

FOR LEASE

RETAIL IN VIBRANT WEST SEATTLE

2611 California Ave SW Seattle, WA 98116



OFFERING SUMMARY

Type:	Retail
Available SF:	3,570 SF
Lease Rate:	\$32 sf/yr
Lease Type:	NNN (Triple Net)
Lot Size:	0.13 AC
Year Built:	1924

PROPERTY OVERVIEW

Now available: the prime street-level retail space at 2611 California Ave SW, currently home to Mud Bay Pet Company, in the heart of West Seattle's highly sought-after Admiral District. This well-maintained, high-exposure corner unit enjoys a commanding presence on California Avenue, one of the area's most trafficked retail corridors.

Strategically positioned to attract substantial daily foot traffic, this location benefits from consistent visibility and accessibility by car, bus, and foot. Surrounded by a vibrant mix of restaurants, boutiques, and neighborhood essentials, the space is ideally suited for retailers or service providers looking to tap into a loyal local customer base and thrive in one of Seattle's most active commercial neighborhoods.

PROPERTY HIGHLIGHTS

- Strategic Location
- Signage Opportunity
- Strong Demographic
- Successful Retail Presence

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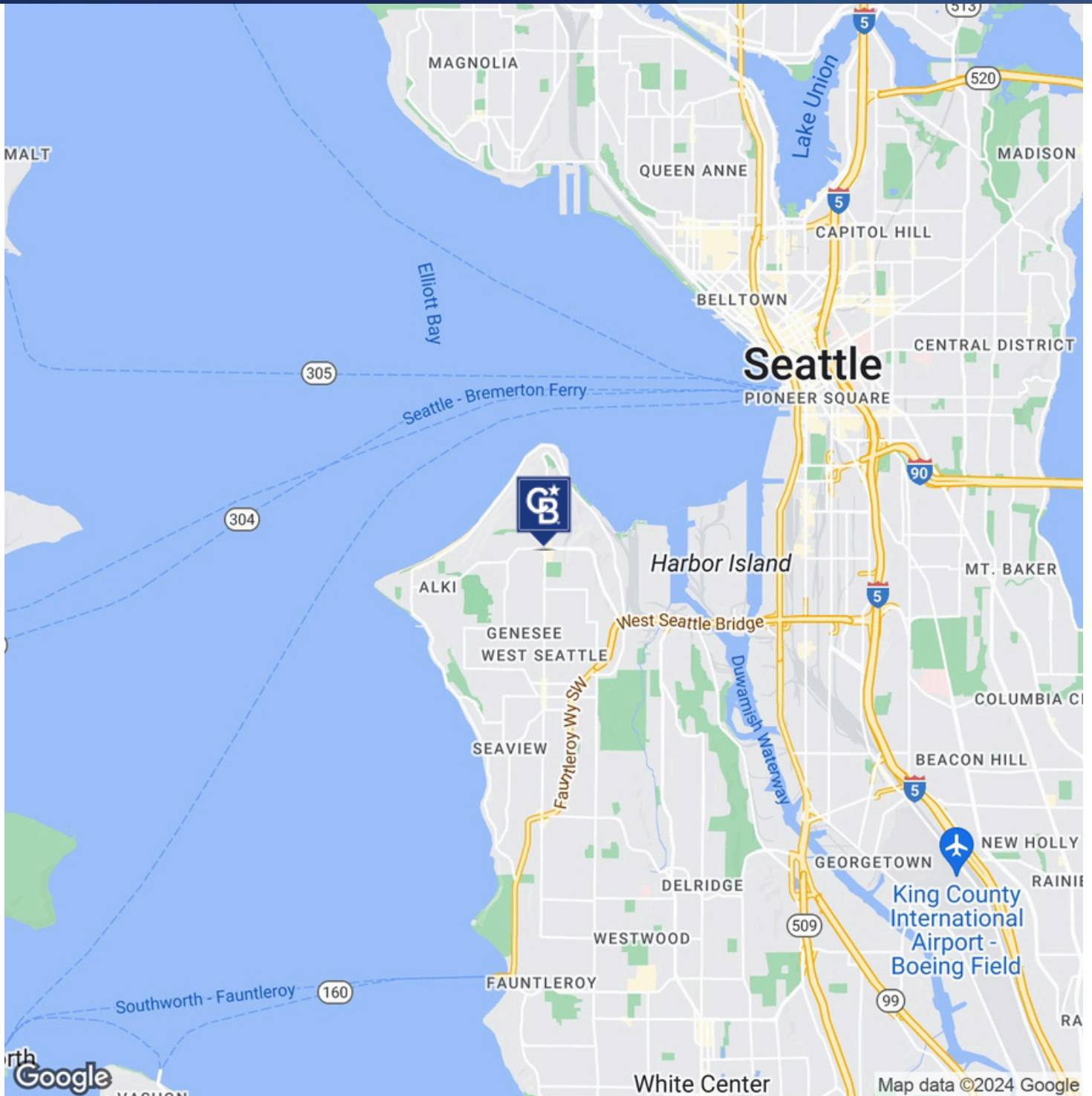


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