

FOR SALE

VCA ANIMAL HOSPITAL

*West Seattle Future
Redevelopment Opportunity*

5261 CALIFORNIA AVE SW, SEATTLE, WA 98136

km Kidder
Mathews

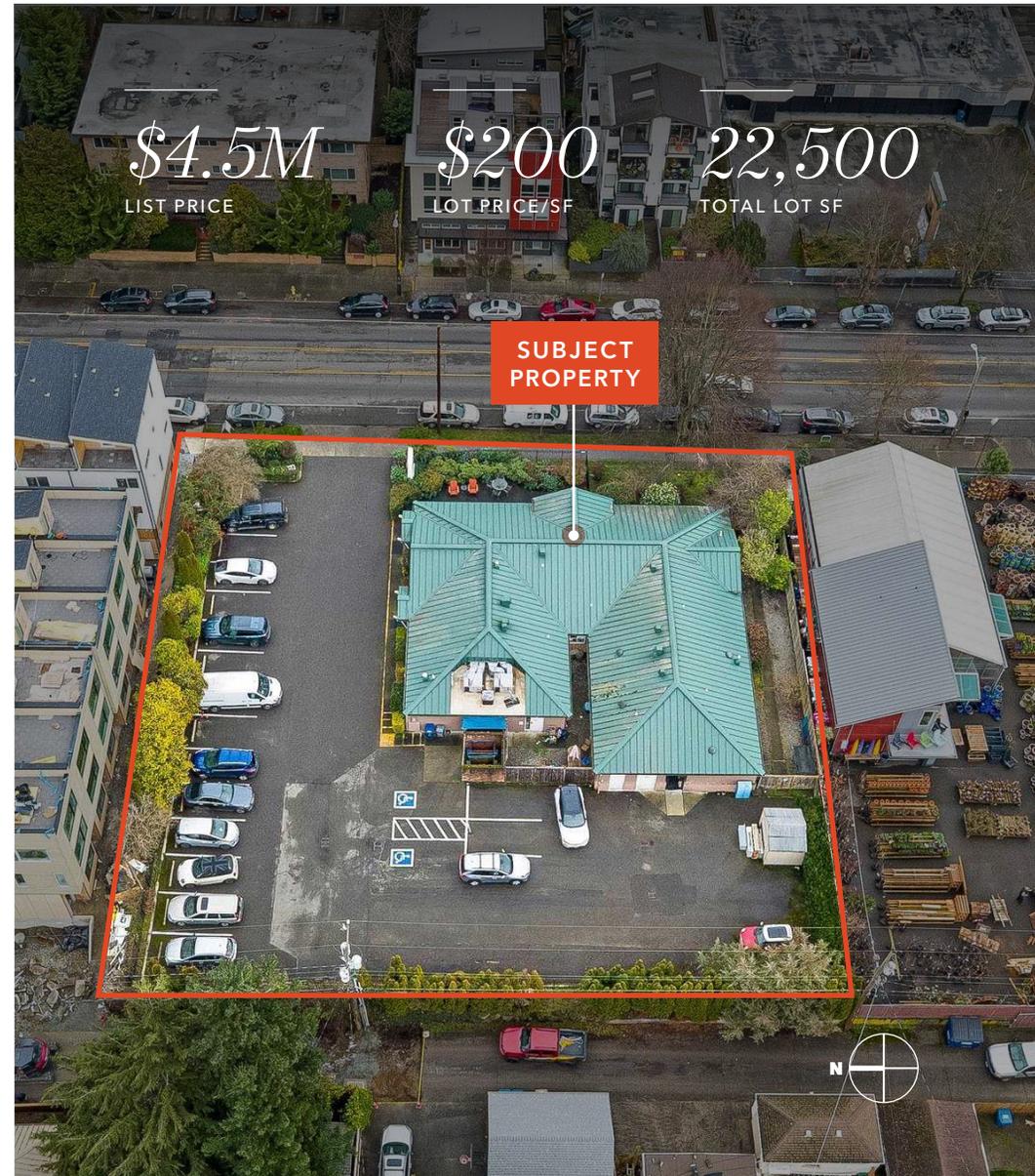
WEST SEATTLE INCOME-PRODUCING *REDEVELOPMENT OPPORTUNITY*

PROPERTY DETAILS

| | |
|-------------------------|---|
| ADDRESS | 5261 California Ave SW, Seattle, WA 98136 |
| PRICE | \$4,500,000 |
| OCCUPANCY | 100% |
| LEASE EXPIRATION | 10/31/2027 |
| LEASE STRUCTURE | Absolute NNN |
| ANNUAL RENT | \$160,423 |
| BUILDING SQFT | 5,039 |
| LOT SQFT | 22,500 |
| BUILDING PRICE PER SQFT | \$893 |
| LOT PRICE PER SQFT | \$200 |
| PARKING SPACES | +/- 22 4.3 per 1,000 SQFT |
| YEAR BUILT | 1978 |
| PARCEL # | 7625700540 |
| OWNERSHIP | Fee Simple |
| ZONING | NC240 (M) |

→ PERMITTED USES

→ DEVELOPMENT STANDARDS



INVESTMENT HIGHLIGHTS



Who Currently Occupies the Property?

In-place income is generated from VCA, an established veterinary tenant on an Absolute NNN lease through October 2027.



Located on California Avenue SW

Positioned along West Seattle's primary retail corridor, supported by dense surrounding residential neighborhoods and strong daily consumer traffic with 15,000+ VPD.

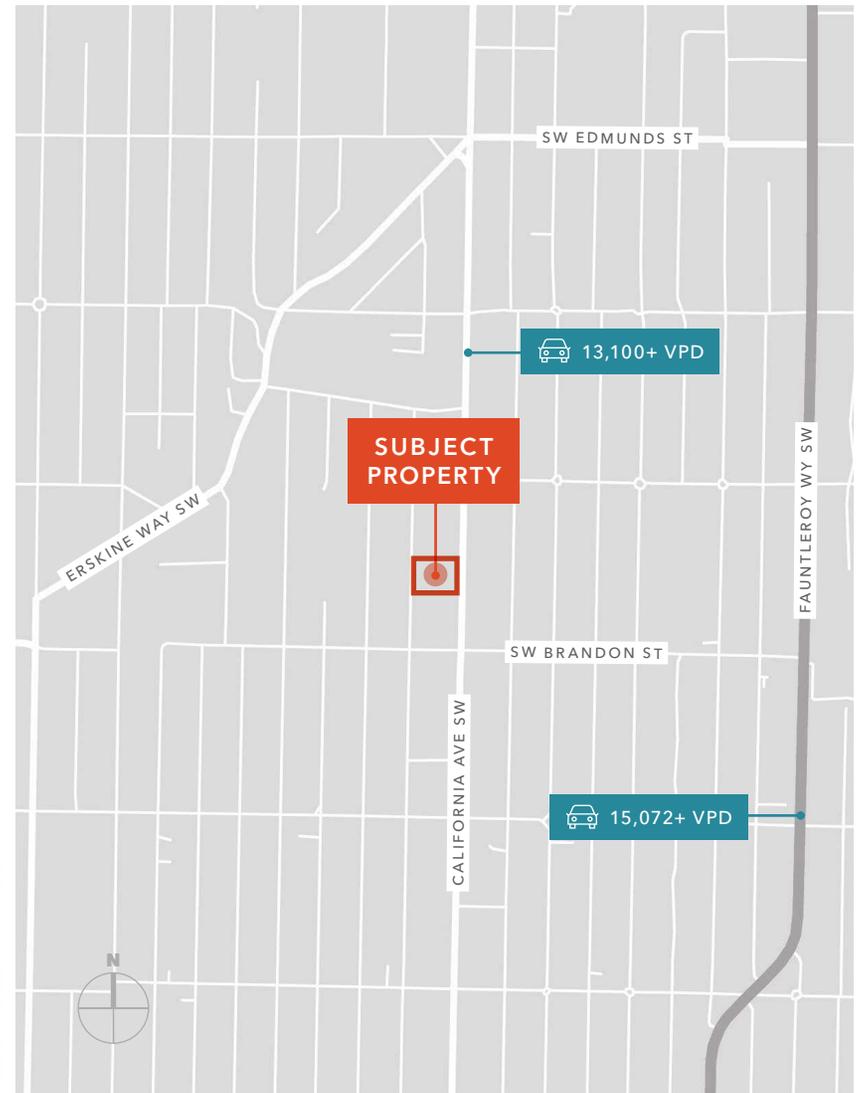


NC240 (M) Zoning

Flexible zoning supports multiple end user and redevelopment scenarios.



LOT OVERVIEW



VCA ANIMAL HOSPITAL



10-12 MIN DRIVE
To SR-99 & I-5

FAIRMOUNT PARK
ELEMENTARY

13,100+ VPD

WHOLE
FOODS
MARKET

TRADER JOE'S

petco

QFC
QUALITY FOOD CENTERS

MultiCare

SAFEWAY

15,072+ VPD

CALIFORNIA AVE SW

CVS
pharmacy

SUBJECT
PROPERTY

WEST SEATTLE
NURSERY &
GARDEN CENTER

ACE

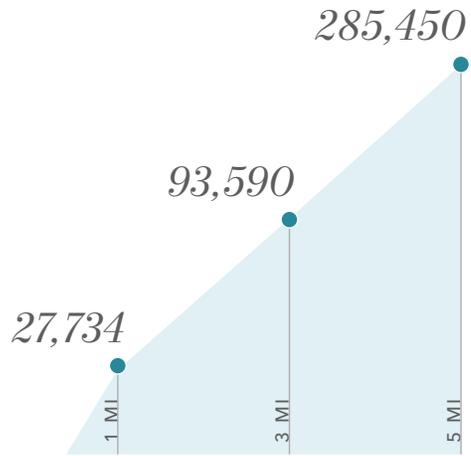




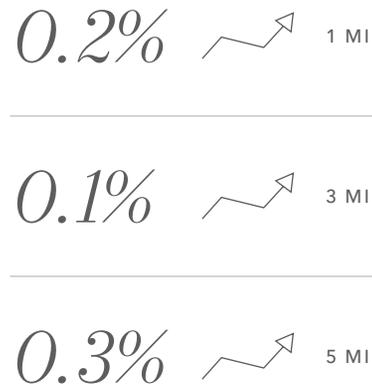
DEMOGRAPHICS

Data Source: ©2024, Sites USA

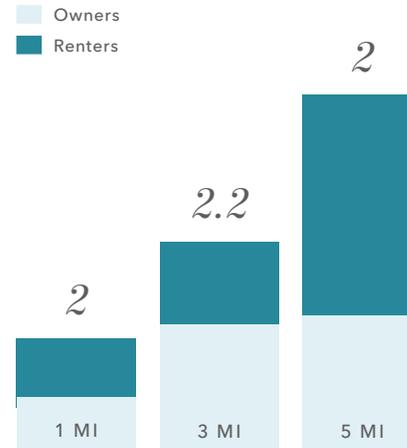
POPULATION



2024-2029 POP. GROWTH



AVERAGE HH SIZE



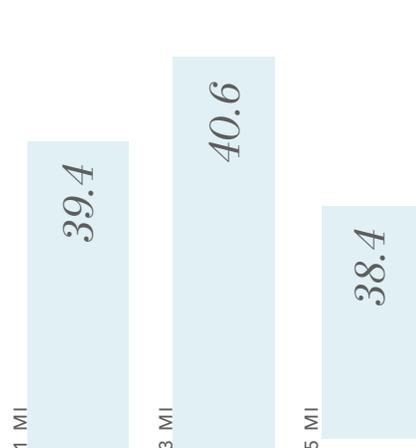
AVERAGE HH INCOME



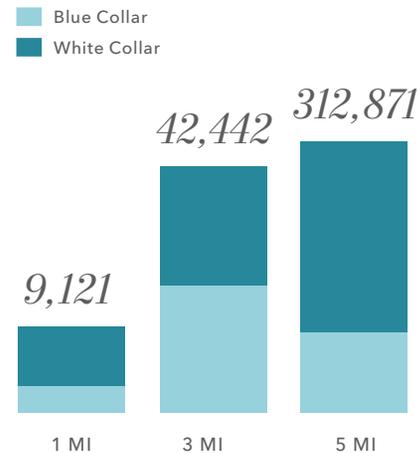
CONSUMER SPENDING



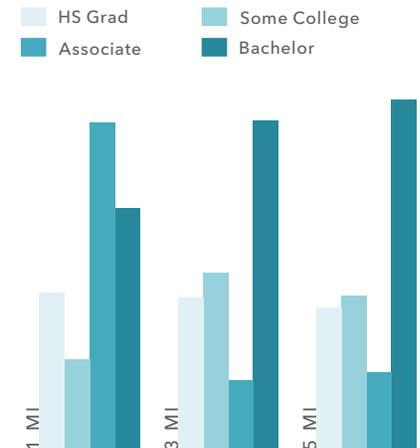
MEDIAN AGE



EMPLOYMENT



EDUCATION OVERVIEW



Exclusively listed by the Verger Team

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