

FOR LEASE

# COLUMBIA BANK

2620 CALIFORNIA AVE SW, SEATTLE WA

*2,432 RSF Available*





*Now available for lease at the Admiral Safeway shopping center, this premier 2,432 RSF retail bank opportunity is positioned in the heart of West Seattle's vibrant Admiral Junction neighborhood.*

#### INVESTMENT HIGHLIGHTS

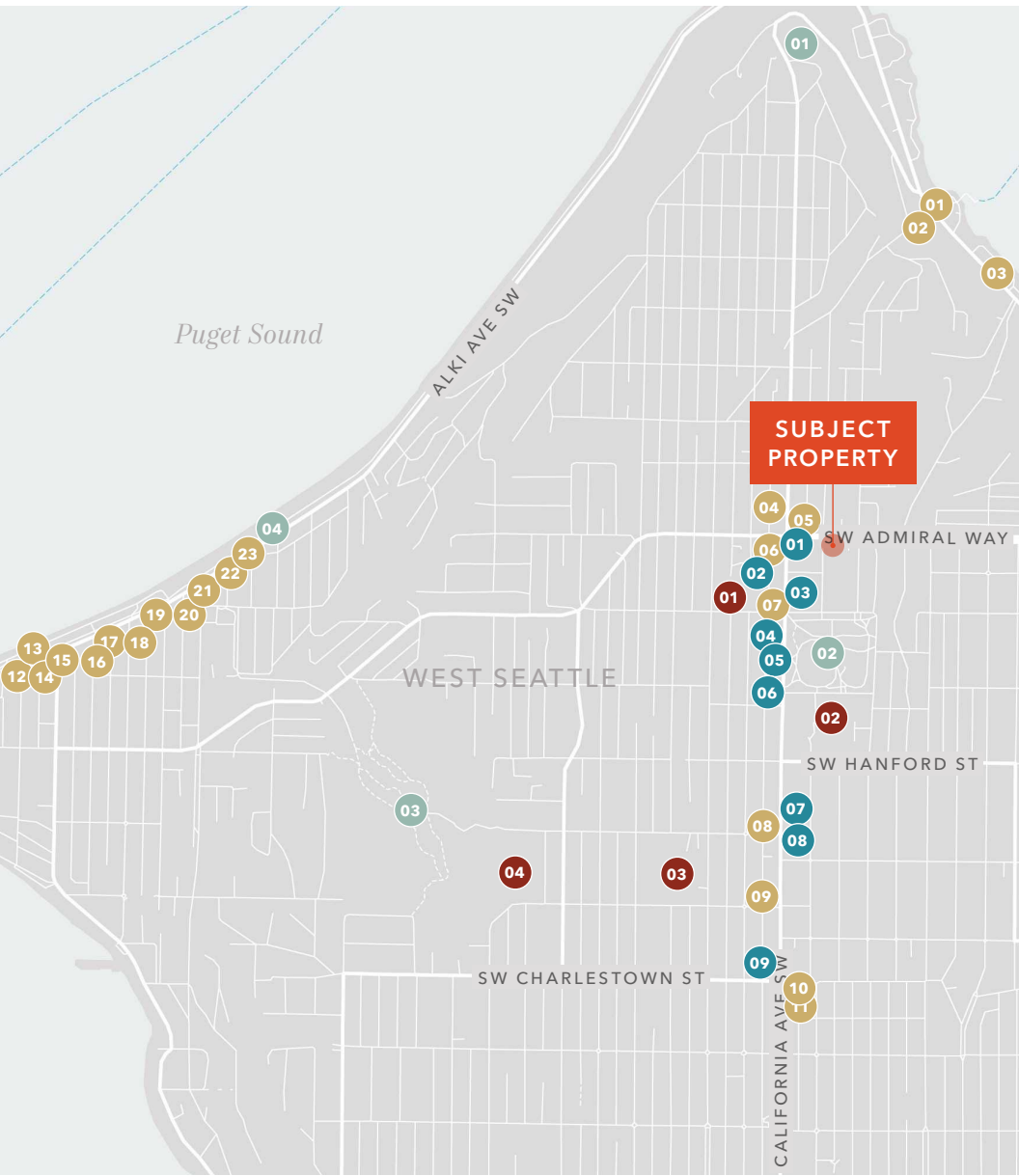
2,432 RSF available

\$60/sf/yr + NNN

Free surface parking

Grocery anchored





## NEARBY AMENITIES

### RESTAURANTS & BARS

- 01 Marination Ma Kai
- 02 Unwind Cafe
- 03 Salty's on Alki Beach
- 04 Luciano's Pizza & Pasta
- 05 Ma'ono West Seattle
- 06 Circa Grill & Alehouse
- 07 The Good Society
- 08 Gion Banh Mi & Tea
- 09 Prost! West Seattle
- 10 Shugs Soda Fountain & Ice Cream
- 11 Olympia Coffee Roasting
- 12 Cactus Alki Beach
- 13 Seaside Grill
- 14 Lotus on the Beach
- 15 Sunfish
- 16 Fire Tacos & Cantina
- 17 Driftwood
- 18 Harry's Beach House
- 19 Aliko Spud Fish & Chips
- 20 Pepperdock Restaurant
- 21 Natalie's on Alki
- 22 Christos on Alki
- 23 Blue Moon Burgers on Alki

### GROCERY & SHOPPING

- 01 Alki Bike & Board
- 02 Mud Bay
- 03 Safeway
- 04 Seattle Yarn
- 05 West Seattle Runner
- 06 PCC Community Markets
- 07 Alair Gift Shop
- 08 WEND Jewelry
- 09 Meeples Games

### RECREATION & PARKS

- 01 Hamilton Viewpoint Park
- 02 Hiawatha Playfield
- 03 Schmitz Preserve Park
- 04 Alki Beach Park

### SCHOOLS

- 01 Lafayette Elementary School
- 02 West Seattle High School
- 03 Madison Middle School
- 04 Schmitz Park Elementary School

## LOCATION OVERVIEW

### WEST SEATTLE

West Seattle is a vibrant neighborhood located just five miles southwest of Downtown Seattle, to the west of the Duwamish River. The area is made up of several neighborhoods, large parks, and beachfront with views of the Seattle skyline and the Olympic and Cascade Mountains. In addition to appealing to downtown professionals, West Seattle attracts residents that work in the south end at employers such as Alaska Airlines, Boeing, and Starbucks.

### Alki

The Alki Ave Development Site are located in the most sought-after neighborhood of West Seattle across the street from Alki Beach Park. Alki is known for its popular beach vibe with arts-and-crafts bungalows nestled between newer condominiums and apartment buildings along Alki Avenue. Alki Point in West Seattle is considered to be the founding point of Seattle, before downtown was moved to its current location. Each year, the summer regional, month-long Seafair celebration commences with a reenactment at Alki Beach that commemorates the landing of the original explorers in 1851.

Today, Alki is home to iconic eateries including Spuds, which has been serving fish and chips on Alki since 1935, the upscale Salty's waterfront seafood restaurant, Pegasus Pizza, Cactus, and Phoenicia.

### Admiral District

The Admiral District lies on the northern bluff of the West Seattle peninsula (accurately titled the

Duwamish Peninsula, after the local Indian tribe), less than two miles south of the Site. It is rich in views and lovely old homes and maintains a lively restaurant trade. The Admiral District hosts their own events like clean-up days, outdoor concerts, community forums, and art walks.

The Admiral District successfully combines a beautiful residential area with ultra-hip businesses and unique culture. Patrons enjoy eclectic shops, boutique eateries, and the historic Admiral Theatre. Popular destinations include Metropolitan Market, PCC Community Markets, Hiawatha Park, The Swinery, Prost!, and Luciano's.

The park includes fire pits, picnic tables, and a bathhouse with an art studio. Throughout the summer there is also beach volleyball, and regional volleyball tournaments are held there. The beach is also a venue for concerts and features local artists.

### The Junction

Further south on the West Seattle peninsula is The Junction and the cross streets of California Avenue SW and SW Alaska Street. This intersection and surrounding area is host to a myriad of restaurants, cafes, and unique shops. A variety of events take place around The Junction, from monthly art walks to open-mic nights, beer and wine tastings, and seasonal events. West Seattle's year-round Sunday farmer's market is held in The Junction, featuring produce and offerings from over 35 Washington State farmers and local food processors.





**SUBJECT  
PROPERTY**

CALIFORNIA AVE SW

*Class A construction  
located in the heart of  
West Seattle's Admiral  
Junction neighborhood*

SW ADMIRAL WAY

AVAILABLE FOR LEASE

KIDDER MATHEWS

# DEMOGRAPHICS



## Population

	0.25 Mile	0.50 Mile	1 Mile
2025 ESTIMATED	2,051	7,328	17,613
2030 PROJECTED	2,068	7,335	17,586
2020 CENSUS	1,770	7,088	17,044



## Household Income

	0.25 Mile	0.50 Mile	1 Mile
2025 MEDIAN	\$108,566	\$136,143	\$155,953
2025 AVERAGE	\$168,348	\$193,364	\$210,523
2030 AVG PROJECTED	\$166,292	\$191,746	\$208,752



## Daytime Employment

	0.25 Mile	0.50 Mile	1 Mile
TOTAL BUSINESSES	188	477	1,087
TOTAL EMPLOYEES	798	2,097	4,858
EMPLOYEES / BUSINESS	4.3	4.4	4.5





## COLUMBIA BANK

*For more information on  
this property, please contact*

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