



JUNCTION OFFICE / RETAIL

*Office/Retail Space
Available for Lease in West
Seattle Junction*

4800 CALIFORNIA AVE SW
SEATTLE, WA

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KIDDER.COM



JUNCTION OFFICE/RETAIL



1,300 SF

Rent \$4,000/month modified gross

Modified gross lease includes NNN's

Open office plan

One private office

Kitchenette

One restroom

Paid parking lot located directly behind the building

Perfect for professional office, service office, or medical tenant

Great location on high exposure corner in the West Seattle Junction



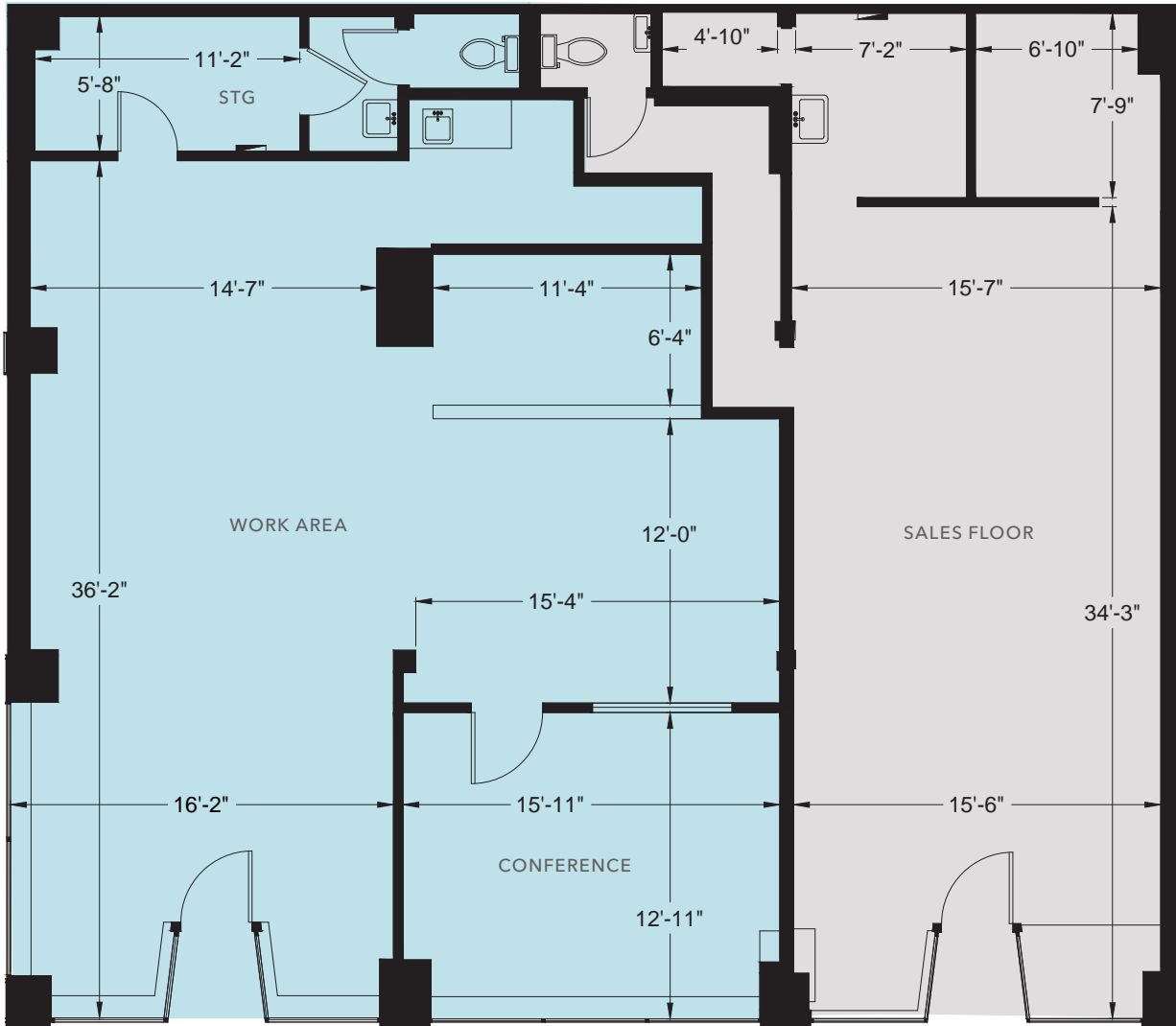
FLOOR PLAN

1,300 SF

AVAILABLE

\$4,000

PER MONTH MODIFIED GROSS RATE



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION			
ESTIMATED POPULATION (2023)	28,704	88,444	287,072
PROJECTED POPULATION (2028)	30,218	93,632	312,943
CENSUS POPULATION (2020)	28,409	88,246	283,476
PROJECTED ANNUAL GROWTH (2020 - 2028)	1,514 (1.1%)	5,188 (1.2%)	25,871 (1.8%)
HISTORICAL ANNUAL GROWTH (2010 - 2020)	6,823 (3.2%)	13,528 (1.8%)	57,862 (2.6%)
HOUSEHOLDS			
ESTIMATED HOUSEHOLDS (2023)	14,122	40,346	138,541
PROJECTED HOUSEHOLDS (2028)	15,062	43,257	153,677
PROJECTED ANNUAL GROWTH (2020 - 2028)	940 (1.3%)	2,911 (1.4%)	15,136 (2.2%)
HISTORICAL ANNUAL CHANGE (2010 - 2023)	3,666 (2.7%)	6,271 (1.4%)	32,835 (2.4%)
ESTIMATED AVERAGE HH INCOME (2023)	\$172,967	\$174,217	\$157,506
PROJECTED AVERAGE HH INCOME (2025)	\$172,942	\$173,258	\$151,451
DAYTIME DEMOGRAPHICS			
TOTAL BUSINESSES	1,631	6,026	25,677
TOTAL EMPLOYEES	7,972	51,820	297,345

Data Source: ©2023, Sites USA

1.1%

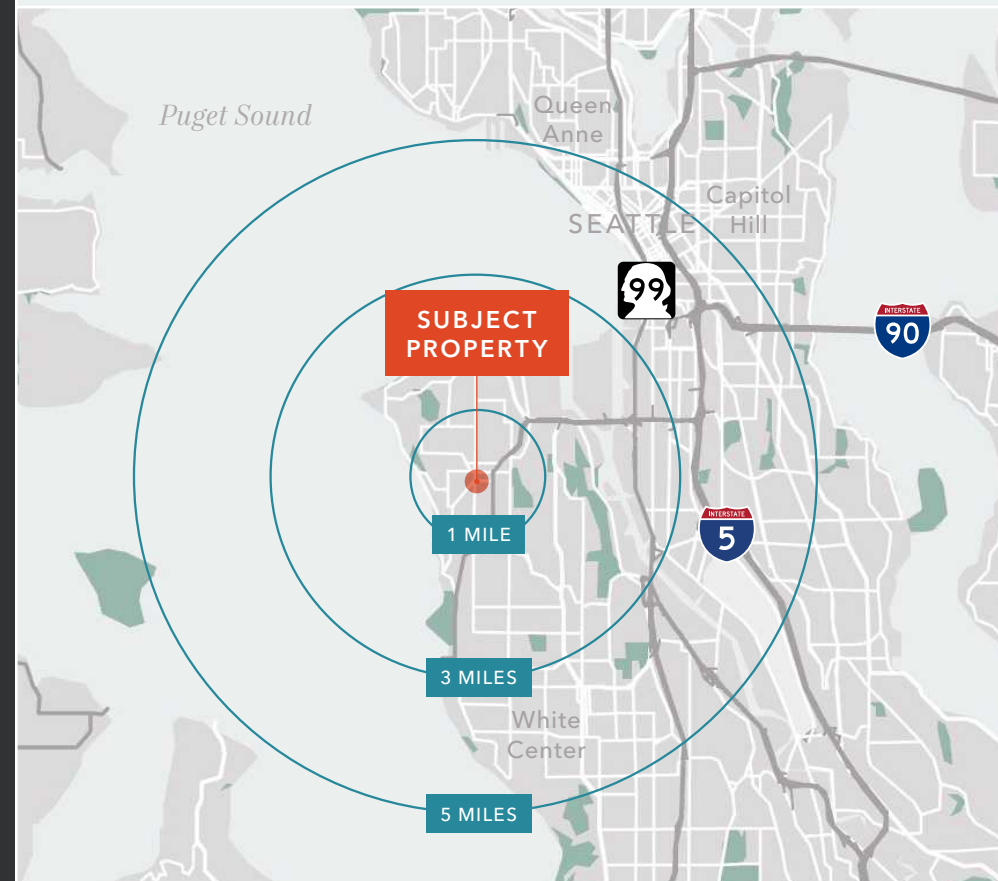
POPULATION GROWTH

\$172,967

AVERAGE HH INCOME

28,704

ESTIMATED POPULATION





JUNCTION OFFICE/RETAIL

*For more information on
this property, please contact*

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