

Prime Market Street Space for Lease

±5,083 SF | WINDSOR BALLARD | 1400 NW MARKET ST, #103, SEATTLE, WA 98107



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ABOUT BALLARD

Windsor Ballard places your business at the epicenter of one of Seattle's most coveted retail corridors. This 5,083 SF ground-floor suite sits within a contemporary, six-story mixed-use building with 265 upscale apartment homes above — a built-in, captive customer base who live steps from your front door. Free on-site customer parking makes every visit effortless.

Ballard is consistently ranked among Seattle's most affluent and walkable neighborhoods. NW Market Street draws a steady stream of high-spending residents, professionals, and destination shoppers throughout the day and evening. The neighborhood is anchored by national tenants including Safeway, H Mart, Trader Joe's, Planet Fitness, and Walgreens, with a rapidly expanding multifamily base driving sustained retail demand. Average household income within 1 mile exceeds \$106,000, and total retail expenditures within 3 miles top \$1.49 billion annually.

1400 NW MARKET ST, #103, SEATTLE, WA 98107

SUMMARY

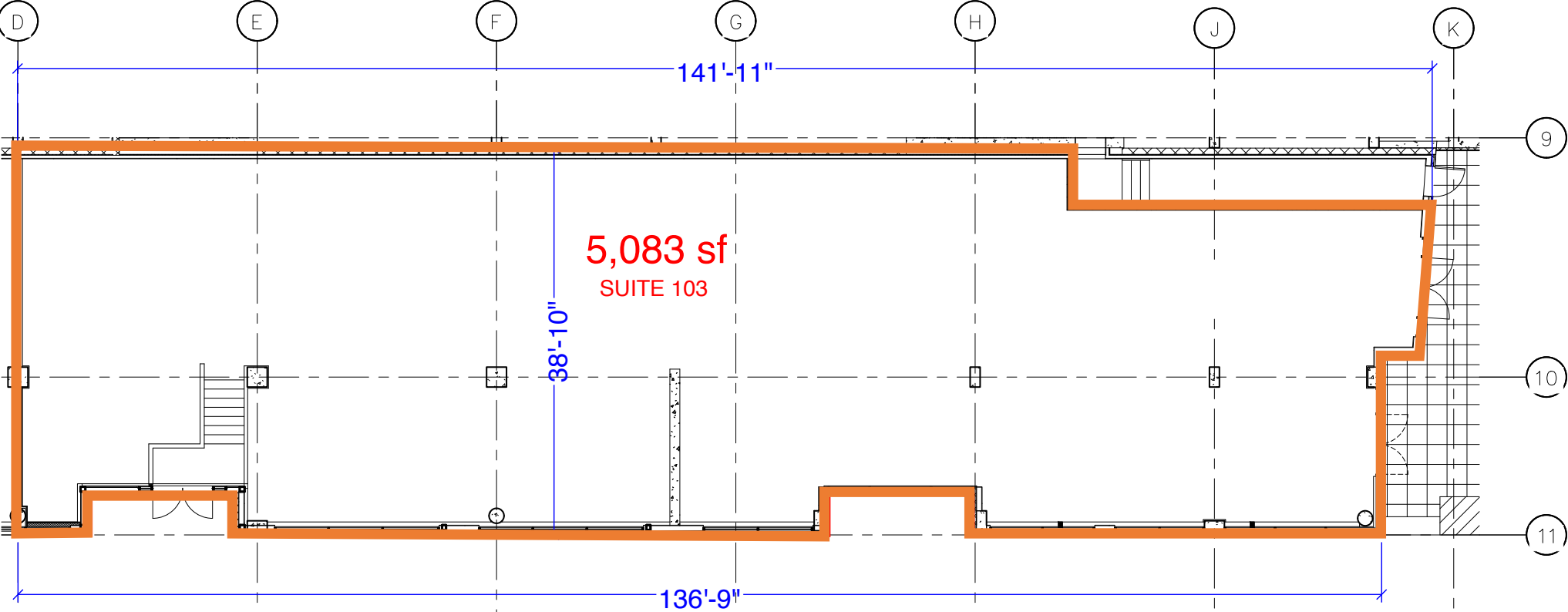
ADDRESS	1400 NW Market St, #103, Seattle, WA 98107
AVAILABLE	Immediately
SIZE	±5,083 SF
RENT	Call to Inquire No Restaurant Use

PROPERTY HIGHLIGHTS

- **BUILDING:** 6-story, 265-unit luxury mixed-use development (built 2013) with ground-floor retail — residents are your neighbors and customers
- **PARKING:** Free on-site customer parking available
- **FRONTAGE:** High-exposure NW Market Street frontage with exceptional pedestrian and vehicle traffic — NW Market ±19,000 ADT
- **CONNECTIVITY:** Direct access to Rapid Ride D Line and strong bike/pedestrian infrastructure serving the broader Ballard trade area
- **CO-TENANCY:** Ballard Orthodontics, Ballard Pediatric Dentistry & Mathnasium
- **TRADE AREA:** Surrounded by national tenants: Safeway, H Mart, Trader Joe's, Planet Fitness & Walgreens; rapidly growing multifamily residential base



*Traffic Counts: Source Regis USA 06/10/26



DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
37,377	245,648	513,493



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
19,269	116,766	259,399



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$206,627	\$203,877	\$195,149



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.66 M	\$1.72 M	\$1.55 M



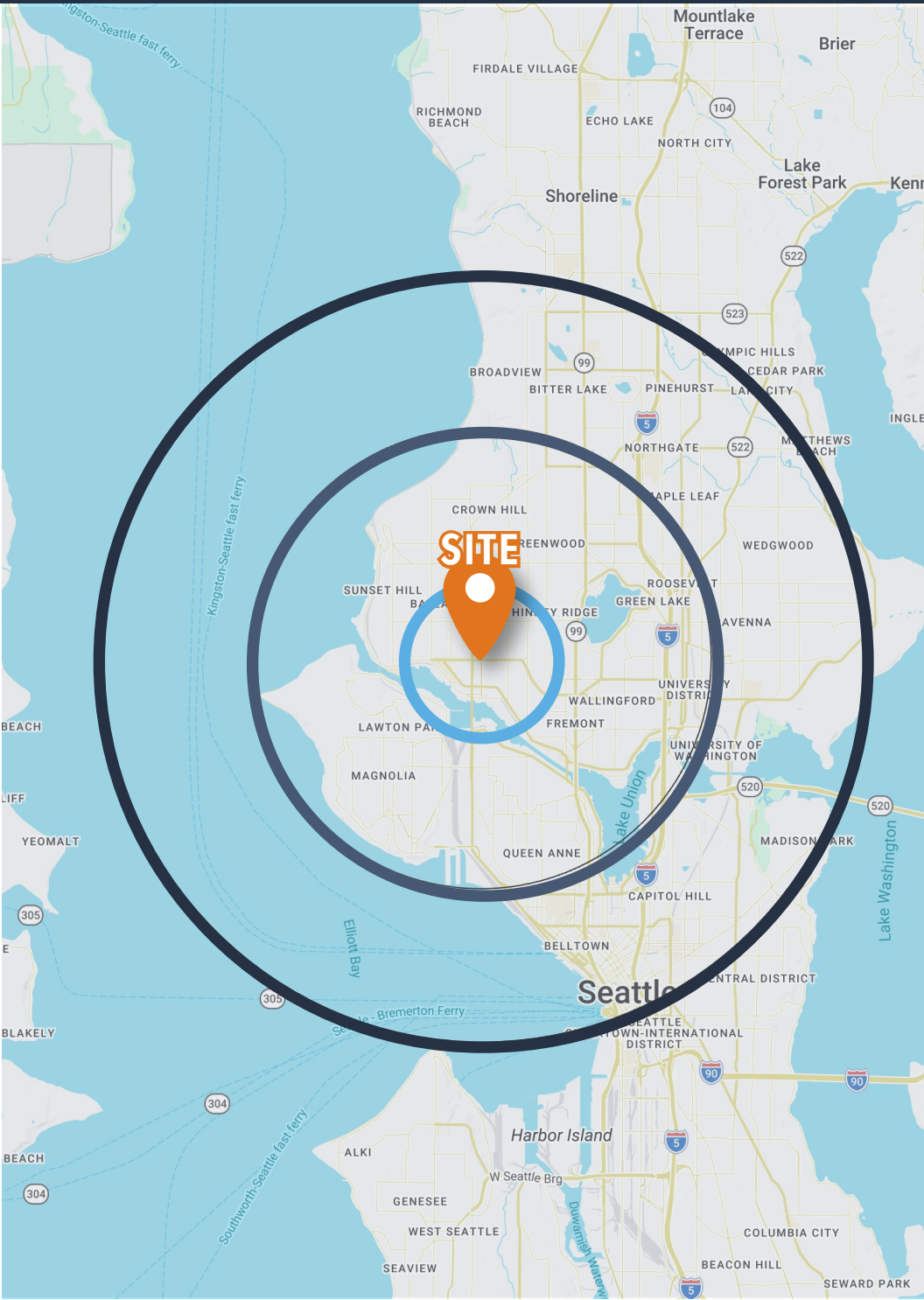
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
77.4%	76%	74.1%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$1.18 B	\$7 B	\$15 B



*Demographics Source: Regis Site USA 06/05/26

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