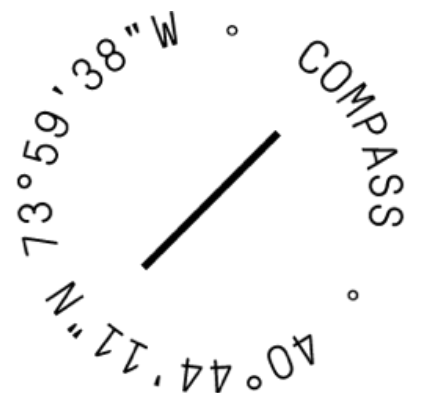




FOR SALE:  
**COMMERCIAL CONDO**

3121 West Government Way #1  
Seattle, WA 98199

Offered at \$498,000



**SUSI MUSI**  
Principal Broker  
206.214.5468  
Office, Retail, Community  
susi@susimusiandco.com

**COMPASS**  
Fremont Office  
837 N 34th Street,  
Suite 100  
Seattle WA 98103




Atwater Park in Magnolia is  
a beautiful place for business.



COMPASS



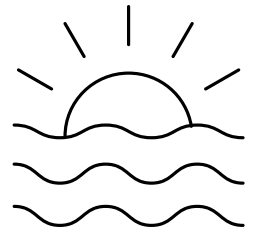
An aerial photograph of Discovery Park in Seattle. The foreground shows a residential neighborhood with various houses and a large multi-story apartment complex. A road with cars is visible. The middle ground is dominated by a dense forest of evergreen and deciduous trees. In the background, a large body of water (Puget Sound) is visible, with mountains in the distance under a blue sky with light clouds.

At the eastern  
edge of  
Discovery Park,  
Seattle's largest  
green space.

Just a  
short walk or  
bike ride into  
the park,  
making it a  
prime location  
for outdoor  
access and  
scenic views.



## Welcome to the Neighborhood **Atwater Park Condominium Unit 1**



### **Magnolia:**

Magnolia is home to several unique business districts, each with a pedestrian-friendly mix of boutiques, stores, professional services, coffee shops, bakeries, health spas, dining experiences and more. With seamless access to Interbay's thoroughfares, this property offers both tranquility and connectivity, ensuring hassle-free commutes and customer visits.

### **Community Engagement:**

Become part of the vibrant Atwater Park Condominiums community, renowned for its well-maintained premises and active association—supporting businesses to thrive.

### **Versatile Floorplan:**

An open, light-filled and well-proportioned floor plan provides the flexibility to design a space that perfectly suits your business needs, whether you're establishing a professional office or a boutique retail presence.

### **Modern Amenities:**

Contemporary finishes, ample natural light, accessible bathroom, and a welcoming atmosphere create a polished setting that speaks to your business's professionalism.

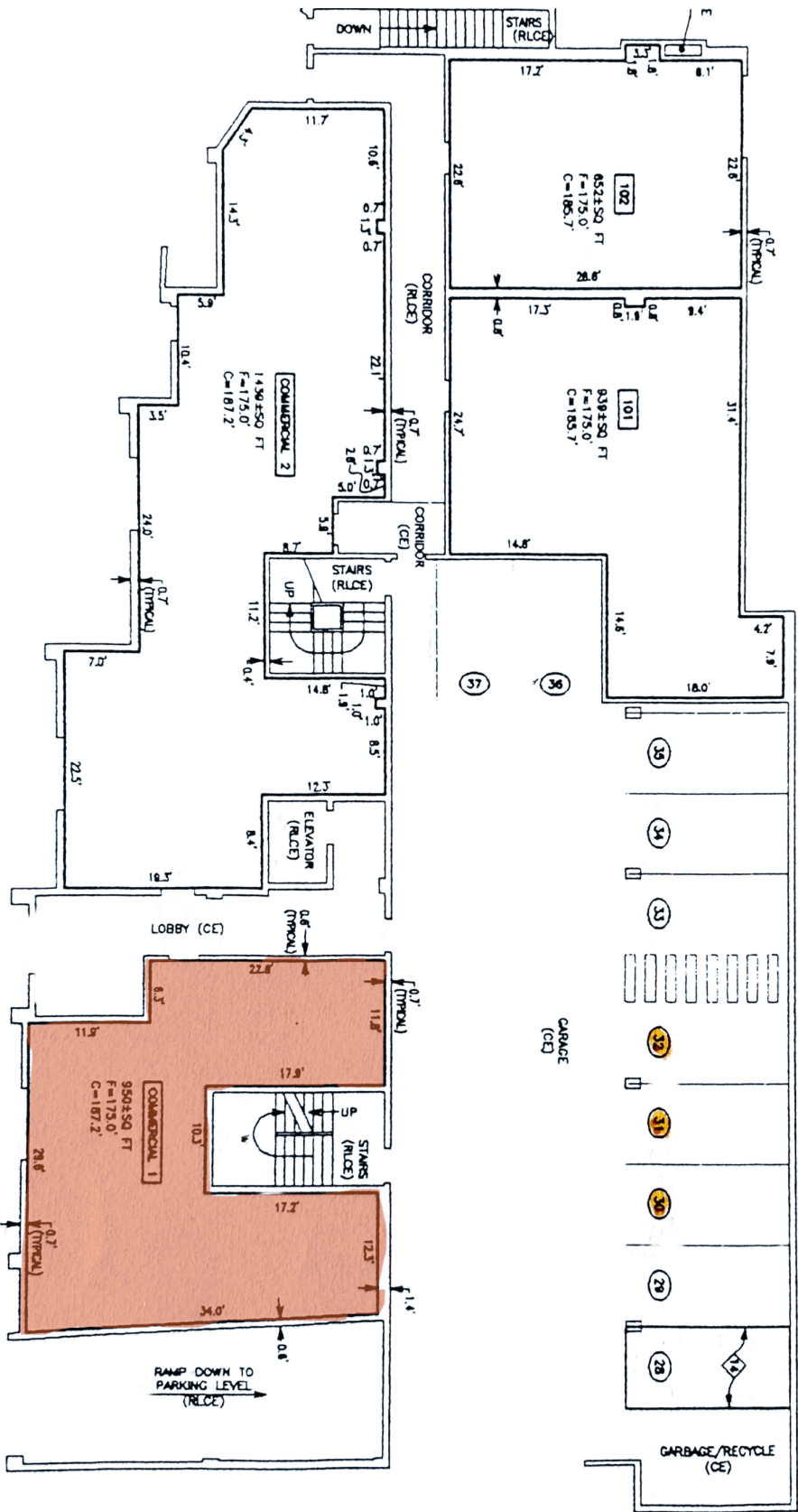
### **Parking:**

Enjoy the convenience of three dedicated parking spaces inside the at-grade secured garage for visitors, ensuring easy access for employees -and customers by appointment. A valuable asset enhancing overall convenience and accessibility.



# Floor Plan

West Government Way



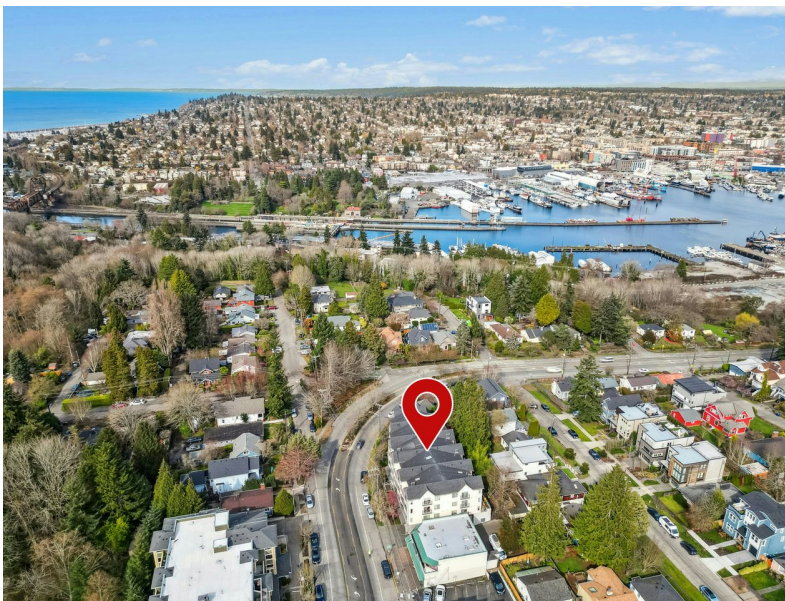
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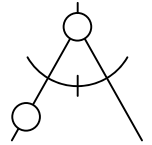












Prime commercial condo at Atwater Park Condominiums in Magnolia, Seattle. Located on West Government Way—the retail district that marks the entrance to Discovery Park—this versatile space offers a light-filled floor plan ideal for office or retail use. Three dedicated parking spaces in the secured at-grade garage enhance convenience and accessibility. A contemporary feel, seamless access to major thoroughfares, and a welcoming community make this a rare and valuable opportunity.

## HIGHLIGHTS

Neighborhood	Magnolia, with approximately 20,000 residents
Size: Ground Floor	950 SF
Condo Units:	25 units in building
Frontage	36 FT
Ceiling Height	9' 6" - 11'
Parking	3 in secure garage Stalls: 30, 31, 32
HOA Dues	\$520 includes garbage
Uses	Office, Studio, Retail, Spa

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## An aerial photograph of a residential neighborhood. A red rectangle highlights a specific area in the center of the image, which appears to be a cluster of houses or a small commercial area. The surrounding area is filled with houses, trees, and roads. The image is a satellite view, likely from Google Maps.

Distance	Male	Female	Total
3- Minute	2,960	3,222	6,182
5- Minute	8,765	9,356	18,121
10 Minute	34,595	36,783	71,378



MOODY'S  
ANALYTICS

Catylist

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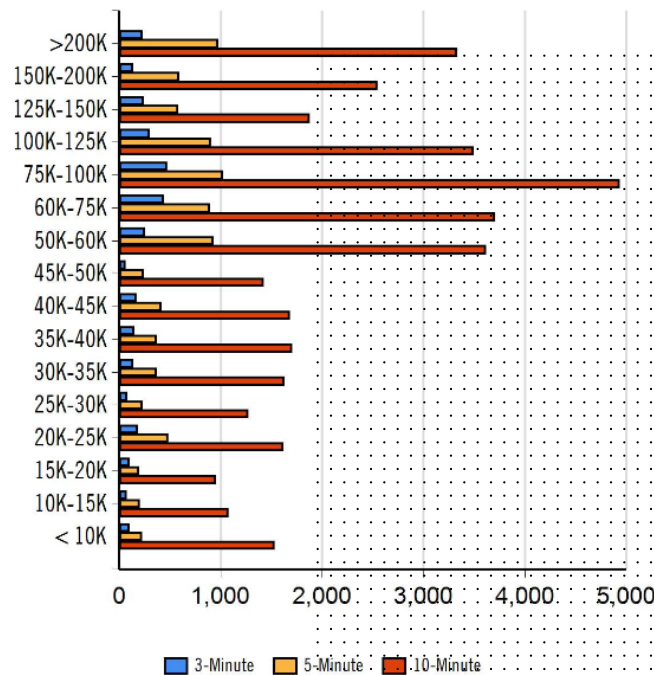
# Demographics

# COMPASS

## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	40	1	127	189	108	439	187	178	712	715	350	283	244
5-Minute	76	11	295	699	389	1,125	427	457	2,066	2,257	988	639	677
10-Minute	260	95	1,428	3,406	1,231	4,220	1,599	2,068	9,514	9,319	4,326	1,676	3,184

## Household Income



Radius	Median Household Income
3-Minute	\$80,036.00
10-Minute	\$82,218.39
5-Minute	\$97,786.19

Radius	Average Household Income
10-Minute	\$89,618.45
3-Minute	\$90,943.40
5-Minute	\$99,921.43

Radius	Aggregate Household Income
3-Minute	\$258,129,003.44
5-Minute	\$790,090,216.27
10-Minute	\$3,145,660,661.61

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	4,725	13,722	55,968
High-School Grad	682	1,708	6,688
Some College	1,243	3,285	11,596
Associates	267	770	3,289
Bachelors	1,653	5,042	20,768
Masters	445	1,636	6,797
Prof. Degree	131	534	2,450
Doctorate	27	81	764

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	46 %	49 %	59 %
Teen's	33 %	46 %	46 %
Expensive Homes	70 %	157 %	122 %
Mobile Homes	0 %	0 %	1 %
New Homes	16 %	12 %	51 %
New Households	69 %	79 %	104 %
Military Households	7 %	58 %	56 %
Households with 4+ Cars	13 %	21 %	24 %
Public Transportation Users	159 %	196 %	291 %
Young Wealthy Households	113 %	199 %	274 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



**Susana Musi**  
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206-214-5468

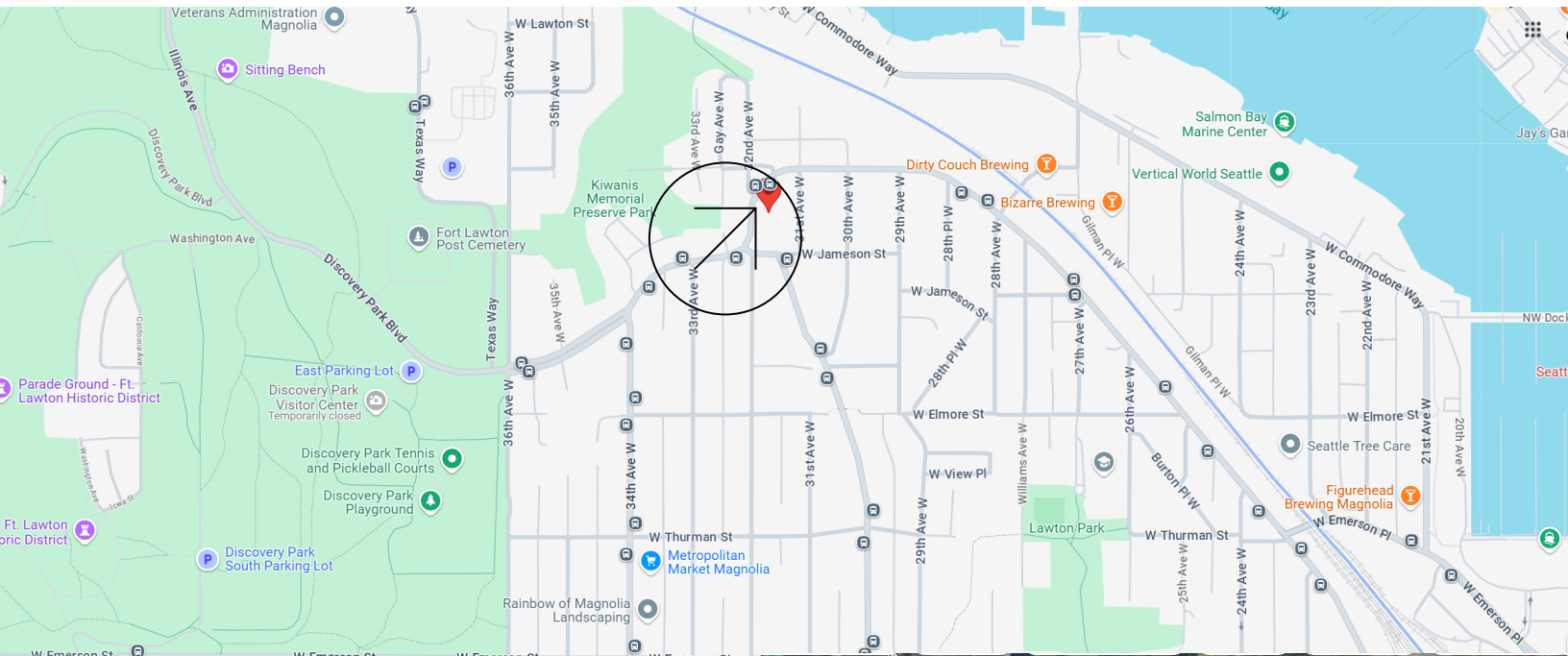
**Moody's**  
ANALYTICS

**Catylist**

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# Map & Neighbors



## Nearby Merchants

- Discovery Espresso
- Robert's Cleaners
- Universal Salon
- Next Level Personal Training
- Damori Kitchen
- 7 Hill Running Shop
- Shots and Sprockets
- Magnolia Nails and Spa
- America Freestyle Alterations
- Massage Reimagined
- Lina Kym Dental



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