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# Just Listed

2358 California Ave SW, Seattle, WA



ADMIRAL  
JUNCTION  
RETAIL

Rare Corner Lot Opportunity  
in Thriving West Seattle

25,742 SF • ZONED NC2P-75 (M1)

2358 CALIFORNIA AVE SW  
SEATTLE, WA

EXCLUSIVELY LISTED BY THE  
CBRE PNW INVESTMENT TEAM

SITE

CBRE

25,742  
Total Lot Size (SF)

NC2P-75 (M1)  
Zoning

VIEW DEAL ROOM



## PROPERTY DETAILS

<b>Address</b>	2358 California Ave SW Seattle, WA
<b>Submarket</b>	West Seattle
<b>Parcel</b>	6087100595
<b>Site Size</b>	25,742 SF (0.59 Acres)
<b>Zoning</b>	NC2P-75 (M1) (Neighborhood Commercial)
<b>Permitted Uses</b>	Office, Retail, Multifamily





## INVESTMENT HIGHLIGHTS

- 14,459 square foot retail strip with 8 spaces ranging from 442 to 4,153 SF
- Large, well located corner lot totaling 2 acres of NC2P-75(M1) zoned land
- Proximate to West Seattle Bridge that connects to SR-99 and I-5
- Proximity to some of Seattle's best parks and outdoor recreation, with Alki Beach and the West Seattle Waterfront nearby
- Easy access to employment hubs in both Seattle and South Lake Union via the West Seattle Water Taxi, West Seattle Bridge, and various bus lines
- Ample neighborhood amenities nearby including an abundance of eateries, bars, and shops in the Junction neighborhood







**Alki Beach** | 5-Min Drive



**West Seattle Water Taxi | 5-Min Drive**





Seattle CBD | 12-Min Drive

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## INVESTMENT SALES

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