

FOR LEASE

5500 14th Ave NW
Seattle, WA 98107



14TH AVE NW - BALLARD
Steve Erickson | Jake Thurber

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

5500 14TH AVE NW is a highly visible property located near the intersection of 14th Avenue NW and NW Market Street in Seattle's vibrant Ballard neighborhood. The property offers convenient access to Ballard's established retail core, brewery district, restaurants, and a dense surrounding residential and employment base.

5500 14TH AVE NW:

6,080 SF CALL FOR RATES

- Surrounding Tenants include Safeway, Walgreens, Swedish Medical Center - Ballard, McDonald's, Town & Country Market Ballard, and More
- Great Location for an Appliance Showroom, Flooring Retailer, Kitchen Supply Store, Boutique, Gift Shop and Other Uses
- New Exterior and New Flooring
- 20 Non-Dedicated Parking Stalls
- Height to Ceiling Grid is 9'. Height to Hard Lid is 11'
- No HVAC - Heater Only
- Space is Sprinklered
- NNN's: \$8.75 PSF



Population



Average HH Income



Daytime Population

REGIS - 2026

	Population	Average HH Income	Daytime Population
1 Mile	37,530	\$214,737	34,954
3 Mile	248,264	\$212,023	217,346
5 Mile	515,449	\$204,964	456,146

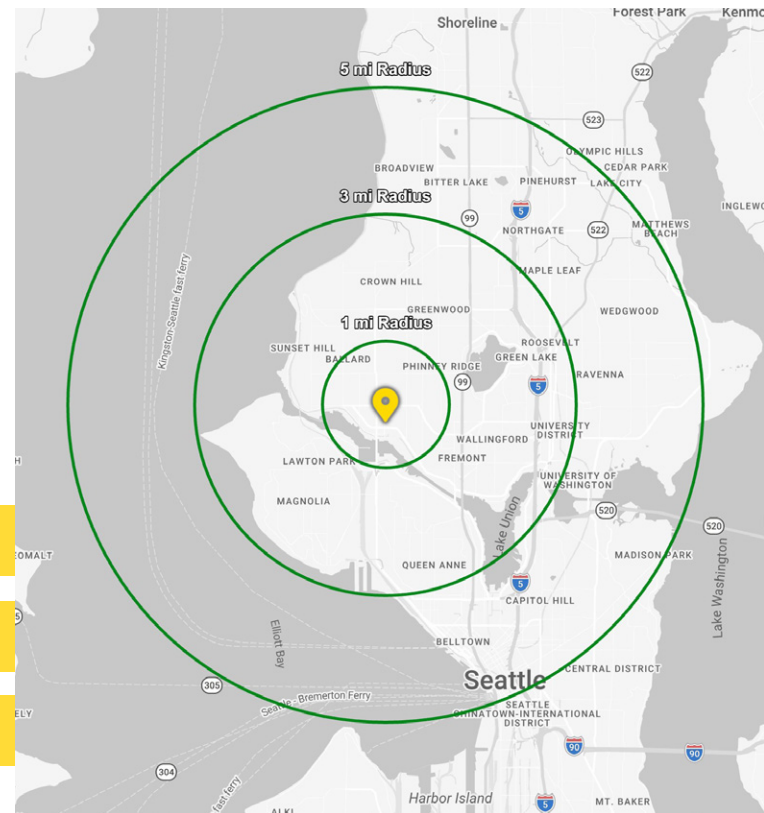
NEARBY TENANTS

SAFEWAY

town & country
MARKETS



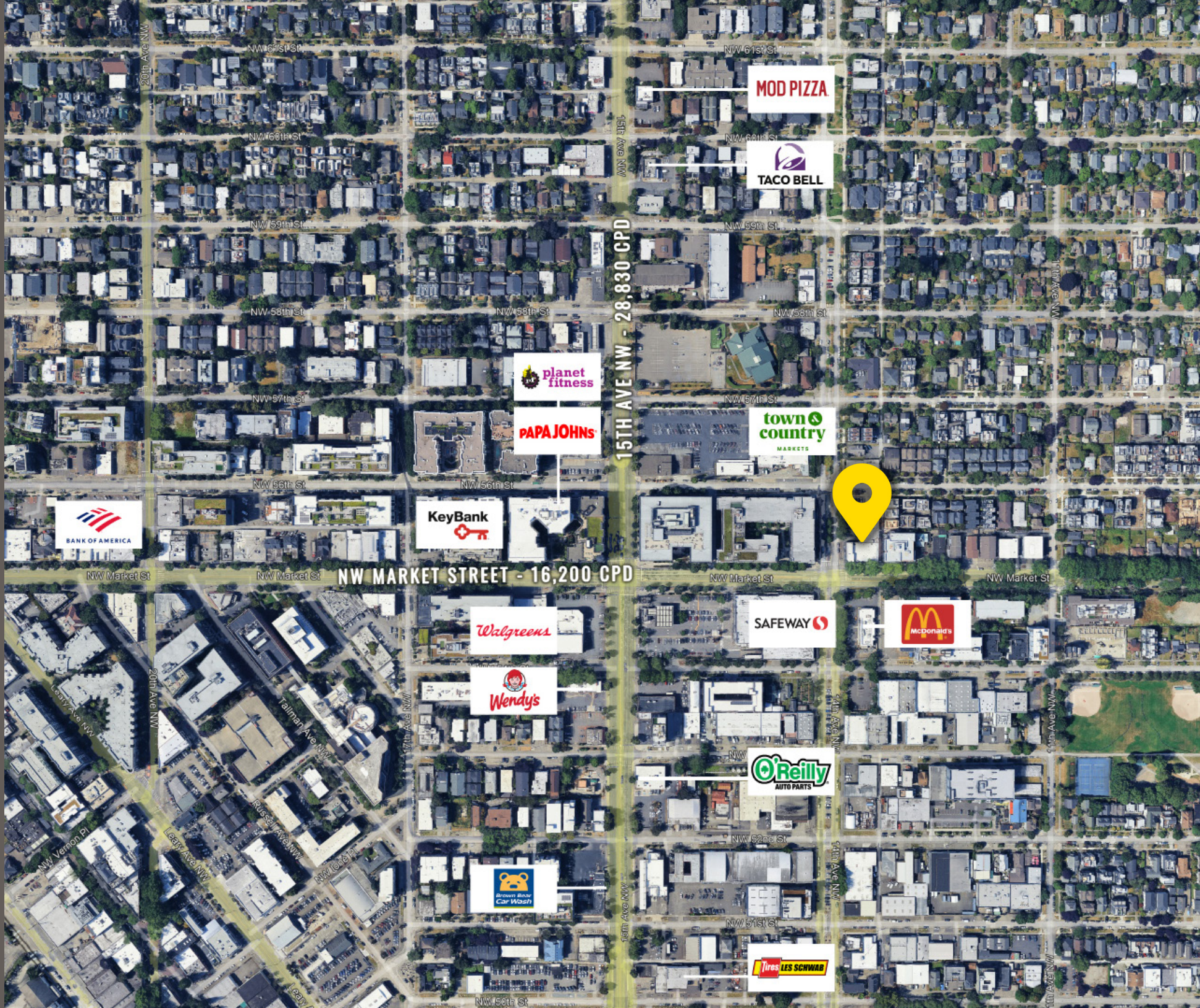
Walgreens



PHOTOS



LOCATION AERIAL



MOD PIZZA

TACO BELL

planet
fitness
PAPAJOHNS

town &
country
MARKETS

BANK OF AMERICA

KeyBank

NW MARKET STREET - 16,200 CPD

Walgreens

Wendy's

SAFEWAY

McDonald's

O'Reilly
AUTO PARTS

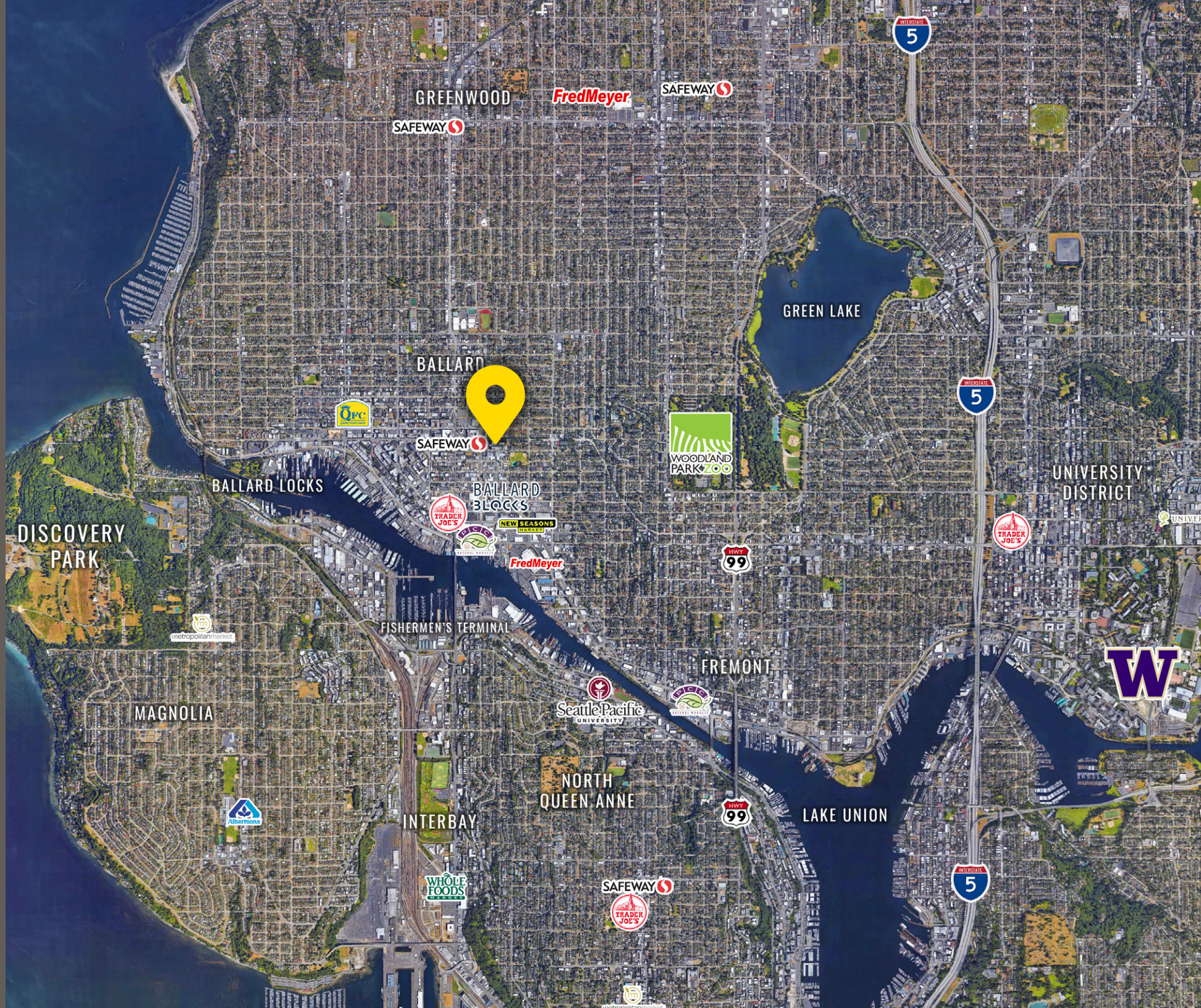
Brown Bear
Car Wash

Tires
LES SCHWAR

LOCATION AERIAL



FIRST
WESTERN
PROPERTIES



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

STEVE ERICKSON

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