

# BALLARD BLOCKS

SEATTLE, WASHINGTON  
1416 NW BALLARD WAY

Regency<sup>®</sup>  
Centers.  
A Regency Centers<sup>®</sup> Development





## Welcome to BALLARD BLOCKS

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SEATTLE'S  
*most desirable*  
 NEIGHBORHOOD



HISTORIC  
*maritime*  
 ROOTS

A CITY  
*within*  
 ITSELF



*Accolades*

- No. 1 • Best City for Jobs
- No. 3 • Fastest Growing U.S. City
- No. 6 • Best City for Millennials in America
- No. 14 • Best City for Outdoor Activities
- No. 25 • Best City to live in America





# BALLARD BLOCKS

*7½ minute drivetime  
demographics*

119,431  
POPULATION

39  
MEDIAN AGE

77%  
COLLEGE DEGREE

\$118,228  
AVG HH INCOME

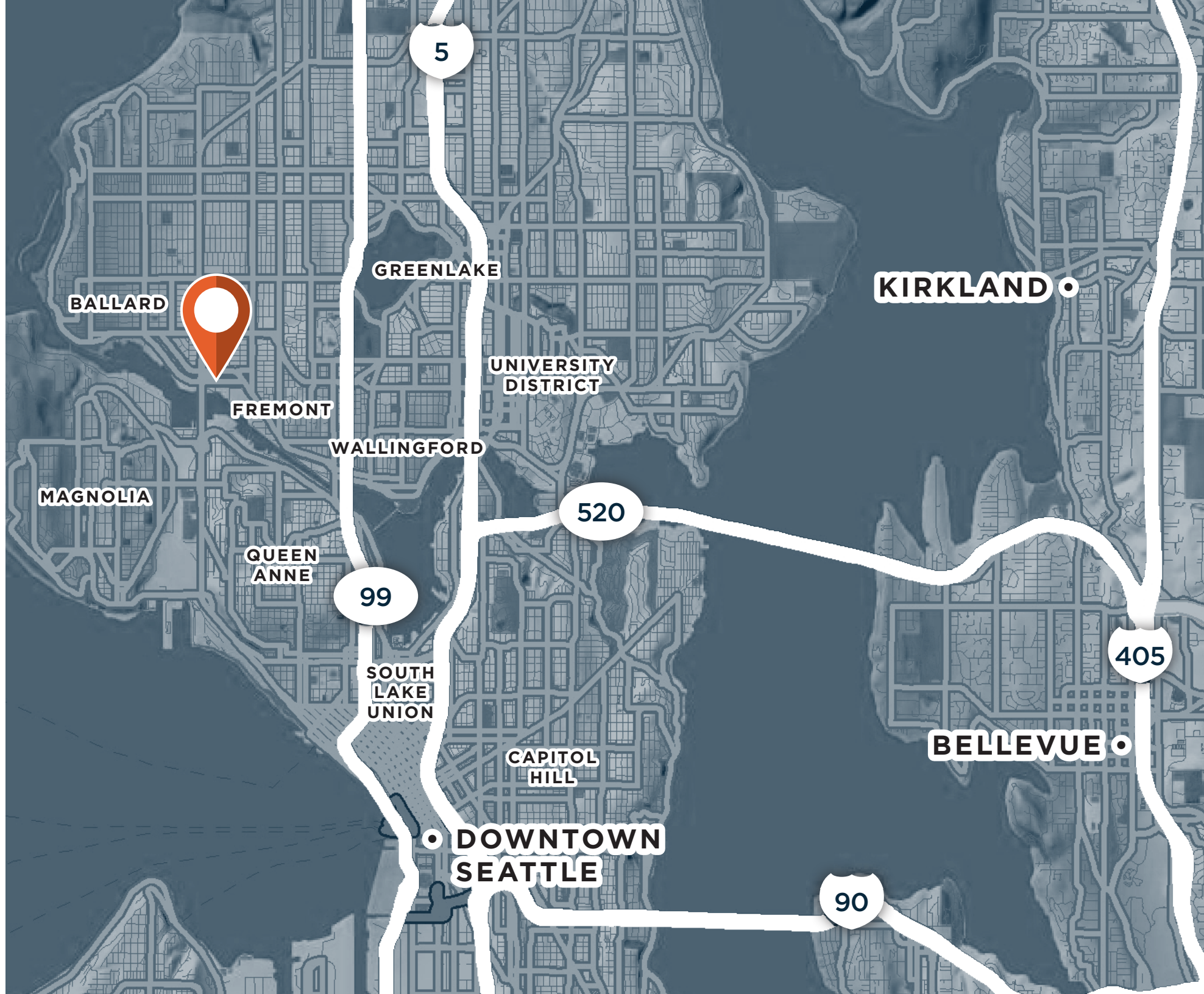
RETAIL MARKETPLACE  
PROFILE

\$146M  
DINING OUT

\$243M  
HEALTH AND MEDICAL

\$90M  
APPAREL / FOOTWEAR

\$88M  
HOME FURNISHINGS / DECOR





# WE'RE IN *good* COMPANY

*Located just north of downtown Seattle, Ballard is a thriving, urban neighborhood. With an influx of young families and professionals fueling the construction of more than 20,000 new multifamily units, the Ballard area has become one of Seattle's fastest growing submarkets.*





## BALLARD BLOCKS I

Open & Operating



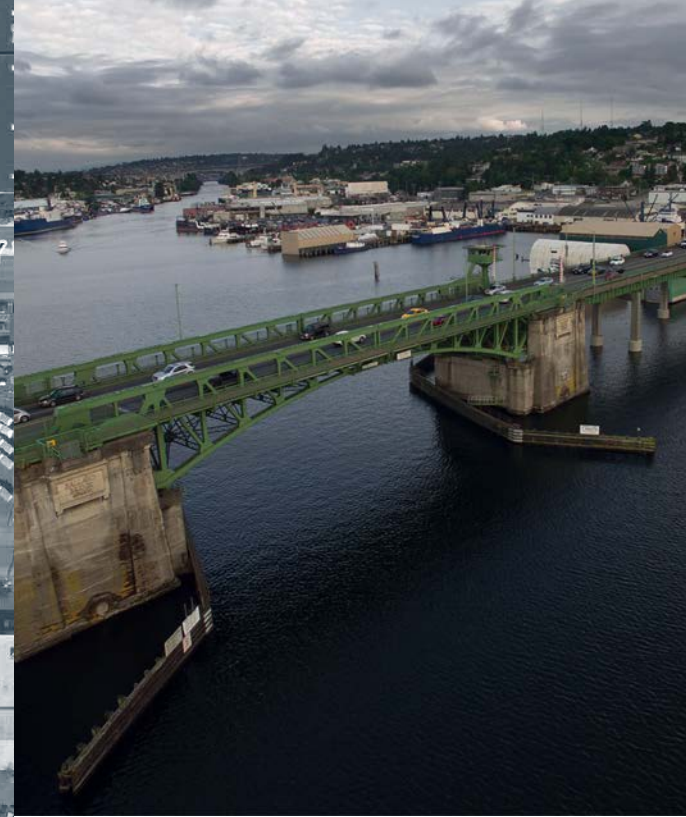
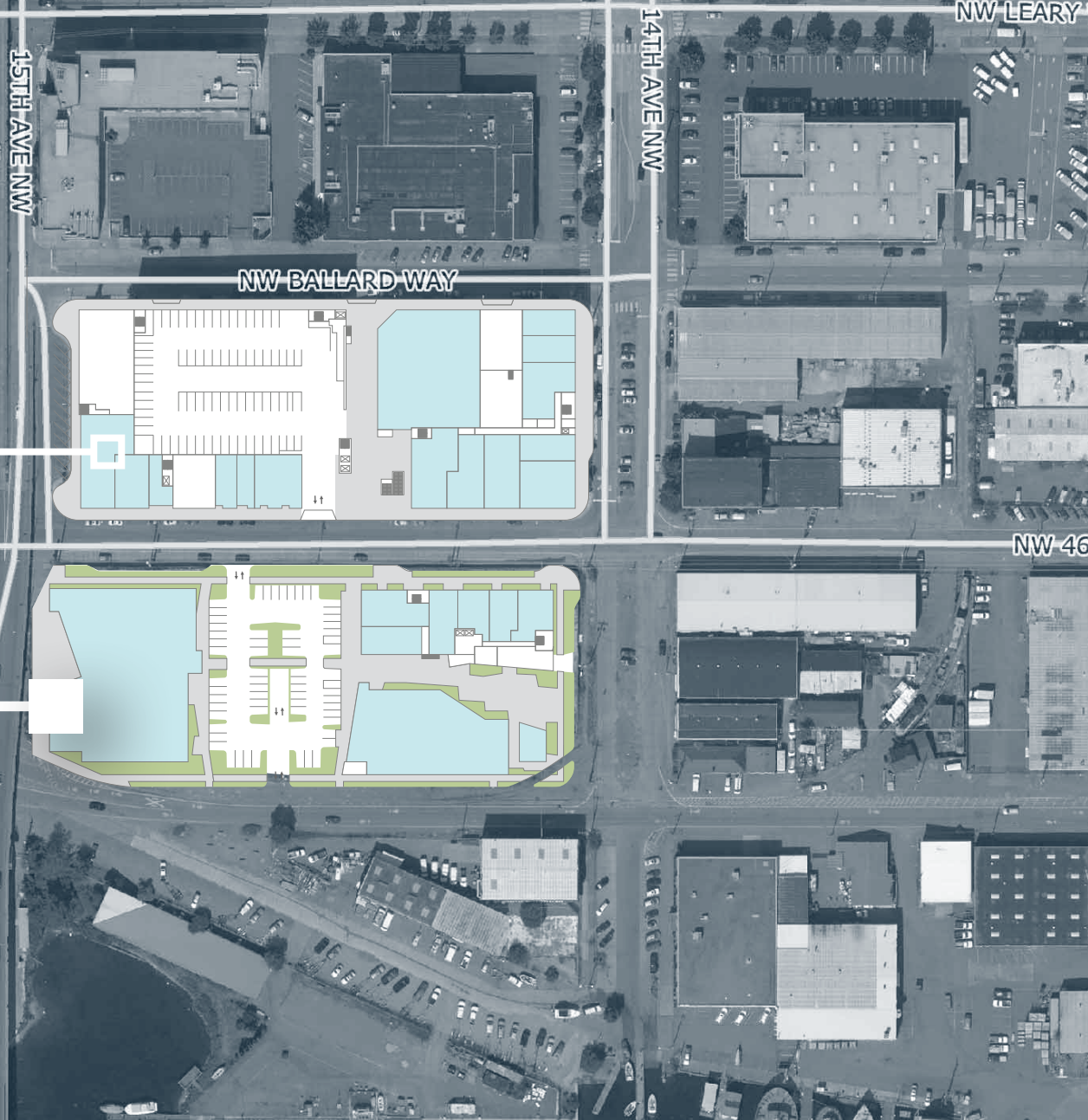
**TRADER JOE'S**

## BALLARD BLOCKS II

Open & Operating



**West Marine**



## PROJECT EXPANSION

*Ballard Blocks II contains 115K SF of office and retail space, anchored by a 25K SF PCC Natural Grocer, a 25K SF West Marine and a 12K SF Bright Horizons learning center. BBII added 310 parking stalls to the existing 526 parking stalls offered in BBI, combining to more than 830 total parking stalls.*



# BALLARD BLOCKS

SITE PLAN

*Leasing Opportunities*

1416 NW BALLARD WAY



# BALLARD BLOCKS II

## siteplan

subterranean parking garage

### PARKING

**GARAGE SPACES** **250**

ADDITIONAL ABOVE  
GROUND PARKING

SURFACE SPACES 60

ON-STREET SPACES 30

**TOTAL SPACES** **340**

### OVERALL PARKING

GARAGE SPACES 250

SURFACE SPACES 60

ON-STREET SPACES 30

**TOTAL SPACES** **340**

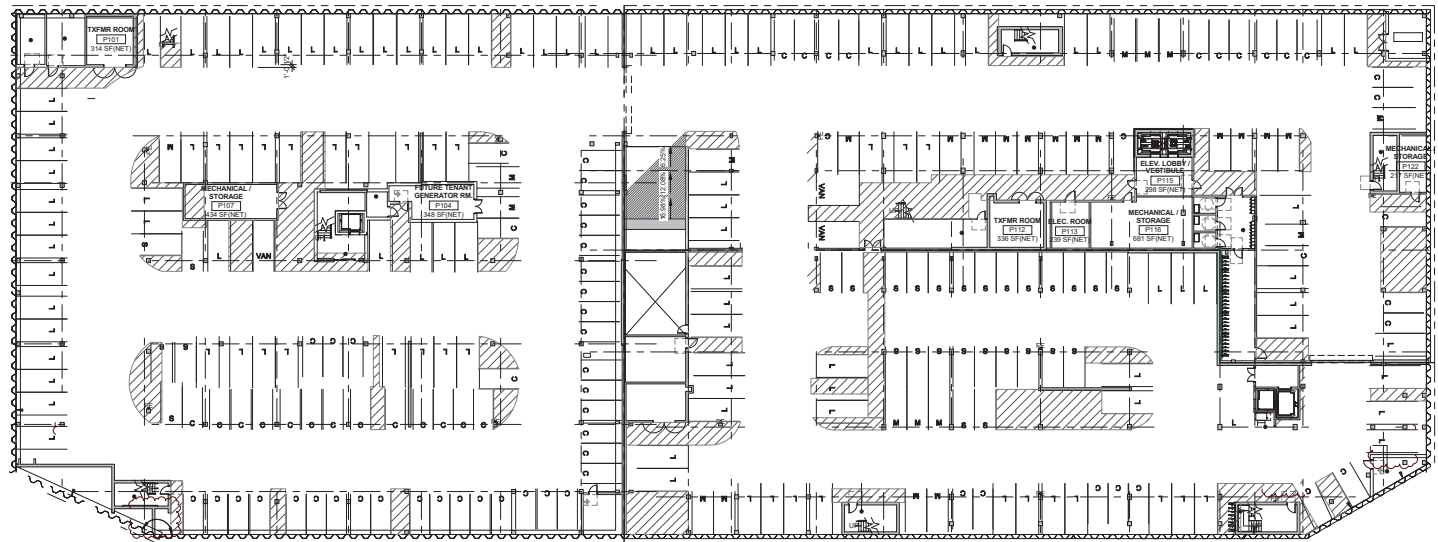
BALLARD BRIDGE

15TH AVE NW

BALLARD WAY

BALLARD BLOCKS I

NW 46TH ST



14TH AVE NW

NW 45TH ST





# BALLARD BLOCKS II

## siteplan

level 01

### AVAILABLE

UNIT	DETAILS	SIZE
UNIT 102	INLINE	2,119
UNIT 3A	INLINE	935
UNIT D	INLINE	720
UNIT G	STANDALONE RESTAURANT	1,065

### RETAILERS

UNIT	DETAILS	SIZE
1	PACIFIC DENTAL SERVICES	3,667
100	PCC COMMUNITY MARKETS	25,576
103	CLOVER TOYS	2,496
104	SHARKEY'S CUTS FOR KIDS	1,170
105	THE UPS STORE	1,107
106	PACIFIC DENTAL SERVICES	2,612
108	THE EGG & US	3,179
11	TOP POT DOUGHNUTS	1,527
110	TRADER JOE'S	12,000
200	WEST MARINE	25,904
400	FED-EX OFFICE	2,697
7	KINWELL	6,655
9	XFINITY	2,575
B	NEXT LEVEL	2,018
C	SEATTLE SUN TAN	2,240
F	SEPHORA	5,059

BALLARD BRIDGE



AVAILABLE
  LEASED
  NAP (NOT A PART)





# BALLARD BLOCKS II

*siteplan*  
level 02

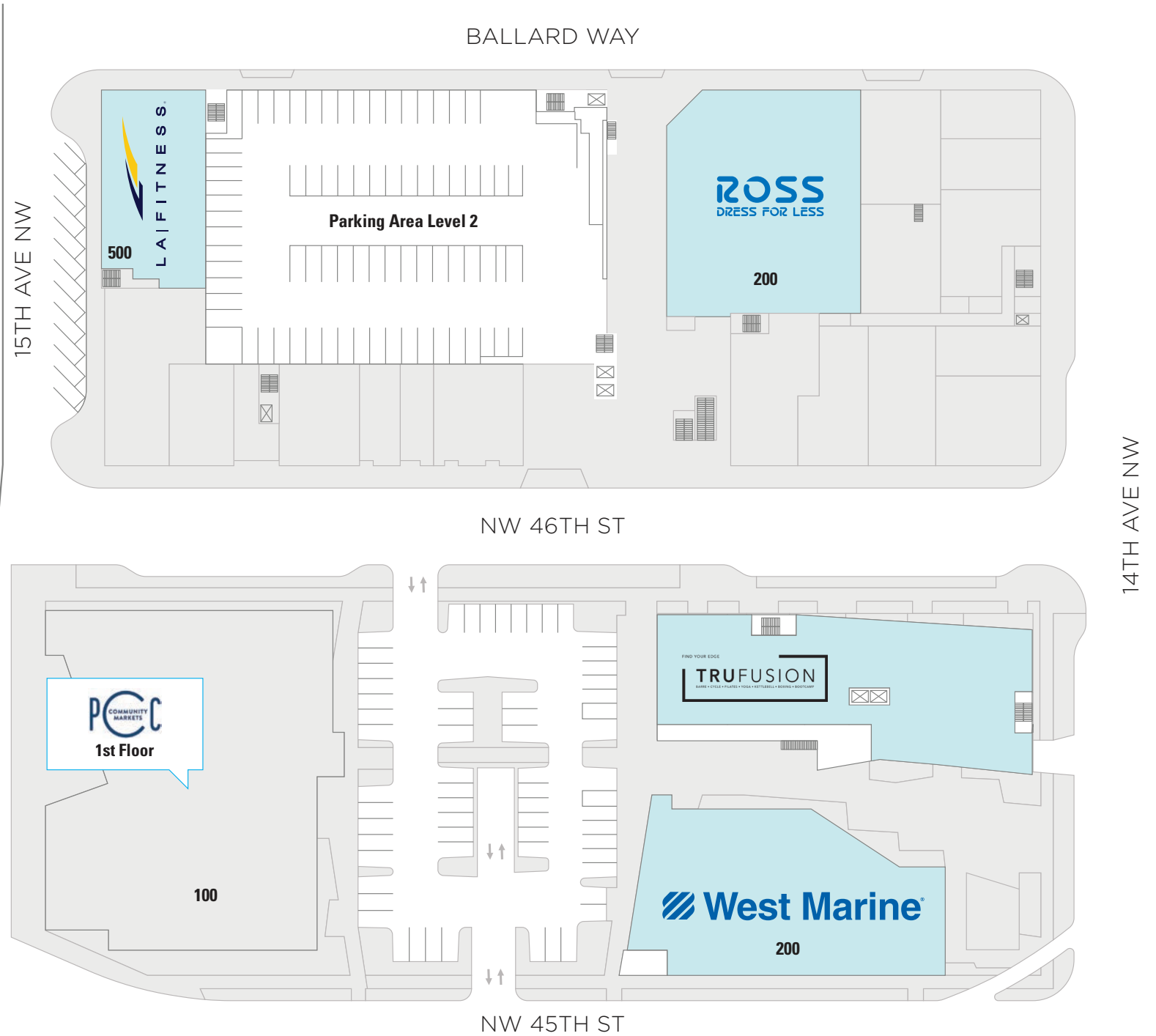
## RETAILERS

UNIT	DETAILS	SIZE
H	TRUFUSION	12,243
100	PCC COMMUNITY MARKETS	25,576
200	WEST MARINE	25,904

BALLARD BRIDGE



AVAILABLE
  LEASED
  NAP (NOT A PART)



# BALLARD BLOCKS II

*siteplan*  
level 03

## RETAILERS

UNIT	DETAILS	SIZE
100	PCC COMMUNITY MARKETS	25,576
200	ROSS DRESS FOR LESS	34,907
300	BRIGHT HORIZONS	13,053
301	MOSAIC SALON GROUP	6,347
500	LA FITNESS	50,658

BALLARD BRIDGE



AVAILABLE
  LEASED
  NAP (NOT A PART)



14TH AVE NW





**STREET RETAIL NORTHEAST CORNER**





PEDESTRIAN VIEW FROM 14TH AVE.





PEDESTRIAN VIEW OF PCC







# BALLARD BLOCKS

SEATTLE, WASHINGTON

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