

PRIME RETAIL SUBLEASE OPPORTUNITY IN WEST SEATTLE

4540 CALIFORNIA AVE SW, SEATTLE, WA 98116



FOR MORE INFORMATION PLEASE CONTACT:

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HIGHLIGHTS

Take advantage of this rare sublease opportunity in the heart of West Seattle's vibrant commercial district.

This 1,560 sq. ft. retail space offers the perfect setup for your business with high visibility, consistent foot traffic, and easy access for customers.

- Ideal for retail, boutique, or specialty services
- Excellent location on bustling California Ave
- Surrounded by successful businesses and popular destinations
- Ample street parking for customers
- \$6000/per month rent + \$2.81/per SF/per month
- Soaring 20ft Ceilings
- Available immediately





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.

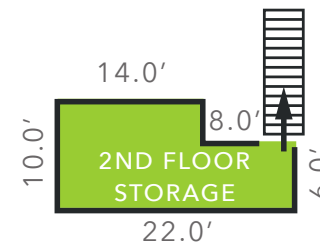
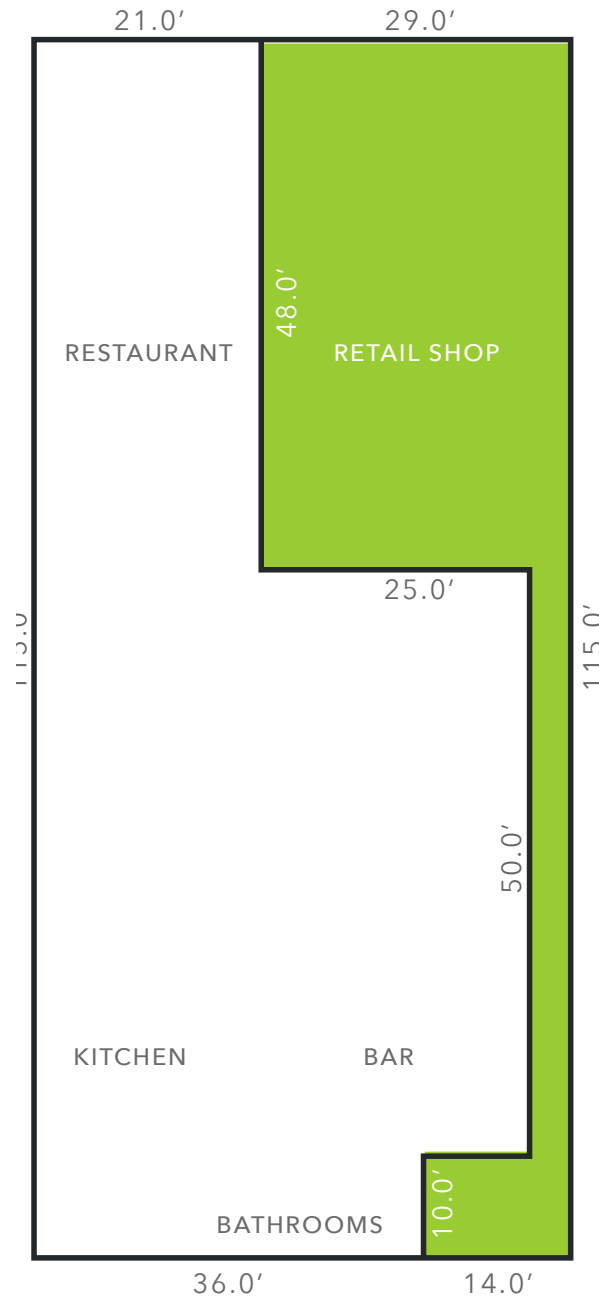
DEMOGRAPHICS

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



* 2023 DEMOGRAPHICS BASED ON A 2-MILE RADIUS

RETAIL STOREFRONT





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