

Retail for Sale

KEY RETAIL CORNER - SW ADMIRAL WAY & CALIFORNIA AVE SW

2601 California Ave SW, Seattle, WA 98116



BUILDING INFO

BUILDING SF:	4,336 SF
CURRENTLY VACANT RETAIL SF:	1,756 SF
LAND SF:	2,844 SF
ZONING:	NC2P-75
SALE PRICE:	Contact Broker for Price
PROPERTY TYPE:	Retail/Mixed Use
WALK SCORE:	90
APN:	927620-0005

COMMENTS

The Quality Cleaners building is architecturally beautiful with an expansive window line that offers priceless visibility for retail uses. There are two separate retail spaces. One is currently vacant and the other is occupied by a playschool. The building also contains two studio apartments with longstanding, continuous rental history. The parcel is zoned NC2P-75 and is also prime for redevelopment. Lots of possibilities with this key corner lot.

Located on arguably the top corner location in West Seattle on the southwest corner of California Ave SW and Admiral Way.



CONTACT

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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POPULATION

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

HOUSEHOLDS

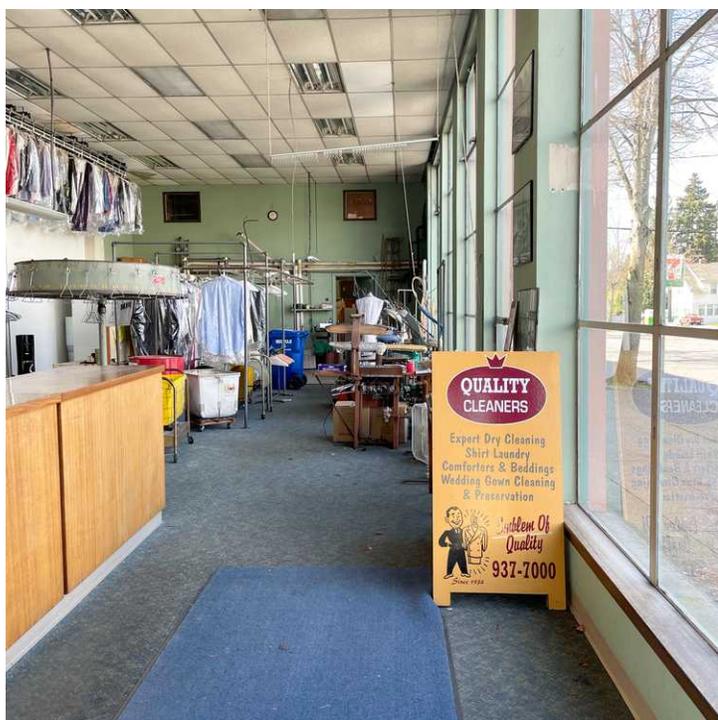
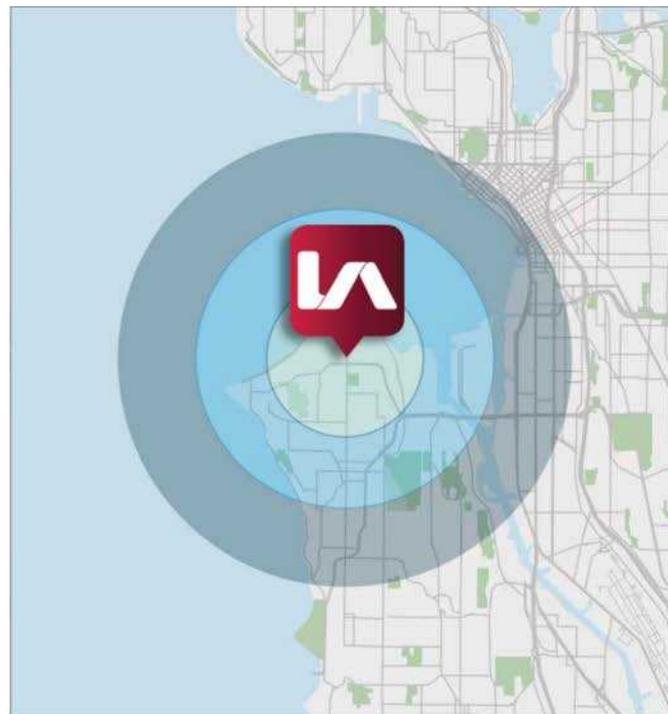
	1 MILE	2 MILES	3 MILES
 2020 (Estimate)	7,860	19,721	40,077

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



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