

FOR SALE OR LEASE

5932 California Ave SW
Seattle, WA 98136

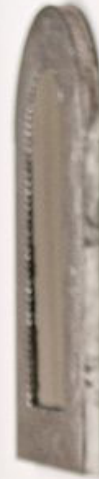
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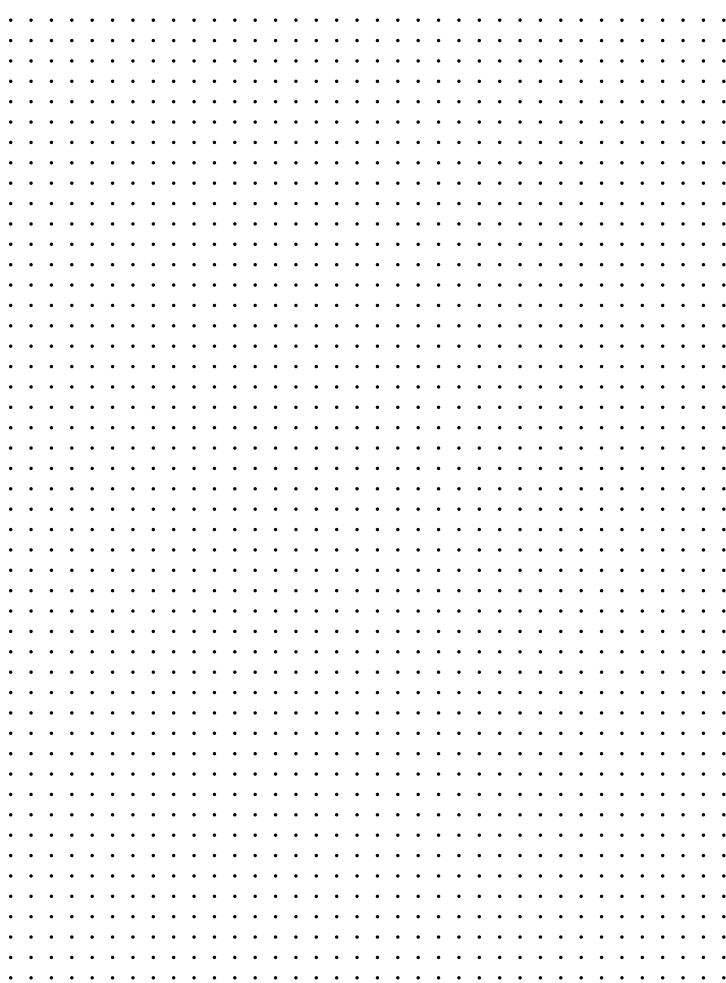
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The most
beautiful,
unexpected
Live/Work,
Bed & Breakfast,
Showroom,
Tasting Room
Studio
Creative Enterprise
Opportunity in
West Seattle



Once a cubicle-filled office space with low, flat ceilings, few would have imagined what this building could become. But transformation is in its bones.

From Delilah's celebrated radio studio to the headquarters of a global travel company, this space has long been a hub for imagination and voice. When the owners took their business remote, the building took the opportunity to reinvent.

Today, it's a vaulted, light-filled interior sanctuary. Wide plank floors, warm finishes, and custom lighting befitting an elevated concept or discerning suitor.



5932 CALIFORNIA OVERVIEW

Neighborhood	West Seattle
Lot Size:	6,000 SF
Size: Interior	4,916 SF
Zoning	LR3 RC (M)
Traffic Counts	13,000 Average Daily Traffic
Parking	4 spaces (1 ADA)
Gas line:	Yes
Built	1922. Effective 1995. Remodeled 2022
Total Bed/Bath	6 Bedrooms, 4 Bathrooms
Property Taxes	\$17,989 for 2025

Contact:

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With an average of 13,000 vehicles passing daily along California Avenue SW, the property offers prime visibility just half a block from the RapidRide C-Line and four off-street parking spaces.



5923 California Ave SW

Zoning

Low Rise 3 Residential Commercial (with Mandatory Housing Suffix) is a multifamily residential zone where residential development and certain commercial uses are allowed. Use can be commercial with a small residential unit.

Utilities

Potential to split into 3 units (3 separate on-demand water heaters, and separate utilities already in place).

Design Excellence

Designed by the acclaimed architectural and interior design heavy, MUTUUS.

ADA Accessible

ADA Parking and ADA compliant ramp for the main floor.

Star Power

Radio personality Delilah Rene, an inductee of the Radio Hall of Fame and currently the most-listened-to woman on U.S. radio, once had her recording studio on the building's top floor.

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IN THREES

Triplex Opportunity

With three separate utility meters and water heaters already in place, the property can be reconfigured back into individual units or adapted for commercial use.

The result is a versatile property ideal for a boutique business, creative studio, or distinctive hospitality concept—with the added convenience of a small caretaker's unit.

3 levels (basement, main, and upper floor)

3 utility meters

3 on-demand water heaters

3 off-street parking spaces

+1 ADA parking space & ramp



SALE OR LEASE

For Sale	Offered at \$1,998,000
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Price P/S/F Building	\$406
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Price P/S/F Lot	\$197
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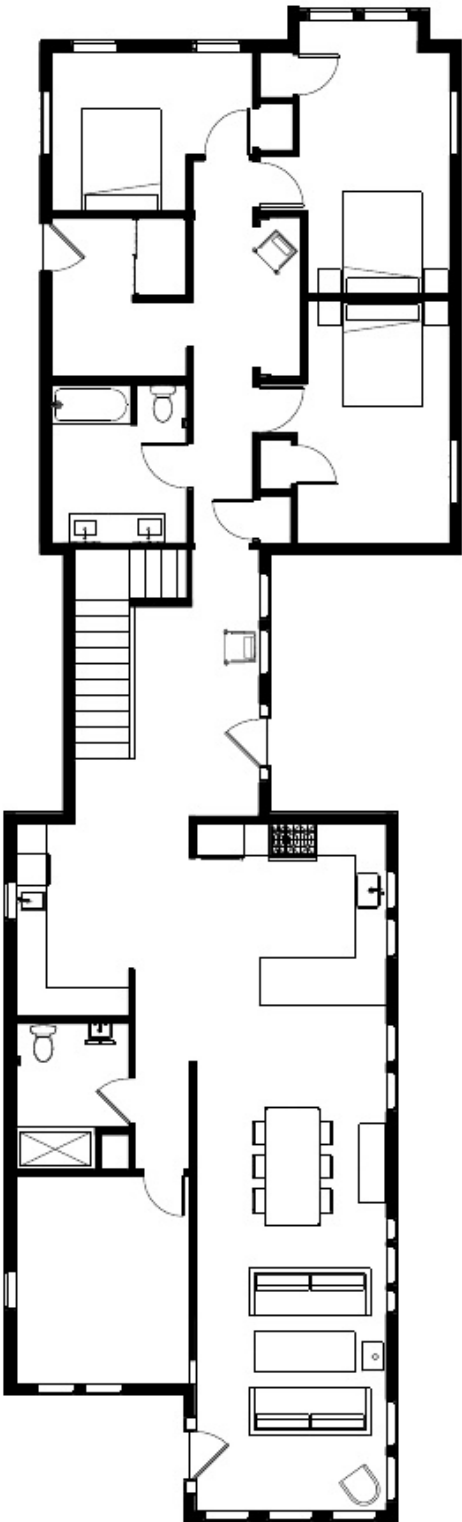
Uses	Showroom, Design Studio, Bed & Breakfast, Tasting Room, School, Gallery, Salon, Listening Room, Coworking, Professional Services Office, Retail Atelier, Supper Club, Pied-a-terre or Triplex.
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For Lease	\$33.00-34.00 P/S/F + NNN Whole Building
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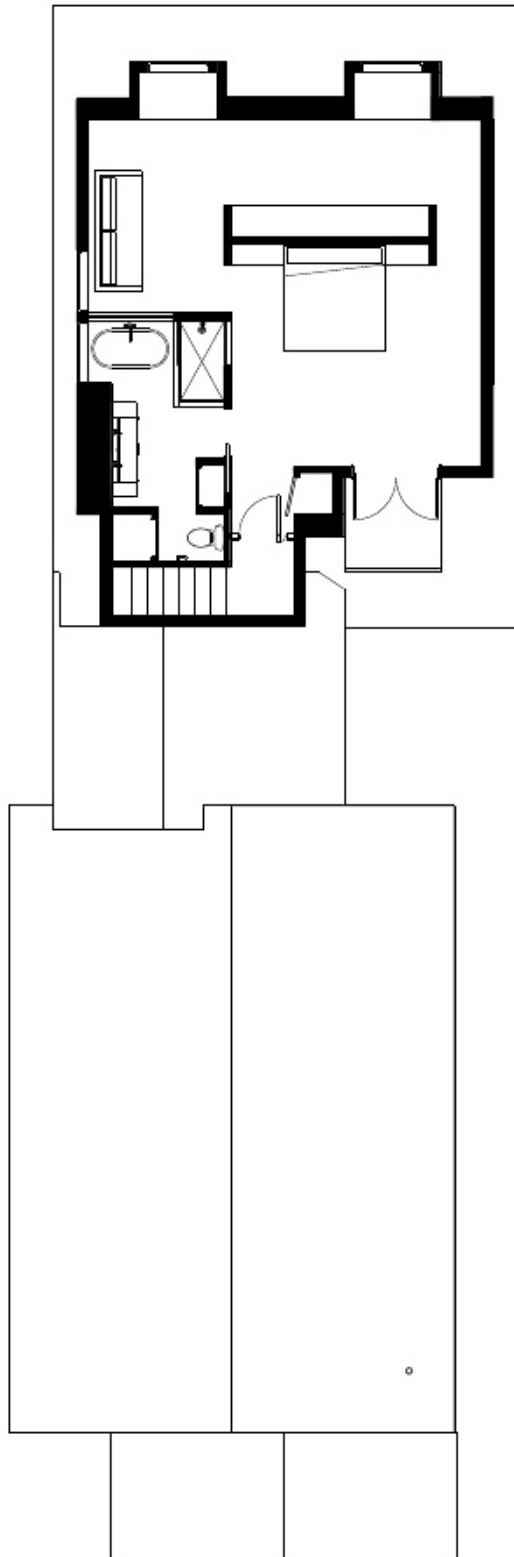
Demising Options	Divisible to 698 sq ft
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Power/Meter	200 AMPS
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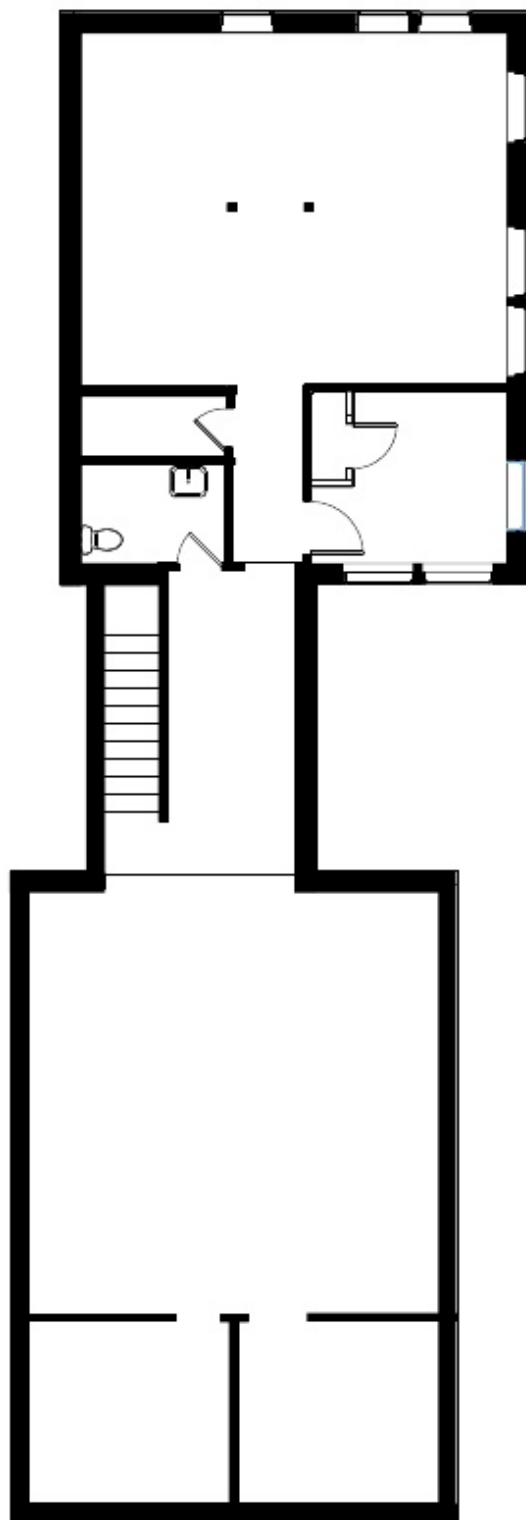
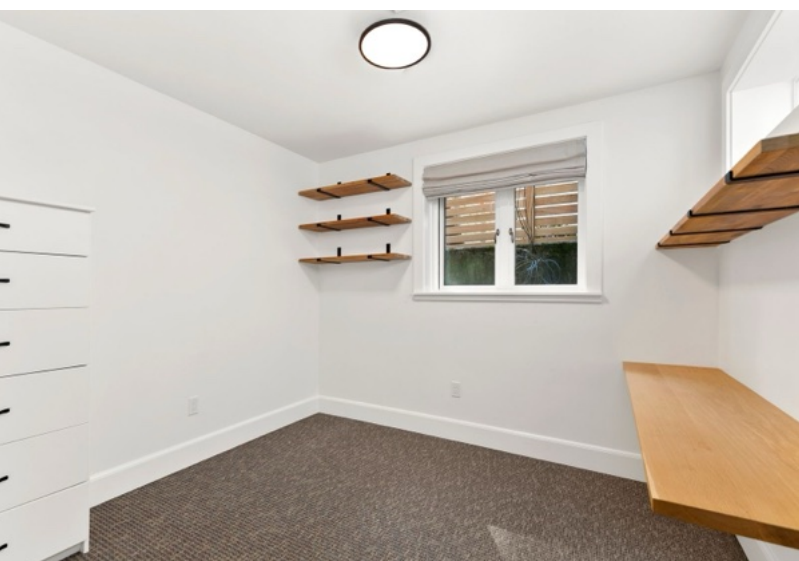
MAIN FLOOR - 1732 SF



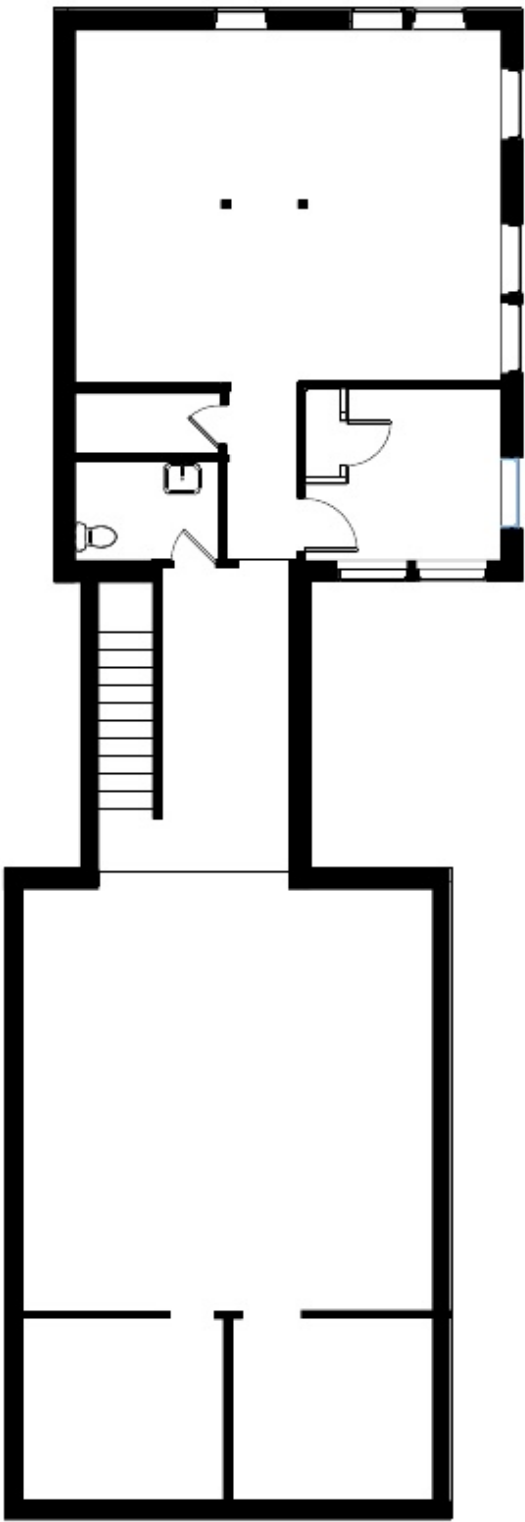
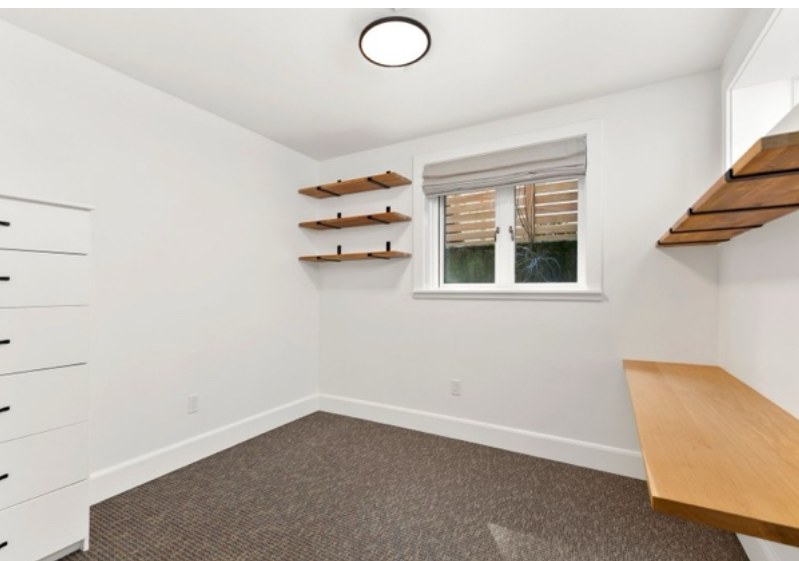
UPPER STORY - 698 SF



LOWER LEVEL/CELLAR - 1916 SF



BASEMENT/CELLAR - 1916 SF





POPULATION

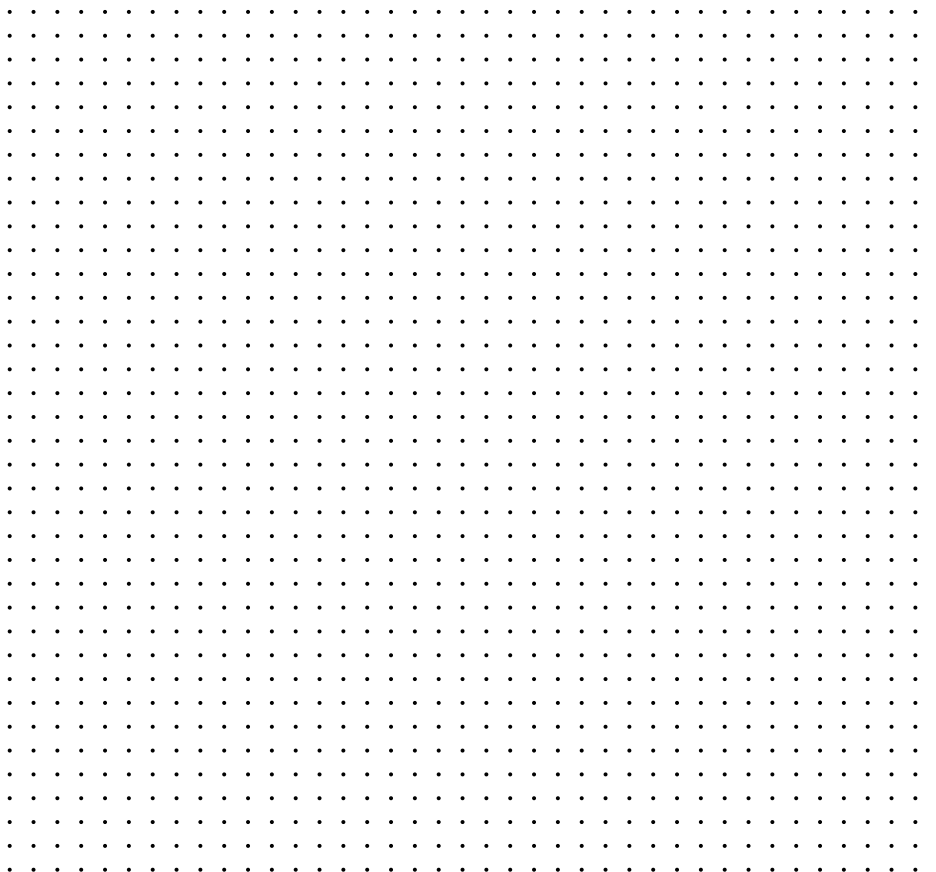
	1 Mile	1.5 Miles	2 Miles
ESTIMATED POPULATION (2023)	28,222	50,439	64,977
PROJECTED POPULATION (2028)	30,256	53,409	68,122
PROJECTED ANNUAL GROWTH (2023-2028)	2,034(1.2%)	2,97(1.2%)	3,145(1,0%)

HOUSEHOLDS

	1 Mile	1.5 Miles	2 Miles
ESTIMATED HOUSEHOLDS (2023)	13,777	23,134	29,947
PROJECTED HOUSEHOLDS (2028)	14,612	24,207	30,994
PROJECTED ANNUAL GROWTH (2023-2028)	834 (1.2%)	1,074(0,9%)	1,047(0.7%)
ESTIMATED AVERAGE HOUSEHOLD INCOME (2023)	\$177,819	\$180,982	\$185,189
PROJECTED AVERAGE HOUSEHOLD INCOME (2028)	\$183,162	\$188,973	\$195,785

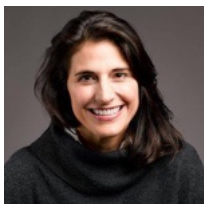
DAYTIME DEMOGRAPHICS

	1 Mile	1.5 Miles	2 Miles
TOTAL BUSINESSES	1,580	2,844	3,566
TOTAL EMPLOYEES	7,651	14,260	18,598



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