

FOR SALE

VCA ANIMAL HOSPITAL

*West Seattle Future
Redevelopment Opportunity*



5261 CALIFORNIA AVE SW, SEATTLE, WA 98136

km Kidder
Mathews

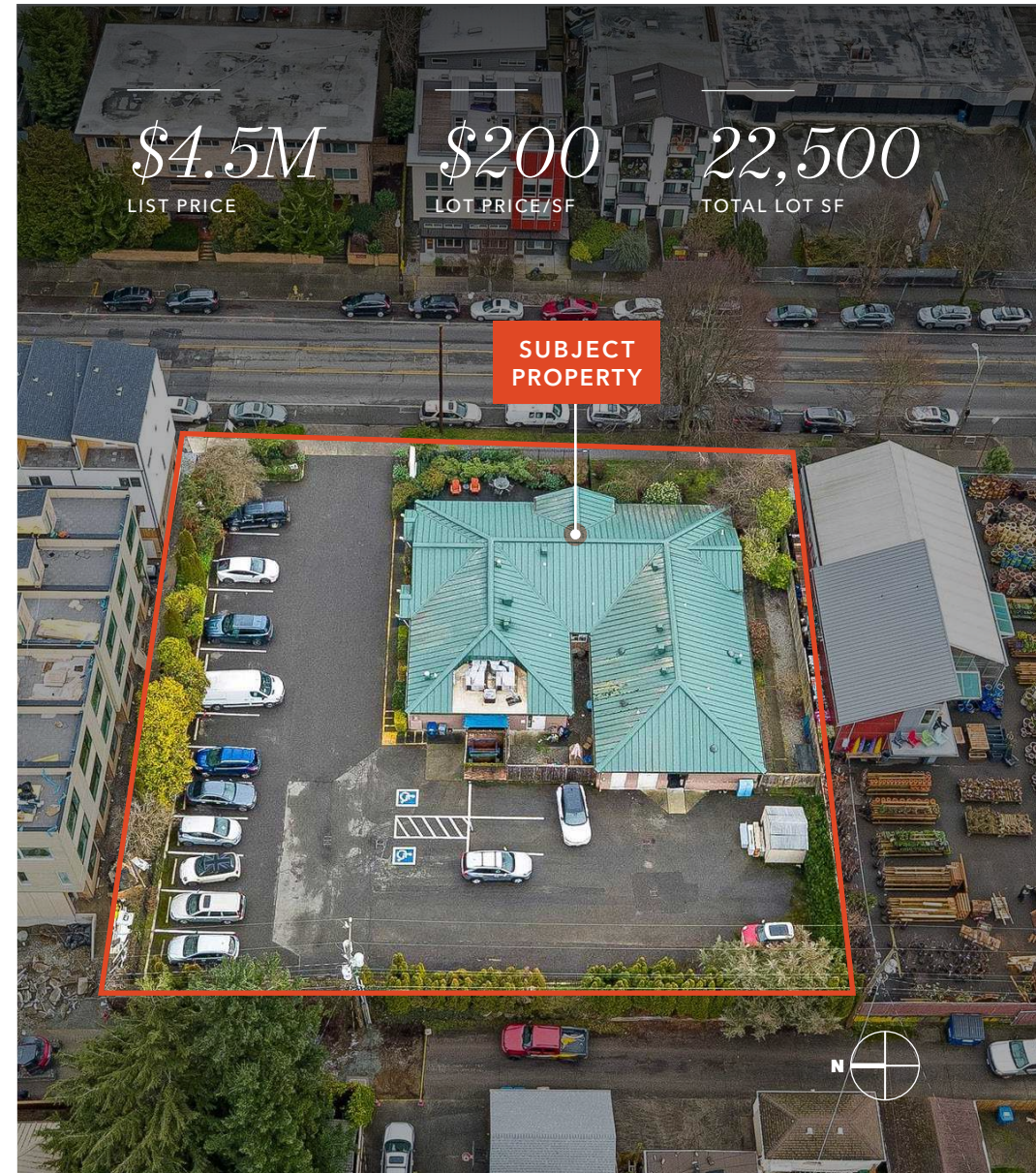
WEST SEATTLE INCOME-PRODUCING *REDEVELOPMENT OPPORTUNITY*

PROPERTY DETAILS

ADDRESS	5261 California Ave SW, Seattle, WA 98136
PRICE	\$4,500,000
OCCUPANCY	100%
LEASE EXPIRATION	10/31/2027
LEASE STRUCTURE	Absolute NNN
ANNUAL RENT	\$160,423
BUILDING SQFT	5,039
LOT SQFT	22,500
BUILDING PRICE PER SQFT	\$893
LOT PRICE PER SQFT	\$200
PARKING SPACES	+/- 22 4.3 per 1,000 SQFT
YEAR BUILT	1978
PARCEL #	7625700540
OWNERSHIP	Fee Simple
ZONING	NC240 (M)

→ PERMITTED USES

→ DEVELOPMENT STANDARDS



INVESTMENT HIGHLIGHTS



Who Currently Occupies the Property?

In-place income is generated from VCA, an established veterinary tenant on an Absolute NNN lease through October 2027.



Located on California Avenue SW

Positioned along West Seattle's primary retail corridor, supported by dense surrounding residential neighborhoods and strong daily consumer traffic with 15,000+ VPD.



NC240 (M) Zoning

Flexible zoning supports multiple end user and redevelopment scenarios.



LOT OVERVIEW



VCA ANIMAL HOSPITAL

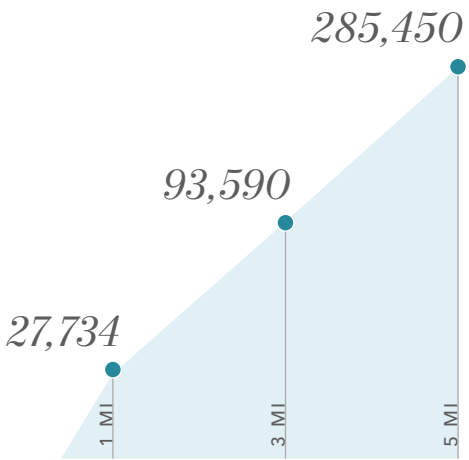




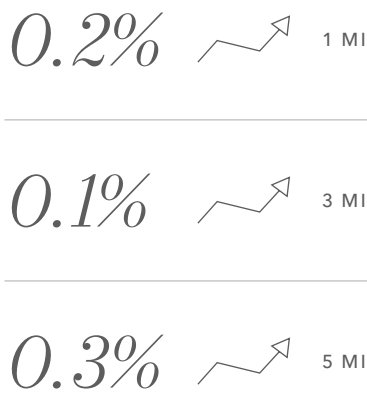
DEMOGRAPHICS

Data Source: ©2024, Sites USA

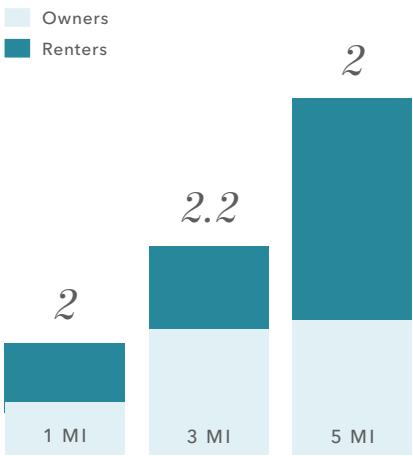
POPULATION



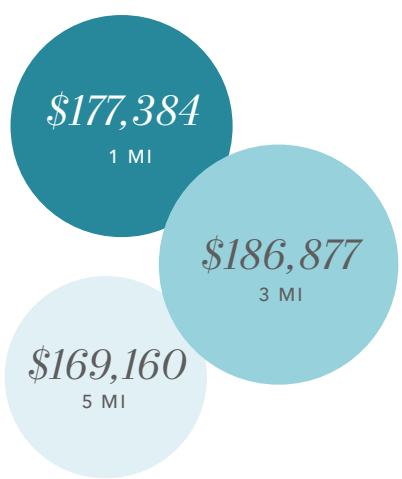
2024-2029 POP. GROWTH



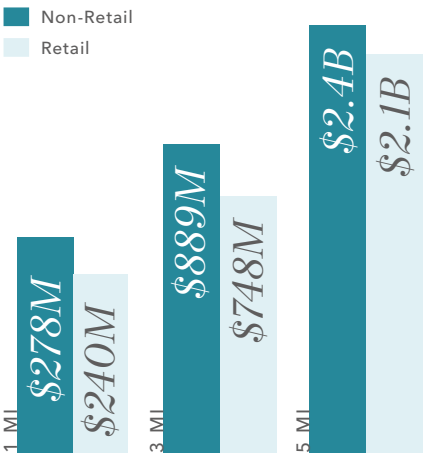
AVERAGE HH SIZE



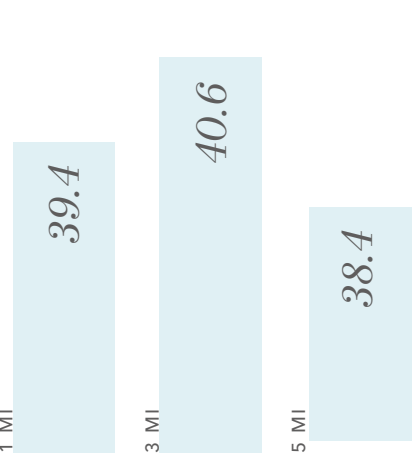
AVERAGE HH INCOME



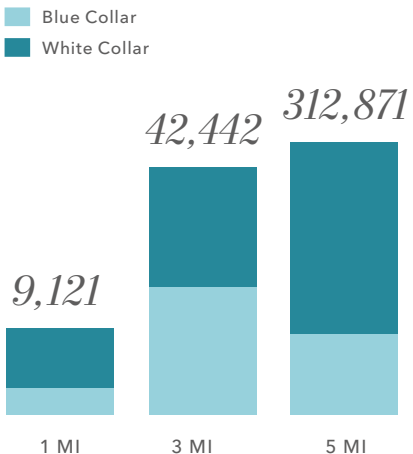
CONSUMER SPENDING



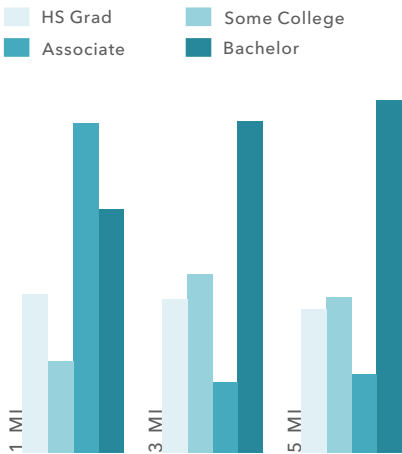
MEDIAN AGE



EMPLOYMENT



EDUCATION OVERVIEW



Exclusively listed by the Verger Team

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