

# RETAIL FOR LEASE 4730 CALIFORNIA

4730 CALIFORNIA AVE SW, SUITE C, SEATTLE, WA 98116



FOR MORE INFORMATION PLEASE CONTACT:

**TRACY CORNELL**

tracyc@gibraltarusa.com  
206.948.0630

**SUSI MUSI**

susi@susimusiandco.com  
206.214.5468



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## HIGHLIGHTS

- Rare opportunity to lease prominent second generation retail space in the hub of West Seattle's Junction business district.
- +/- 2970 sq ft. [includes 600 sf of mezzanine]
- Space can be demised and has available vertical shaft to accommodate F&B
- Suitable for retail or restaurant and features abundant frontage with expansive windows.
- Rental Rate: \$41/PSF plus NNN \$8.79 per month.
- Available for Delivery August 2024
- Alley entrance with secure and enclosed loading dock





## WEST SEATTLE

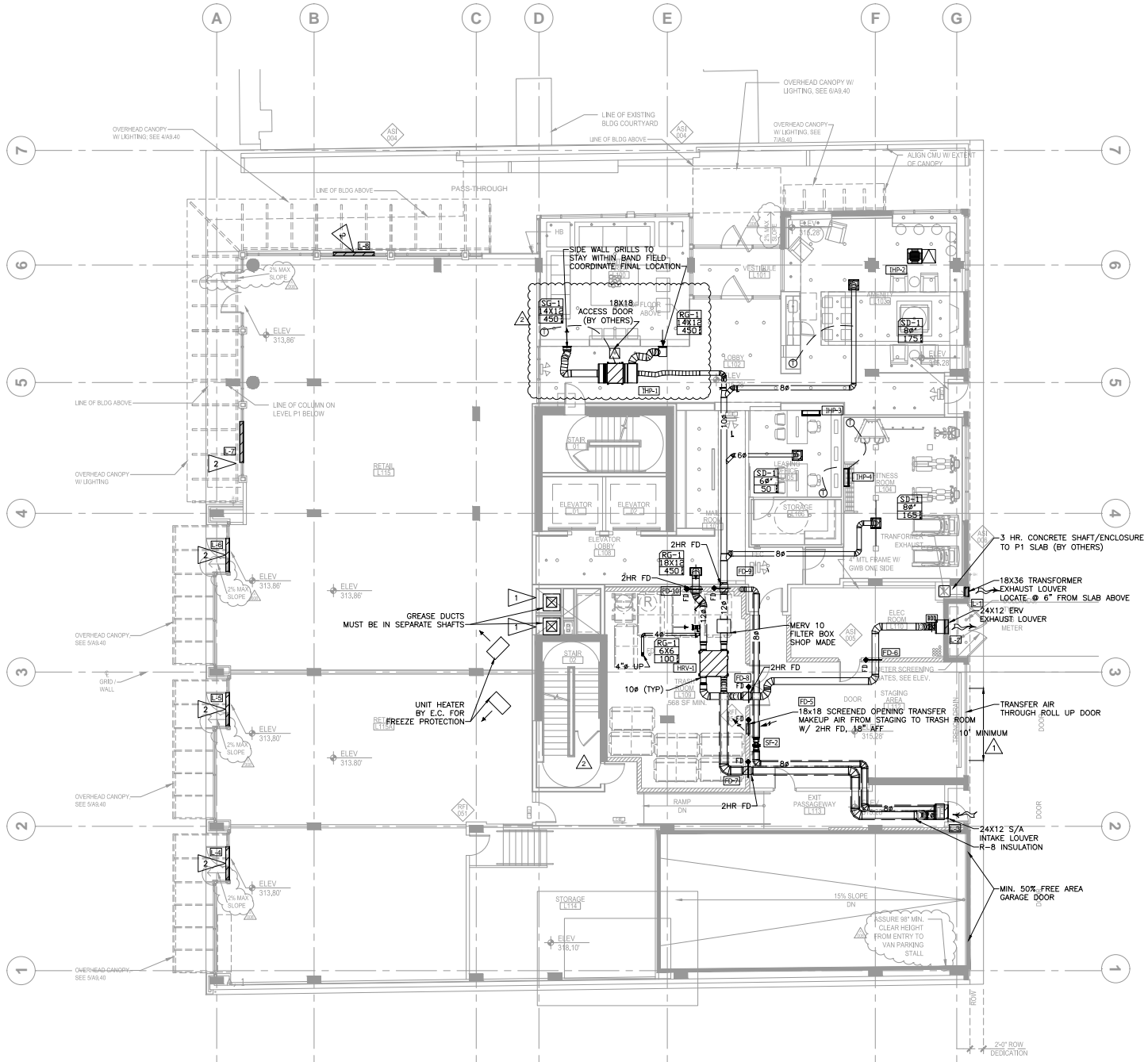
West Seattle, a prominent neighborhood in Seattle, Washington, is situated at the westernmost point of the City of Seattle, offers spectacular views of the Olympic Mountains to the west and the Cascades to the east. This historic and eclectic neighborhood comprises several micro-neighborhoods and business districts. The central business district is referred to as The Junction, with the primary thoroughfare being California Avenue and features a mix of retail, restaurants and professional services.

### DEMOGRAPHICS

<b>TOTAL HOUSEHOLDS</b>	<b>36,000</b>
<b>AVERAGE HH INCOME</b>	<b>\$154,000 (1 MILE)</b>
<b>POPULATION</b>	<b>28,464, WITH 1.6% PROJECTED POPULATION GROWTH</b>
<b>TRAFFIC</b>	<b>CALIFORNIA AVENUE SW: DAILY COUNTS RANGING FROM 10,000 TO 15,000 VEHICLES.</b>



\* 2023 DEMOGRAPHICS BASED ON A 2-MILE RADIUS





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