

NEW TO MARKET | RESTAURANT SPACE

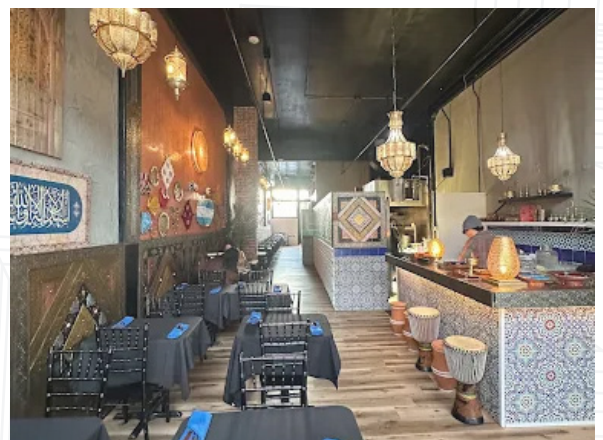


Sanborn Retail - 1,624 SF

5327 Ballard Ave NW, Seattle WA | \$58/SF NNN

Rare opportunity to lease a fully built-out restaurant space in the heart of Ballard's vibrant and highly walkable commercial district. The former Andalucia restaurant offers approximately 1,624 SF of interior space plus an additional 375 SF outdoor patio, providing an exceptional opportunity for a restaurant, café, bar, or other hospitality concept.

- **1,624 SF of Restaurant Space**
- **Type 1 Hood**
- **Walk in Cooler**
- **Two In-Suite Bathrooms**
- **Ballard Ave Frontage**



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

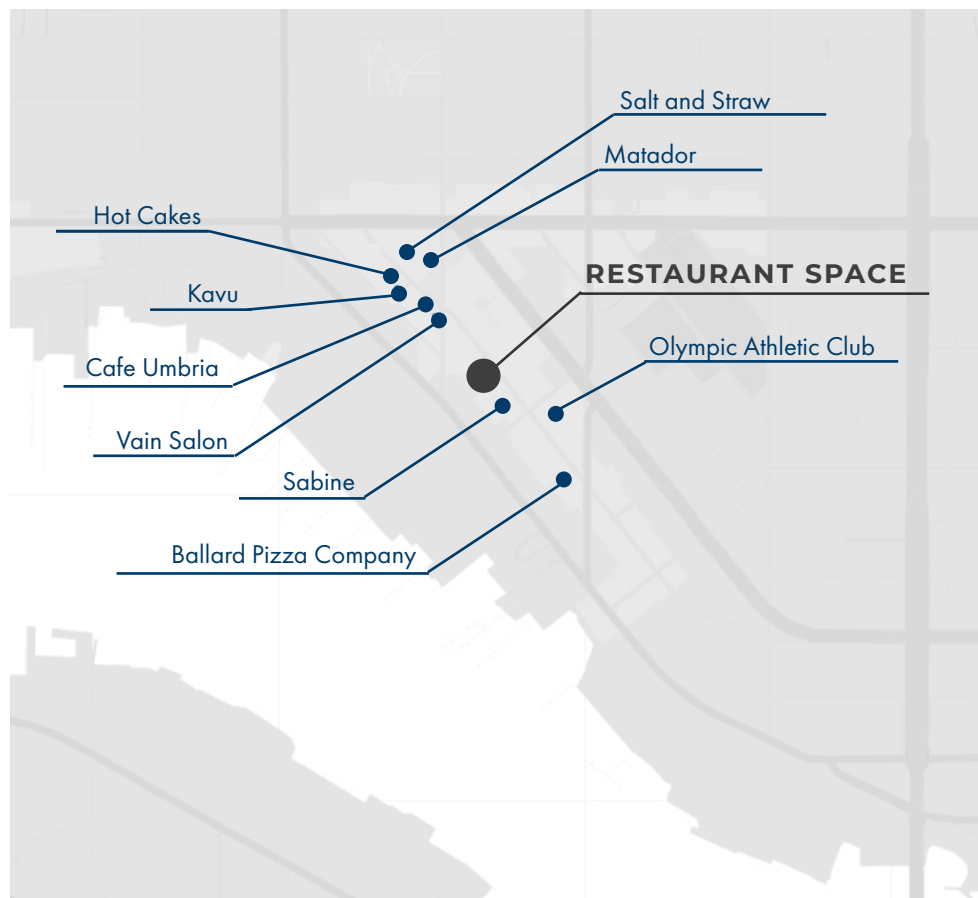
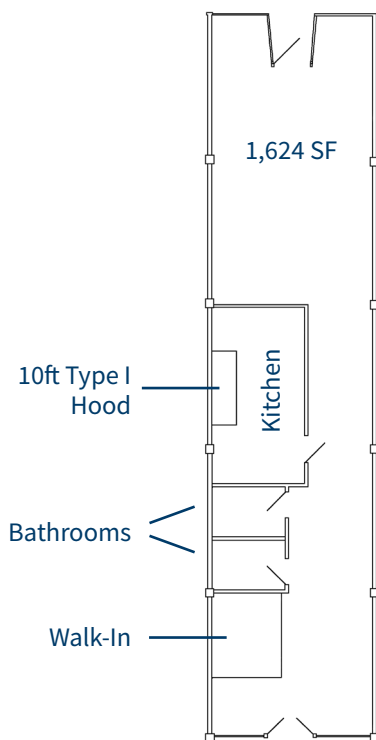
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The space features an existing restaurant buildout, allowing a new operator to take advantage of significant existing infrastructure and substantially reduce the cost and timeline associated with a new restaurant conversion. The 375 SF outdoor patio provides valuable additional seating and an opportunity to activate the Ballard Avenue frontage during Seattle's peak outdoor dining season.

Situated along Ballard Avenue, the property is surrounded by a dense concentration of restaurants, bars, retailers, and neighborhood services, with strong pedestrian activity and a well-established residential customer base. The location benefits from Ballard Avenue's distinctive character and reputation as one of Seattle's premier neighborhood dining and entertainment destinations.

With 1,624 SF of interior restaurant space, 375 SF of outdoor patio, and an existing restaurant-oriented buildout, the former Andalusia space offers a compelling turnkey opportunity for an operator looking to establish a presence in one of Seattle's most active and desirable neighborhood commercial districts.



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