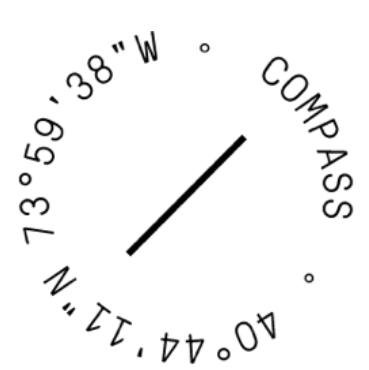


4448

CALIFORNIA AVE SW

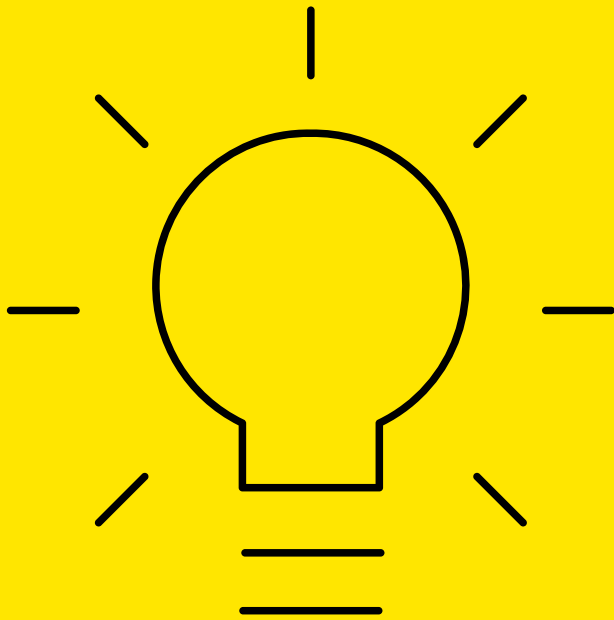
APARTMENT
HOTEL
& RETAIL



Leasing Now
for Fall 2026







Have a unique business plan?

Bring it!

Be part of the next great storefront
experience at 4448 California Ave.

The West Seattle Junction is a place where neighbors shop local and community matters.

4448 California welcomes passionate operators—from bold startups to seasoned favorites—ready to serve a neighborhood that shows up for small businesses.

Three New Retail Opportunities

- Three spaces ranging from 689 SF to 1,400 SF
Ideal for food, service, and community-minded retail
- Clean shell delivery – customizable to your vision
- Part of a brand-new 70+ unit mixed-use development
- Hotel, Apartment & Ground Floor Retail
- Lease rate is \$45.00 per sq + \$7.50 NNN

Delivering in Q4 of 2026

Susi Musi

Broker

M: 206.214.5468

susi@susimusiandco.com

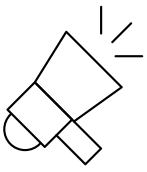




JOIN A LOYAL AND
THRIVING
NEIGHBORHOOD



COMPASS



Welcome to the Neighborhood

COMPASS
COMMERCIAL

WEST SEATTLE

West Seattle Overview

West Seattle is a vibrant, close-knit community that blends the charm of a small town with the convenience of urban living. Nestled between stunning views of Puget Sound and the Olympic Mountains, this beloved neighborhood offers an exceptional mix of natural beauty, cultural richness, and livability. With a relaxed, walkable atmosphere, West Seattle fosters strong local pride and has become even more self-reliant and dynamic in recent years. Despite its laid-back feel, it remains highly connected—offering quick access to downtown Seattle and major employment centers, making it a desirable location for professionals, creatives, and families alike.

History

West Seattle is the original birthplace of Seattle, where in 1851, the Denny Party first landed at Alki Beach, greeted by the Duwamish people. This historic meeting ground is deeply tied to Chief Sealth (Chief Seattle), the respected Duwamish and Suquamish leader whose legacy of stewardship and wisdom continues to shape the region. Today, Alki remains a symbolic shoreline—marking both Seattle’s colonial beginnings and its enduring Indigenous heritage.

Demographics

98116 (West Seattle / Junction)~28,091 residents • Density: 9,359 people/mi² • Median age: 40.5 years • Median household income: \$130,504 • Per capita income: \$88,185 • Homeownership: ~59% • 69% hold a bachelor’s degree or higher

The West Seattle Junction is the neighborhood’s retail spine, home to an eclectic mix of independent boutiques and specialty stores offering fashion, gifts, home décor, outdoor gear, and more.

Grocery Stores & Markets Conveniently located markets—including PCC, Thriftway, QFC, Trader Joe’s, and Metropolitan Market—provide residents with a wide selection of fresh produce, gourmet items, and everyday essentials. The neighborhood also hosts one of Seattle’s largest year-round farmers markets every Sunday.

Health Care

West Seattle is well-served by a diverse range of healthcare options including Swedish Primary Care, Virginia Mason, MultiCare Indigo Urgent Care, and ZoomCare. Additional services include naturopathic medicine, pediatric care, and school-based clinics provided by Neighborcare Health. Residents also benefit from convenient access to world-class medical centers like Harborview, Children’s Hospital, Seattle Cancer Care Alliance and UW Medicine, all within a short commute.

Parks & Recreation Nature and recreation are woven into daily life. Alki Beach Park offers sandy shores, beach volleyball, bike paths, and iconic skyline views, while nearby greenbelts and wooded trails invite hiking and exploration. Fauntleroy ferry access makes day trips to Vashon Island and the Olympic Peninsula quick and easy.



GO WEST!

COMPASS
COMMERCIAL

Art: Alki Arts Gallery and Events, West Seattle Gallery Walk, Capers

Groceries: PCC, Metropolitan, West Seattle Farmer's Market

Music: Mode Music, Easy Street Records, Thunder Road Guitars

Eat: MOTO Pizza, Srivilai, Itto's Tapas, Il Nido, Mashiko, Molly Moons, Elliott Bay Brewing

Pets: Pet Elements, Mudbay, Next To Nature, All the Best

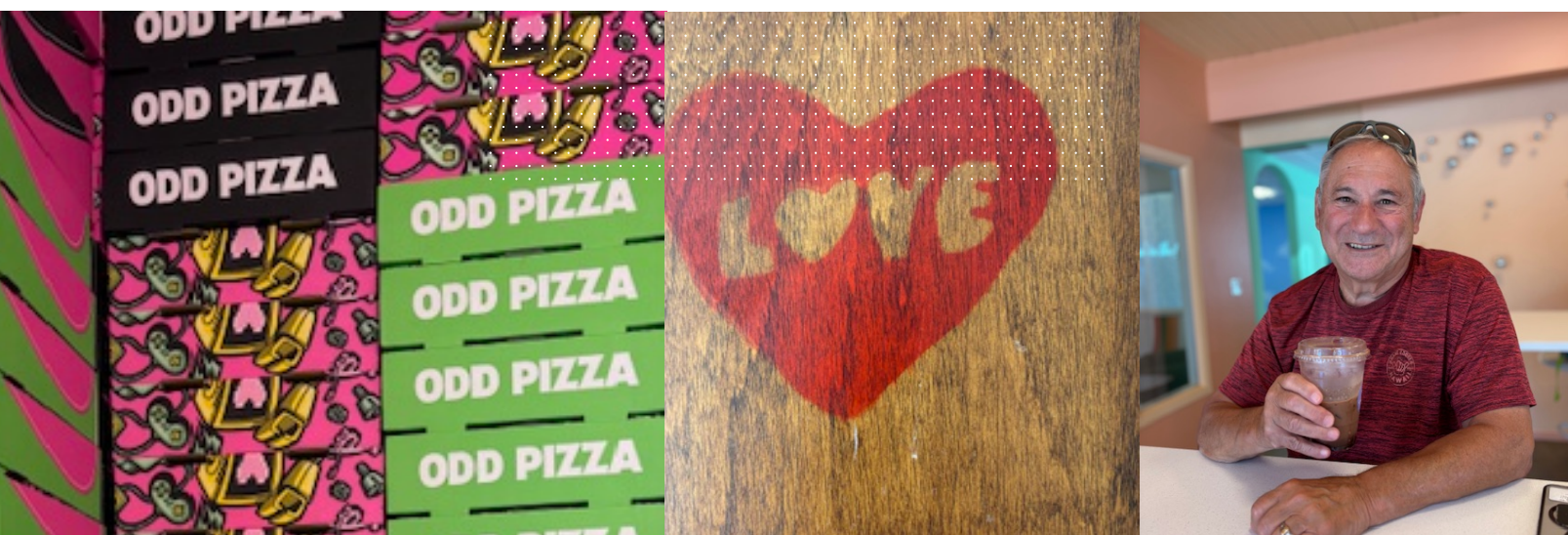
Fitness: Barre3, The HIIT Lab, Firefly Dance Studio, West Seattle Performing Arts & Dance, West Seattle Health Club, Spraggins

Wellness: Lake Washington Physical Therapy, Glow Natural Health, West Seattle Acupuncture, Lumina Vascular Health, Deeds Health, Healthy Sleep

Water: West Seattle Water Taxi, Alki Kayak Tours, Mountain to Sound Outfitters, Emerald Water Anglers, Seattle Dive Tours

Film/Theater: Arts West, Admiral Theater & Movie House

Retail: Capers, Menashe Jewelers, Carmelias, Rush Hour, West Seattle Runner



Susi Musi

Broker

M: 206.214.5468

susi@susimusiandco.com

COMPASS
COMMERCIAL

PLAN SYMBOLS

new wall, top
 1/4" thick wall assembly
 2" thick wall assembly
 3" thick wall assembly
 4" thick wall assembly
 6" thick wall assembly
 8" thick wall assembly
 10" thick wall assembly
 12" thick wall assembly
 14" thick wall assembly
 16" thick wall assembly
 18" thick wall assembly
 20" thick wall assembly
 22" thick wall assembly
 24" thick wall assembly
 26" thick wall assembly
 28" thick wall assembly
 30" thick wall assembly
 32" thick wall assembly
 34" thick wall assembly
 36" thick wall assembly
 38" thick wall assembly
 40" thick wall assembly
 42" thick wall assembly
 44" thick wall assembly
 46" thick wall assembly
 48" thick wall assembly
 50" thick wall assembly
 52" thick wall assembly
 54" thick wall assembly
 56" thick wall assembly
 58" thick wall assembly
 60" thick wall assembly
 62" thick wall assembly
 64" thick wall assembly
 66" thick wall assembly
 68" thick wall assembly
 70" thick wall assembly
 72" thick wall assembly
 74" thick wall assembly
 76" thick wall assembly
 78" thick wall assembly
 80" thick wall assembly
 82" thick wall assembly
 84" thick wall assembly
 86" thick wall assembly
 88" thick wall assembly
 90" thick wall assembly
 92" thick wall assembly
 94" thick wall assembly
 96" thick wall assembly
 98" thick wall assembly
 100" thick wall assembly

- STAIR, WALKWAY, & CIRCULAR ROOMS**
1. Stair, walkway, & circular rooms shall be constructed in accordance with the International Building Code (IBC) and the International Residential Code (IRC) as applicable.
 2. Stair, walkway, & circular rooms shall be constructed in accordance with the International Building Code (IBC) and the International Residential Code (IRC) as applicable.
 3. Stair, walkway, & circular rooms shall be constructed in accordance with the International Building Code (IBC) and the International Residential Code (IRC) as applicable.
 4. Stair, walkway, & circular rooms shall be constructed in accordance with the International Building Code (IBC) and the International Residential Code (IRC) as applicable.
 5. Stair, walkway, & circular rooms shall be constructed in accordance with the International Building Code (IBC) and the International Residential Code (IRC) as applicable.
 6. Stair, walkway, & circular rooms shall be constructed in accordance with the International Building Code (IBC) and the International Residential Code (IRC) as applicable.
 7. Stair, walkway, & circular rooms shall be constructed in accordance with the International Building Code (IBC) and the International Residential Code (IRC) as applicable.
 8. Stair, walkway, & circular rooms shall be constructed in accordance with the International Building Code (IBC) and the International Residential Code (IRC) as applicable.
 9. Stair, walkway, & circular rooms shall be constructed in accordance with the International Building Code (IBC) and the International Residential Code (IRC) as applicable.
 10. Stair, walkway, & circular rooms shall be constructed in accordance with the International Building Code (IBC) and the International Residential Code (IRC) as applicable.



BP corrections cycle 4 07/31/2023
 building permit 1227/2021

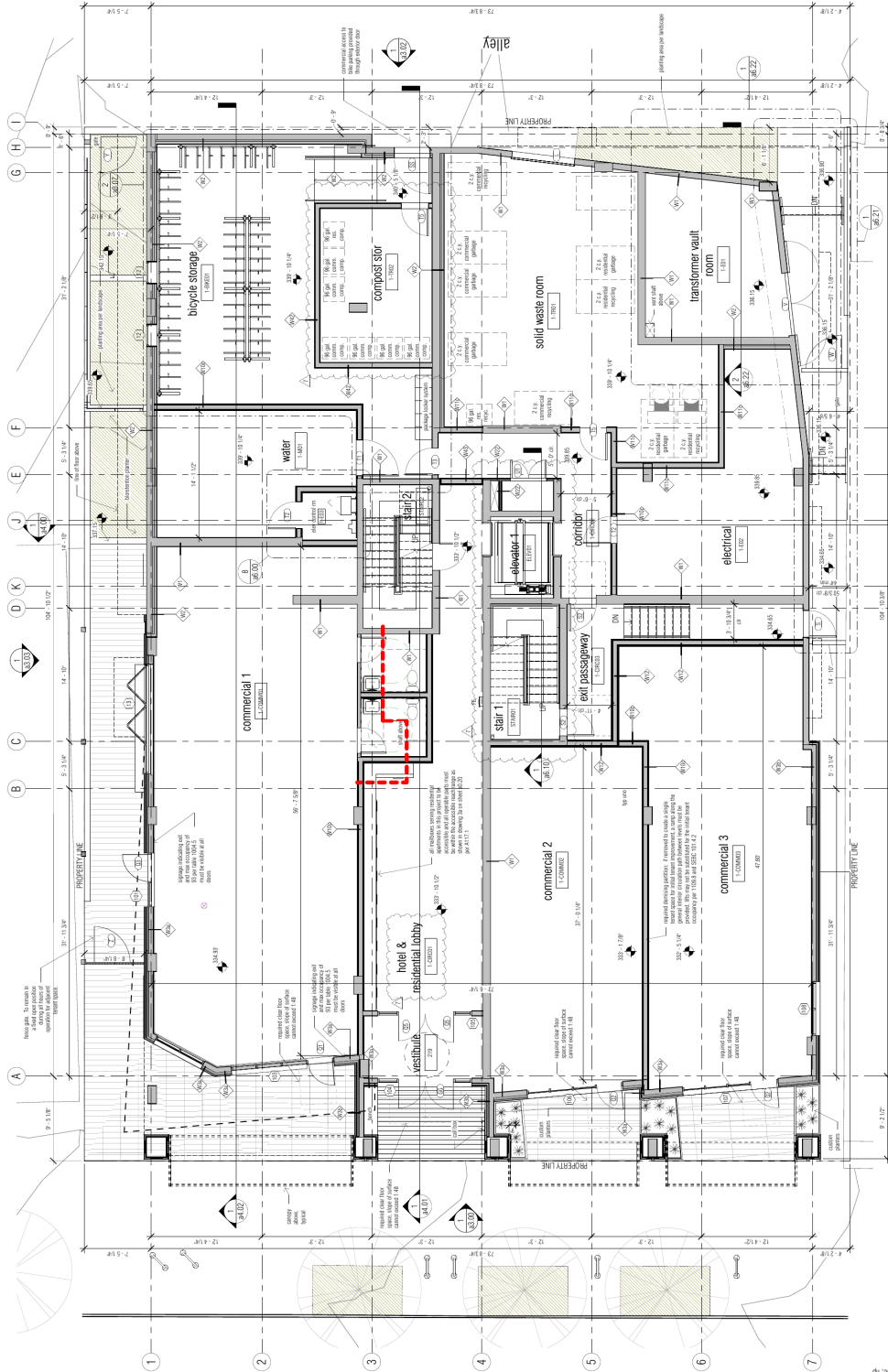


ATELIER DROME
 4143 1st Ave SW
 Seattle, WA 98148

119 South Main St Suite 310
 Seattle, WA 98104
 www.atelierdrome.com
 ebg # 3037929-05
 ebg # 3037929-05
 building permit # 652341-01

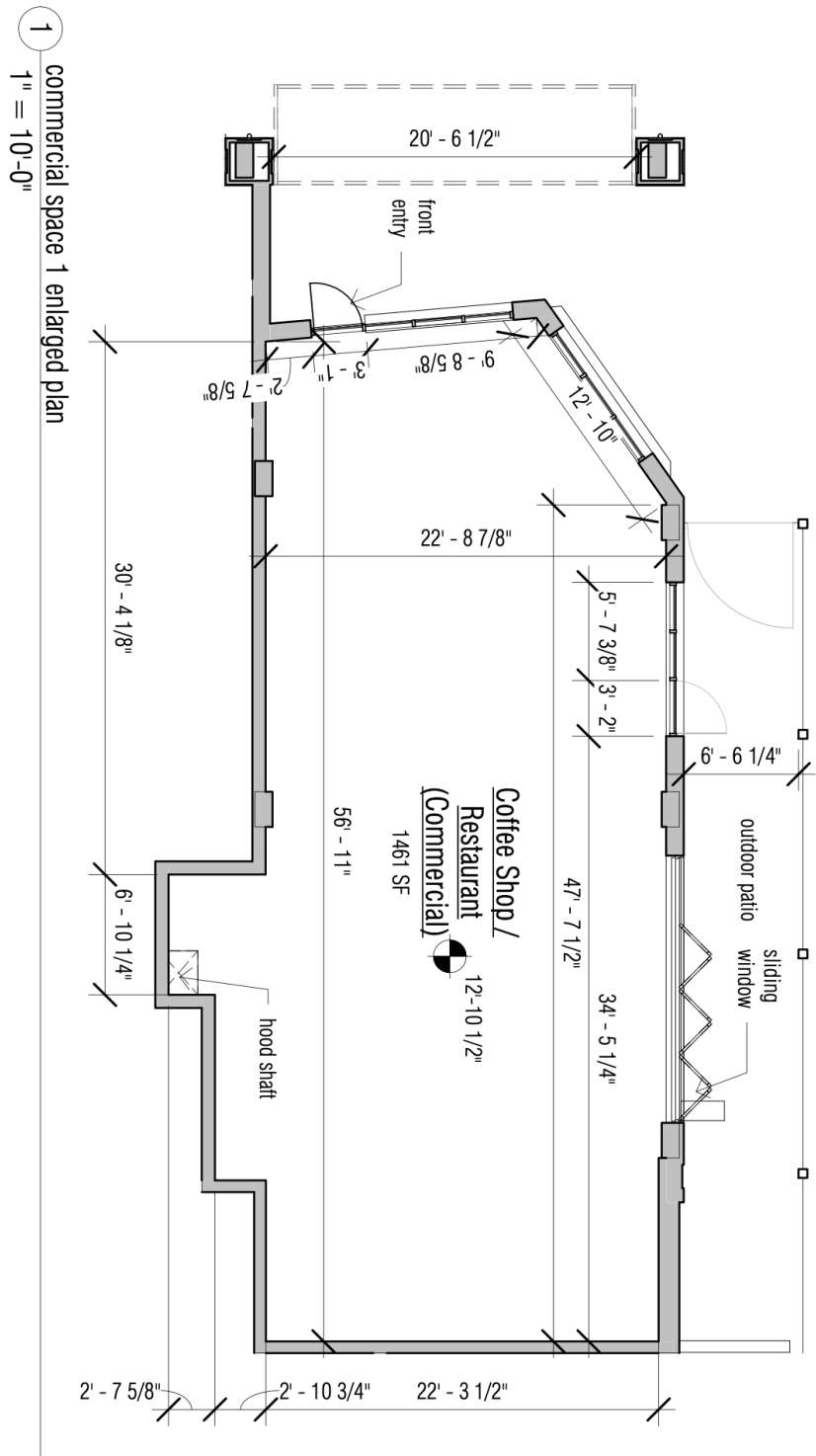
4448 California
 4448 California Ave SW
 Seattle, WA 98148

a2.01
 floor plan - level 1



1 - floor plan - level 1
 3/16" = 1'-0"

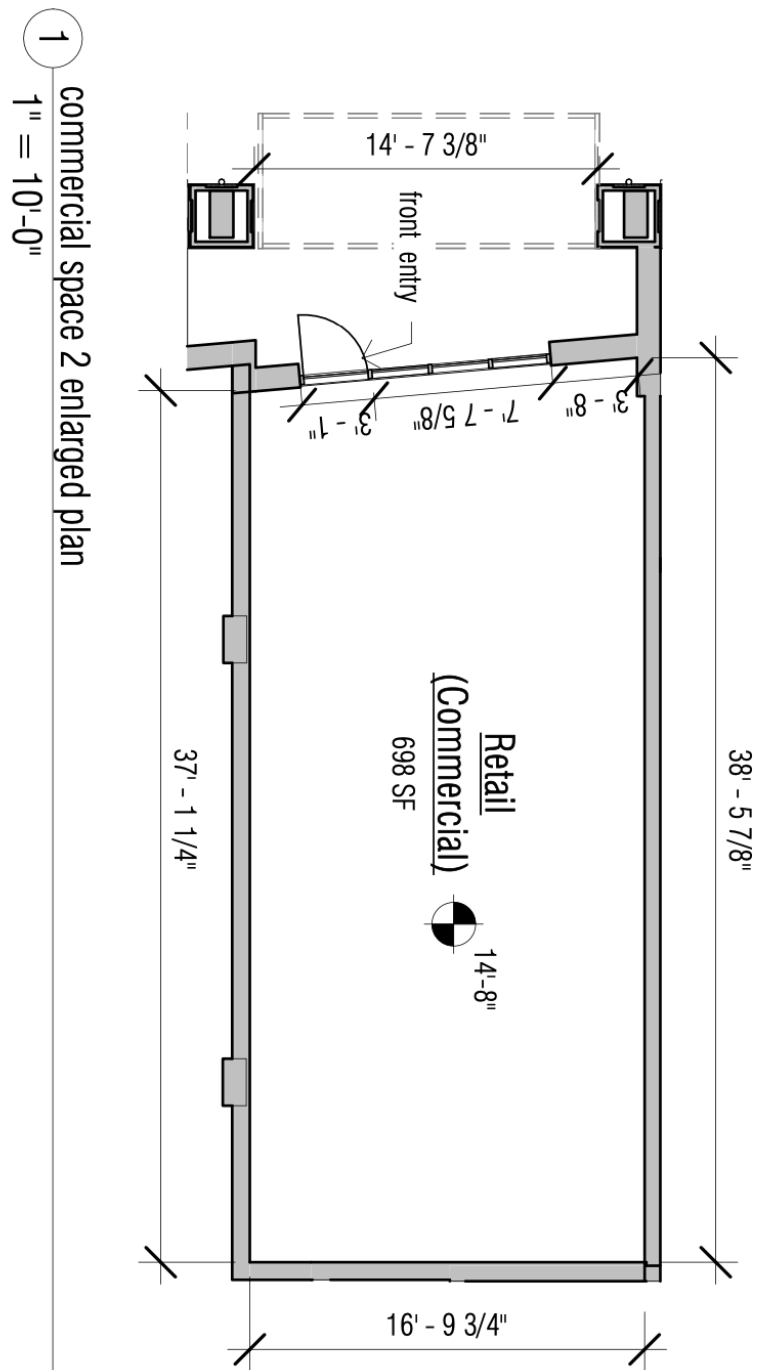
SPACE 1 - 1400 sf



Susi Musi
Broker
M: 206.214.5468
susi@susimusiandco.com

COMPASS
COMMERCIAL

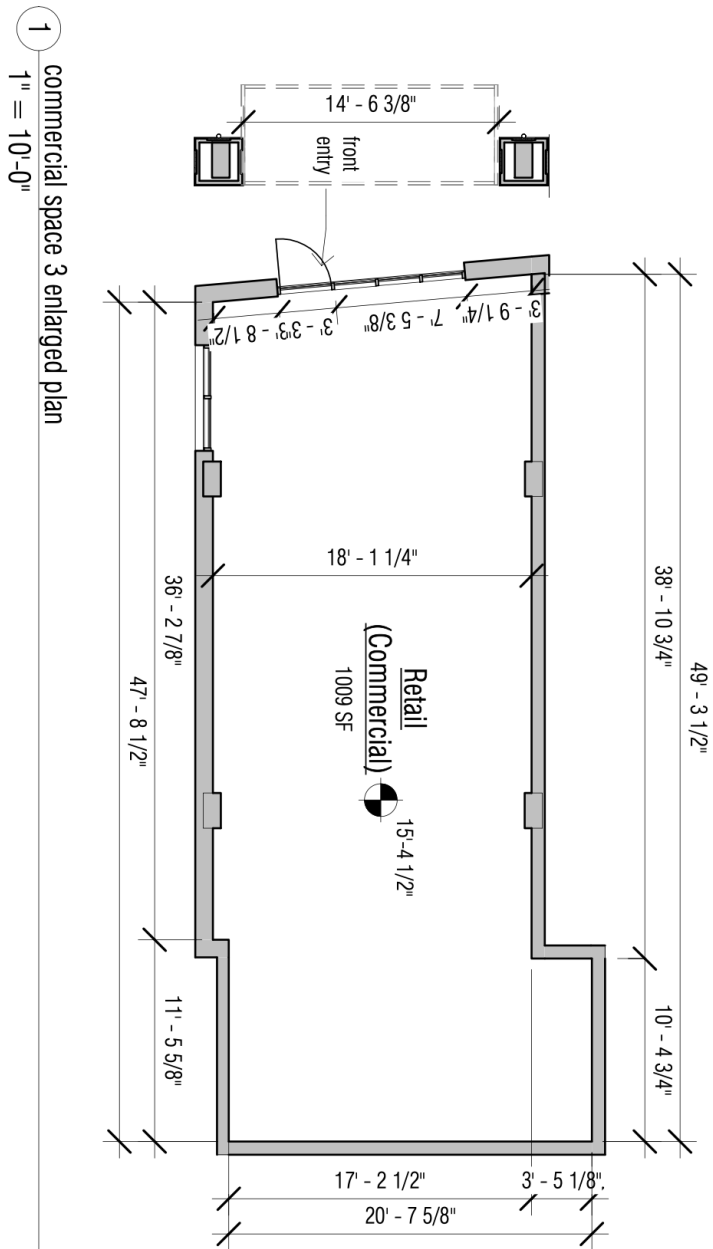
SPACE 2, 689 sf



Susi Musi
Broker
M: 206.214.5468
susi@susimusiandco.com

COMPASS
COMMERCIAL

SPACE 3, 1009 sf



Susi Musi
Broker
M: 206.214.5468
susi@susimusiandco.com

COMPASS
COMMERCIAL



4448 California Ave SW

WEST SEATTLE. FALL 2026

SUSI MUSI

Principal Broker

206.214.5468

Office. Retail. Community

susi@susimusiandco.com

COMPASS

COMMERCIAL