

# RETAIL/OFFICE FOR LEASE

6529 California Ave SW, Seattle WA 98136



For more information please contact:

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INVESTMENT PROPERTY SOLUTIONS



# RETAIL/OFFICE FOR LEASE



## PROPERTY HIGHLIGHTS

- 1,684 Sq Ft retail space including 224 Sq Ft storage
- Ideal for retail or office use
- Located at the street level of The Morgan a 33 unit apartment building
- Building co-tenants are Part 3 Salon, Mailbox West, West Seattle Pilates
- 14 shared parking stalls for retail customers
- HVAC
- Restroom
- \$30 PSF plus \$6.88 NNN = \$5,175.50 Monthly Rent
- Long term lease available



48

TRANSIT SCORE



84

WALK SCORE



71

BIKE SCORE



64,085

TOTAL POPULATION



28,613

TOTAL HOUSEHOLDS



\$145,371

MEDIAN INCOME

\* Estimated 2023 Demographics based on a 2 mile radius



6529 CALIFORNIA AVENUE SW, SEATTLE, WA 98136

# RETAIL/OFFICE FOR LEASE



6529 California Ave SW



Ezell's Famous Chicken

West Seattle Thriftway

West Seattle Pilates and Fitness

Mailbox West

Part 3 Salon