



# WEST SEATTLE RETAIL

2358 CALIFORNIA AVE SW, SEATTLE, WA

JASON MILLER

First Vice President

206.296.9649

jason.miller@kidder.com

MATT WEISGERBER

Senior Associate

425.450.1122

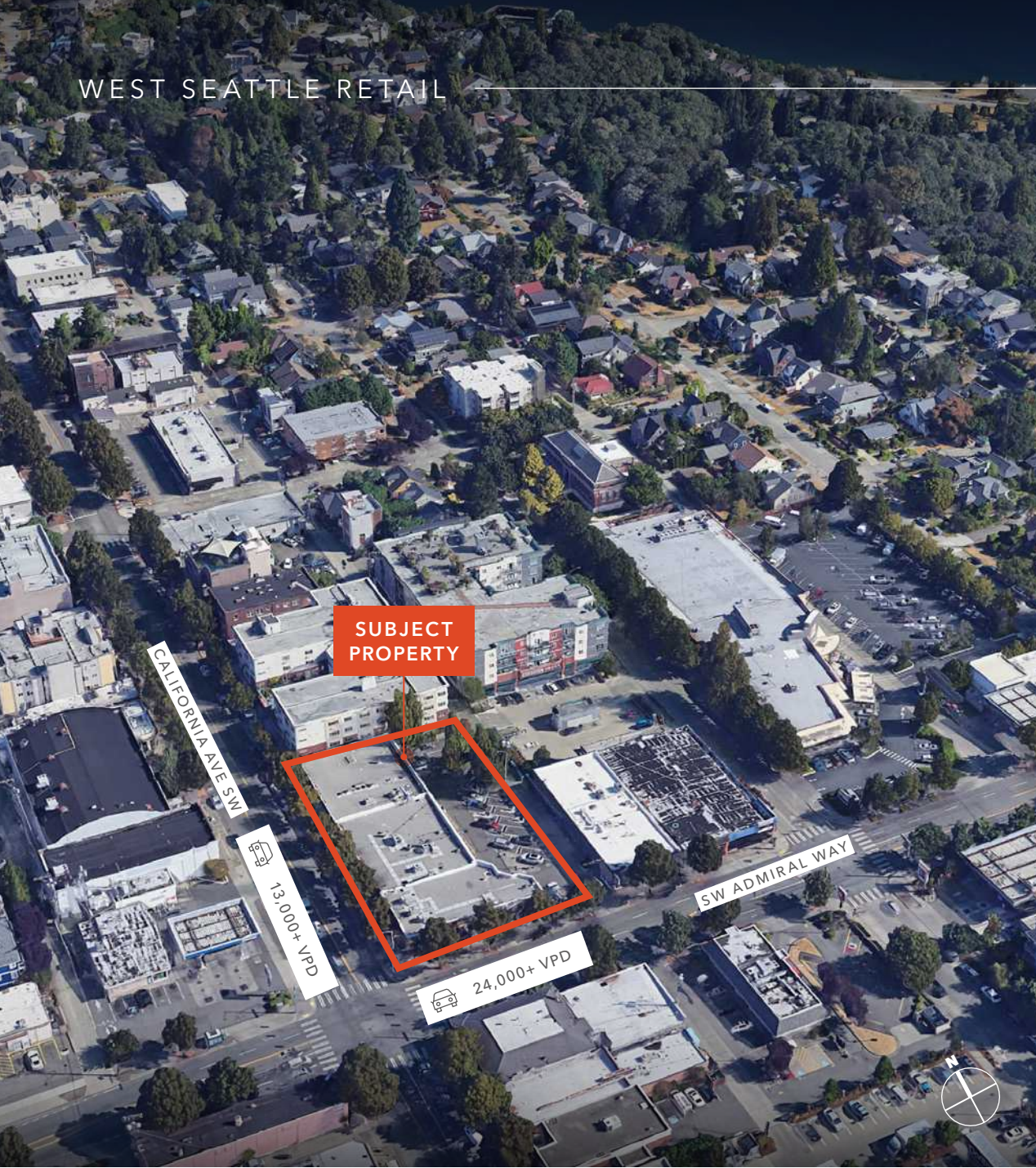
matt.weisgerber@kidder.com

*High visibility corner building located in the heart of West Seattle's Admiral District.*



TAKE  
VIRTUAL  
TOUR

# WEST SEATTLE RETAIL



## PROPERTY OVERVIEW

ADDRESS	2358 California Ave SW
SIZE	4,330 SF
RENT	\$45/SF/YR
NNN	TBD
SIGNAGE	Large pylon sign available
PARKING	Approximately 20 dedicated surface stalls

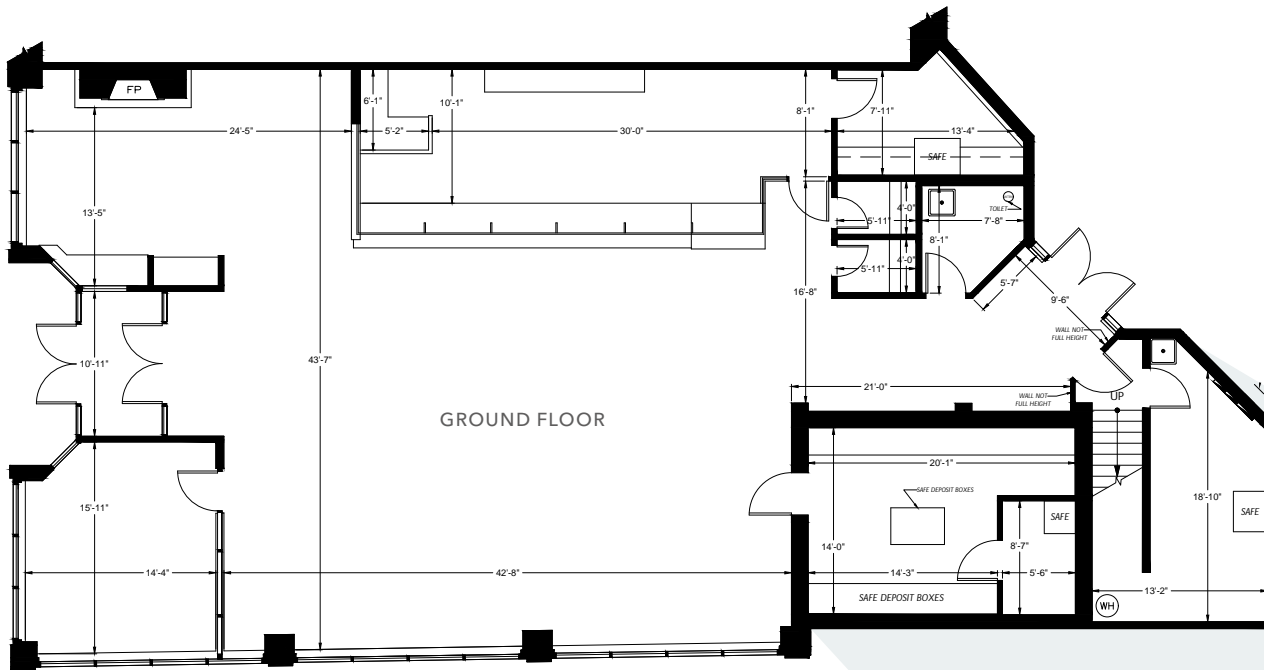
**93**  
WALK SCORE

**\$45**  
LEASE RATE (SF/YR)



TAKE  
VIRTUAL  
TOUR





4,330

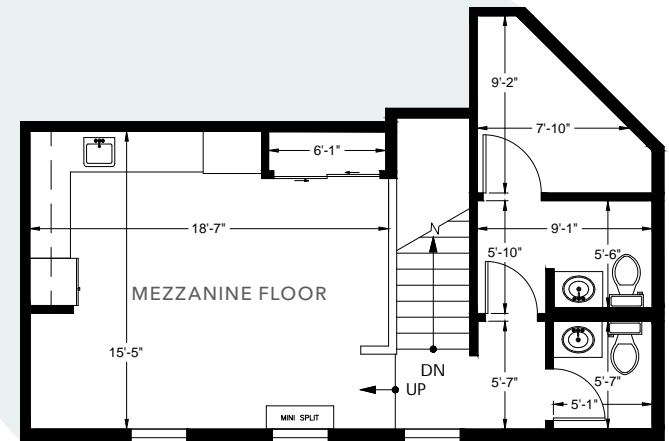
TOTAL SF

3,741

GROUND FLOOR SF

589

MEZZANINE FLOOR SF



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION (2024)	17,468	83,147	376,817
PROJECTED POPULATION (2029)	18,072	85,317	403,996
PROJECTED ANNUAL GROWTH (2024-2029)	604 (0.7%)	2,170 (0.5%)	27,179 (1.4%)

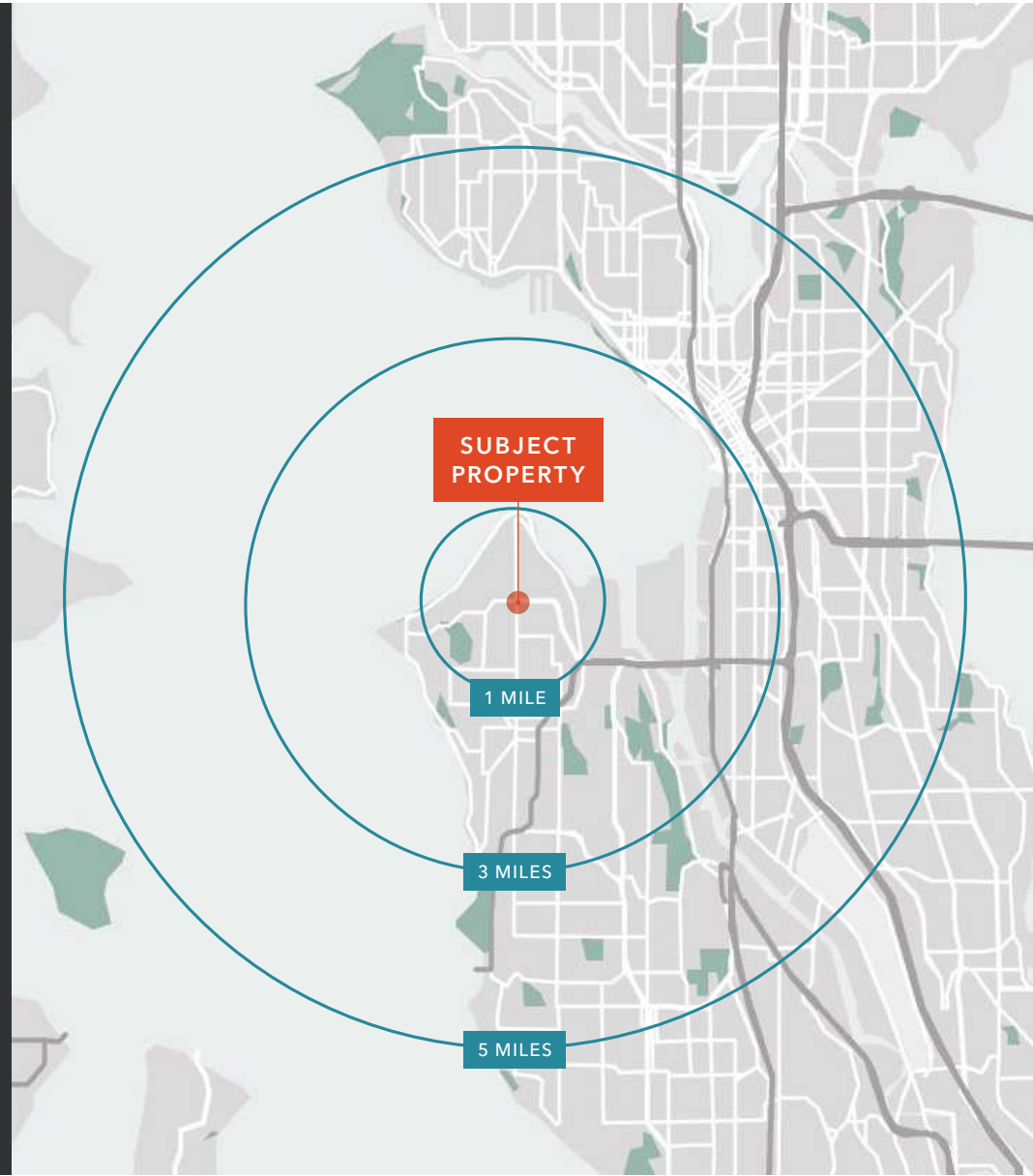
## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
ESTIMATED HOUSEHOLDS (2024)	8,019	43,328	197,409
PROJECTED HOUSEHOLDS (2029)	8,192	44,114	210,910
PROJECTED ANNUAL GROWTH (2024-2029)	173 (0.4%)	786 (0.4%)	13,501 (1.4%)
ESTIMATED AVERAGE HOUSEHOLD INCOME (2024)	\$210,045	\$183,713	\$182,664
PROJECTED AVERAGE HOUSEHOLD INCOME (2029)	\$221,566	\$194,105	\$192,314

## DAYTIME DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,082	10,109	31,078
TOTAL EMPLOYEES	4,964	121,130	334,301

Data Source: ©2024, Sites USA





*For more information, contact*

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[KIDDER.COM](http://KIDDER.COM)

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