

THE TERMINAL — AT BALLARD —

SEATTLE, WA

A GROCERY ANCHORED
NEIGHBORHOOD CENTER
BACKED BY FORTUNE 10 CREDIT

Jones Lang LaSalle Americas, Inc. ("JLL"), real estate license #01223413



THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire The Terminal at Ballard a 38,490 square foot, neighborhood shopping center located at 907 NW Ballard Way, Seattle, Washington 98107. The Property is currently 100% leased / under LOI to a diverse tenant roster that includes a brand new sublease to HMart, under sublease from Amazon until 2038, with fortress credit representing roughly 62% of the in-place NOI.

The Terminal at Ballard benefits from strong surrounding demographics with average household incomes surpassing \$193,000 for 256,202 people in a 3-mile radius. Optimally located off of two main retail corridors, the Ballard Bridge (37,804 VPD) and Leary Way Northwest (14,683 VPD), the Property also benefits from its proximity to tech giants Google and Adobe. Ballard has seen significant growth recently, with 686 new multi-family units delivered in the past 12 months. At less than 10 years old, the Property requires minimal future capital expenditures.



PROPERTY SUMMARY

- Address**
907 NW Ballard Way
Seattle, WA 98107
- Total Rentable Area**
38,490 SF
- Occupancy**
100% (Leased / Under LOI)
- Acreage**
1.84 Acres
- In-Place NOI**
\$1,544,553
- Year Built**
2016
- Parcels**
2
- Parking**
108 stalls (2.8/1,000)

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INVESTMENT HIGHLIGHTS



PROTOTYPICAL NEIGHBORHOOD CENTER

The Terminal at Ballard is 100% Leased / Under LOI to a core group of national tenants and sits in the heart of a young and vibrant neighborhood.



OUTSTANDING CREDIT TENANT PROFILE

Over 70% of the leasable square footage at the Property is leased to credit tenants, including H Mart, The Habit Burger, Mattress Firm, and AT&T. With these secure in-place tenants, investors can capture strong and steady returns in a robust retail market.



HIGHLY DESIRABLE LOCATION WITHIN SEATTLE TRENDY BALLARD NEIGHBORHOOD

The Property sits just north of Seattle, the sixth-largest tech talent workforce in North America with approximately 190,000 workers. Tech giants Google and Adobe have established campuses within 2 miles of the Terminal at Ballard. Average household income surpasses \$195,000 within a 1-mile radius and average home values exceed \$1,155,000.

WITHIN A 3-MILE RADIUS FROM THE PROPERTY

256,202
POPULATION

\$193,701
AVG. HOUSEHOLD INCOME

\$1,267,304
AVG. HOME VALUE



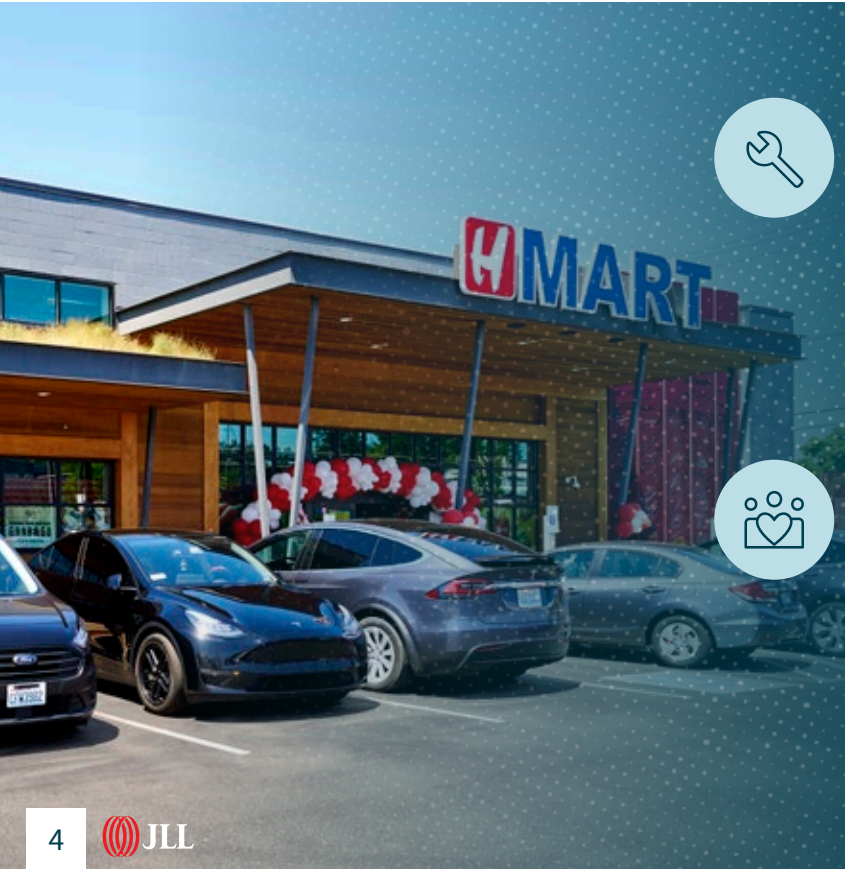
STREAMLINED MANAGEMENT WITH LIMITED TENANTS

The Terminal at Ballard offers ease of management due to its well-curated tenant mix of only 7 tenants. This limited number allows for focused attention and efficient operations, reducing administrative overhead and simplifying tenant relations. Benefit from a streamlined investment with minimized management complexities.



VIBRANT, QUICKLY DENSIFYING COMMUNITY

Located in the center of the trendy Ballard neighborhood, the Property features a Walkscore of 94 with numerous adjacent eateries and attractions. Over 600 recent multifamily units have been delivered in the Ballard District. With a 3-mile population of 256,202 and nearly 900 additional housing units coming to the immediate area, the Property's location is well-established for years to come.



GROCERY ANCHOR WITH AMAZON CREDIT



AMERICA'S LARGEST ASIAN SUPERMARKET CHAIN IN PRIME SEATTLE LOCATION

Amazon-Backed Credit:

Property leased to Amazon Retail LLC (S&P: AA) through 2038, with Amazon maintaining full lease obligation liability while H Mart operates the entire premises under a 15-year sublease with operational covenant.

Strategic Location & Structure:

Positioned in Seattle's thriving Ballard neighborhood with excellent demographics, operating under a triple net lease structure with limited landlord obligations.

Long-Term Security:

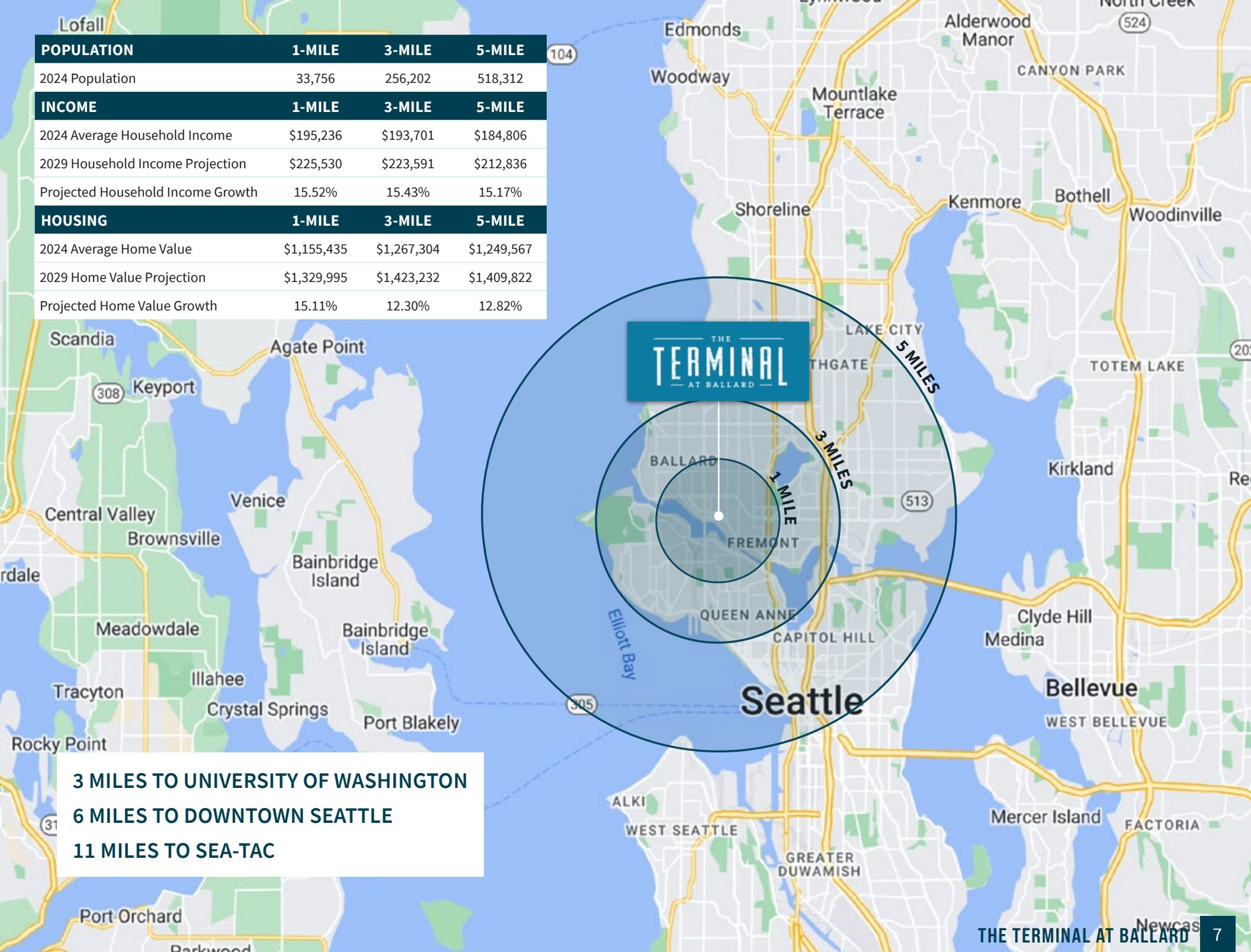
Investment includes two 5-year extension options potentially extending through 2048, with multiple corporate guarantees on the sublease.

Recession-Resistant Asset:

Combines the rare security of Amazon's investment-grade credit with H Mart's operational excellence in the essential grocery retail category that has proven resilient through economic cycles.



POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	33,756	256,202	518,312
INCOME	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$195,236	\$193,701	\$184,806
2029 Household Income Projection	\$225,530	\$223,591	\$212,836
Projected Household Income Growth	15.52%	15.43%	15.17%
HOUSING	1-MILE	3-MILE	5-MILE
2024 Average Home Value	\$1,155,435	\$1,267,304	\$1,249,567
2029 Home Value Projection	\$1,329,995	\$1,423,232	\$1,409,822
Projected Home Value Growth	15.11%	12.30%	12.82%



SITE PLAN



TENANT SUMMARY

Suite	Tenant	SF	% of NRA	Rent PSF	Lease Exp.
A-100	H Mart	24,989	64.92%	\$41.80	Apr-38
B-100	Cookie's Country Chicken LOI	2,528	6.57%	\$50.00	Oct-30
B-105	AT&T	1,800	4.68%	\$16.67	MTM
B-110	Mattress Firm	3,200	8.31%	\$49.00	Jul-29
B-115	F45 Training	2,000	5.20%	\$62.10	Apr-29
B-118	Pink Polish	1,759	4.57%	\$61.44	Mar-29
B-120	Habit Burger Grill	2,214	5.75%	\$63.80	Aug-28
Total Occupied SF		38,490	100.00%	\$44.98	
Total Available SF		0	0.00%		
Total Overall SF		38,490	100.00%		



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