

# California Avenue Office/Retail

FOR LEASE

5048 California Ave SW  
Seattle, WA 98136



## THE OPPORTUNITY

1,452 SF Available

Office/Retail space close to the Junction. Great neighborhood business location.



Susanna Tran

(206) 283-5212

[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

# WCCR

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Retail  
Office  
Investment



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## DEMOGRAPHICS

### TOTAL POPULATION

1-Mile: 26,862  
2-Mile: 91,150  
5-Mile: 258,645

### TOTAL EMPLOYEES

1-Mile: 7,770  
2-Mile: 49,326  
5-Mile: 357,577

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$125,271  
2-Mile: \$124,627  
5-Mile: \$113,253

### Walk Score



87

"Very Walkable"



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