

NW
Market Street

1545

LEVA
ON MARKET

261-Unit, Institutional Quality
Apartment Community in the Heart
of Seattle's Ballard Neighborhood
with Value-Add Upside

The offering

JLL, as an exclusive advisor, is pleased to present the outstanding opportunity to acquire Leva on Market, a premier institutional-quality apartment community located in the heart of Seattle's Ballard neighborhood.

Built in 2009, Leva on Market (the "Property") comprises 261 units with a favorable unit mix and strong community amenities, including a 24-hour fitness center, expansive rooftop decks with fireside lounge and grilling stations, and a renovated resident lounge with flat screen TVs. In-unit features include stainless steel appliances with glass top stove, white quartz counters in the kitchen and bathroom, glass backsplash tile, wood-style flooring, in-unit washer/dryer, and walk-in closets. New ownership will have the opportunity to execute a light value-add program on the South Tower units through the addition of new cabinet fronts, modern

roller shades, and kitchen backsplash, while implementing a technology package and AC ports across the full portfolio.

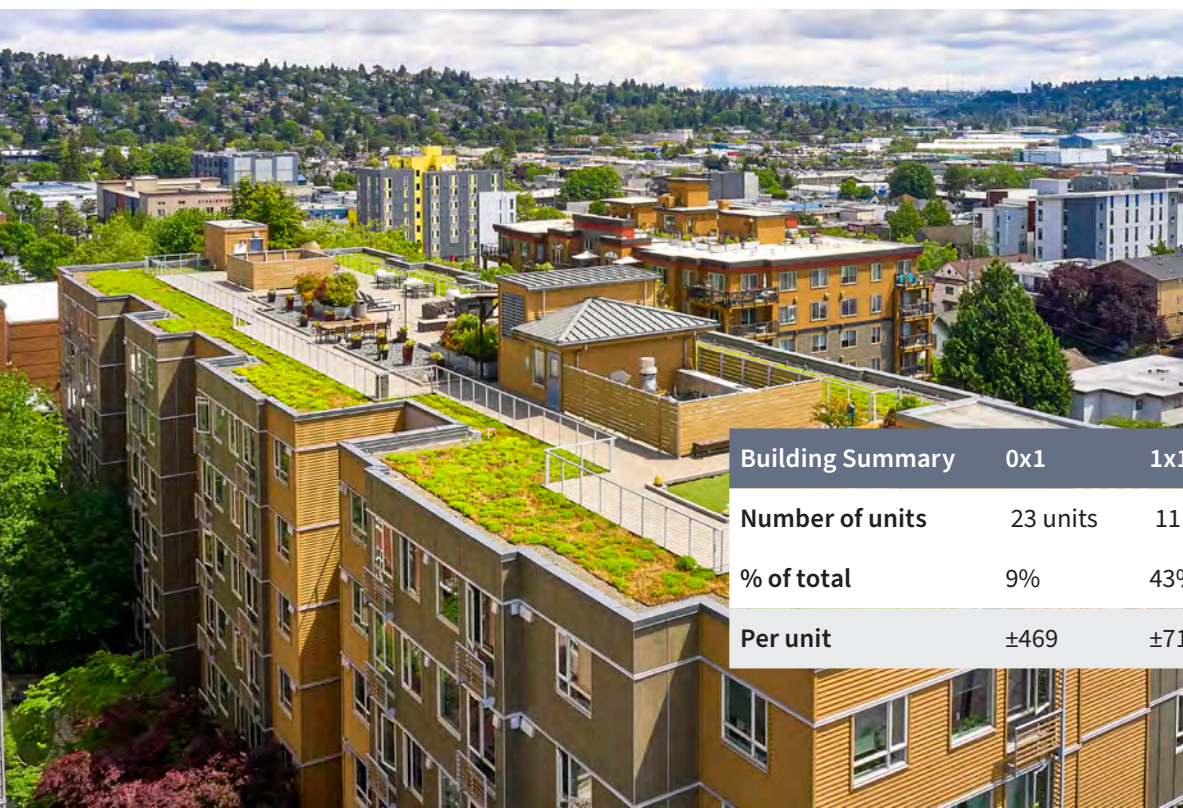
Centrally located in Seattle's desirable Ballard neighborhood, the Property is within 15 minutes of Downtown Seattle, South Lake Union, and Fremont, providing residents convenient access to the region's major employment centers. The Property offers residents a premium live, work, play lifestyle that epitomizes the Pacific Northwest with over 450 restaurants and retail establishments close by, which has earned Ballard a reputation as one of the hottest "going-out" hubs in town.

New ownership will benefit from the opportunity to acquire the Property at a significant discount to replacement cost, while stepping into a well-located asset with a 98 Walk Score and average household income of \$159K within a 1.5-mile radius.





98
walk score



PROPERTY SUMMARY

- Property Address**
1545 NW Market St,
Ballard, WA
- Number of Units**
261
- Average Unit Size**
789 SF
- Year Completed**
2009
- Construction Type**
North Tower: 6 over 1
South Tower: 8 over 1
- Number of Buildings**
2
- Parking**
306 spaces
- Parking Ratio**
1.2:1
- Site Acreage**
1.26 ac (206.7 du/ac)
- Achieved Rent**
\$2,432 (\$3.09 PSF)
- Apartment Occupancy**
94%

Rent roll dated April 2nd 2026

Building Summary	0x1	1x1	1x10	1x1.5L	2X1	2X2	Aggregate
Number of units	23 units	111 units	51 units	9 units	52 units	15 units	261 units
% of total	9%	43%	20%	3%	20%	6%	100%
Per unit	±469	±717	±902	±979	±886	±972	±789

Investment highlights



Irreplaceable location in the heart of Ballard with thriving retail and entertainment amenities nearby



Proximity to the Seattle MSA's largest employment drivers in South Lake Union, Downtown Seattle, and the Eastside



Superb neighborhood demographics



Appealing discount to replacement cost



Significant discount to homeownership



Value-Add Opportunity



DOWNTOWN BELLEVUE

Microsoft amazon Google Meta
 POKÉMON TikTok SAMSUNG Uber
 VALVE Robinhood cisco salesforce
 zoom databricks COGNITIV
 SYMETRA ANDURIL SNAPSHOT BUNGIE

SOUTH LAKE UNION

Meta Google Fred Hutch Cancer Center
 amazon KREI UW Medicine

DOWNTOWN SEATTLE

Weyerhaeuser REDFIN DELL Zillow ORACLE
 Expedia NORDSTROM Dropbox hulu
 Expeditors amazon Meta DocuSign

Port of Seattle
 62.1K employees
 4th largest container gateway in North America

U DISTRICT

UNIVERSITY of WASHINGTON
 Seattle Children's
 UW Medicine

Woodland Park Zoo

FREMONT

Google Adobe
 BROOKS tableau

Gilman Playground

SAFeway

town & country MARKETS

LEVA
 ON MARKET

FIVE GUYS BURGERS and FRIES

Walgreens

SWEDISH MEDICAL CENTER

ALL THE BEST PET CARE

TRADER JOE'S LAIFITNESS

Ballard
 Features over 450 restaurants & retail establishments

the WALKUS and the CARPENTER

Ballard Sunday Farmers Market

Ballard Locks

Ballard Commons Park

re sol	SKÅL BEER HALL	SABINE ZONE	Fueyo	THE MATADOR	TRACTOR TAVERN	WOODLAND MOD
San Ferno	HATTIE'S HAT	ocho	GRACIA	STONEBURNER	VAIN	VERA'S PIZZA
MACLEOD'S	MOSHI MOSHI	VICTROLA COFFEE ROASTERS	BALLARD PIZZA COMPANY	SALT & STRAW	VESPUCCI PIZZA	SHIKU SUSHI
PERCY'S and CO	BALLARD FARMERS MARKET	King's HARDWARE	OLYMPIC ATHLETIC CLUB	SONIC BOOM	MOOSE	SUNSET
CAFFÈ UMBRIA				ASADERO	MOOSE	cloudburst BREWING
				Lil Woody's		SALMON BAY CAFE



Queen Anne

Expedia

Interbay

BALLARD BRIDGE

15TH AVE NW

NW MARKET ST

Salmon Bay







South Tower



Contacts

Investment Sales & Advisory

David Young
Senior Managing Director
+1 206 607 1719
david.young@jll.com
Licensed in WA

Corey Marx
Senior Managing Director
+1 206 607 1726
corey.marx@jll.com
Licensed in WA

Chris Ross
Managing Director
+1 425 533 1954
chrisp.ross@jll.com
Licensed in WA

Debt Advisory

Seth Heikkila
Senior Director
+1 206 971 7000
seth.heikkila@jll.com

Steve Petrie
Director
+1 206 336 5450
steve.petrie@jll.com

Underwriting Inquiries

Kara Cunningham
Associate
+1 206 948 7007
kara.cunningham@jll.com
Licensed in WA

Jake Hallgrimson
Associate
+1 206 948 3924
jake.hallgrimson@jll.com
License # IL-475.213287

Amelia Hewson
Analyst
+1 206 336 4689
amelia.hewson@jll.com
Licensed in WA

Tour Scheduling

Emily DeBolt
Production Associate
+1 206 336 5453
emily.debolt@jll.com

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