



LEAVITT
CAPITAL COMPANIES

**OWNER OCCUPANT OR
INVESTMENT OPPORTUNITY**
IDEAL FOR OWNER-USER

SODO RETAIL BUILDING FOR SALE

3401-3405 4TH AVENUE, SEATTLE WA

\$1,890,000 | +/- 6,989 SF



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SEATTLE, WA



OWNER-OCCUPANT OR INVESTMENT OPPORTUNITY

The Siren Building offers an opportunity for an owner-user or an investor to capitalize on this visible SoDo location. Offering free parking, the building boasts two long-standing tenants — one with almost 25 years of tenancy — in addition to a clean, visible vacancy to lease or utilize as an owner-occupant.

SPACE HIGHLIGHTS

PRICE	\$1,890,000
PRICE / SF	\$270.40 / SF Building \$153.80 / SF Land
PARCEL	766620-5655
SIZE	+/- 6,989 SF Building +/- 12,289 SF Land
ZONING	IGI U / 85
LOCATION	Located in the Industrial area of the SoDo District of Seattle close to restaurants, sports, and urban breweries
PARKING	Free, on-site parking as well as street parking

**All information furnished regarding this property for sale or lease is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice.*

COMPARABLES

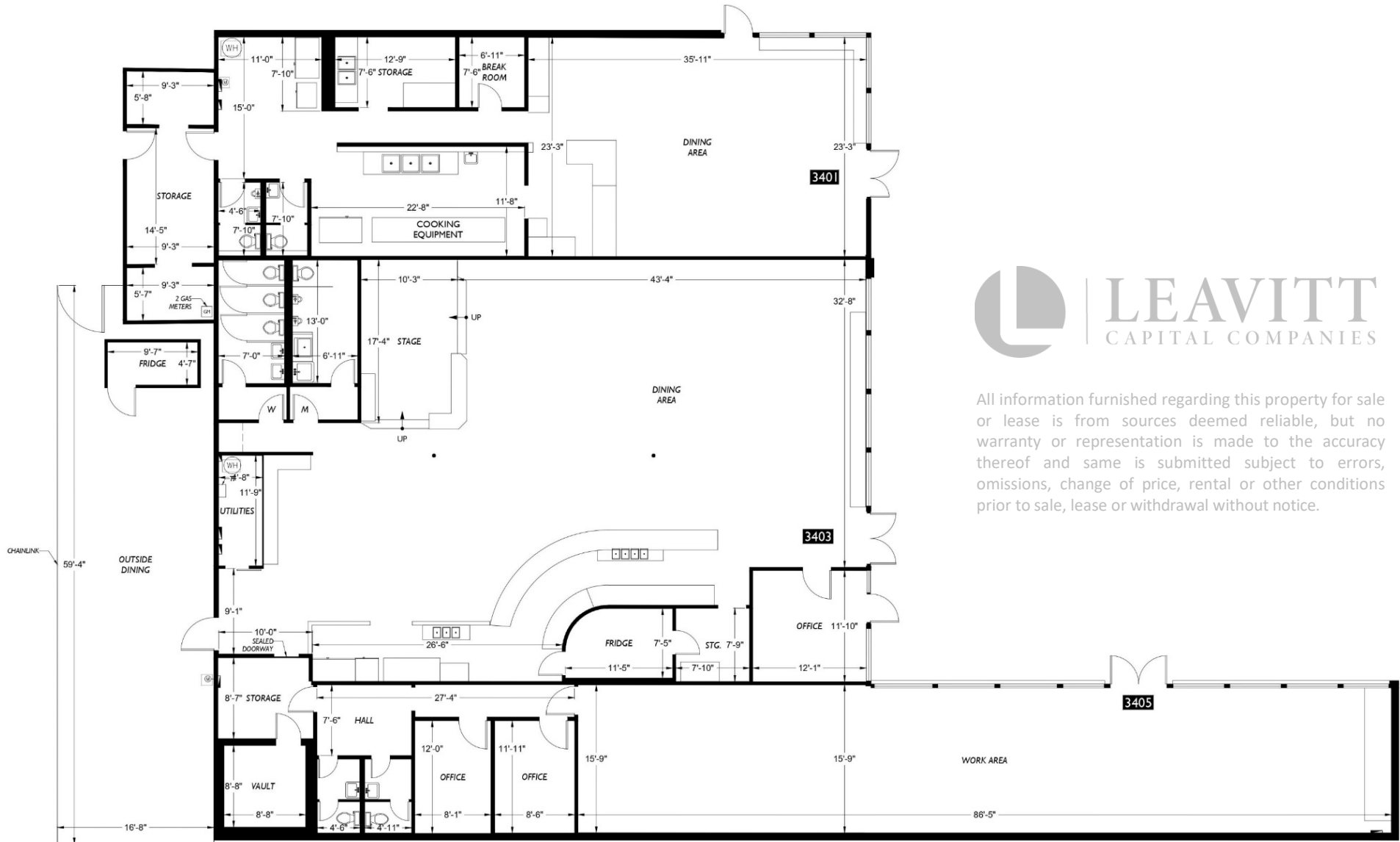
This SoDo retail building provides an opportunity to take advantage of this fully-occupied property in the Opportunity Zone as it is repositioned, redeveloped, or naturally increases in value. 3401 S 4th Avenue is situated proximately to I-5, West Seattle Bridge, Hwy-99, and downtown Seattle. See below to find the current tenant mix and recent sales in the area.

TENANT MIX

TENANT	SF	RENT/MO	RENT/YR	PRICE/SF/YR	EXPIRATION	RENEWAL
TENANT A	1,800	\$2,864	\$34,368	\$19.09	04/30/28	NONE
TENANT B	3,075	\$4,223	\$50,676	\$16.48	11/30/28	YES - 5 YEARS
PRO FORMA	2,114	\$3,875	\$46,508	\$22.00	-	-
TOTALS	6,989	\$10,962	\$131,552	\$19.19		

COMPARABLE SALES

ADDRESS	SIZE	LAND	YEAR SOLD	BUILT	BUILDING PRICE	PRICE/SF
9614 14 TH AVE SW	7,600 SF	23,958 SF	2023	1985	\$2,200,000	\$289
4916 RAINIER AVE S	7,370 SF	5,177 SF	2022	1920/1985	\$3,200,000	\$434
231 S HINDS ST.	6,000 SF	10,400 SF	2023	1964/1974	\$2,015,000	\$336



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DOWNTOWN
SEATTLE

