



PROPERTY SUMMARY



PROPERTY DESCRIPTION

5209 Ballard Avenue NW presents a rare opportunity to acquire or lease a fully built-out retail space in the heart of Ballard's premier corridor. The ±5,000 SF building features an open, flexible floor plan with high ceilings, exposed brick, and abundant natural light, creating an inviting environment for a wide range of retail or showroom uses.

Extensively renovated in early 2024, the space benefits from significant recent tenant improvements, including the addition of HVAC and modernized interior finishes, minimizing upfront costs for a new user. The former Tactics space offers excellent street presence, strong visibility, and prominent signage opportunities along Ballard Avenue.

With immediate availability, this is a turnkey opportunity for an owner-user or tenant to establish a flagship presence in one of Seattle's most sought-after retail locations.

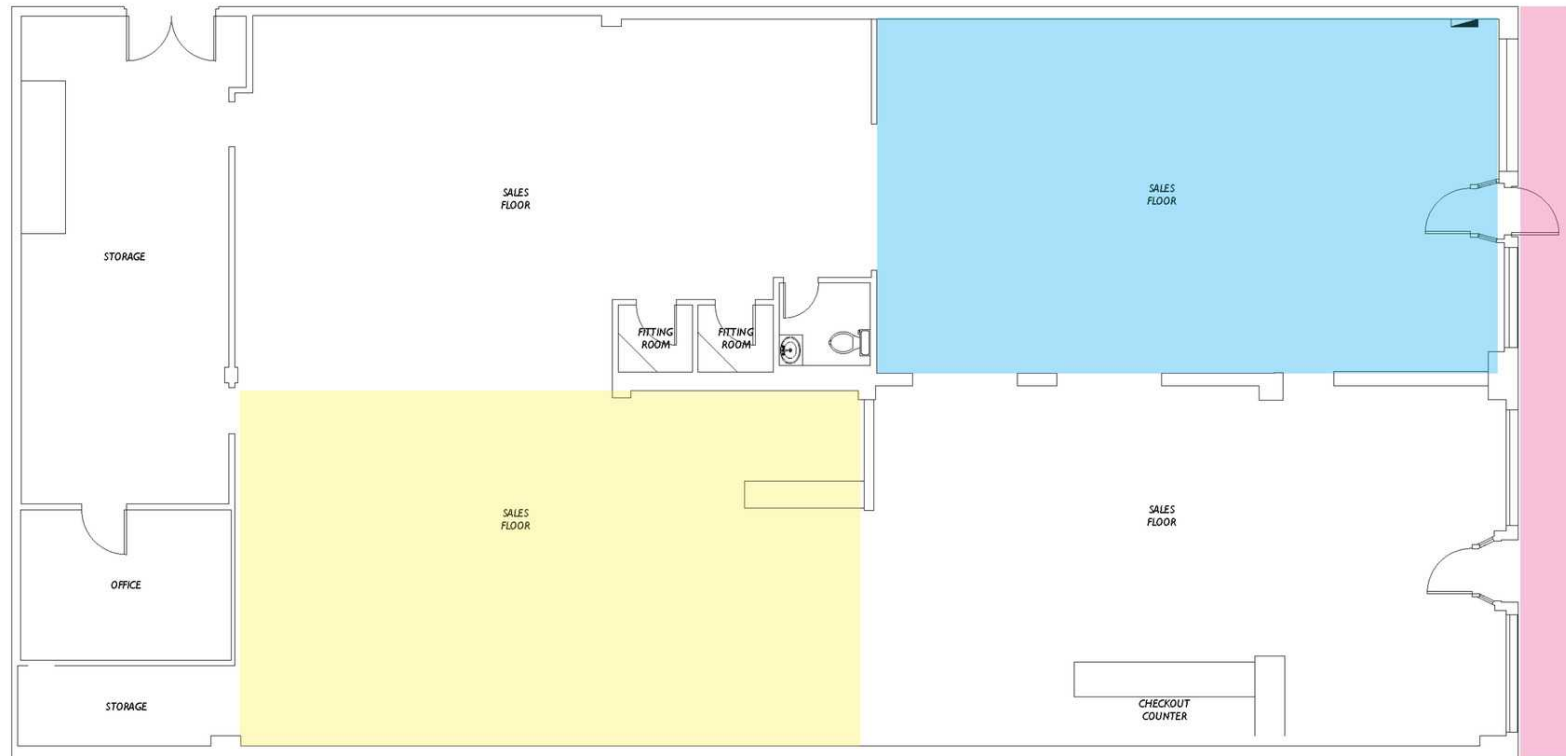
OFFERING SUMMARY

SALE PRICE:	\$3,200,000
LEASE RATE:	\$35/sf/yr - \$40/sf/yr (NNN)
YEAR BUILT:	1975
PARCEL # (APN):	276770-2575
LOT SIZE:	5,000 SF
BUILDING SIZE:	5,000 SF Possible to divide

PROPERTY AERIAL



FLOOR PLAN



BALLARD AVE

Sales Floor (yellow)



Sales Door



Sales Floor (blue)



Loan Quotes

5209 Ballard Ave NW, Seattle, WA



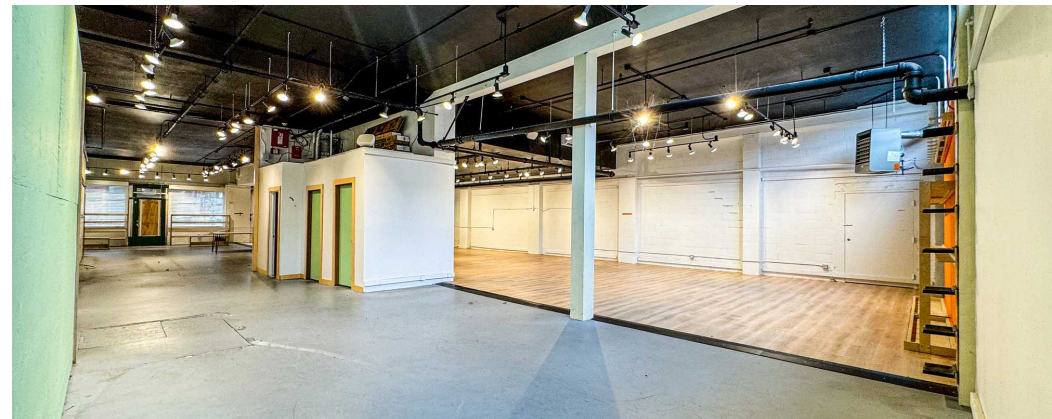
Owner-User Loans	Option 1 - Conventional	Option 2 – SBA 504
Loan Amount	\$2,720,000	\$2,880,000
Loan to Value	Max 85%	Max 90%
Interest Rate	5.25% Fixed for 5 Years	5.85% Blended Rate
Loan Term	5 Years	25 Years
Amortization	20 Years	25 Years
Prepayment Penalty	Step Down	Step Down
Recourse	Full Recourse	Full Recourse

Loan quotes are subject to approval by Lender's credit team, and shall not be final until all related agreements, instruments and other documents are fully executed by all parties and all conditions to the Lender's commitment to extend the credit accommodations are satisfied.

Available terms as of 4/20/2026

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PROPERTY PHOTOS



AMENITY MAP



CONTACT

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