

BALLARD RESTAURANT/BAR  
PRIME LOCATION

5465 Leary Ave NW, Seattle, WA 98107

NEW PRICE  
\$175,000

5465

PIZZERIA



For more information please contact:

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5465 LEARY WAY NW, SEATTLE, WA 98107

## PRIME LOCATION BALLARD RESTAURANT / BAR



### BUSINESS HIGHLIGHTS

- Business name and recipes not included in sale
- Rare opportunity to acquire a turnkey restaurant/bar with a high demand location on Leary Ave in vibrant Ballard
- Bring your concept! Fully equipped kitchen with 8 foot type 1 hood, Marana rotating deck pizza oven, and full bar
- Character-rich, light-filled space with modern design elements include operable garage roll-up door, high ceilings, 4 skylights, concrete floors, exposed brick walls
- Seating for 55 plus outdoor sidewalk seating for 10
- Surrounding businesses include aa Sushi, Majestic Bay Theatre, Victrola Coffee, Dough Joy, Li'l Woody's and OrangeTheory Fitness. Steps from Ballard Sunday Farmer's Market
- 2,373 SF
- Below Market Rent: \$7,120 (includes NNN, Tenant pays utilities separately). Current Lease expires August 31, 2028 plus one 5-year option to renew.



56

TRANSIT SCORE



94

WALK SCORE



99

BIKE SCORE



123,370

TOTAL POPULATION



58,047

TOTAL HOUSEHOLDS



\$135,696

MEDIAN INCOME

\*Estimated 2024 demographics based on a 2-mile radius (CoStar)

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Strega Pizza  
5465 Leary Ave NW

Majestic Bay Theatres

Lil Woody's

OrangeTheory Fitness

Thai Thani Kitchen

aa Sushi

Dough Joy

Victrola Coffee Roasters