



5307-5313 BALLARD AVE NW

COMMERCIAL INVESTMENT OPPORTUNITY FOR SALE

5307 & 5313 BALLARD AVE NW

SEATTLE, WA 98107 • BALLARD • \$7,750,000



**JAMES TJOA
& ASSOCIATES**
ADVISORY - BROKERAGE - DEVELOPMENT
RE/MAX COMMERCIAL

OFFERING SUMMARY



OVERVIEW

Fully leased 10,889 SF retail asset anchored by three highly regarded restaurant operators — Sabine Café, Gracia, and Radiator Whiskey — prominently located along the heart of Ballard Avenue, one of Seattle’s most vibrant and sought-after dining and retail corridors. This trophy investment offers a 5.8% cap rate with long-term, NNN leases in place, providing stable, passive income backed by strong, established tenants. The property benefits from exceptional build-outs, including a flagship, high-end custom interior at Sabine with significant tenant investment, while Gracia and Radiator Whiskey feature modern, well-appointed spaces that further elevate the asset’s overall quality.

Situated in a dynamic, high-foot-traffic neighborhood known for its blend of historic charm and upscale retail, the property is surrounded by some of Seattle’s best restaurants, boutiques, and nightlife, reinforcing its position as a premier destination. With tenants responsible for all operating expenses and the building in excellent condition, this offering represents a rare opportunity to acquire a turnkey, best-in-class retail asset in one of Seattle’s most coveted sub-markets.

Investment Highlights: Ownership has invested heavily in structural and system upgrades, highlighted by a ~\$700K seismic retrofit with moment frames. The property also benefits from fully modernized utilities (electrical and plumbing), new water mains, a replaced roof system (2009, with 2025 updates), and targeted foundation improvements—substantially reducing near-term capital risk.

OVERVIEW

SALE PRICE	\$7,750,000
ADDRESS	5307 & 5313 Ballard Ave NW Seattle, WA 98107
BUILDING SF	±10,889 SF Combined *1,000 SF Climate Controlled Patio Space
LAND AREA	±12,500 SF (Two Parcels)
PARCEL NUMBERS	276770-2535 & 276770-2530
PROPERTY TYPE	Commercial / Retail
YEAR BUILT	1927 / 1900 *full renovation including seismic retrofit in 2009
NEIGHBORHOOD	Ballard — Landmark District
ZONING	NC-75 (Ballard Urban Village)
PRICE / SF (BLDG)	±\$712 / SF

TENANT MIX



5307 BALLARD AVE NW

±6,000 SF

7,500 SF Lot · Built 1927 · 1 Story

* 1,000 SF Climate controlled enclosed patio included in square footage

Larger of the two parcels. Corner presence with strong street visibility along Ballard Ave NW. Historic 1920s commercial construction.

5313 BALLARD AVE NW

±4,889 SF

5,000 SF Lot · Built 1900 · 1 Story

Iconic 1900-built structure on Ballard Avenue, including City approved outdoor covered street dining.

01

SABINE CAFE & BAR

±6,000 SF* · 5307 Ballard Ave NW

LEASED

Sabine Café & Bar is a highly acclaimed all-day café, bar, and bakery concept that opened in Ballard in 2009 (originally Bastille Cafe) and has quickly established itself as one of Seattle's premier dining destinations. Operating in the heart of Ballard Avenue, Sabine has become a neighborhood staple known for its vibrant brunch scene, craft espresso program, and Mediterranean-inspired dinner and cocktail offerings. Founded by veteran restaurateurs James Weimann and Deming MacLise. The group has a long track record of successful restaurant operations across the Pacific Northwest and beyond, with a portfolio that includes popular concepts such as Rhein Haus, Poquitos, Macleod's Scottish Pub, and Wally's Wisconsin Tavern.

02

GRACIA

±2,929 SF · 5313 Ballard Ave NW

LEASED

Gracia is a well-established, chef-driven Spanish restaurant that has been a cornerstone of Ballard Avenue's dining scene since opening in 2015. Known for its elevated take on traditional Spanish cuisine, Gracia offers a vibrant tapas program, curated wine list, and polished yet approachable dining experience that consistently draws both local and destination clientele. Founded by experienced Seattle restaurateur John Sundstrom, a James Beard Award-winning chef widely respected for his success with multiple acclaimed restaurants, including Lark and The Corson Building.

03

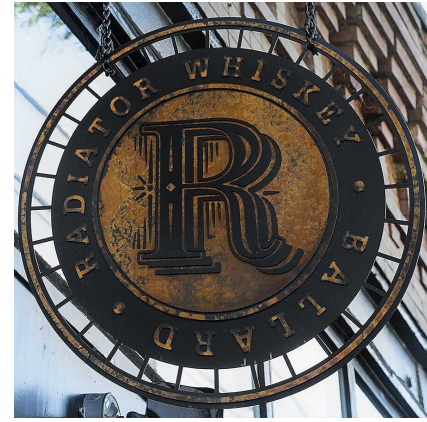
RADIATOR WHISKEY

±1,960 SF · 5313 Ballard Ave NW

LEASED

Radiator Whiskey is a well-known, high-energy bar and restaurant concept specializing in craft cocktails and whiskey-forward offerings, paired with a bold, shareable menu. The Ballard location builds on the success of its flagship venue in Pike Place Market, one of Seattle's most iconic and heavily trafficked destinations, where the brand has developed a strong following among both locals and tourists.

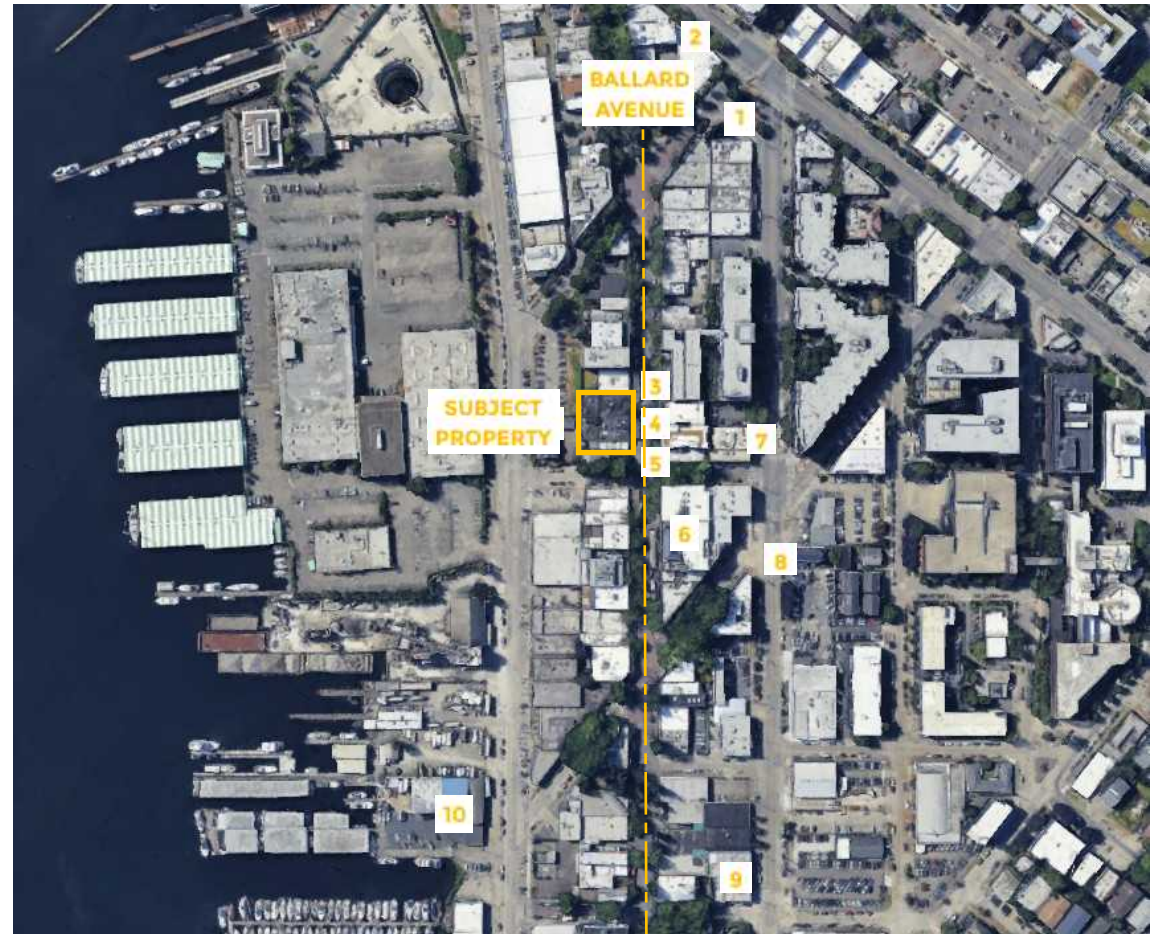
UNIT PHOTOS



BALLARD AVENUE



Ballard Avenue represents one of Seattle's most distinctive and sought-after retail and dining corridors, blending historic character with a modern, upscale edge. Lined with preserved brick storefronts and pedestrian-friendly streets, the avenue has evolved into a premier destination for some of the city's best restaurants, cocktail bars, and boutique retailers, attracting a steady flow of affluent locals and visitors alike. The neighborhood's vibrant energy is anchored by a thriving culinary scene, an active nightlife, and the renowned Ballard Farmers Market, which draws thousands of visitors weekly and further reinforces the area's strong foot traffic. Surrounded by one of Seattle's most desirable residential sub markets, Ballard continues to benefit from significant multifamily development and a highly educated, high-income demographic base that supports local businesses year-round. Its unique combination of historic charm, walk ability, and curated retail experience has positioned Ballard Avenue as a true "destination corridor," where limited retail availability and strong tenant demand contribute to long-term stability and rent growth.



BALLARD AREA AMENITIES

- | | | |
|--------------------------|----------------------|--------------------------|
| 1 Ballard Farmers Market | 6 Hotel Ballard | - Ballard Locks |
| 2 Miro Tea | 7 Asadero Ballard | - Golden Gardens Park |
| 3 Radiator Whiskey | 8 El Moose | - Shilshole Bay Marina |
| 4 Gracia | 9 Mox Boarding House | - Burke-Gilman Trail |
| 5 Sabine Cafe & Bar | 10 Salmon Bay Cafe | - Nordic Heritage Museum |

WALK SCORE 96 "Walker's Paradise"

BIKE SCORE 95 "Biker's Paradise"

ZONING SUMMARY



ZONING	NC-75 — Neighborhood Commercial, 75' Height Limit Located within the Ballard Urban Village and adjacent to the Ballard Ave Landmark District.
MAXIMUM HEIGHT	75 feet — allowing for substantial multi-story development. Additional height bonuses may be available through affordable housing or design review incentive programs.
TYPICAL LAND USES	Restaurants, retail shops, personal services, entertainment venues, offices, and mixed-use residential above commercial.
STREET LEVEL USES	Pedestrian-oriented, non-residential uses preferred along Ballard Ave NW — a principal pedestrian street. Retail, F&B, entertainment, and personal services strongly favored. Residential and live-work uses limited at street level.
BUILDING TYPES	Commercial storefronts, multi-story mixed-use buildings, and residential structures above retail. Non-residential uses typically occupy the street frontage.
BALLARD AVE LANDMARK DISTRICT	Properties on or adjacent to Ballard Ave NW may be subject to Landmark District design guidelines governing exterior alterations and new construction to preserve historic character.
PARKING	Reduced or waived parking requirements apply within urban village areas. On-street parking available. Buyers to verify current requirements with the City of Seattle SDCI.
DEVELOPMENT POTENTIAL	Two-parcel assemblage (±12,500 SF land) presents exceptional long-term redevelopment opportunity under NC-75 zoning. With a 75' height limit and maximum FAR of up to 4.25, the combined footprint supports a substantial multi-story mixed-use development — potentially up to ±53,000 SF of gross building area. Buyer to confirm with City of Seattle SDCI and engage design professionals.

BALLARD URBAN VILLAGE CONTEXT

Ballard is one of Seattle's most sought-after urban villages, with significant recent investment in residential development, retail, and public infrastructure. The neighborhood supports a robust daytime and evening economy anchored by restaurants, craft breweries, and independent retail. Properties along Ballard Ave NW command premium rents and strong investor demand. NC-75 zoning provides exceptional density allowances rarely available on this corridor.

5307 & 5313

EXCLUSIVELY LISTED BY

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