

FOR SALE

6415 32ND AVE NW, SEATTLE

A 6,750 SF freestanding building featuring independently operating restaurant and Bakery Café in Sunset Hill area of Ballard. Ideal for owner-user or investment opportunity



Do Not Disturb Tenant

KIDDER.COM

km Kidder
Mathews



A 6,750 SF freestanding restaurant featuring a full-service bar situated on 9,509 SF lot located on hard corner of 32nd Ave NW and NW 65th St, ideally located in the Sunset Hill area of Ballard.

Perched above Shilshole Bay with easy access to Golden Gardens Park, Sunset Hill is one of northwest Seattle's most desirable residential neighborhoods, known for its beautiful sunsets, water views, and convenient access to the best of Ballard.

Sunset Hill's commercial real estate appeal comes from its strong neighborhood identity, proximity to Ballard's established commercial core, access to major north Seattle neighborhoods, and desirable residential surroundings—making it an attractive location for businesses and investors looking for a more neighborhood-focused alternative to larger commercial districts.

6415 32ND AVE NW

Currently operated as Ristorante Picolinos and Pico Café and Bakery

RESTAURANT

Approx 4,063 SF restaurant

Approx 86 indoor seats

Approx 72 outdoor seats

462 SF common area

Three type 1 hoods including a wood-fired oven

Full-service bar

Dedicated dish station

Outdoor seating in front & back

Space can accommodate up to 100 guests

CAFÉ

Approx 2,225 SF

Type 1 hood

Dedicated dish station

Outdoor seating



\$3.9M

SALE PRICE*

6,750

BUILDING SF

9,509

LAND SF

1940

YEAR BUILT

NC1-40 (M)

ZONING

\$578

PSF

6%

ASSUMED
CAP RATE

\$35

PROFORMA
RATE + NNN

*Price includes tangible and intangible assets

AVAILABLE FOR SALE

KIDDER MATHEWS

6415 32ND AVE NW

HIGHLY DESIRABLE SUNSET HILL LOCATION

DISTANCE FROM
6415 32ND AVE NW

GOLDEN GARDENS PARK *2 mi*

BALLARD AVE *1.5 mi*

MARKET STREET *0.5*

CROWN HILL *2.5*

82
WALK SCORE

91
BIKE SCORE

GOLDEN
GARDENS

SUBJECT
PROPERTY

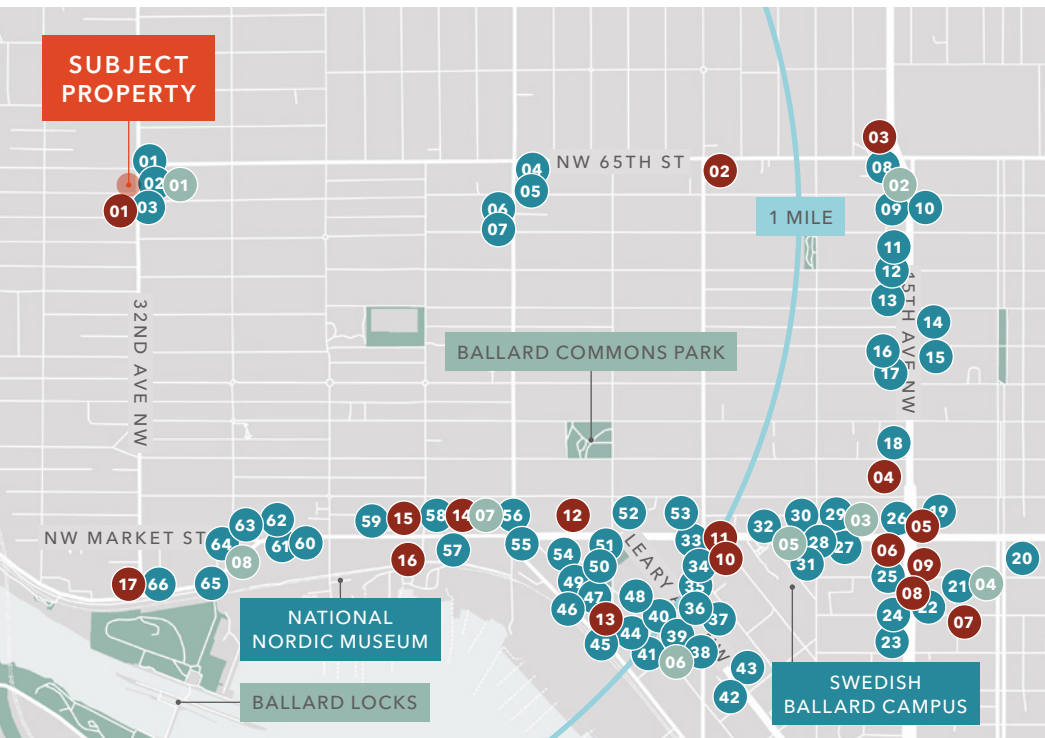
NW MARKET ST



POPULAR BEACH DESTINATION, GOLDEN GARDENS



BALLARD HOSTS ONE OF SEATTLE'S
ONLY YEAR-ROUND FARMERS MARKETS



NEARBY AMENITIES

EAT + DRINK

- 01 ELDR
- 02 Baker's
- 03 Molly's Bottle Shop
- 04 Cloudy Cafe
- 05 Single Hill Commons
- 06 Rupee Bar
- 07 Olaf's
- 08 Umami Ballard
- 09 Blazing Grill
- 10 El Camión
- 11 JOIE Coffee
- 12 MIGAKU
- 13 Taco Del Mar
- 14 MOD Pizza
- 15 Taco Bell
- 16 NOLITA
- 17 Ballard Coffee Co
- 18 Vietnam Cafe & Sandwich
- 19 Musashi Newsroom
- 20 McDonald's
- 21 Woodland Coffee
- 22 Shwarma Prince
- 23 Channel Marker Cider
- 24 Starbucks
- 25 Wendy's
- 26 Papa Johns
- 27 Mighty-O Donuts
- 28 Nua Thai
- 29 Après by Aluel
- 30 Artemis Coffee
- 31 Poke Square
- 32 The Old Pequiliar
- 33 Palermo

34 Shwarma Time

35 Arashi Ramen

36 Biscuit & Bean

37 El Moose

38 Macleod's

39 Stoneburner

40 Good Grief

41 King's Hardware

42 Roam

43 Bad Albert's

44 Gracia

45 Yagit

46 Coludburst

47 La Carta De Oaxaca

48 Matador

49 Hazlewood

50 The Ballard Cut

51 Salt & Straw

52 Cafe Ladro

53 Pie Bird Bake Shop

54 The Garrison

55 Ocho

56 Bro's Teriyaki

57 Cardoon

58 Ballard Beer Box

59 Firehouse Coffee

60 Kiss Cafe

61 Portage Bay Cafe

62 Sloop Tavern

63 El Taco Loco

64 Taco Time

65 Lockspot Cafe

66 Pagliacci Pizza

SHOPPING + GROCERY

01 Salmonberry Goods

02 Baleen

03 Top Banana

04 Verison

05 Sherwin Williams Paint

06 Walgreens

07 Rad Power Bikes

08 O'Reilly Auto Parts

09 Mud Bay

10 Ballard Books

11 All The Best Pet Care

12 Buffalo Exchange

13 Woodland Mod

14 Ballard Mailbox & Shipping

15 Limback Lumber Co

16 SPARKLEBARN

17 7-Eleven

WELLNESS + RECREATION

01 Seattle Strength & Performance

02 Ballard Crossfit

03 Planet Fitness

04 Steele Performance

05 Friends for the Gym

06 Olympic Athletic Club

07 Ballard Health Club

08 Edgeworks Climbing

6415 32ND AVE NW

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2026 ESTIMATED	26,185	149,549	391,741
2031 PROJECTION	26,269	153,225	410,347
2020 CENSUS	25,756	141,313	358,383

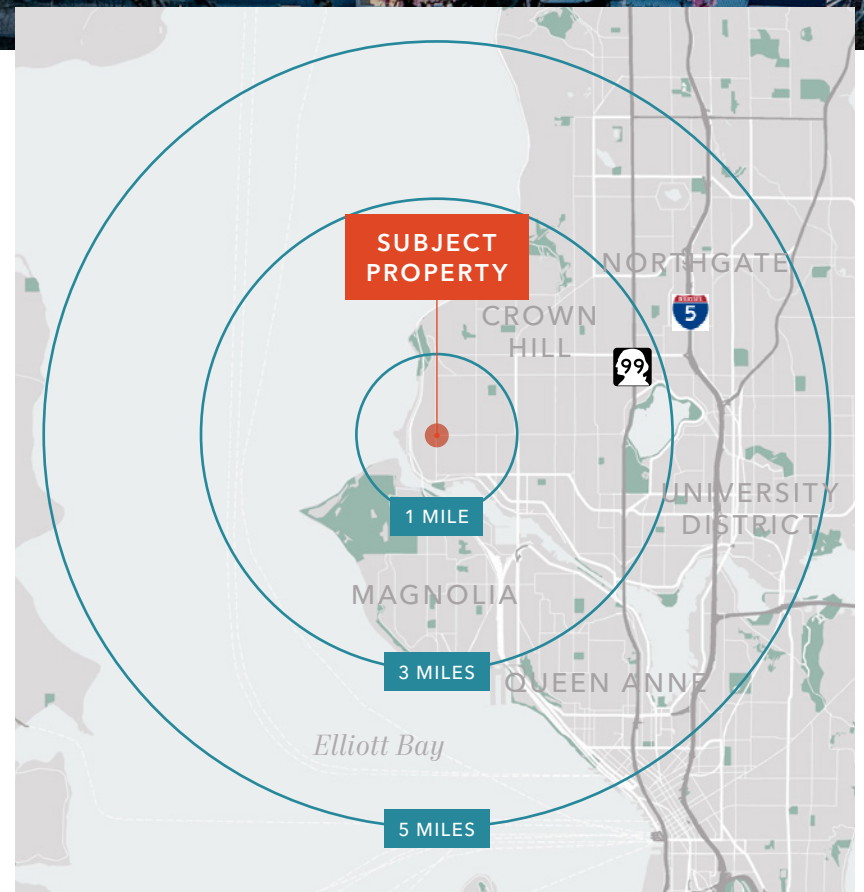
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2026 ESTIMATED	13,620	71,258	195,274
2031 PROJECTION	13,493	72,471	203,525
2020 CENSUS	13,060	66,929	175,212

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2026 AVERAGE HH INCOME	\$216,798	\$226,209	\$203,369
2031 PROJECTED AVERAGE HH INCOME	\$217,749	\$226,679	\$203,136
2026 MEDIAN HH INCOME	\$164,954	\$167,377	\$149,064
2031 PROJECTED MEDIAN HH INCOME	\$165,239	\$167,502	\$148,698
TOTAL BUSINESSES	1,749	9,833	24,354
TOTAL EMPLOYEES	9,288	61,687	210,423

Data Source: ©2026, Sites USA



6415 32ND AVE NW

RISTORANTE

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