

4538 California Ave SW

RETAIL FOR LEASE

4538 CALIFORNIA AVE SW
SEATTLE, WA 98116



PRIME, HIGH-EXPOSURE RETAIL SPACE AVAILABLE FOR LEASE IN THE HEART OF THE WEST SEATTLE JUNCTION.

Conveniently located near some of West Seattle's beloved restaurants and retailers including The Matador, Easy Street Records & Café, Talarico's Pizzeria, and Jak's Grill. The space is easily accessible with ample street parking and the Junction parking lot located behind the building. We are seeking strong operators to activate this space and bring a dynamic new concept to this popular California Ave location.

CBA ICSC CoStar POWERBROKER

Tiffini Connell (206) 283-5212
Madeline Stutz www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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+/- 5,426 SF AVAILABLE

**PRIME CALIFORNIA AVENUE RETAIL SPACE
IN THE WEST SEATTLE JUNCTION**



***LANDLORD WILLING TO PAINT THE FACADE!**



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DEMOGRAPHICS

TOTAL POPULATION

- 1-Mile: 28,421
- 3-Mile: 84,681
- 5-Mile: 320,135

AVERAGE HH CONSUMER SPENDING

- 1-Mile: \$41,488
- 3-Mile: \$40,539
- 5-Mile: \$35,094

AVERAGE HOUSEHOLD INCOME

- 1-Mile: \$151,253
- 3-Mile: \$143,071
- 5-Mile: \$127,952

Walk Score



98

"Walker's Paradise"



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