

Commercially Zoned Buildings For Sale: \$2,925,000

Owner/User: OFFICE | SERVICE RETAIL | LIVE/WORK

7543-7553 15TH AVE NW, SEATTLE. WA 98117 | PROPERTIES AVAILABLE INDIVIDUALLY OR TOGETHER



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| OFFERING MEMORANDUM

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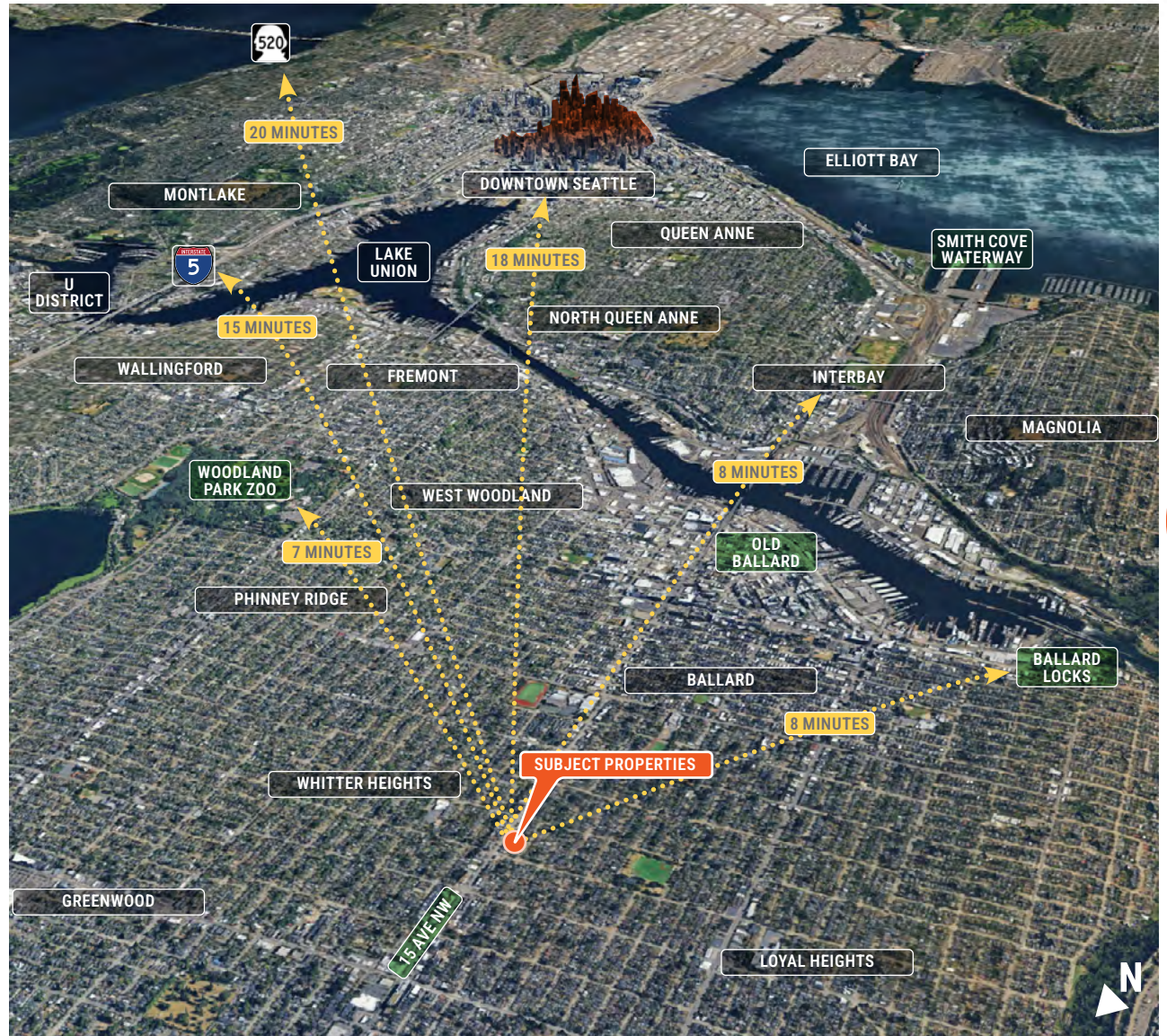
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Investment Summary | PORTFOLIO DETAILS

This unique offering provides businesses the opportunity to own a dedicated commercial property in Ballard rather than lease space, with four individual buildings available for separate purchases. Each property offers its own parcel(s), building, and dedicated space, creating an opportunity for an owner/user to establish a permanent home for their business.

Located along 15th Ave NW with approximately 31,000 vehicles per day and convenient access to surrounding Seattle neighborhoods, the properties provide strong visibility and accessibility for a wide range of businesses. Their location within Ballard, combined with flexible NC2 zoning that accommodates a mix of commercial and residential uses, creates additional flexibility for how the properties can be utilized over time.

The properties may be acquired individually or together, offering buyers optionality depending on operational needs or long-term strategy.



Full Portfolio Price	\$2,925,000
Address	7543-7553 15th Ave NW, Seattle, WA 98117
Number of Buildings	Five
Combined Building(s) Size	6,417 SF
Building \$ Per SF	\$456.00
Combined Land Size	13,322 SF
Land \$ Per SF	\$219.50
Zoning	NC2-55 (M)
Parcel Numbers	123200-1340, 123200-1345, & 123200-1350/123200-1355

INDIVIDUAL BUILDING DETAILS

ADDRESS	PRICE	BUILDING SF	BUILDING \$/SF	LAND SF	LAND \$ PER SF
7543	\$780,500	1,790	\$436	3,330	\$237
7545	\$683,000	1,400	\$488	3,330	\$205
7549-7553	\$1,463,500	3,190	\$462	6,660	\$221

Fully vacant by 2/28/2027 or month-to-month tenancies.

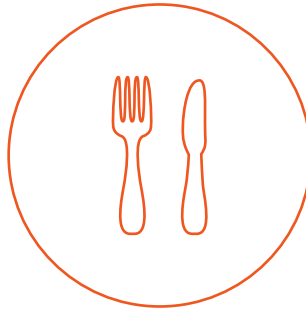
Investment Summary | PORTFOLIO HIGHLIGHTS



**SOUGHT-AFTER
LOCATION**



**WALK, BIKE &
TRANSIT FRIENDLY**



**ABUNDANCE OF
NEARBY AMENITIES**



**18 MINUTES
TO DOWNTOWN
SEATTLE**



**EASY ACCESS TO
A NUMBER OF
BUS LINES**



**±31,000 VEHICLES
PER DAY ON
ELLIOTT AVE W**

STRATEGIC LOCATION

Perfect for an owner/user seeking a highly accessible urban location, the property benefits from Ballard's strong multimodal transportation profile—pedestrian, cycling, car, and transit-friendly. Positioned along 15th Ave NW, it offers direct, fast access to Seattle's most active neighborhoods, including Queen Anne, Interbay, Magnolia, Fremont, and Downtown. This connectivity supports efficient logistics, easy customer access, and a flexible operating environment for a wide range of commercial uses.

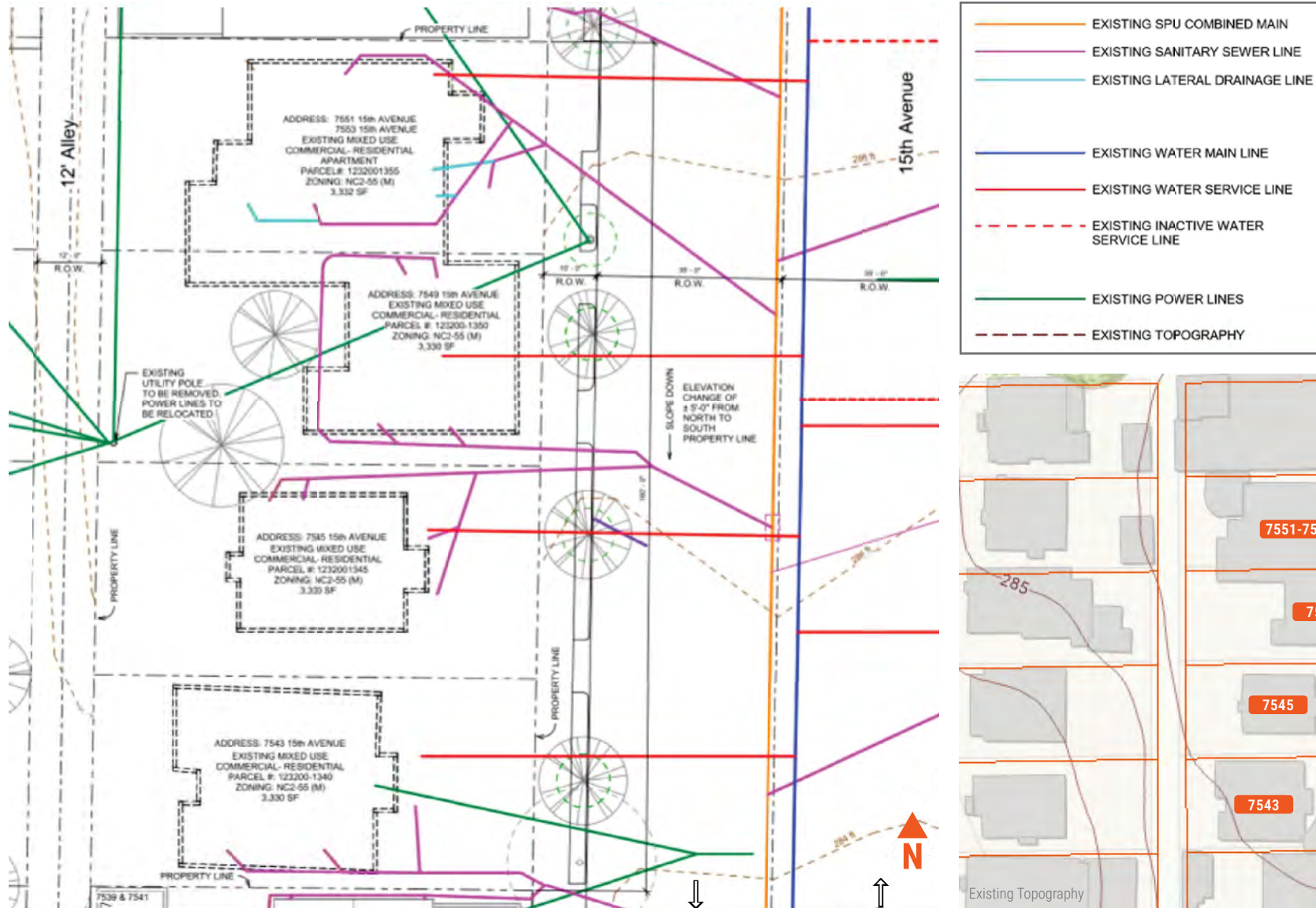
VERSATILE COMMERCIAL ZONING

The NC2 (Neighborhood Commercial 2) zoning designation accommodates a moderately scaled commercial zone that supports a mix of shopping, services, offices, and residential housing, usually serving a surrounding neighborhood.

STRONG DEMOGRAPHICS

Located in Seattle's highly coveted Ballard neighborhood, the property is surrounded by exceptional demographic strength, with 195,000+ residents within three miles and over 440,000 within five miles. The immediate trade area is deeply affluent, boasting average household incomes above \$190,000 within one mile, creating a powerful customer base for any owner/user operator.

Investment Summary | SITE PLAN



Property Overview | PROJECT CONCEPTS



12 UNIT TOWNHOME

(3 LEVELS)
ON 3 NORTH LOTS



DESCRIPTION

Site SF: 9,992 SF

Gross Building SF: 20,370 SF

Number Of Floors: 3 Levels

Unit Mix:

- Live/ Work- 6 Units (Average Size 1,712 SF)
- Residential Townhomes-6 Units (Average Size 1,683 SF)

Parking: 12 Vehicle Parking Spaces

14 UNIT TOWNHOME

(3 LEVELS)
ON 3 NORTH LOTS



DESCRIPTION

Site SF: 9,992 SF

Gross building SF: 20,370 SF

Number of floors: 3 levels

Unit Mix:

- Live/ work- 6 units (average size 1,712 SF)
- Residential townhomes-6 units (Average size 1,683 SF)

Parking: 12 vehicle parking spaces

40 UNIT TOWNHOME

(5 LEVELS)
ON 2 NORTH LOTS



DESCRIPTION

Site SF: 9,992 SF

Gross Building SF: 20,370 SF

Number Of Floors: 3 Levels

Unit Mix:

- Live/ Work- 6 Units (Average Size 1,712 SF)
- Residential Townhomes-6 Units (Average Size 1,683 SF)

Parking: 12 Vehicle Parking Spaces

60 UNIT TOWNHOME

(5 LEVELS)
ON 2 NORTH LOTS



DESCRIPTION

Site SF: 9,992 SF

Gross Building SF: 20,370 SF

Number Of Floors: 3 Levels

Unit Mix:

- Live/ Work- 6 Units (Average Size 1,712 SF)
- Residential Townhomes-6 Units (Average Size 1,683 SF)

Parking: 12 Vehicle Parking Spaces

80/100 UNIT APARTMENTS

(5 LEVELS)
ON 4-5 LOTS



DESCRIPTION

Site SF: 9,992 SF

Gross Building SF: 20,370 SF

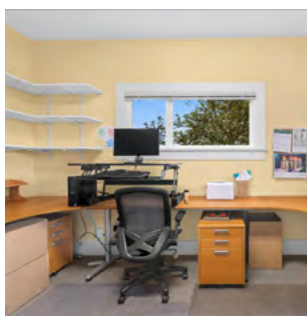
Number Of Floors: 3 Levels

Unit Mix:

- Live/ Work- 6 Units (Average Size 1,712 SF)
- Residential Townhomes-6 Units (Average Size 1,683 SF)

Parking: 12 Vehicle Parking Spaces

Property Overview | SUMMARY



7543 15TH AVE NW

INDIVIDUAL PRICE \$780,500

Building Size 1,790 SF

Building \$ Per SF \$436.00

Main Level 1,240 SF

Lower Level 550 SF

Occupancy Vacant

Use Commercial

Land Size 3,330 SF

Land \$ Per SF \$237.00

Year Built 1910 | Renovated 1980

Parcel Number 123200-1340

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Property Overview | SUMMARY



7545 15TH AVE NW

INDIVIDUAL PRICE	\$683,000
Building Size	1,400 SF
Building \$ Per SF	\$488.00
Main Level	700 SF + 190 SF Detached Garage/Storage
Lower Level	700 SF
Occupancy	Vacant
Use	Residential
Land Size	3,330 SF
Land \$ Per SF	\$205.00
Year Built	1926
Parcel Number	123200-1345



Property Overview | SUMMARY



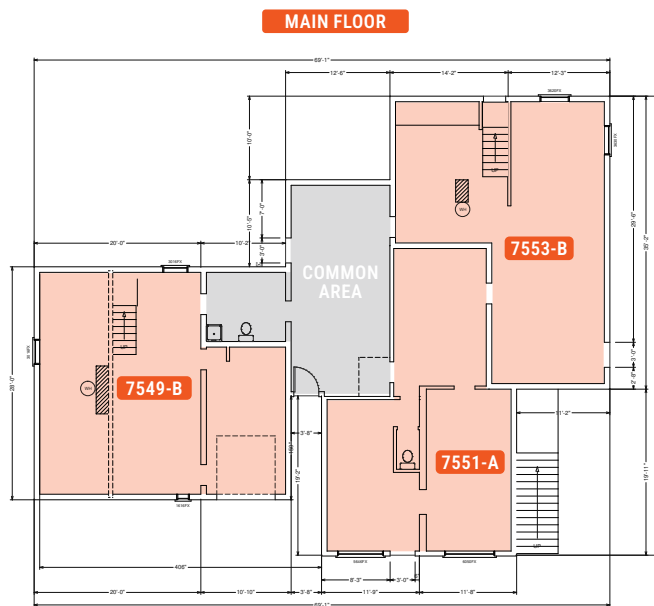
7549-7553 15TH AVE NW

INDIVIDUAL PRICE	\$1,463,500
Buildings Size	3,190SF
Building \$ Per SF	\$462.00
Three	Mix of Commercial & Residential
Occupancy	7549 Lower Level Occupied (MTM) 7751 Street Level Retail Occupied (Exp. 02/28/27)
Use	Residential & Commercial
Land Size	6,660 SF
Land \$ Per SF	\$220.00
Year Built	7549 1925 7551 1928 & 1931 (Retail) Renovated 1975 7553 1928 Renovated 1975
Parcel Number	123200-1350 & 123200-1355

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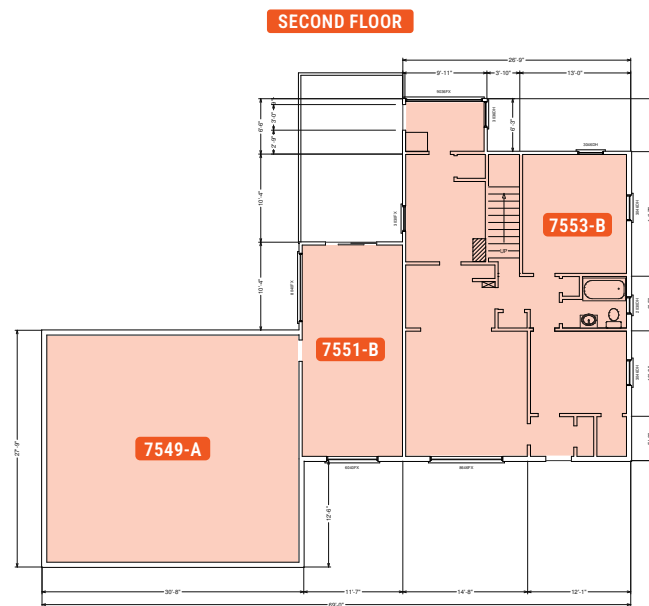


Property Overview | 7549-7553 15TH AVE NW FLOOR PLANS



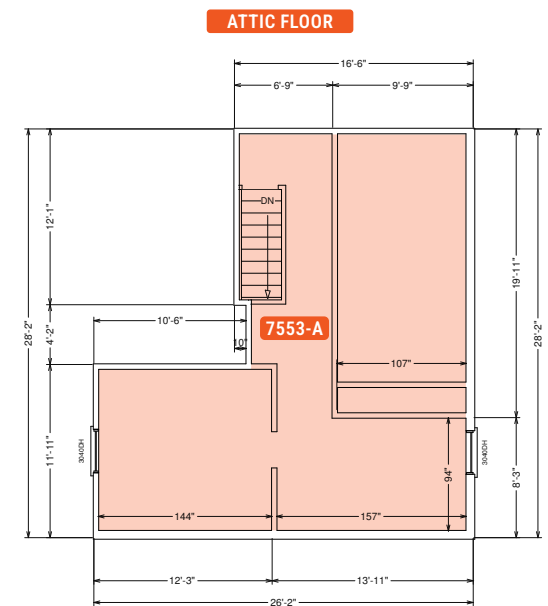
7549-B | Sustainable Ballard/ Ballard Tool Library

7551-A | Ann's Hair Salon



7549-A | Residential

7551-B & 7553-B | 2-Story Commercial



7553-A | Residential

Market Overview | ABOUT SEATTLE



Seattle is a vibrant coastal metropolis nestled in King County, Washington. As the largest city in both the state and the Pacific Northwest, it boasts a stunning location on Puget Sound with breathtaking views of Lake Washington. The city's rapid growth has solidified its position in the top 20 largest metropolitan area in the United States.

Known as a global tech hub, Seattle's economy is diverse and robust. The city serves as a major center for trade, finance, and transportation, with the Port of Seattle operating as a crucial gateway to Asia and Alaska. Beyond technology, Seattle's industries span a wide range, including aerospace, maritime, biotechnology, and renewable energy. The city's rich history as a lumber and fishing town continues to influence its culture and economy.

Seattle's reputation as a thriving tech hub is well-deserved. It boasts a highly educated population, ranking as one of the most educated cities in the United States. This fertile ground has fostered innovation, leading to the establishment of tech giants like Amazon (#1 on the 2026 Fortune 500) and Microsoft (#13). Beyond these industry titans, Seattle nurtures a vibrant ecosystem of startups and tech companies, pushing boundaries across fields.

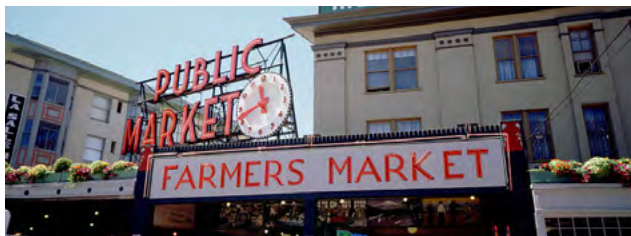
While tech giants may dominate headlines, Seattle's business landscape is remarkably diverse. The city is a major center for trade and finance, with the Port of Seattle facilitating crucial trade routes with Asia and serving as a launchpad for Alaskan cruises. Looking beyond tech companies, established players like

department store giant Nordstrom (#296) and freight forwarder Expeditors International of Washington (#426) contribute significantly to the city's economic strength. Seattle's historical roots in lumber (Weyerhaeuser, #370) are still evident, with a healthy mix of traditional industries and cutting-edge tech companies fueling the city's continued growth.

Beyond these heavyweights, the Seattle area boasts a vibrant tech scene with companies like Nintendo of America in Redmond and T-Mobile US in Bellevue. For healthcare, Swedish Health Services, the largest healthcare system in Seattle itself, provides essential services to the city's residents. However, the state's largest healthcare system, Providence Health & Services, with its fifth-largest employer ranking, is located in nearby Renton.

Seattle's reputation for heavy coffee consumption remains strong. Starbucks (#122) is a global powerhouse founded in Seattle, alongside other local favorites like Seattle's Best Coffee and Tully's. Independent coffee shops and artisanal espresso roasters also thrive throughout the city, adding to its unique coffee culture.

The "Emerald City" is extremely multicultural and is influenced by the Pacific Rim in art and architecture. The area is popular amongst outdoor enthusiasts and boasts fantastic hiking, kayaking, cycling, and rock climbing. The city offers a dynamic, urban city surrounded by unmatched natural beauty, just waiting to be explored.

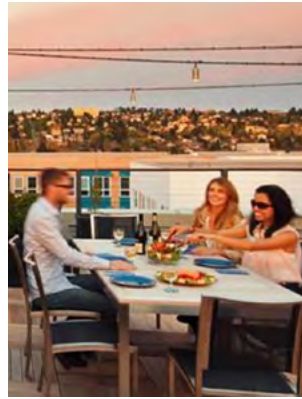


Market Overview | BALLARD NEIGHBORHOOD

Ballard is one of Seattle's most desirable neighborhoods — a walkable, waterfront community where Scandinavian maritime heritage meets one of the city's strongest restaurant and brewery districts. Centered on historic Ballard Avenue, the neighborhood blends indie shops, craft breweries, and a concentrated food-and-drink corridor with long-standing maritime industries near the Ballard Locks and Fishermen's Terminal.

While the Scandinavian population has declined, the cultural legacy remains visible through the National Nordic Museum and annual celebrations like SeafoodFest and Nordic cultural festivals. Ballard's designation as a Regional Center reflects its growing importance in Seattle's long-term planning, balancing residential growth with its industrial and maritime roots.

**Ballard: A neighborhood
with staying power.**



Live

North Seattle's Ballard neighborhood is a great place to experience the city's distinctive culture, old and new. It blends quiet, leafy residential streets with high-density living and a bustling Old Town core, plus easy access to exceptional outdoor spaces. You can have quiet solitude or vibrant street-level energy — all within easy reach, and all part of Ballard's uniquely livable mix.



Eat

Ballard's dining scene continues to thrive, from handcrafted pizzas and wood-fired dishes at Stoneburner to made-to-order tortillas and rich mole at La Carta de Oaxaca, and fresh Italian classics at San Fermo. The industrial district remains Seattle's hotbed for craft beer — the Ballard Brewery District — home to Reuben's Brews, Urban Family Brewing, Stoup Brewing, and more than a dozen others within easy walking distance.



Shop

Cobbled streets and landmark brick buildings make Ballard Avenue one of Seattle's most charming dining and shopping districts. On Sundays the avenue becomes the Ballard Farmers Market, where vendors sell Washington-made produce and handmade goods. Browse Venue for local art, Annie's Art & Frame for quirky finds, or Sacred Circle Gifts & Art for Native American gifts.

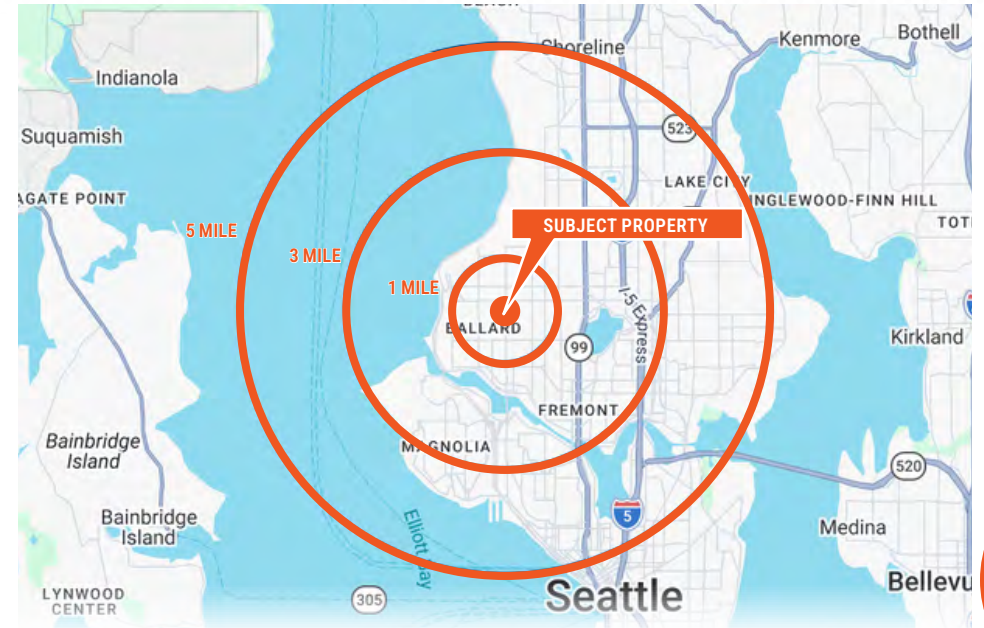


Explore

At Fishermen's Terminal — the heart of Seattle's commercial fishing fleet — watch boats prepare to set sail or return with their haul, and enjoy a fresh-off-the-dock meal at Chinooks at Salmon Bay. The Ballard Locks remain one of Seattle's signature engineering landmarks, connecting Puget Sound to Lakes Union and Washington. Seattleites head to Golden Gardens Park to lounge on the beach and watch sunsets over the Olympic Mountains.

Market Overview | DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION:			
2025 Population	38,143	198,367	448,772
2030 Population Projection	39,747	207,325	469,627
Annual Growth 2020-2025	0.7%	1.0%	1.2%
Annual Growth 2025-2030	0.8%	0.9%	0.9%
Median Age	39.4	37.8	36.7
2025 HOUSEHOLDS			
2030 Household Projection	17,568	96,886	221,388
Annual Growth 2020-2025	1.6%	1.9%	2.0%
Annual Growth 2025-2030	0.9%	0.9%	1.0%
Owner Occupied Households	10,322	45,041	90,530
Renter Occupied Households	7,247	51,845	130,857
Total Specified Consumer Spending	\$726.1M	\$3.6B	\$7.8B
Total Daytime Employment	4,779	67,055	208,869
HOUSEHOLD INCOMES			
AVG HOUSEHOLD INCOME	\$192,343	\$167,209	\$158,681
MEDIAN HOUSEHOLD INCOME	\$175,794	\$137,453	\$126,622
\$25,000 - 50,000	1,081	7,237	19,277
\$50,000 - 75,000	1,441	10,159	22,925
\$75,000 - 100,000	1,301	8,715	20,190
\$100,000 - 125,000	1,333	8,578	19,182
\$125,000 - 150,000	1,241	7,606	15,660
\$150,000 - 200,000	1,889	10,961	23,802
\$200,000+	7,509	31,485	67,039





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ORION Commercial Partners maximizes real estate value through comprehensive project acquisition/disposition, property/asset management, and leasing services. We are a progressive real estate services and investment firm constantly seeking a perfect alignment of interests between us as the service provider and our clients. ORION delivers a

UNIFIED TEAM APPROACH

to fulfill our client's objectives. Creativity, accountability and focused attention are the hallmarks of our business.



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