

L|D|C

Lux Development & Consulting LLC.



The Canal

*5300 34th Ave NW
Ballard, WA 98107*

Contact:

Micka Pierre

Phone : 425.974.0431

Email : Mickapierre ldc@outlook.com



TABLE OF CONTENTS

PROPERTY INFO & DISCLAIMER

2

PROPERTY DESCRIPTION

3

PROPERTY PHOTOS

4

THE CANAL SUMMARY

9

DEMOGRAPHIC ANALYSIS

11

AERIAL & LOCATION REPORT

14





PROPERTY INFO:

- ◆ **ANNUAL RENT:**
\$22.00 PER SQ. FT.
- ◆ **PROPERTY ADDRESS:**
*5300 34TH AVE NW
BALLARD, WA 98107*
- ◆ **YEAR BUILT:**
1977
- ◆ **RENTABLE AREA:**
7,543 SQ. FT.

THE CANAL

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

©Copyright 2011-2020 CRE Tech, Inc. All Rights Reserved.

PROPERTY DESCRIPTION

The Ballard neighborhood of Seattle has a dual sense of peaceful, yet high-density life style. There's a hip Urban Town center with a variety of breweries and retail, as well as some great outdoor spaces you can escape to re-energize. This 1.23 acres waterfront property is strategically located adjacent to the Hiram Chittenden Locks, one block southwest of the Ballard Urban Village Center.

This ideal property is suited for general use retail boasting a flexible floor plan of 7,543 sf. Downtown Seattle is just 15 minutes away, though there isn't an immediate urge to travel there Ballard has it all, from in door to outdoor activities. The Canal is available for lease after 20 years, terms acceptable are NN, NNN, or Gross lease (maybe blended).

The Canal

Ballard WA 98107

L|D|C
Lux Development & Consulting LLC.



PROPERTY PHOTOS

L|D|C
Lux Development & Consulting LLC.



PROPERTY PHOTOS

L|D|C
Lux Development & Consulting LLC.



PROPERTY PHOTOS

L|D|C
Lux Development & Consulting LLC.



PROPERTY PHOTOS

L|D|C
Lux Development & Consulting LLC.



PROPERTY PHOTOS

L|D|C
Lux Development & Consulting LLC.



Property Summary Report

5300 34th Ave NW - The Canal
Seattle, WA 98107 - Ballard/U Dist Submarket



BUILDING

Type:	Retail
Subtype:	Restaurant
Tenancy:	Single
Year Built:	1977
GLA:	7,543 SF
Floors:	1
Typical Floor:	7,543 SF
Docks:	None
Construction:	Wood Frame

LAND

Land Area:	1.23 AC
Zoning:	C1-40, Seattle
Parcel	117600-1395

EXPENSES PER SF

Taxes:	\$4.95 (2019)
--------	----------------------

KEY TENANTS

The Canal	7,518 SF
-----------	----------

AMENITIES

Restaurant, Signage, Waterfront

LEASING

Available Spaces: No Spaces Currently Available

SALE

Last Sale:

TRAFFIC & FRONTAGE

Traffic Volume:	4,765 on 32nd Ave NW & NW 56th St (2020)
	10,657 on Gilman Ave W & 28th Ave W (2020)
Frontage:	224' on NW 54th St

Made with TrafficMetrix® Products



Property Summary Report

5300 34th Ave NW - The Canal

Seattle, WA 98107 - Ballard/U Dist Submarket



TRANSPORTATION

Parking:	44 free Surface Spaces are available; Ratio of 5.83/1,000 SF
Commuter Rail:	17 minute drive to King Street (Seattle) Station Commuter Rail (Sounder South Line)
Airport:	30 minute drive to Kenmore Air Harbor Inc Airport
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Some Transit (45)

PROPERTY CONTACTS

True Owner:	Recorded Owner:
Prior True Owner: Winterplace, LLC	

MARKET CONDITIONS

Vacancy Rates	Current	YOY	NNN Asking Rents Per SF	Current	YOY
Current Building	0.0%	↔ 0.0%	Submarket 2-4 Star	\$30.21	▲ 0.5%
Submarket 2-4 Star	2.2%	▲ 0.5%	Market Overall	\$26.00	▲ 1.2%
Market Overall	2.8%	▼ -0.2%			

Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	80,371	▼ 24.5%	12 Mo. Sales Volume (Mil.)	\$117.6	▲ 91.0%
Months On Market	7.6	▼ 1.0 mo	12 Mo. Price Per SF	\$369	▲ 2.6%



KEY FACTS

21,136

Population



Average Household Size

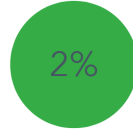


Median Age

\$99,880

Median Household Income

EDUCATION



No High School Diploma



6%

High School Graduate



19%

Some College



73%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,198

Total Businesses



10,782

Total Employees

EMPLOYMENT



84%

White Collar



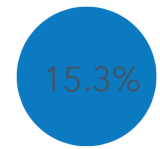
8%

Blue Collar



8%

Services



Unemployment Rate

INCOME



\$99,880

Median Household Income



\$73,857

Per Capita Income



\$96,393

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (19.9%)

The smallest group: \$15,000 - \$24,999 (3.8%)

Indicator	Value	Difference	
<\$15,000	5.6%	-0.6%	<div style="width: 5.6%;"></div>
\$15,000 - \$24,999	3.8%	-0.7%	<div style="width: 3.8%;"></div>
\$25,000 - \$34,999	4.5%	-0.5%	<div style="width: 4.5%;"></div>
\$35,000 - \$49,999	7.8%	-0.5%	<div style="width: 7.8%;"></div>
\$50,000 - \$74,999	14.1%	+0.3%	<div style="width: 14.1%;"></div>
\$75,000 - \$99,999	14.3%	+2.5%	<div style="width: 14.3%;"></div>
\$100,000 - \$149,999	19.9%	+0.4%	<div style="width: 19.9%;"></div>
\$150,000 - \$199,999	12.0%	-0.5%	<div style="width: 12.0%;"></div>
\$200,000+	18.0%	-0.4%	<div style="width: 18.0%;"></div>

Bars show deviation from King County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

© 2020 Esri

KEY FACTS

138,628

Population



Average Household Size



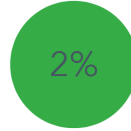
39.0

Median Age

\$110,249

Median Household Income

EDUCATION



No High School Diploma



6%

High School Graduate



19%

Some College



74%

Bachelor's/Grad/Pr of Degree

BUSINESS



6,043

Total Businesses



52,344

Total Employees

EMPLOYMENT



White Collar

86%

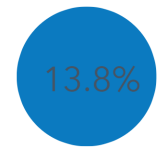
Blue Collar

6%



Services

8%



Unemployment Rate

INCOME



\$110,249

Median Household Income



\$73,905

Per Capita Income



\$151,734

Median Net Worth

Households By Income

The largest group: \$200,000+ (22.6%)

The smallest group: \$15,000 - \$24,999 (3.0%)

Indicator	Value	Difference	
<\$15,000	3.8%	-2.4%	<div style="width: 3.8%;"></div>
\$15,000 - \$24,999	3.0%	-1.5%	<div style="width: 3.0%;"></div>
\$25,000 - \$34,999	3.9%	-1.1%	<div style="width: 3.9%;"></div>
\$35,000 - \$49,999	7.3%	-1.0%	<div style="width: 7.3%;"></div>
\$50,000 - \$74,999	13.5%	-0.3%	<div style="width: 13.5%;"></div>
\$75,000 - \$99,999	12.8%	+1.0%	<div style="width: 12.8%;"></div>
\$100,000 - \$149,999	20.3%	+0.8%	<div style="width: 20.3%;"></div>
\$150,000 - \$199,999	12.9%	+0.4%	<div style="width: 12.9%;"></div>
\$200,000+	22.6%	+4.2%	<div style="width: 22.6%;"></div>

Bars show deviation from King County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

© 2020 Esri

KEY FACTS

371,481

Population



Average Household Size



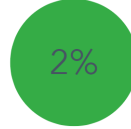
36.0

Median Age

\$98,531

Median Household Income

EDUCATION



No High School Diploma



6%

High School Graduate



19%

Some College



73%

Bachelor's/Grad/Pr of Degree

BUSINESS



18,399

Total Businesses



233,758

Total Employees

EMPLOYMENT



85%

White Collar



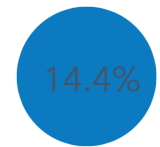
6%

Blue Collar



9%

Services



Unemployment Rate

INCOME



\$98,531

Median Household Income



\$69,459

Per Capita Income



\$76,048

Median Net Worth

Households By Income

The largest group: \$200,000+ (18.9%)

The smallest group: \$15,000 - \$24,999 (4.5%)

Indicator	Value	Difference	
<\$15,000	8.1%	+1.9%	<div style="width: 8.1%;"></div>
\$15,000 - \$24,999	4.5%	0	<div style="width: 4.5%;"></div>
\$25,000 - \$34,999	5.0%	0	<div style="width: 5.0%;"></div>
\$35,000 - \$49,999	8.1%	-0.2%	<div style="width: 8.1%;"></div>
\$50,000 - \$74,999	13.1%	-0.7%	<div style="width: 13.1%;"></div>
\$75,000 - \$99,999	11.7%	-0.1%	<div style="width: 11.7%;"></div>
\$100,000 - \$149,999	18.7%	-0.8%	<div style="width: 18.7%;"></div>
\$150,000 - \$199,999	11.8%	-0.7%	<div style="width: 11.8%;"></div>
\$200,000+	18.9%	+0.5%	<div style="width: 18.9%;"></div>

Bars show deviation from King County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

© 2020 Esri

The Canal

5300 34th Ave NW, Ballard, WA, 98107

AERIAL ANNOTATION MAP

L|D|C

Lux Development & Consulting LLC.

Copy of The Canal Ballard 5300 34th Ave NW, Ballard, WA, 98107



Micka Pierre

Lux Development & Consulting LLC

Phone : 425.974.0431

Email : Mickapierre ldc@outlook.com

500 108th Ave NE suite 1100, Bellevue 98004

© Copyright 2011- 2020 CRE Tech, Inc. All Rights Reserved.



The Canal

5300 34th Ave NW, Ballard, WA, 98107

STREET VIEW MAP

L|D|C

Lux Development & Consulting LLC.

Copy of The Canal Ballard 5300 34th Ave NW, Ballard, WA, 98107



Micka Pierre

Lux Development & Consulting LLC

Phone : 425.974.0431

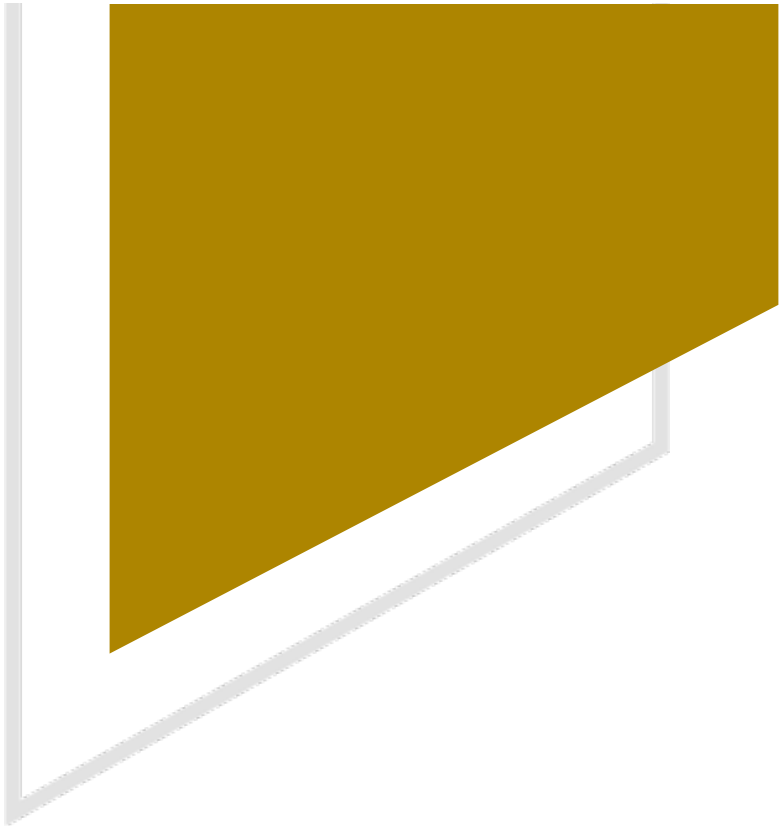
Email : Mickapierre.ldc@outlook.com

500 108th Ave NE suite 1100, Bellevue 98004

© Copyright 2011- 2020 CRE Tech, Inc. All Rights Reserved.



Page 16



L|D|C
Lux Development & Consulting LLC.

LUX DEVELOPMENT & CONSULTING LLC
MICKA PIERRE



425.974.0431



Mickapierre ldc@outlook.com



500 108th Ave NE suite 1100, Bellevue, 98004

