

VALDOK II RETAIL ~ NOW AVAILABLE!

# FOR LEASE



# VALDOK II

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 **JSH** | PROPERTIES, INC.



# NEW RETAIL ON THE TRENDY “IT STREET” IN BALLARD PRIME CORNER RETAIL

## THE NEIGHBORHOOD

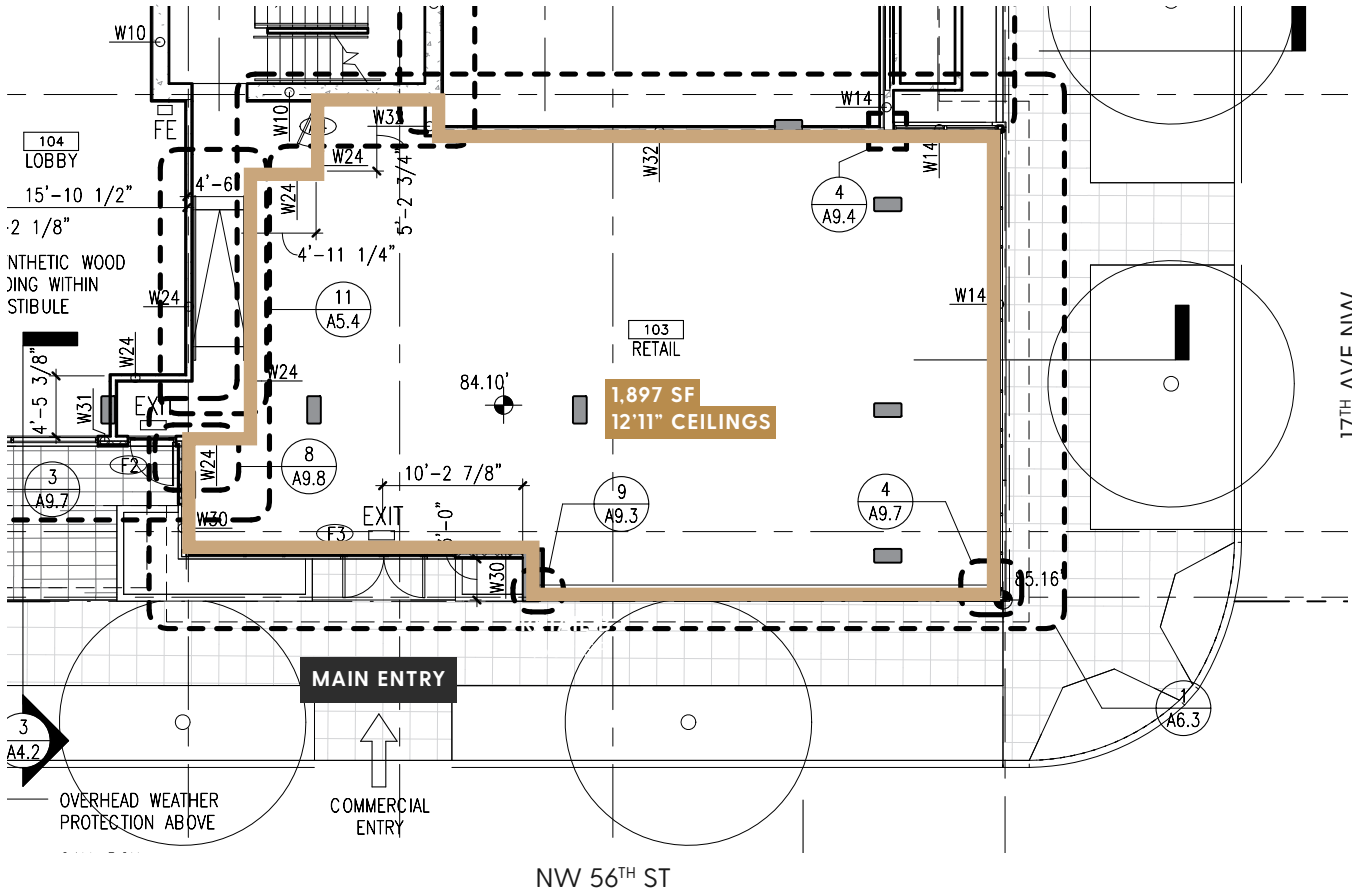
**NEW RETAIL ON THE TRENDY “IT STREET” IN BALLARD. PRIME CORNER SPACE IDEAL FOR COFFEE SHOP OR RETAIL USE.** Neighbors include Skillet Diner, Bartells, Mighty-O Donuts, All the Best Pets, Fit36, and the new Gather Restaurant (location at Ballard Commons).

**BALLARD HAS ONE OF THE HIGHEST WALKING SCORES IN THE CITY.** Ballard Locks, Golden Gardens and Ballard Farmers Market are just a few of the attractions that draws visitors all year long.

## PROJECT FACTS

- » Prime corner space retail space located on NW corner of NW 56th Street & 17th Ave NW, shadow retail to Market Street
- » 1,897 SF Retail
- » 164 apartment units with street level retail
- » Local Landlord
- » Ideal for retail, coffee, fitness, service office
- » **TIMING** Now Available!
- » **ASKING RATE**  
\$32.00 PSF + NNN; approx. \$7.50 PSF

# VALDOK II FLOOR PLAN



## BUILDING SYSTEMS



**GAS**  
Natural Gas stub-out provided. Size per PSE Metering/pressure reducer by Tenant



**WATER** 1 1/2" cold water stub-out provided. Hot water and metering by Tenant



**HVAC** Mechanical units not provided. Intake and exhaust at façade, pathways in place.



**ELECTRIC** 400A, 120/208V, 3-phase panelboard with dedicated meter.



**CHASE/VENT** Not provided.



**WINDOW SYSTEM**  
9' - 11'+ fixed storefront system on 1' - 3' concrete curb.



**GREASE TRAP/INTERCEPTOR**  
Not provided.



**TRASH**  
Shared trash room with main building in garage, at grade, 225' from retail

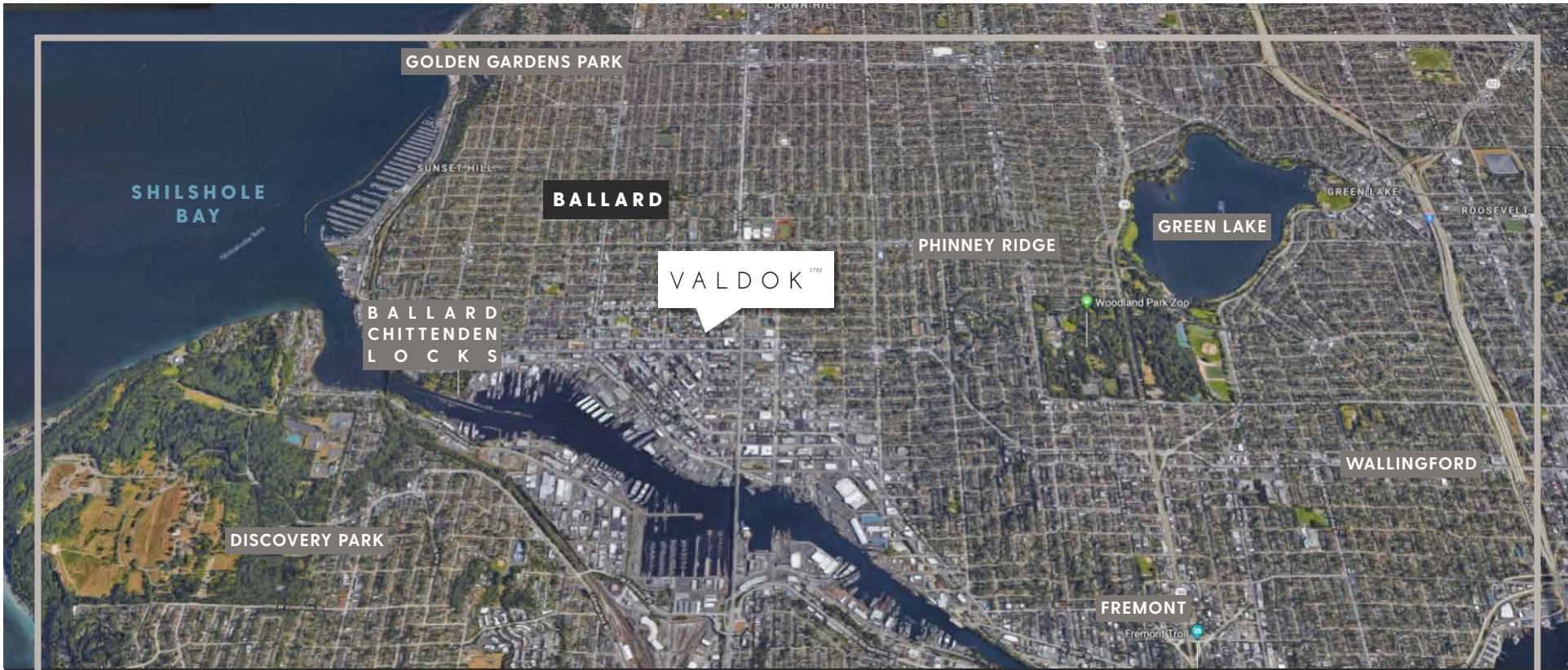


**PARKING**  
Neighborhood street parking. No retail parking in garage



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY. BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.





## VALDOK II

**BALLARD LOCKS**  
1.3M VISITORS/YR

**WALKSCORE**  
96

**WITHIN 1 MILE RADIUS**  
700+ NEW UNITS

### 2020 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	34,128	202,782	452,727
DAYTIME POPULATION	37,091	195,775	543,178
HOUSEHOLDS	17,671	97,099	228,488
AVG HOUSEHOLD INCOME	\$140,366	\$150,020	\$138,210