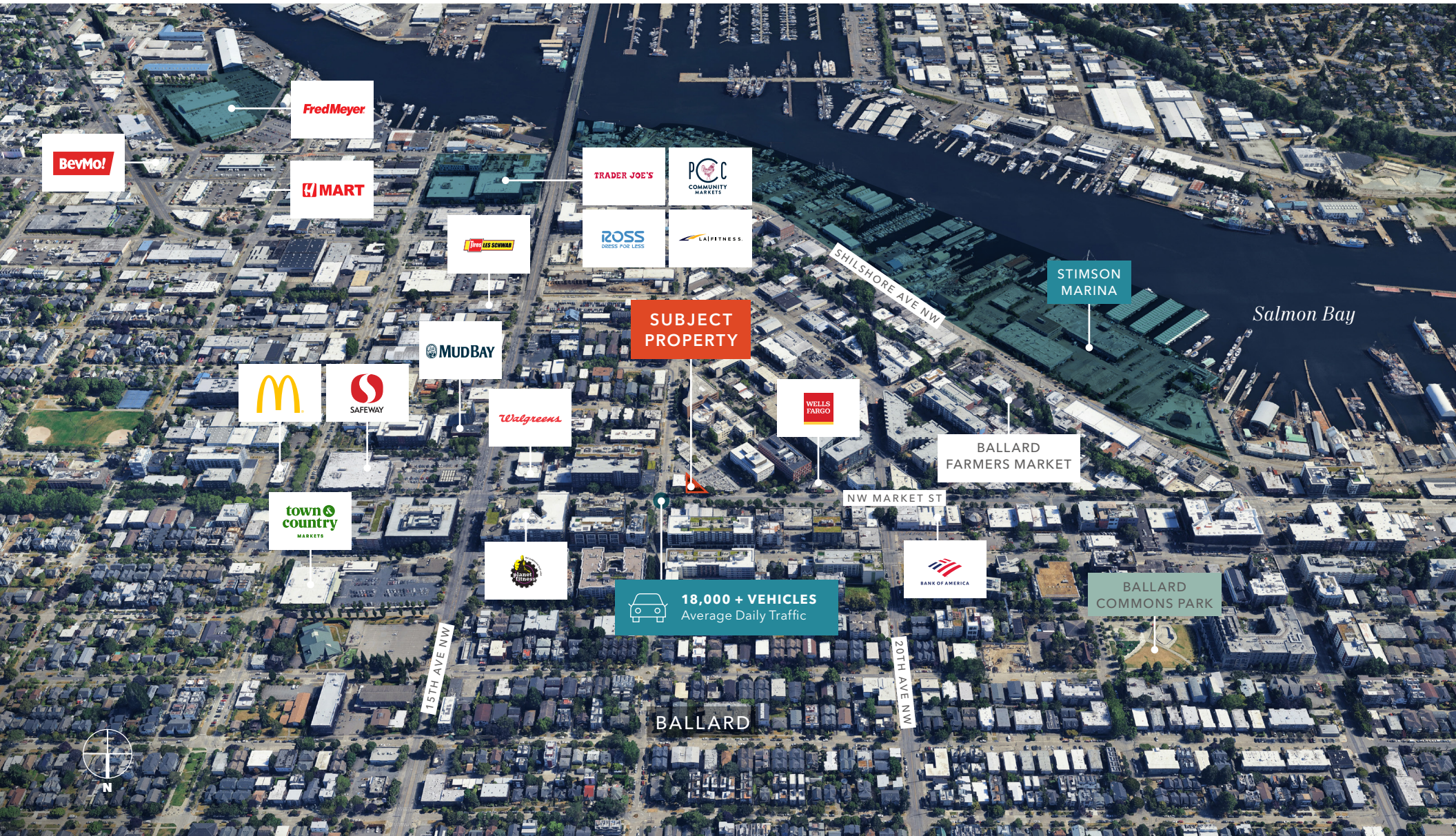




FOR SALE

MARKET STREET BUILDING | SEATTLE, WA

Ideal Owner-User Opportunity in the heart of Ballard



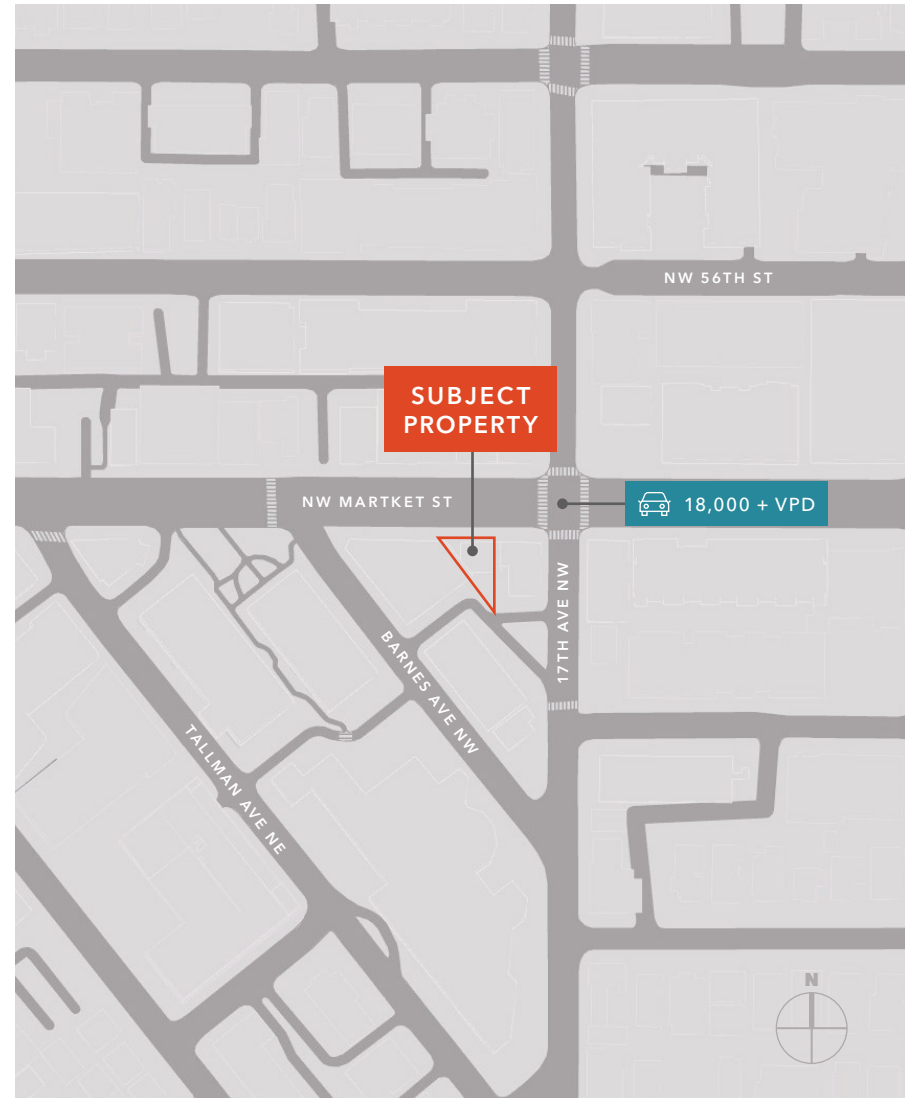
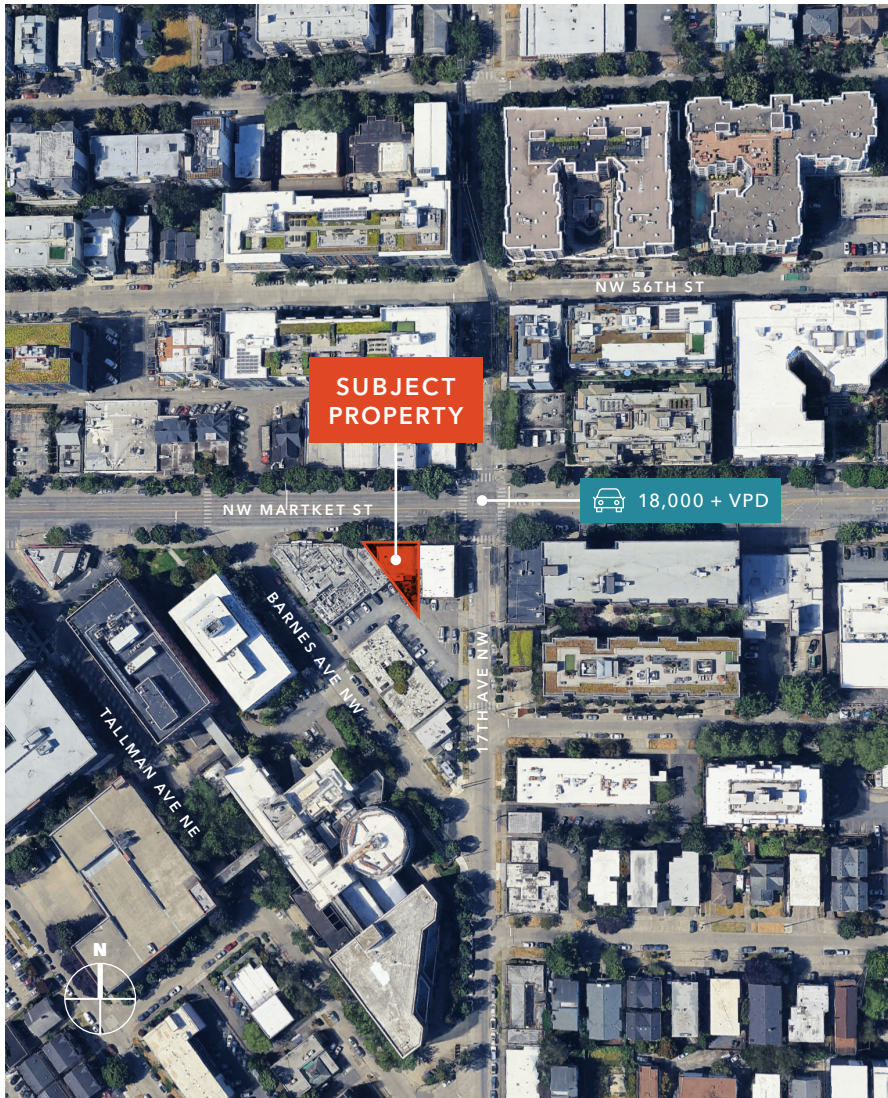
OWNER-USER OPPORTUNITY IN THE HEART OF BALLARD

PROPERTY DETAILS

PROPERTY NAME	Market Street Building
ADDRESS	1707 NW Market St, Seattle, WA
PRICE	\$975,000
OCCUPANCY	MTM
LEASABLE SF	1,859 SF
LOT SF	2,902 SF
BUILDING PRICE PER SF	\$525
LOT PRICE PER SF	\$335
PROPERTY TAXES	\$11,630
PARKING SPACES	±1 (Surface Level)
YEAR BUILT	1907
PARCEL #	2767703990
OWNERSHIP	Fee Simple
ZONING	MIO65NC395



LOT MAP



1707 NW MARKET ST | SEATTLE, WA

INVESTMENT HIGHLIGHTS



Attractive Owner-User Opportunity

The Property is currently leased on a month-to-month basis, providing a rare opportunity for an owner-user to achieve near-term occupancy.



Strong Visibility High-Traffic Retail Corridor

Located along NW Market St, the Property benefits from approximately 18,000 vehicles per day, offering consistent drive-by exposure in one of Seattle's most active retail corridors



Prime Ballard Location

Positioned in the heart of Ballard, the Property offers immediate access to a dense, walkable neighborhood known for its vibrant mix of retail, dining, and residential uses.



Established Retail Corridor Surrounded by National Tenancy

Within walking distance of major national retailers including Safeway, Walgreens, McDonald's, Starbucks, O'Reilly Auto Parts, Les Schwab Tire Centers, and Mud Bay, reinforcing the strength and draw of the immediate trade area.



Affluent, Educated, & Growing Demographics

Ballard is one of Seattle's most desirable neighborhoods, featuring a median household income of approximately \$202,956 (+4.7% year-over-year). The area is anchored by a highly educated and young demographic, with over 52% of residents between the ages of 25-44, supporting long-term retail demand.



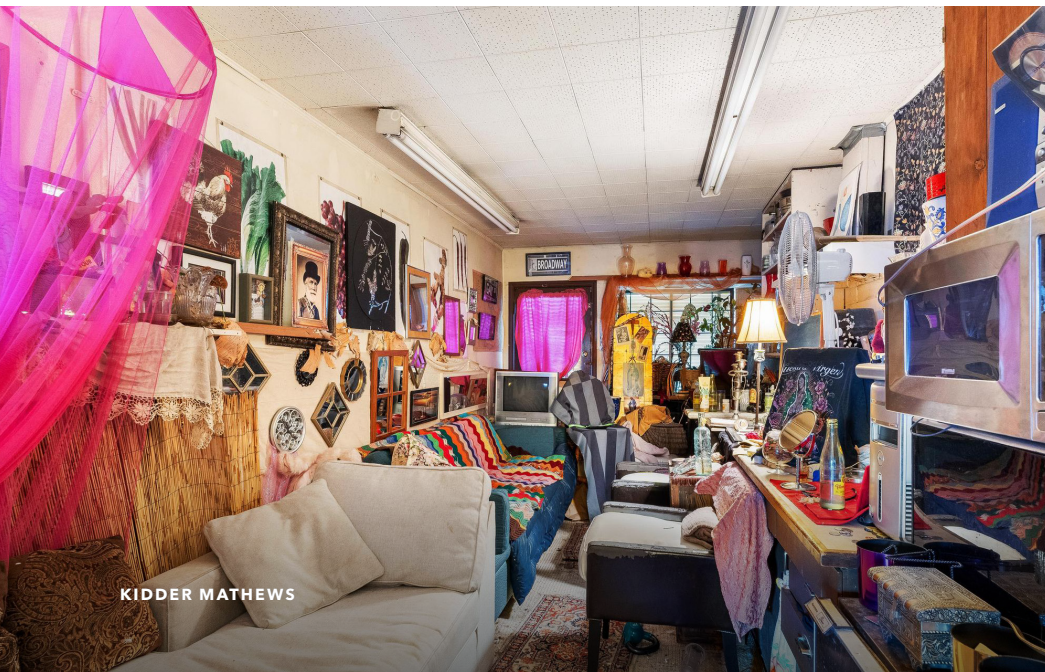
Exceptional Zoning Flexibility

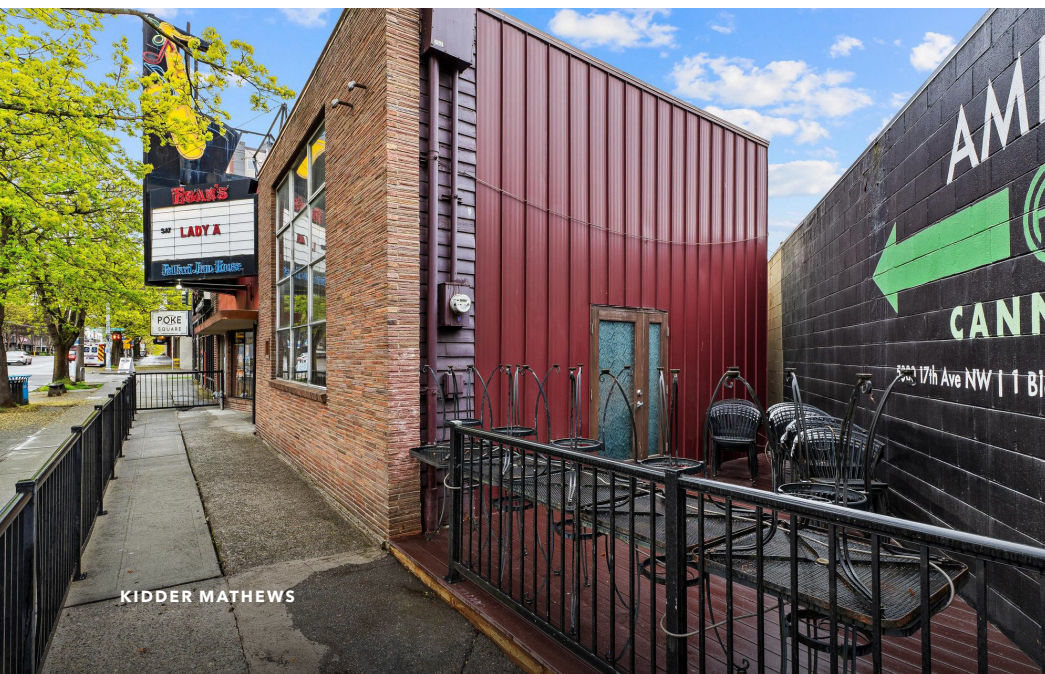
The Property is zoned MIO-65 / NC3-95, one of Seattle's most flexible commercial designations, allowing for a wide range of uses including retail, restaurant, medical, and professional services, providing significant long-term repositioning potential.

RENT ROLL

Tenant Name	Suite	Square Footage	Percentage Occupied	Lease Expiration	Monthly Base Rent	Annual Rent PSF
Egan's Ballard Jam House	A	1,649	89%	MTM	\$3,361	\$24.46
Flowers on 15th	B	210	11%	MTM	\$767	\$43.83
Totals		1,859	100%		\$4,128	\$26.65







DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	36,039	215,562	492,442
2030 PROJECTION	35,926	218,322	505,608
2020 CENSUS	34,686	203,829	448,950
FEMALE / MALE	49.6% / 50.4%	49.6% / 50.4%	49.9% / 53.1%
MEDIAN AGE	35.3	36.1	35.0

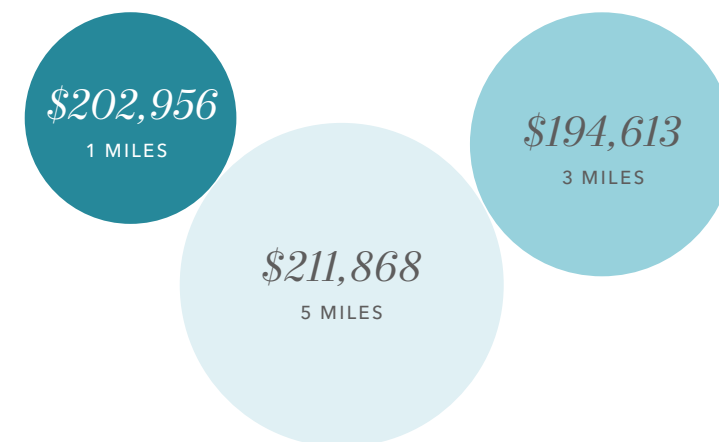
EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN HH INCOME	\$248,612	\$241,397	\$229,941
2025 PER CAPITA INCOME	\$107,105	\$102,105	\$99,541
TOTAL BUSINESSES	3,371	14,277	36,038
TOTAL EMPLOYEES	22,791	83,360	304,259

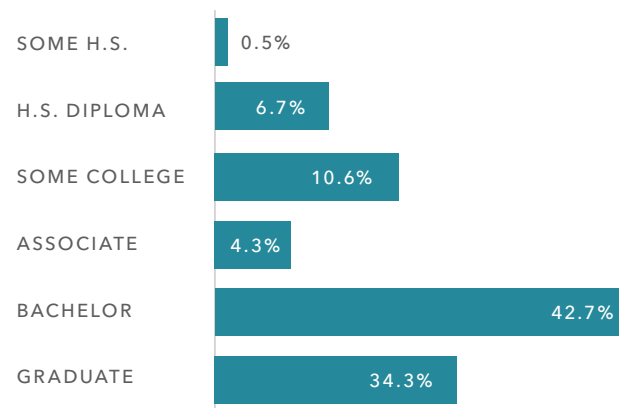
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	18,965	103,613	250,415
2030 PROJECTED	19,068	102,639	241,255
2020 CENSUS	17,962	98,193	225,217
GROWTH 2020 - 2025	1,245	8,741	28,819
OWNER-OCCUPIED	7,664	48,593	93,643
RENTER-OCCUPIED	11,301	55,020	156,772

AVERAGE HOUSEHOLD INCOME



EDUCATION (1-MILE)



Data Source: ©2026, Sites USA

Exclusively listed by The Verger Team

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