

QUALITY CLEANERS

KEY RETAIL CORNER - 4,336 SF



MAJOR PRICE REDUCTION

LISTING INFORMATION

ADDRESS:	2601 California Ave SW, Seattle WA
SALE PRICE:	REDUCED - \$1,495,000
BUILDING SF:	4,336 SF
RETAIL A:	1,756 SF, former dry cleaner
RETAIL B:	1,060 SF, former playschool
STUDIO APTS (2):	1,060 SF
STORAGE:	460 SF
LAND SF:	2,844 SF
APN / ZONING:	927620-0005 / NCP-75

LOCATION



The information provided herein is from sources we deem reliable, however it is provided without any guarantee or representation as to its accuracy. Prospective parties should independently verify all information prior to entering into any agreements.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Amanda Hahnemann, CCIM
ahahnemann@lee-associates.com
206.773.2691

Chris Aberg
caberg@lee-associates.com
206.773.2683

QUALITY CLEANERS

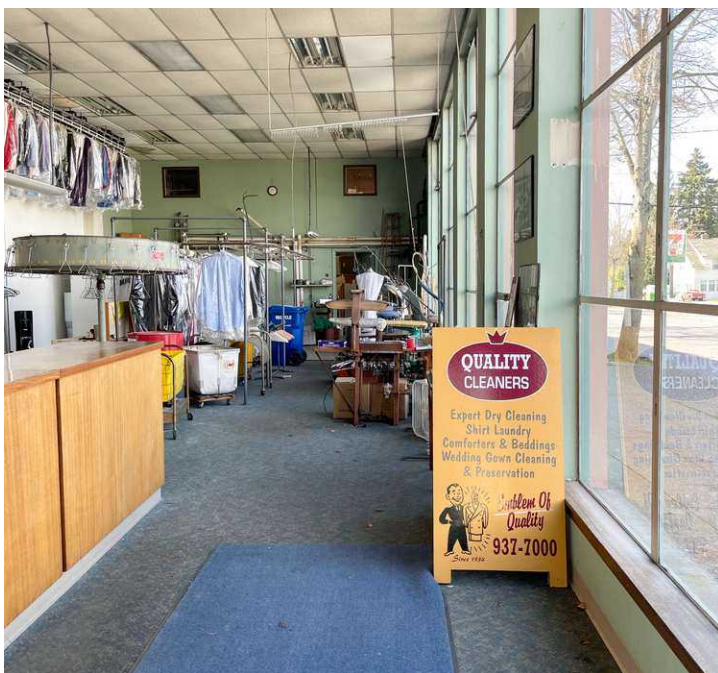
KEY RETAIL CORNER - 4,336 SF

COMMENTS

Located in one of the top trade areas in West Seattle on the corner of California Ave SW and Admiral Way, the Quality Cleaners building offers priceless visibility for retail uses with an expansive window line. There are two separate retail spaces. Two studio apartments with excellent rental history. The parcel is zoned NC2P-75 with lots of possibilities for this key corner lot. Walk Score: 90 - Walker's Paradise.

Environmental Testing: Phase I & Phase II Reports now available.

Seller Financing Available Subject To Terms



QUALITY CLEANERS

KEY RETAIL CORNER - 4,336 SF

Amanda Hahnemann, CCIM
ahahnemann@lee-associates.com
206.773.2691

Chris Aberg
caberg@lee-associates.com
206.773.2683

POPULATION

	1 MILE	2 MILES	3 MILES
 2020 (Estimate)	17,534	42,005	81,969
2025 (Projection)	18,698	45,193	88,792

HOUSEHOLDS

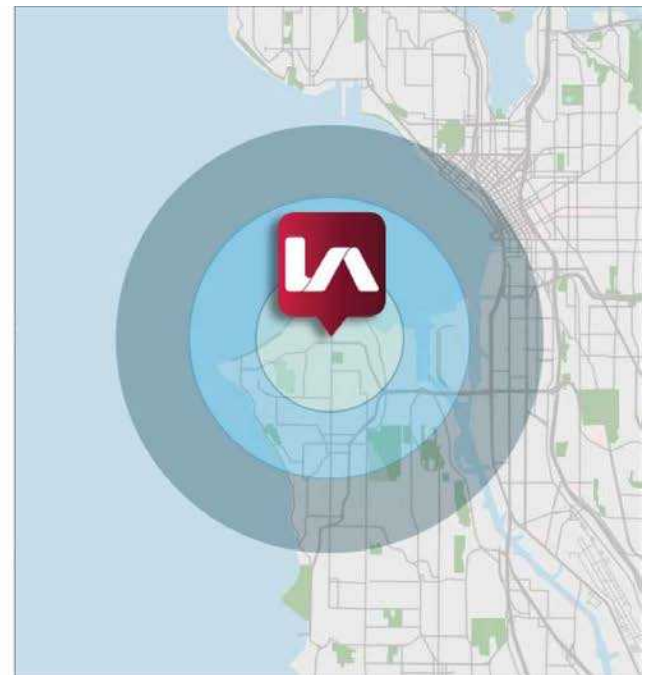
	1 MILE	2 MILES	3 MILES
 2020 (Estimate)	7,860	19,721	40,077

MEDIAN HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES
 2020 (Estimate)	\$124,982	\$109,582	\$102,622

TRAFFIC COUNTS

	STREET / CROSS STREET	VOLUME	DISTANCE
	SW Admiral Way/California Ave SW	14,344	0.01 miles
	SW Admiral Way/California Ave SW	24,298	0.03 miles



QUALITY CLEANERS

KEY RETAIL CORNER - 4,336 SF

Amanda Hahnemann, CCIM
ahahnemann@lee-associates.com
206.773.2691

Chris Aberg
caberg@lee-associates.com
206.773.2683

