

INDUSTRIAL LAND SITE

BALLARD

1432 NW 53RD STREET

ELLEN MOHL

SENIOR BROKER

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1432 NW 53rd Street | Seattle, WA 98107

BALLARD DEVELOPMENT SITE



OFFERING SUMMARY

SALE PRICE	\$975,000
PRICE / LOT SF	\$195
PARCEL #	276830-0490
BLDG SF	1,230 SF
YEAR BUILT	1902 (moved on to lot)
LOT SIZE	5,000 SF 0.11 AC
ZONING	IG2 U/65
CURRENT USE	Single Family

PROPERTY HIGHLIGHTS

- Located in the middle of the Ballard brewery district
- One block from Safeway, Target, and O'Reilly Auto Parts
- Feet from Rapid Ride Transit Line
- IG2 U/65 - Industrial Zoning
- 5,000 Square Foot Lot
- Existing 2-story House with Garage and unfinished Basement
- Single-family residence has been continuously occupied by owner family
- First time on the market since WWII

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IG2 U/65 - General Industrial

Learn more about Zoning [HERE](#)

GENERAL INDUSTRIAL 2

The intent of the IG2 zone is to allow a broad range of uses where the industrial function of an area is less established than in IG1 zones, and where additional commercial activity could improve employment opportunities and the physical condition of the area, without conflicting with industrial activity.

Height Limit

65 ft.

FAR

2.5

Setbacks

Setback may be required in order to make street improvements. Screening and landscaping may be required.

TYPICAL LAND USES

General and heavy manufacturing, commercial uses, transportation and utility services, salvage and recycling uses.

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	LAND COMPARABLES	SALE DATE	PRICE	LOT SF	\$ / LOT SF	ZONING
01	906 N 39TH ST Seattle, WA 98103	PENDING	\$799,950	3,049 SF	\$262.35	C1-55 (M)
02	1513 NW 49TH ST Seattle, WA 98107	PENDING	\$850,000	4,269 SF	\$199.12	IC-65 (M)
03	5 DRAVUS ST Seattle, WA 98108	02/26/2021	\$775,000	3,598 SF	\$215.39	LR3 (M)
04	3625 WALLINGFORD AVE N Seattle, WA 98103	01/15/2021	\$1,125,000	4,561 SF	\$246.67	LR2 (M)
	AVERAGES				\$230.88	
	SUBJECT PROPERTY		\$975,000	5,000 SF	\$195.00	IG2 U/65

	WAREHOUSE COMPARABLES	SALE DATE	PRICE	BLDG SF	\$ / BLDG SF	LOT SF	\$ / LOT SF	ZONING
01	1464 49TH ST NW Seattle, WA 98107	08/17/2021	\$1,150,000	2,292 SF	\$501.75	3,049 SF	\$377.15	IG2 U/65
02	4911 LEARY AVE NW Seattle, WA 98107	12/03/2021	\$1,044,715	3,700 SF	\$282.36	4,552 SF	\$229.51	IC-65 (M)
03	105 N 36TH ST Seattle, WA 98103	02/10/2021	\$850,000	2,760 SF	\$307.97	2,614 SF	\$325.22	IB U/45
	AVERAGES				\$364.03			
	SUBJECT PROPERTY		\$975,000	1,230 SF	\$792.68	5,000 SF	\$195.00	IG2 U/65

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BALLARD DEVELOPMENT SITE

BREWERIES & BEER SPOTS

Bad Jimmy's Brewing

Reuben's Brews, Brewtap

Maritime Pacific Brewing

Bickersons Brewhouse

Noble Fir

Fair Isle Brewing

Lucky Envelope Brewing

Bale Breaker & Yonder Cider

Wheelie Pop Brewing

Reuben's Brews

Great Notion Brewing

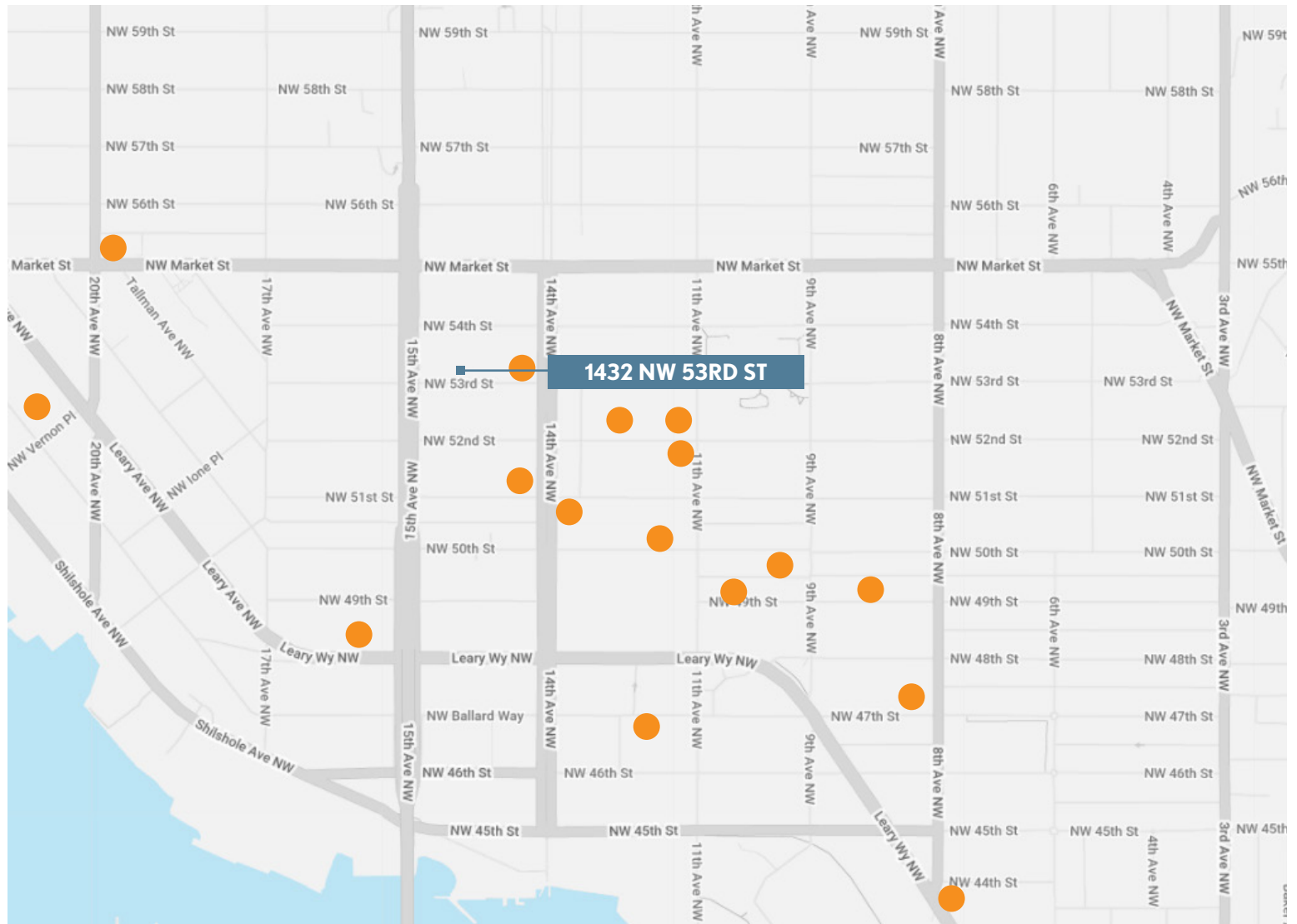
Urban Family Brewing

Obec Brewing

Stoup Brewing

Wildwood Spirits Co

Heritage Distilling Company



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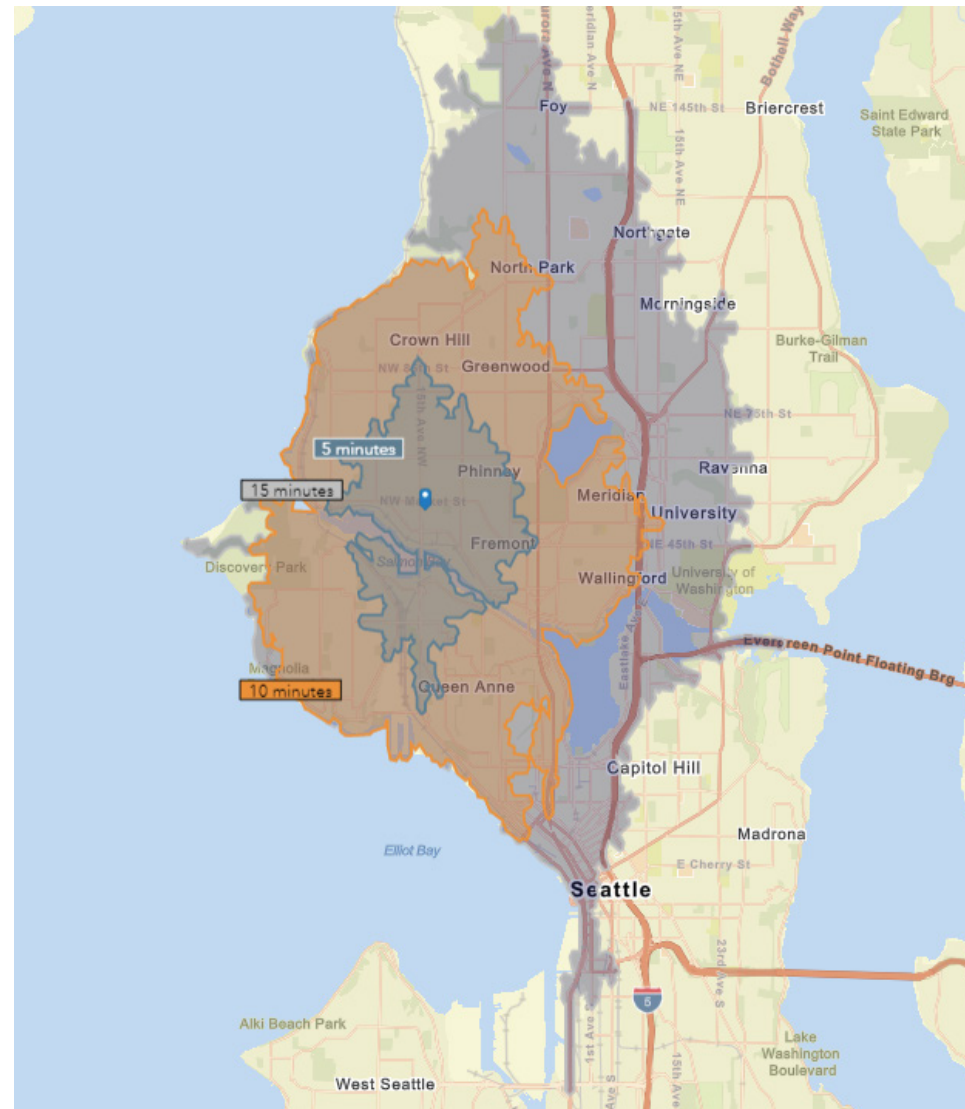
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BALLARD DEVELOPMENT SITE

POPULATION	5 MIN	10 MIN	15 MIN
Total Population	53,585	202,894	377,157
Median Age	37.8	38.3	36.4
Daytime Population	51,696	190,734	500,983
HH & INCOME	5 MIN	10 MIN	15 MIN
# of Households	26,912	96,657	180,852
Avg HH Income	\$177,490	\$189,614	\$170,827
% of Renters	54.4%	50.5%	56.3%
Tapestry Segments	Metro Renters Emerald City Urban Chic	Metro Renters Urban Chic Laptops & Lattes	Metro Renters Urban Chic Laptops & Lattes
BUSINESSES	5 MIN	10 MIN	15 MIN
Total Businesses	2,856	9,103	21,384
Total Employees	25,540	87,419	307,110

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WHAT'S NEARBY

RETAIL

Safeway
Target
Town & Country Ballard Market
Walgreens
Bartell Drugs
Ballard reuse
O'Reilly Auto Parts
Trader Joe's
PCC Community Market
Office Max

SERVICES

Swedish Ballard
Gilman Playground
UW Medicine
The Polyclinic
Ballard High School
West Woodland Elementary
Ballard Food Bank

FOOD & DRINKS

Great Notion
Serious Pie
Starbucks
Wendy's
McDonald's
Woodland Coffee

FOOD & DRINKS

Subway
Obec Brewing
Stoup Brewing
Urban Family Brewing Co
Cycle Dogs
Poke Square
Grumpy's Food Truck
Reuben's Brews
Five Guys
Mighty-O Donuts
The Monkey Bridge
Little Prague Bakery & Deli
Aluel Cellars
The Old Pequiari
Cookies Country Chicken
Mr. Gyros
Arashi Ramen
Verve Bowls
Spice Waala
Kagaroo & Kiwi
Katsu Burger & Sushi
Asadero Ballard
Moshi Moshi Sushi
Vietnam Cafe & Sandwich
Ballard Coffee Co
Ballard Mandarin Chinese
Brimmer & Heeltap

5

MILES

Downtown Seattle



3.5

MILES

University District



5

MILES

Northgate
Transit/Retail



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PUGET SOUND

Set in the beautiful Pacific Northwest, the greater Seattle area is a national center for manufacturing, technology, services, international trade and tourism.

MAJOR EMPLOYERS

Today some of the world's most recognizable Fortune 500 companies call Seattle home: Microsoft, Starbucks, Amazon, Nordstrom, Costco and REI. Other major companies in the area include Boeing, T-Mobile, Expedia, Boeing and Nintendo of America.

According to the Puget Sound Business Journal, technology companies are leading the way in employment growth in the Seattle MSA. As the home of Microsoft and Amazon, Seattle accounts for over 20% of the nation's software publishing employment. Microsoft is one of the top employers in the state with over 42,000 employees. Their World Headquarters, located in Redmond is over 10 million square feet.

The Puget Sound has become an international leader in innovative industries with organizations such as the Fred Hutchinson Cancer Research Center, the University of Washington Medical Center and the Bill and Melinda Gates Foundation. Healthcare employment is projected to continue to grow dramatically and Seattle has the 5th largest biotechnology Research and Development alliance between the University of Washington and the Fred Hutchinson Cancer Research Center.

The Puget Sound is one of the capitals of the aerospace industry anchored by Boeing, the

world's largest aerospace company, second-largest maker of large commercial jets, and second-largest global defense contractor. Boeing is one of the largest employers in the Puget Sound, employing approximately 80,000 in Washington.

Employment is expanding through the greater Seattle area. The Puget Sound region is projected to generate 1.2 million new jobs by 2040.

INTERNATIONAL TRADE

Seattle has remained one of the most resilient cities due to its diverse industries, making it more attractive for new companies to relocate and expand in the area. The Port of Seattle, which also operates the Seattle-Tacoma International Airport, is a major gateway to Asia and cruises to Alaska. The Port of Seattle ranks as the 6th business seaport in the US, playing a key role in bringing international trade, transportation and travel to the Pacific Northwest.

RECREATION

The region is known for its quality of life, arts, and outdoor lifestyle which helps attract an educated workforce. Numerous camping, hiking, winter sports, and recreational activities are located a short drive from the city. Seattle's main attractions include Pike Place Market, the Space Needle, and Seattle Center, home of the 1962 World's Fair. Seattle is home to a number of professional sports teams including the Seattle Seahawks, the Seattle Mariners, the Seattle Sounders FC soccer team, the Seattle Storm, WNBA team, and the Seattle Kraken.

PUGET SOUND LARGEST EMPLOYERS



80,000
Employees

JOINT BASE
LEWIS-MCCHORD

56,000
Employees



42,000
Employees

UNIVERSITY of
WASHINGTON

25,000
Employees



40,000
Employees



20,000
Employees



20,000
Employees



10,000
Employees



15,000
Employees



King County
13,000
Employees

About Westlake



EXCLUSIVELY LISTED BY:

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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 40 year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

PROUD MEMBERS OF:

Commercial Brokers Association (CBA)

Northwest Multiple Listing Services (NWMLS)

LoopNet National Listing Services

CoStar Commercial Real Estate Data & National Listing

Commercial Investment Real Estate (CREI)

Washington State Realtors Association (WSMA)

DISCLAIMER: 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, age, and numbers are approximate. Parties must verify the information and bear all risk for any inaccuracies.

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