



WEST SEATTLE RETAIL

2358 CALIFORNIA AVE SW, SEATTLE, WA

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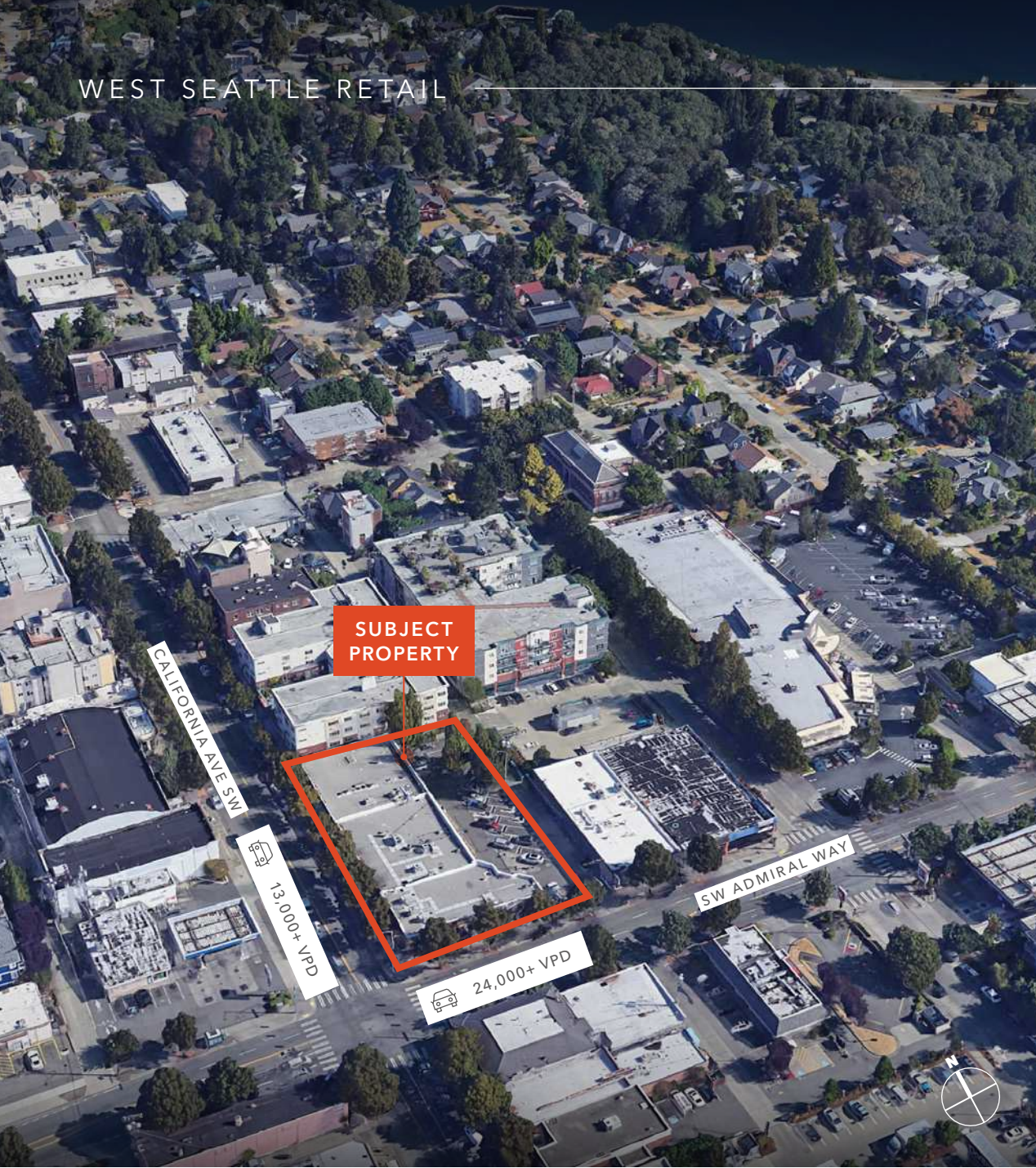
matt.weisgerber@kidder.com

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	4,382 SF
RENT	\$45/SF/YR
NNN	TBD
SIGNAGE	Large pylon sign available
PARKING	Approximately 20 dedicated surface stalls

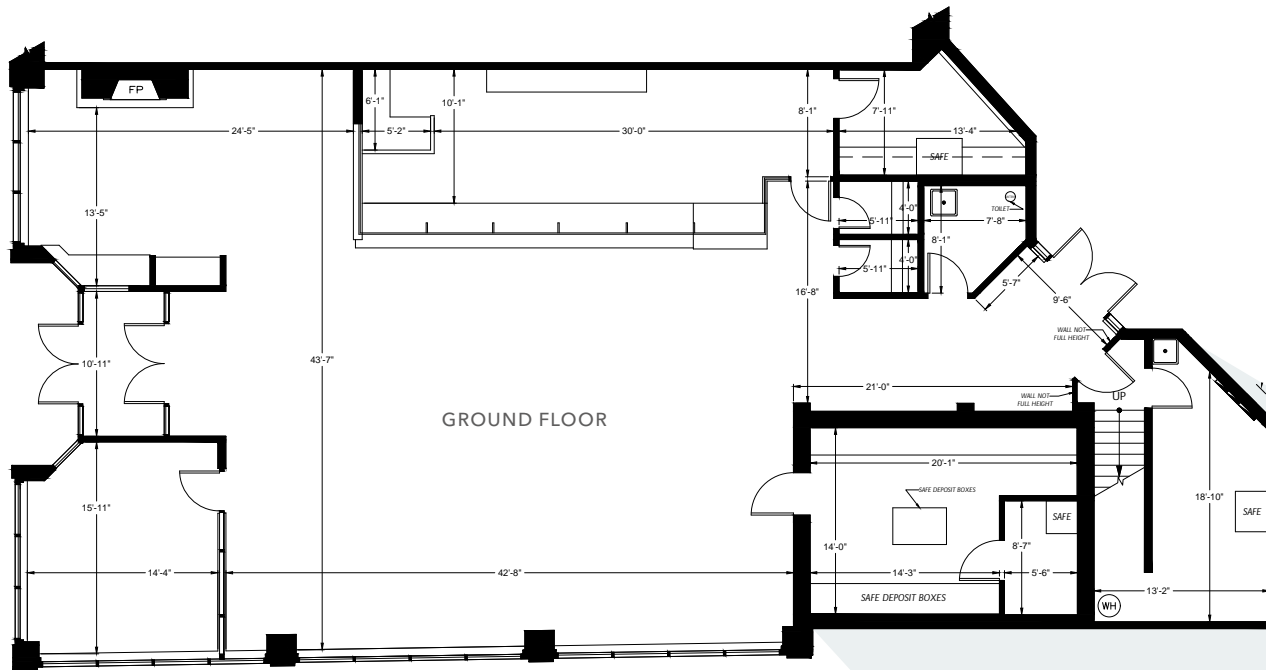
93
WALK SCORE

\$45
LEASE RATE (SF/YR)



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TOUR





4,382

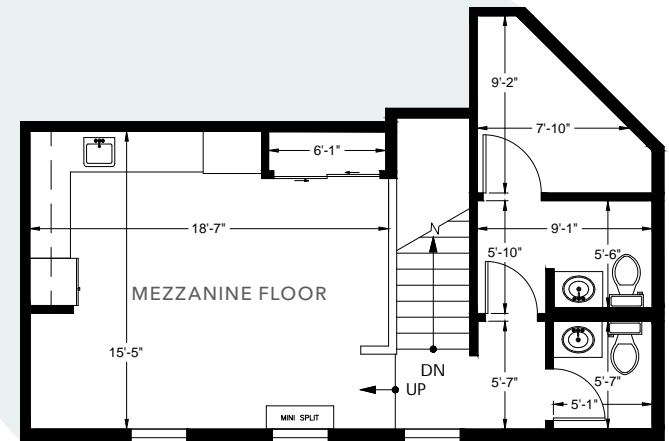
TOTAL SF

3,792

GROUND FLOOR SF

590

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%)

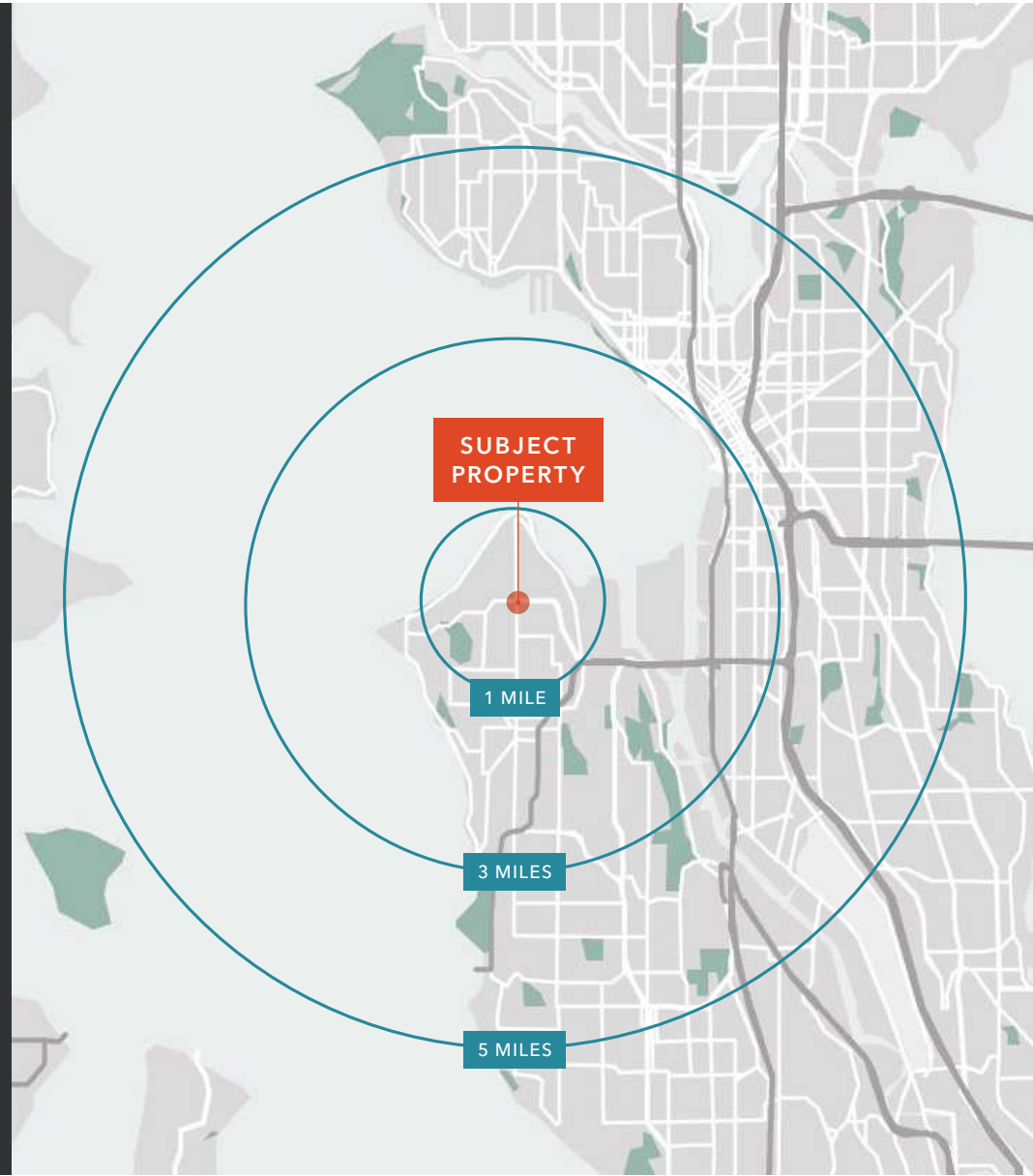
HOUSEHOLDS

	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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