MT. BAKER COURT

FOR SALE - 7,394 SF MIXED-USE RETAIL ASSET + PRIVATE GARAGE
within the Mt. Baker Court Condominium Complex

3601 S McCLELLAN ST | SEATTLE, WA 98144



/ TROPHY ASSET

/ IMPECCABLE CONDITION

/ STRONG TENANT MIX

/ HISTORIC BUILDING

/ ONE-OF-A-KIND LOCATION

JAMES TJOA
& ASSOCIATES
ADVISORY - BROKERAGE - DEVELOPMENT
RE/MAX COMMERCIAL

INVESTMENT OVERVIEW

James Tjoa & Associates is proud to present the exclusive sale offering of Mt. Baker Court – Class A retail space + 2,800sf private garage within the Mt. Baker Court condominium complex on 3601 S McClellan Street.

This historic mixed-use jewel in Seattle's coveted Mt. Baker neighborhood was designed by legendary Seattle architect John Graham Jr., the visionary behind the Space Needle. This impeccably maintained property combines architectural pedigree with exceptional investment fundamentals.

The building is 100% leased to a roster of long-term, community-rooted tenants, each with a proven track record and stability that ensures reliable income. With limited retail competition in the area, the property benefits from a truly captive audience - surrounded by established and affluent residential neighborhoods and lush parks, creating a built-in customer base.

A trophy asset in every sense, this historic landmark offers investors both pride of ownership and durable returns. Its unmatched location, architectural significance, and history of excellent stewardship make it a rare opportunity in Seattle's commercial landscape.







INVESTMENT HIGHLIGHTS

TROPHY ASSET
Architect-designed landmark by John Graham Jr., creator of the Space Needle. Rare blend of pride of ownership and lasting investment value.

IMPECCABLE CONDITION
Meticulously maintained and recently upgraded - minimal capital needs. Turnkey acquisition ready to deliver strong performance.

STRONG TENANT MIX
100% leased to long-term, community-rooted tenants. Stable income stream with low turnover risk.

HISTORIC BUILDING
Part of Seattle's architectural legacy with timeless appeal . Combines historic character with modern Class A functionality.

ONE-OF-A-KIND LOCATION
Coveted Mt. Baker neighborhood with affluent demographics. Limited competition and built-in customer base.

PROPERTY OVERVIEW

This exclusive offering includes five of the eight commercial condominiums along with a 2,800 SF private, highly secured parking garage, and a cell tower lease with T-Mobile, presenting a rare opportunity to acquire a significant portion of a highly sought-after asset.

Ownership has spent millions of dollars improving and renovating the building over the years. They just recently completed a $600k restoration, including a brand new PVC Membrane Roof with a 30-year warranty.

LOCATION	
Address	3601 S McClellan St, Seattle, WA 98144
Parcels	5699200010 5699200040 5699200050 5699200060 5699200070
Property Type	Mixed-Use Commercial Condos & Private Garage

PRICE	
List Price	$4,800,000
Price Per SF	$649
Cap Rate	5.3%

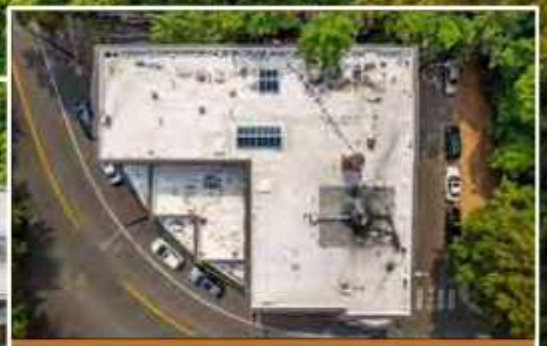
BUILDING SIZE	
Rentable Building Area	7,394 SF
First Floor	6,533 SF
Second Floor	861 SF
Private Garage SF	2,800 SF
Occupancy	100%
Tenants	Mioposto Pizzeria Bright Spot Velvet Elk Vitality Pilates FiveBy Solutions

CONSTRUCTION OVERVIEW	
Year Built / Renovated	1930 / 1986
Architect	John Graham Jr. Architect of the Space Needle
Floors	Three
Type	Masonry

CAPITAL IMPROVEMENTS
$600,000 IN RECENT BUILDING UPGRADES

Complete restoration of the south-side façade, including removal of existing parge coating and replacement with a Hardie panel and rainscreen system, finished with multiple coats of elastomeric paint.

Full exterior brick inspection, cleaning, and sealing with tuck-pointing as needed, along with re-caulking of all windows.



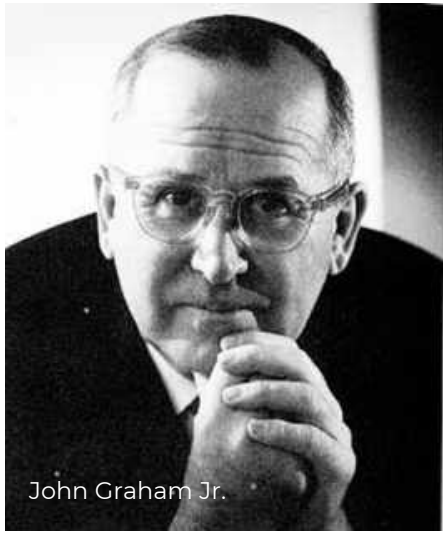
- Complete Tear-Off and Installation of a New PVC Membrane Roof
- Rebuilt Parapet Walls
- New Skylight Flashing
- Upgraded Drainage with New Scuppers

ABOUT THE ARCHITECT

John Graham & Company, later known as John Graham & Associates, was founded in 1900 in Seattle by English-born architect John Graham Sr. and carried forward by his son, John Graham Jr. Under Graham Jr.'s leadership, the firm grew into one of the nation's most innovative design studios, credited with transforming both Seattle's skyline and the modern retail landscape.

A Yale-trained visionary, Graham Jr. pioneered the concept of the regional shopping mall with Seattle's Northgate Mall (1950) and went on to design enduring landmarks, including the Space Needle, the Westin Seattle towers, and the Chase Tower in Rochester, NY. His bold , forward-thinking designs remain symbols of progress, ingenuity, and modern urban living.


SPACE NEEDLE SKETCHES


John Graham Jr.



SPACE NEEDLE & WESTIN TOWERS

ABOUT THE TENANTS

MIOPOSTO PIZZERIA



Mioposto is a beloved neighborhood pizzeria that first opened its doors in Seattle's Mt. Baker community in 2006. Known for its wood-fired pizzas, inviting dining rooms, and commitment to fresh, locally sourced ingredients, Mioposto has become a favorite gathering spot where Italian tradition meets Northwest neighborhood charm.

Building on the success of its flagship Mt. Baker location, Mioposto has expanded its presence across the region with additional restaurants in Ravenna, West Seattle, MercerI sland, and most recently, Eastlake.

VITALITY PILATES



Vitality Pilates opened its first studio in Mount Baker in 2001, emerging from a humble beginning when founder Hilery Avritt started teaching private lessons from her living room in 2000. Since then, it has lourished into a beloved, community-oriented wellness brand.

Today, Vitality Pilates offers small-group reformer classes, teacher training, and both in-studio and online programming, all delivered in a teaching style that blends contemporary innovation with classical Pilates techniques. They continue to prioritize personalized instruction, inclusivity, and accessibility at their three Seattle locations: Mount Baker, Phinney Ridge, and Ravenna.

ABOUT THE TENANTS

THE VELVET ELK



The Velvet Elk is a stylish neighborhood cocktail lounge in Seattle's Mt. Baker community.

Known for its creative drinks, eclectic décor, and cozy atmosphere, it offers both an intimate downstairs bar and a whimsical upstairs lounge. Woman-owned and community-focused, The Velvet Elk has become a beloved gathering place and a true neighborhood gem.

BRIGHT SPOT



Bright Spot is a vibrant, family-driven café that shines in Seattle's Mt. Baker neighborhood. This charming spot welcomes guests with a whimsical interior - think neon signs, unicorn head mounts, and eye-catching artwork - making it a delightful place to linger or work.

Locals rave about the creative menu featuring breakfast sandwiches like the standout egg sandwich on a muhammara and labneh brioche bun, as well as indulgent vegan soft serve

FIVEBY SOLUTIONS



FiveBy Solutions - Risk Intelligence, Fraud Prevention, Consultation

Founded in 2010, FiveBy Solutions Inc. is a Seattle-based risk intelligence consultancy specializing in fraud prevention, anti-piracy strategies, and sanctions compliance.

With over a decade of experience, FiveBy helps clients tackle threats such as software piracy, abuse, money laundering, and cyberfraud - offering comprehensive data-driven insights and risk management practices.

PRIVATE GARAGE







/ 2,800 SQUARE FEET

/ 10 PARKING SPACES

/ HIGHLY SECURED

/ INCONSPICUOUS

TENANT RENT ROLL

TENANT	SF	BASE RENT	$/SF	ESCALATIONS	EXPIRATION
Mioposto Pizzeria	1,450	$4 ,547	$37.63	5%	12/31/2032
Vitality Pilates	2,765	$4,980	$21.61	5%	10/31/2031
The Velvet Elk	717	$2,408	$40.30	5%	3/30/2030
Bright Spot	1,601	$4,320	$32.38	5%	8/31/2031
FiveBy Solutions	861	$3,241	$45.17	5%	12/31/2032







ABOUT THE MT. BAKER NEIGHBORHOOD

Located in Seattle's historic Mount Baker neighborhood, 3601 S. McClellan Street benefits from a highly desirable location known for its mature tree canopy, classic architecture, and proximity to Lake Washington. Developed in the early 1900s as part of the Olmsted Brothers park and boulevard system, Mount Baker remains one of Seattle's most established and attractive residential neighborhoods.

The property enjoys exceptional access to outdoor recreation, including Mount Baker Park, Lake Washington Boulevard, and nearby waterfront trails. It is also within minutes of the Mount Baker light rail station, providing convenient connections to Downtown Seattle, Bellevue, the University District, and Sea-Tac Airport.

Mount Baker offers a unique blend of historic character, strong neighborhood identity, and urban accessibility. Its combination of transit access, recreational amenities, and enduring appeal continues to attract residents, businesses, and investors seeking one of South Seattle's premier neighborhoods.



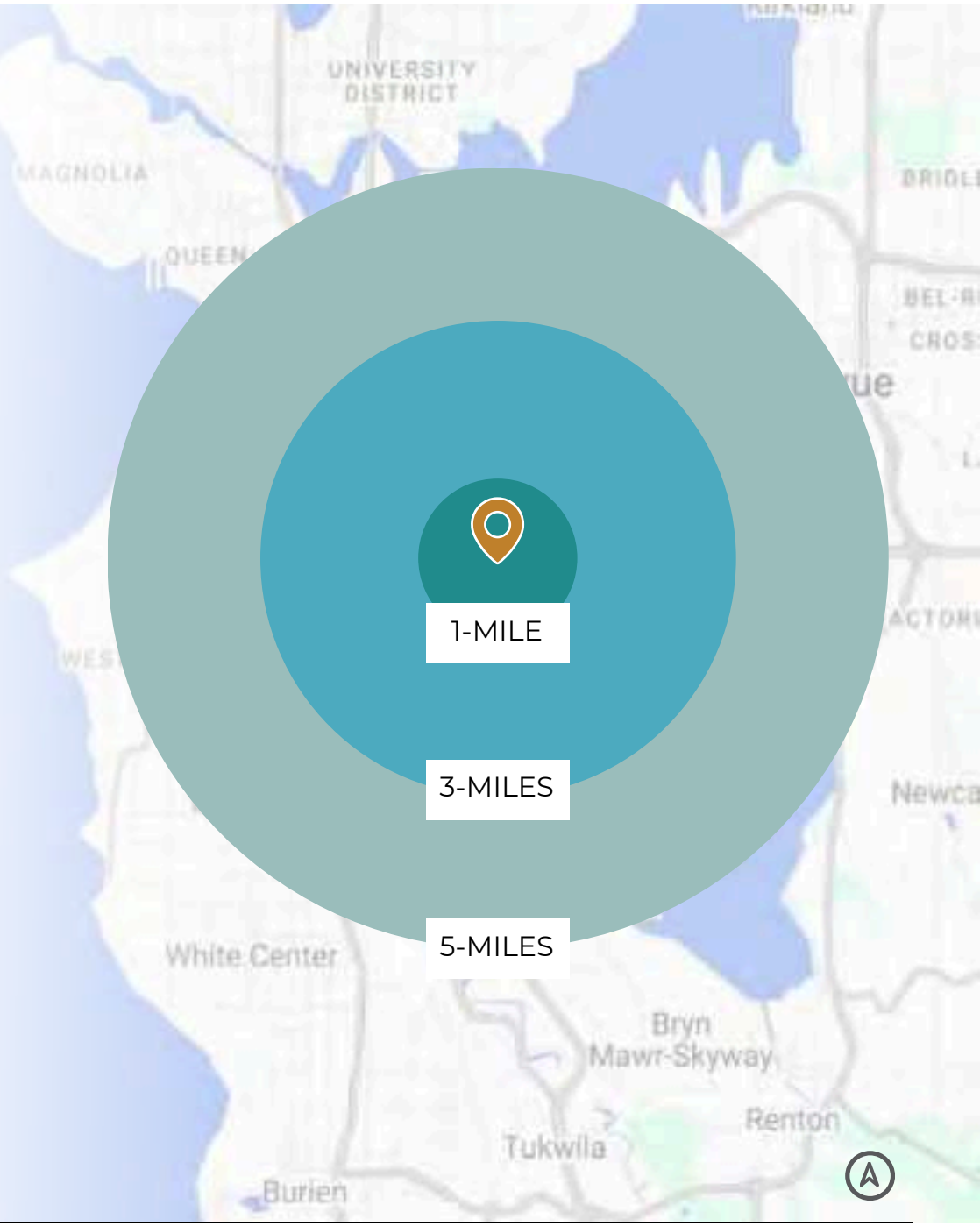
DEMOGRAPHICS

POPULATION SUMMARY

	1-Mile	3-Miles	5-Miles
2025	18 ,149	163,766	427,085
2030	20,960	176,655	454,336

MEDIAN HOUSEHOLD INCOME

	1-Mile	3-Miles	5-Miles
2025	$143,109	$116,367	$132,426
2030	$172,929	$137,301	$155,193



37.1

MEDIAN AGE

WITHIN3-MILE RADIUS

$1.15M

MEDIAN HOME VALUE

WITHIN 1-MILE RADIUS

105,296

EMPLOYED POPULATION

WITHIN 3-MILE RADIUS

JAMES TJOA
& ASSOCIATES
ADVISORY - BROKERAGE - DEVELOPMENT
RE/MAX COMMERCIAL

EXCLUSIVELY LISTED BY

JAMES TJOA

P 206.726.6230
E james@jamestjoa.com

James Tjoa & Associates has been retained as the exclusive listing broker for 3601 S McClellan St in the city of Seattle, Washington. Legal documents and reports summarized in this Offering Memorandum are not intended to be comprehensive statements of the terms or contents of such documents and reports. While the Seller and James Tjoa & Associates believe the information to be accurate, potential buyers should conduct an independent investigation and reach conclusions without reliance on materials contained herein. The Seller reserves the right, for any or no reason, to withdraw the property from the market. The Seller has no obligation expressed or implied, to accept any offer. Further, the Seller has no obligation to sell the property unless and until the Seller executes and delivers a signed contract of sale on terms acceptable to the Seller, in its sole discretion. The material contained in this Offering Memorandum is confidential, under the terms and conditions of a Confidentiality Agreement, which has been executed by the recipient as Reviewer, and furnished solely for the purpose of considering the purchase of the property described herein and is not to be copied and/or used for any other purpose, or made available to any other person without the express written consent of James Tjoa & Associates or the Seller. Offers should be delivered to the office of the Exclusive Listing Agent, James Tjoa & Associates at RE/MAX Metro Realty, attention James Tjoa. To facilitate analysis of offers, offerors are encouraged to provide information relative to funding sources, experience in owning and operating similar properties, familiarity with the market and any other information which is likely to favorably reflect on the offerors ability to close this proposed transaction in a timely manner. Inquiries and tours are to be directed to the Exclusive Listing Agent. Please do not contact the Property. This document has been prepared by James Tjoa & Associates for marketing purposes and general information only. James Tjoa & Associates makes no guarantees, representations or warranties of any kind, express or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. James Tjoa & Associates excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this documents and excludes all liability for loss and damages arising there from. This publication is the copyrighted property.