



BUILD-TO-SUIT | GROUND LEASE

1406 NW Leary Way
Seattle, Washington 98107



CENTRAL BALLARD DEVELOPMENT

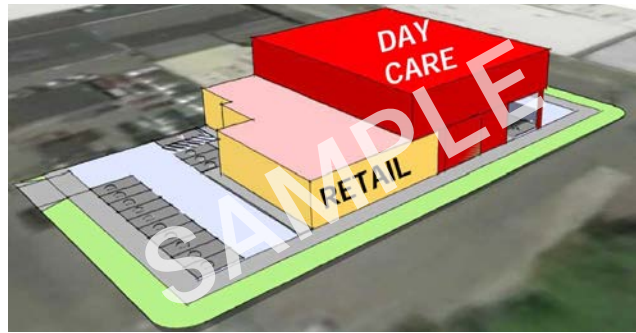
First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

CENTRAL BALLARD DEVELOPMENT consists of 18,850 SF of land located within the dynamic core of Ballard. Bolstered by strong demographics, premier visibility and access, and positioning along busy Leary Way. The Developer has created multiple design ideas for consideration. The Ballard neighborhood is located in the northwestern part of Seattle, whose landmarks including Hiram M. Chittenden Locks (known locally as the “Ballard Locks”), the Nordic Heritage Museum, Shilshole Bay Marina, and Golden Gardens Park.

OPTIONAL DESIGN IDEA

1406 NW LEARY WAY:

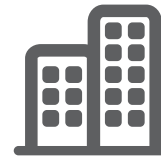
APPROX. 18,850 SF ~ DEMISABLE \$50-\$60 PSF



Population



Average HH Income

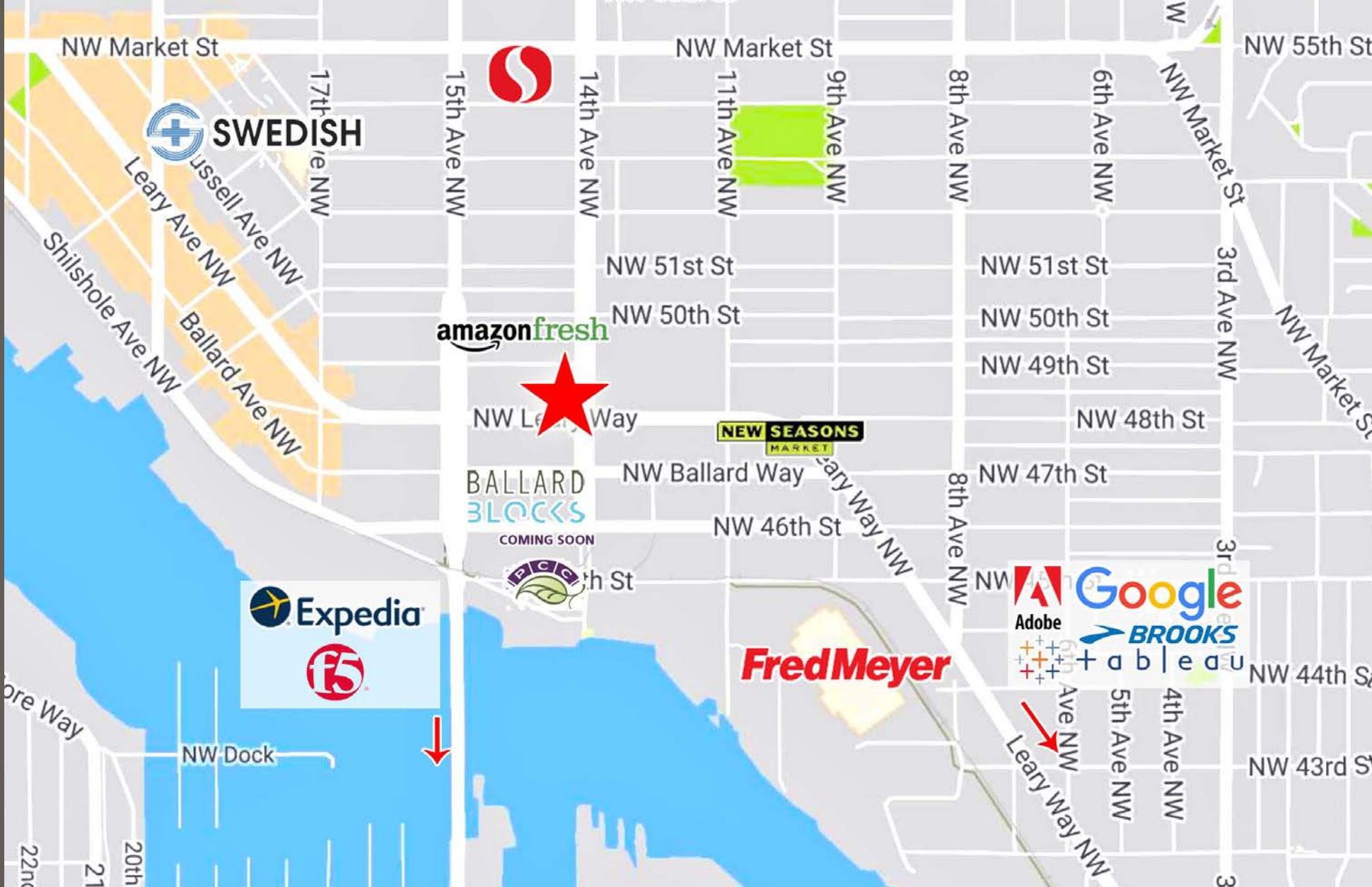


Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	31,802	\$114,778	22,795
Mile 3	230,739	\$125,339	100,806
Mile 5	469,595	\$121,749	394,654





Surrounded by Strong
Co-Market Tenants



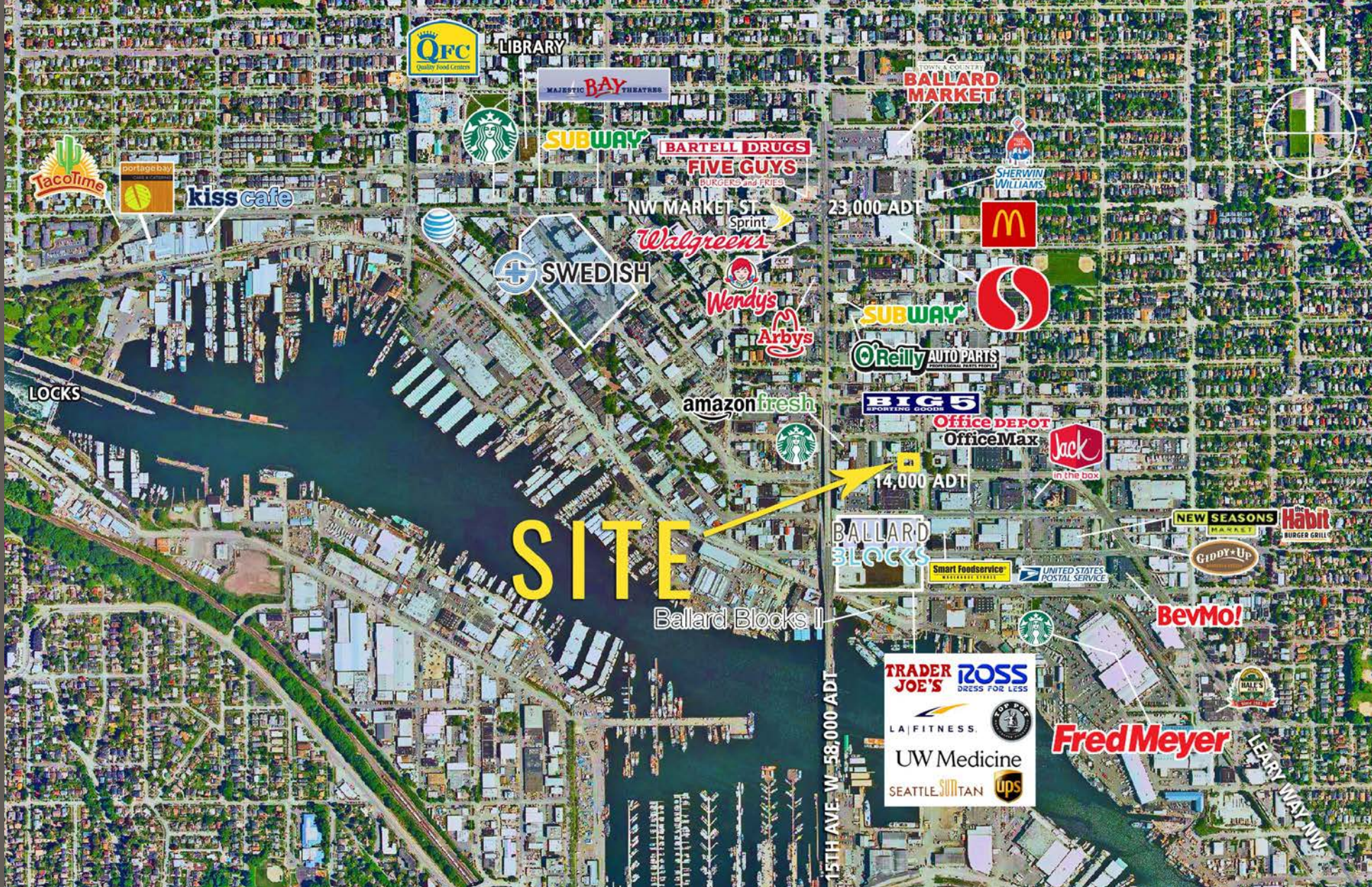
30% Population
Growth in Ten Years



58,000 ADT
15th Avenue NW



14,000 ADT
NW Leary Way



\$529,193
Median Home Value



11,844
Households



36% Increase in
Income Since 2010



93
Walk Score!



SEATTLE, WA is a multi-faceted city located in the Pacific Northwest. An extremely multicultural influenced by the Pacific Rim in art and architecture, the city offers residents a pace of life that can be either relaxed or fast paced & entrepreneurial. Seattle is home to many successful startup businesses such as Microsoft, Starbucks, Eddie Bauer, Nintendo, Amazon.com, and REI. Water is everywhere and the city's maritime heritage is very noticeable.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

RYAN CORNISH

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