

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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POPULATION

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


HOUSEHOLDS

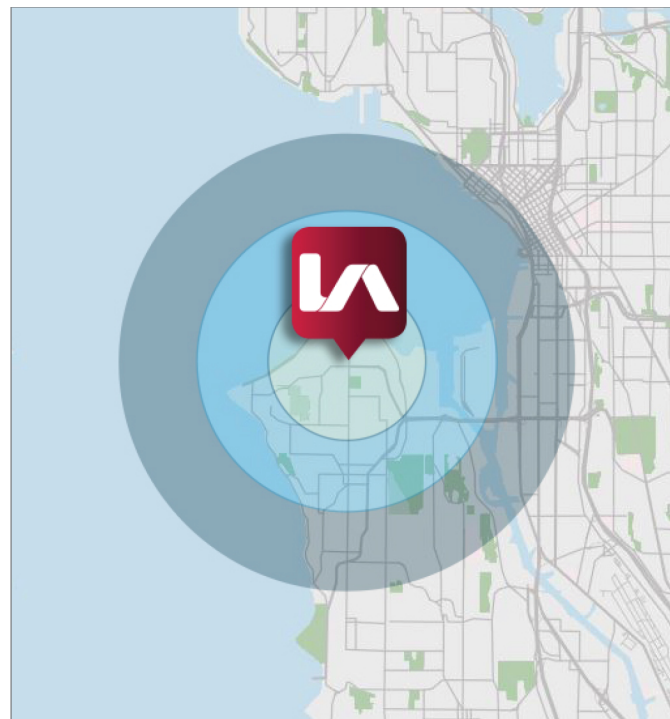
	1 MILE	2 MILES	3 MILES
 2020 (Estimate)	7,860	19,721	40,077

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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