



AVAILABLE

**KUMON**  
MATH. READING. SUCCESS.

AVAILABLE

**FOR LEASE**  
20030 Ballinger Way NE  
Shoreline, WA 98155



**SHORELINE - THE ANNEX**  
Justin Holmes | Josh Parnell | Connor McMahon

First Western Properties, Inc. | 425.822.5522  
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com  
First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

# 20030 BALLINGER WAY NE:

1,233 SF    \$32.00 PSF    NNN: \$8.25 PSF

1,842 SF    \$32.00 PSF    NNN: \$8.25 PSF

AVAILABLE MAY 2020

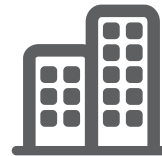
- Located near great national tenants including Dominos, Rite Aid, 24 Hour Fitness, Starbucks, McDonald's, and more!
- Easy access to and from Interstate 5 and visibility from Highway 104
- Full turn lane access into the location



Population



Average HH Income

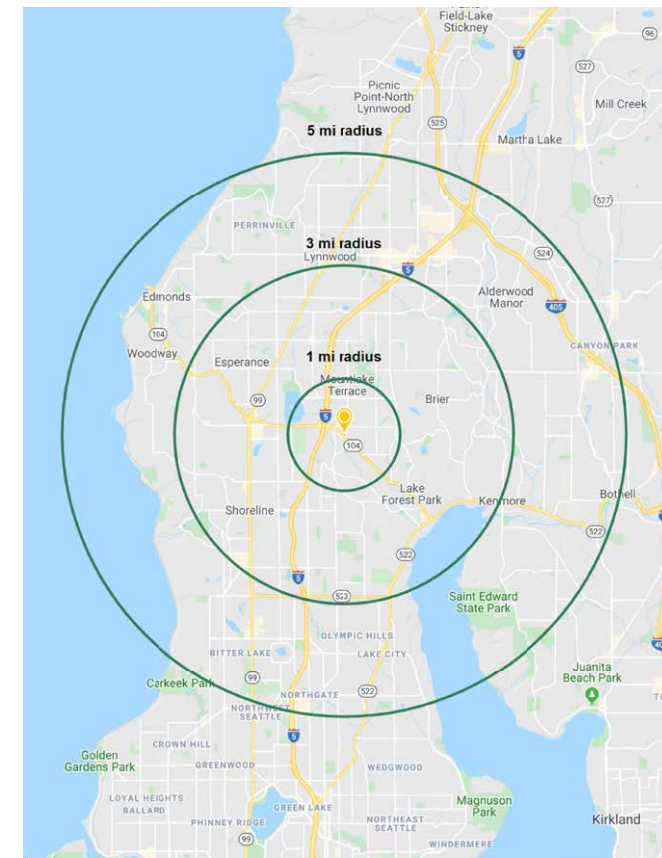


Daytime Population

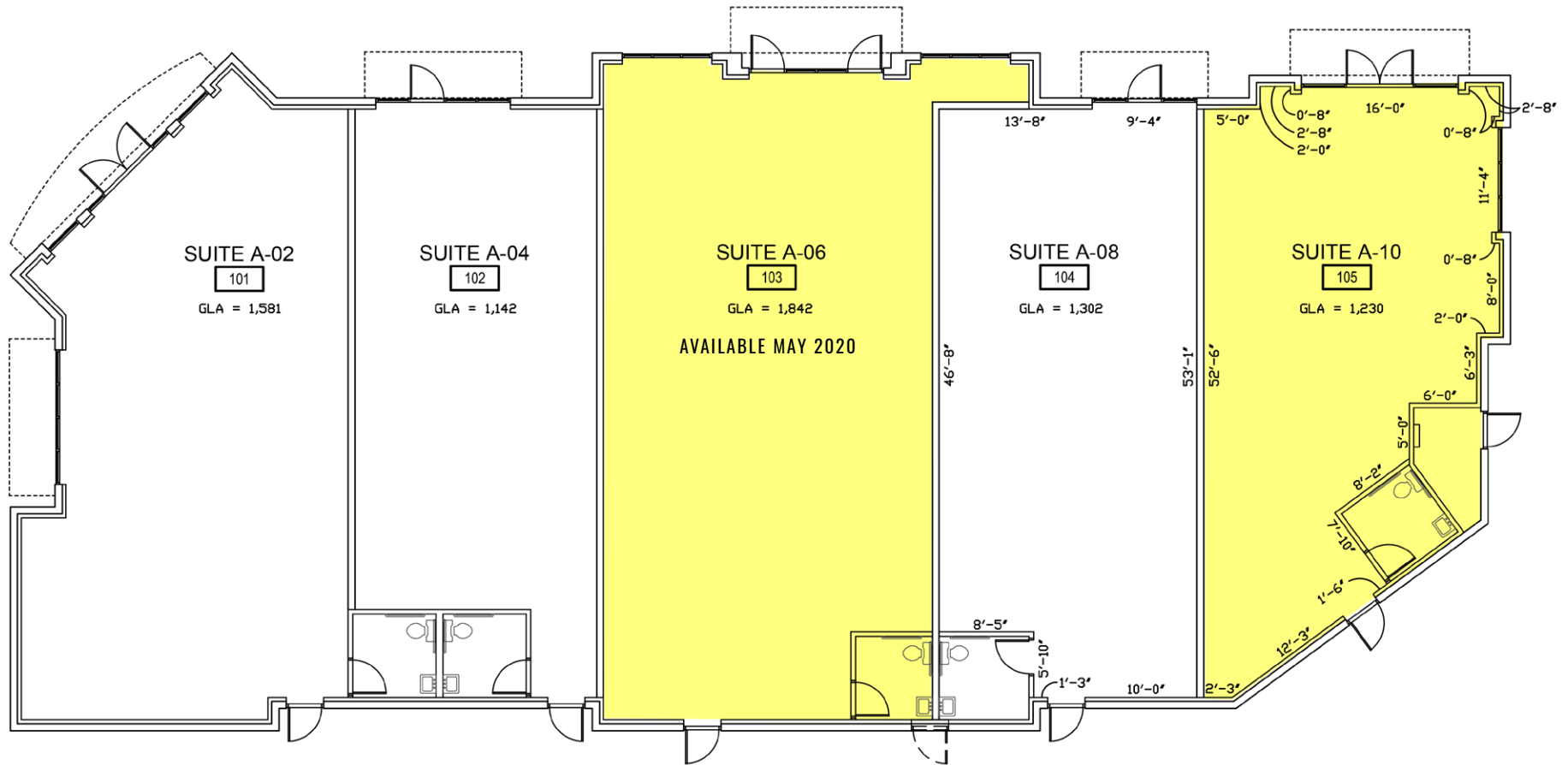
Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	14,844	\$94,990	6,442
Mile 3	137,044	\$105,760	79,557
Mile 5	326,402	\$106,730	202,982

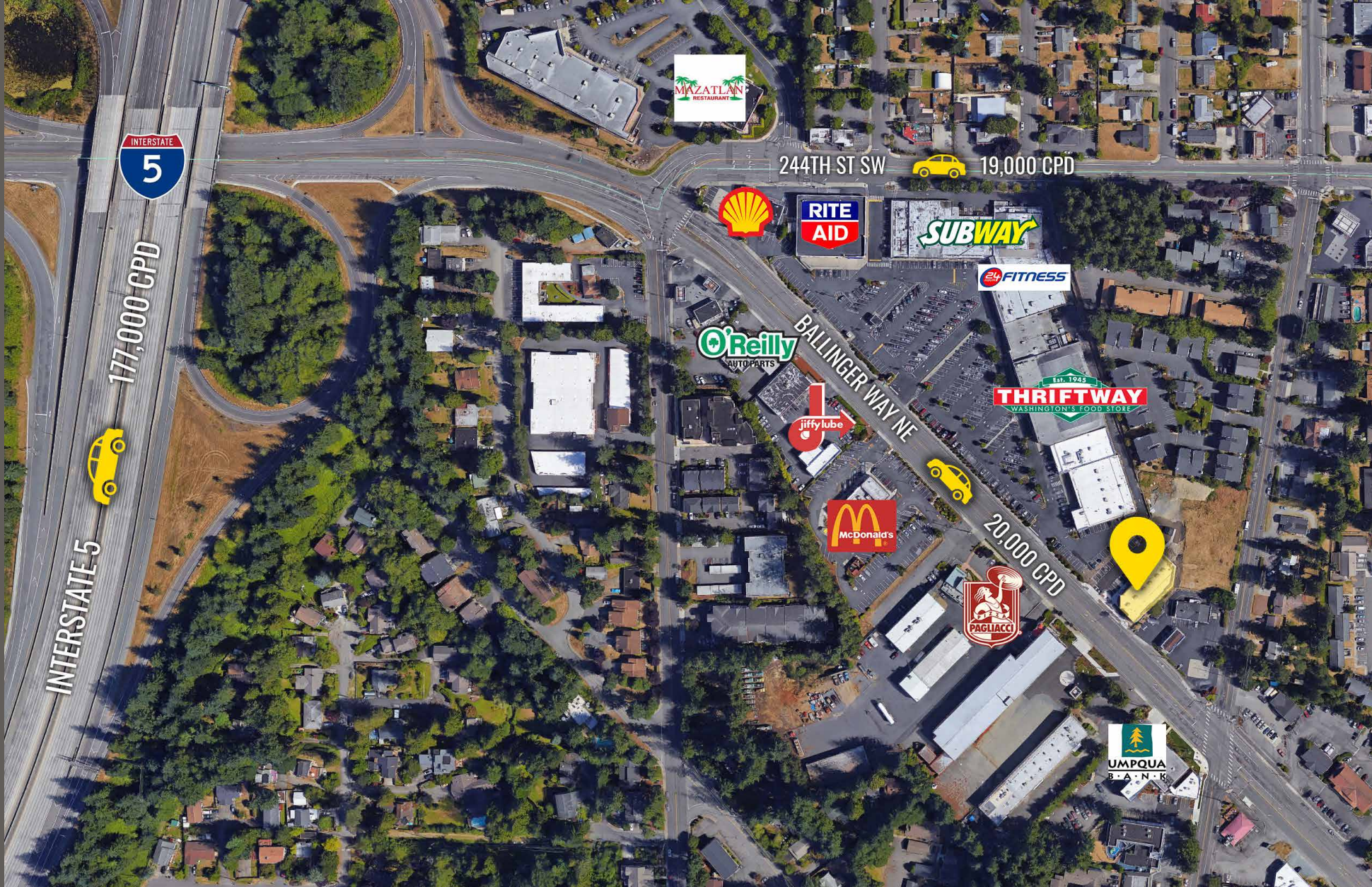
## TENANTS



# SITE PLAN



# LOCATION DETAILS



Located moments from  
Interstate 5



177,000 CPD  
Interstate 5

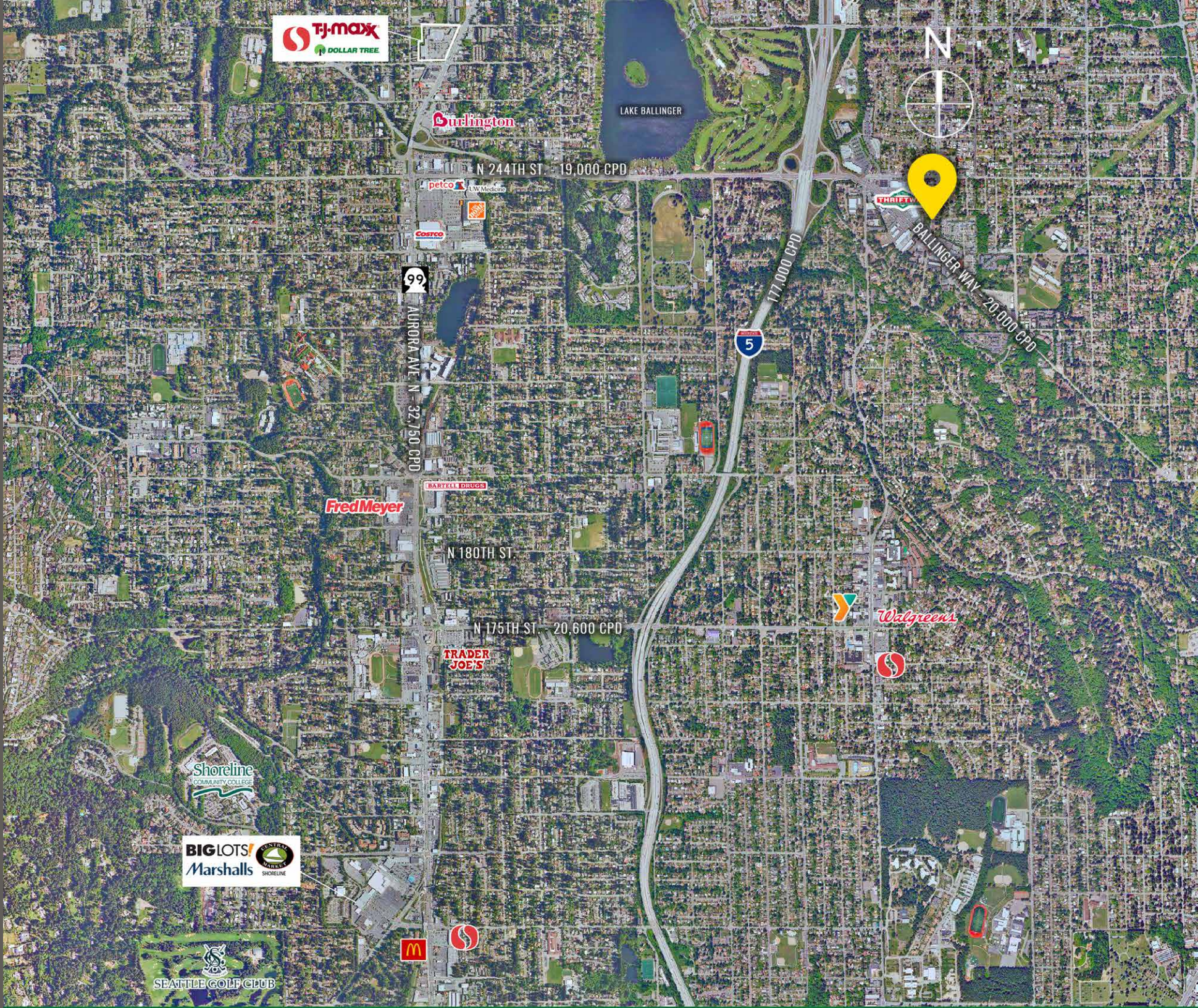


20,000 CPD  
Ballinger Way NE



19,000 CPD  
24th St SW

LOCATION AERIAL



TJ-maxx  
DOLLAR TREE

Burlington

LAKE BALLINGER



N 244TH ST - 19,000 CPD

petco  
LW Medicines

Costco

99  
AURORA AVE N - 32,750 CPD

5  
I-5

177,000 CPD

BALLINGER WAY - 20,000 CPD

Fred Meyer

BARTLETT DRUGS

N 180TH ST

N 175TH ST - 20,600 CPD

TRADER JOE'S



Walgreens



Shoreline  
COMMUNITY COLLEGE

BIG LOTS  
Marshalls  
SHORELINE



SEATTLE GOLF CLUB

TACOMA | KIRKLAND | PORTLAND | SEATTLE



**RETAIL FOCUSED. RESULTS DRIVEN.**

**JUSTIN HOLMES**

253.447.2282  
justin@firstwesternproperties.com

**JOSH PARNELL**

253.284.3630  
josh@firstwesternproperties.com

**CONNOR MCMAHON**

425.250.3290  
connor@fwp-inc.com



First Western Properties, Inc. | 425.822.5522  
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

© First Western Properties, Inc. 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. Properties are subject to change in price and/or availability without notice.