

RETAIL REALTY SERVICES

A FULL SERVICE REAL ESTATE AND CONSTRUCTION MANAGEMENT COMPANY



West Seattle Retail & Professional

3727 California Ave SW

New Construction mixed retail and professional use building on the corner of California Ave. SW and Charlestown St. in West Seattle. Stairways available on both ends of the building and an elevator on the south side for ease of access to second floor, rare parking on site

Highlights

- 5091 sf Retail
- 4715 sf Professional Use

Lease Information

- \$26-36 sf
- \$5.00 NNN

Demographic Comparison

	0.5 Mile	1.0 Mile	1.5 Miles
Population	5,200	19,660	32,400
Median Age	40.7	41.9	41.7
Avg. HH \$	76,300	82,550	83,650
Owner Housing	67%	59%	57%



Contact Agent: Chad Gleason
 Office: 253.981.3190
 Cell: (206) 380-3574
 Email: chad@retailrs.com

JOE BEYNON **RETAIL REALTY** **SERVICES**

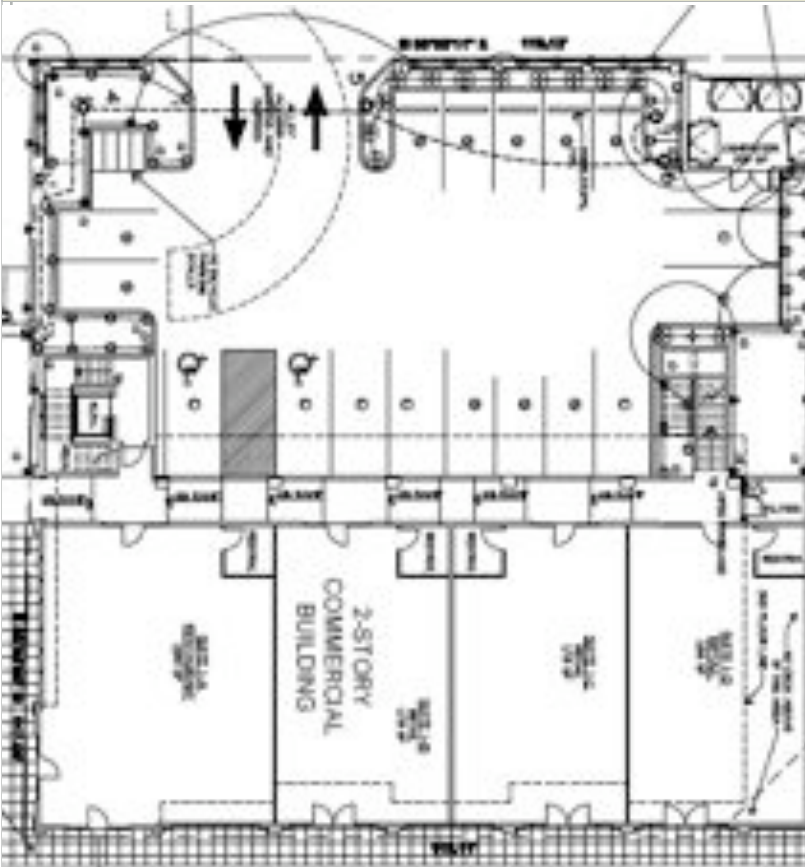
<i>Kent Office</i>	<i>Redmond Office</i>
Chad Gleason	Joe Beynon
9831 S220th Pl.	7306 235th Ave NE,
Kent, WA 98031	Redmond, WA, 98053
253.981.3190	425.868.5449

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The facility will contain 5,091 sf of traditional retail space available on the first floor. There is one end unit(1559 sf) that corners both Charlestown St and California Ave perfect for food or coffee. An outdoor patio available with this unit, this is the only food space available with this project.

On the second floor, premium professional use such as insurance, dentist, chiropractic and hair/nails. Included in the 4,715 sf of professional use space are decks off each unit overlooking California Ave. Stairways at both ends of the building and a elevator on the south side makes for ease of access. Good signage lets both pedestrian and cars know you are there, rare parking at rear of building and access from both California Ave and parking lot is available.



First Floor Space

- Corner space 1,559 sf with additional outdoor patio
- First Floor retail space as follows:
1,186, 1,173, 1,173 sf

Second Floor Space

- Three suites available:
1,537, 1,549, 1,173 sf

Roadside Frontage

- Main store fronts facing California Ave.
- Secondary entrance off rear parking lot of building
- Signage will attract both walking and driving traffic

Visit us for more information on these and other retail spaces available at

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WWW.RETAILRS.COM

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Office: 253.981.3190

Cell: (206) 380-3574

Email: chad@retailrs.com

Broker: Joe Beynon

Office: 425.868.5449

Cell: 425.466.3018

Email: joe@retailrs.com