

5430

California Ave SW

SEATTLE, WA



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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



INVESTMENT HIGHLIGHTS

CBRE is pleased to present the opportunity to acquire a craftsman building, that has been adapted into professional offices.

The property is located on California Avenue, within walking distance of retail, recreational and QSR amenities.

As part of a larger condo community, the building benefits from existing community infrastructure, such as an underground parking garage.



PRICE

\$1,350,000 (\$355 PSF)



BUILDING SF

3,572



CAP RATE

6% cap

PROPERTY HIGHLIGHTS



PRISTINE CRAFTSMAN

Stately manor home converted into office use; updated systems via synthetic renovation.



HISTORIC OCCUPANCY

Property has remained fully occupied throughout current owners tenure.



OWNER USER OPPORTUNITY

Short term leases allow a potential user to occupy space in the near term.



PARKING

3 garage stalls provide additional income while ample street parking supports tenants' client and guests.



BASEMENT SPACE

1,200 SF basement space is vacant and could be rented for storage.



CALIFORNIA AVENUE

California Avenue is the commercial spine of West Seattle, connecting the North and South areas of the submarket. Property is within half a block of a major bus line.



COMMON AREA AMENITIES

Waiting room, kitchen, break area, and two restrooms.



ARCHITECTURALLY UNIQUE SMALLER OFFICES

All tenants occupy less than 300 SF; very little competition in this size range.





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CALIFORNIA AVE SW

WEST SEATTLE

West Seattle is scenic neighborhood just across Elliott Bay from Downtown Seattle. Home to one fifth of Seattle's population, West Seattle blends small town charm with urban convenience, local coffee shops, independent boutiques and long standing restaurants give it a strong community feel. Outdoor spaces define the area, with Alki beach considered one of the preminent Seattle destinations. Despite the neighborhood feel, West Seattle is only a few minutes from downtown Seattle via the West Seattle Bridge or the fast ferry.



WALK SCORE
94.4



AVERAGE
HOUSEHOLD
INCOME
151,417



AVERAGE DAILY
TRAFFIC
11,000



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CONTACT US

Ryan Brunette

Associate

+1 206-794-9199

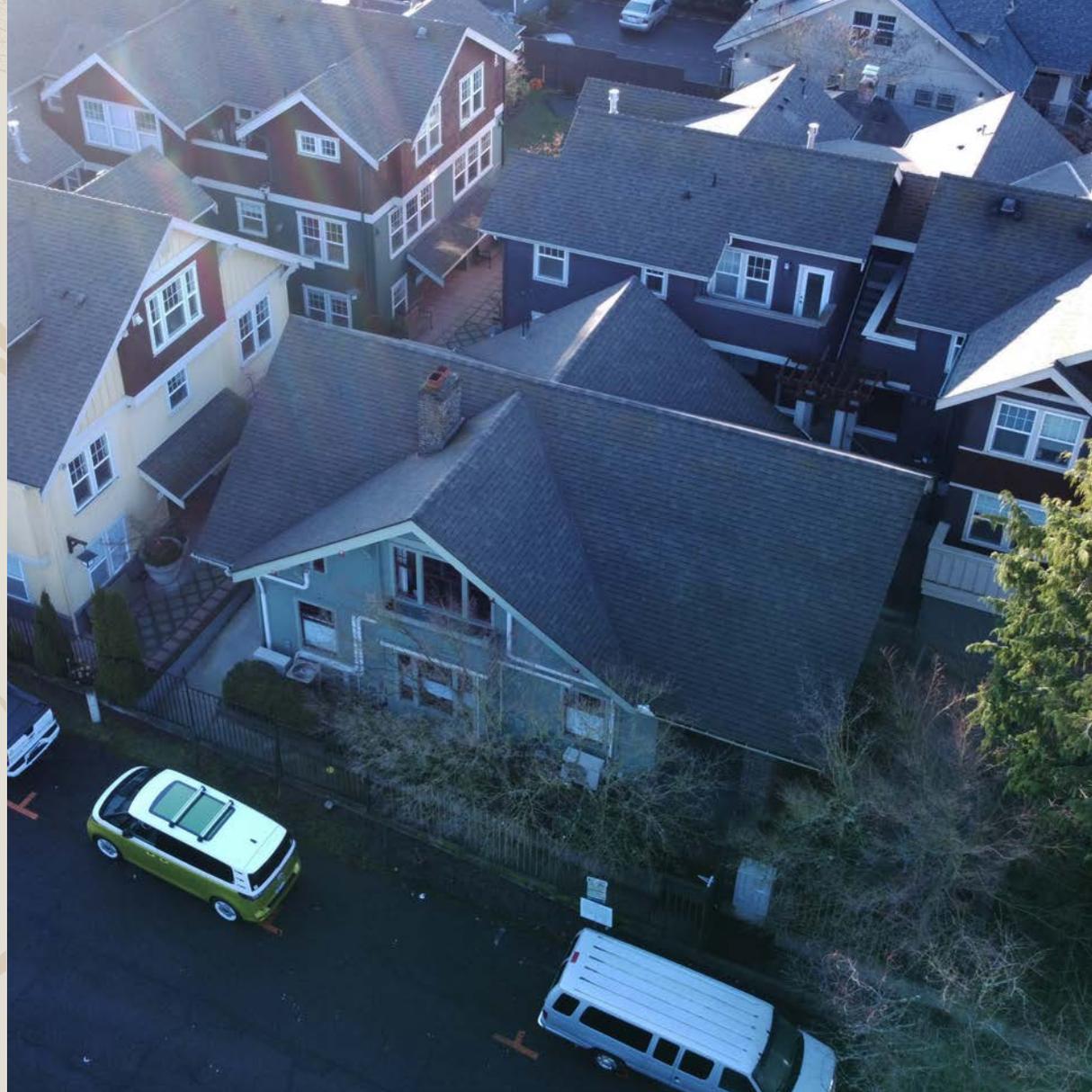
ryan.brunette@cbre.com

Steve Brunette

Senior Vice President

+1 206-292-6007

steve.brunette@cbre.com



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