



Prime Restaurant Business Opportunity

4523 California Ave SW | Seattle, WA 98116



For more information:

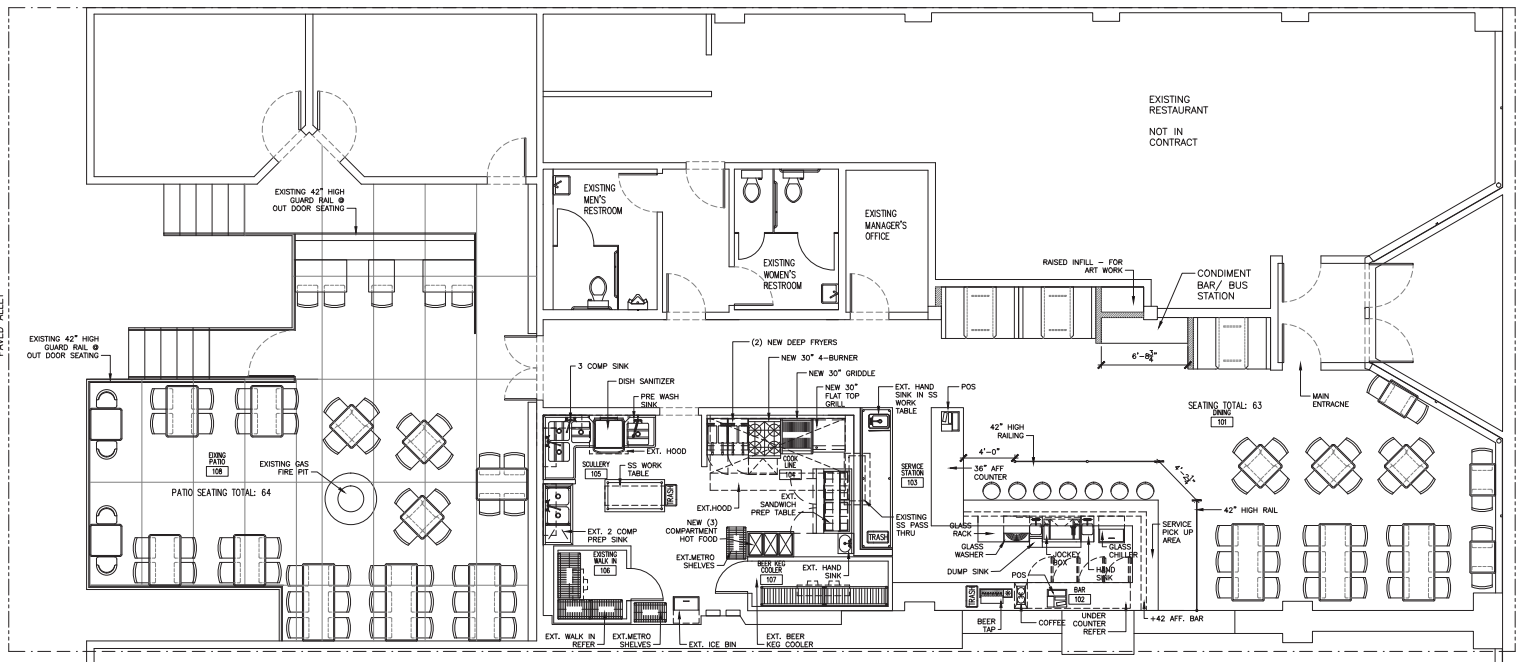
Kelly Gaddis

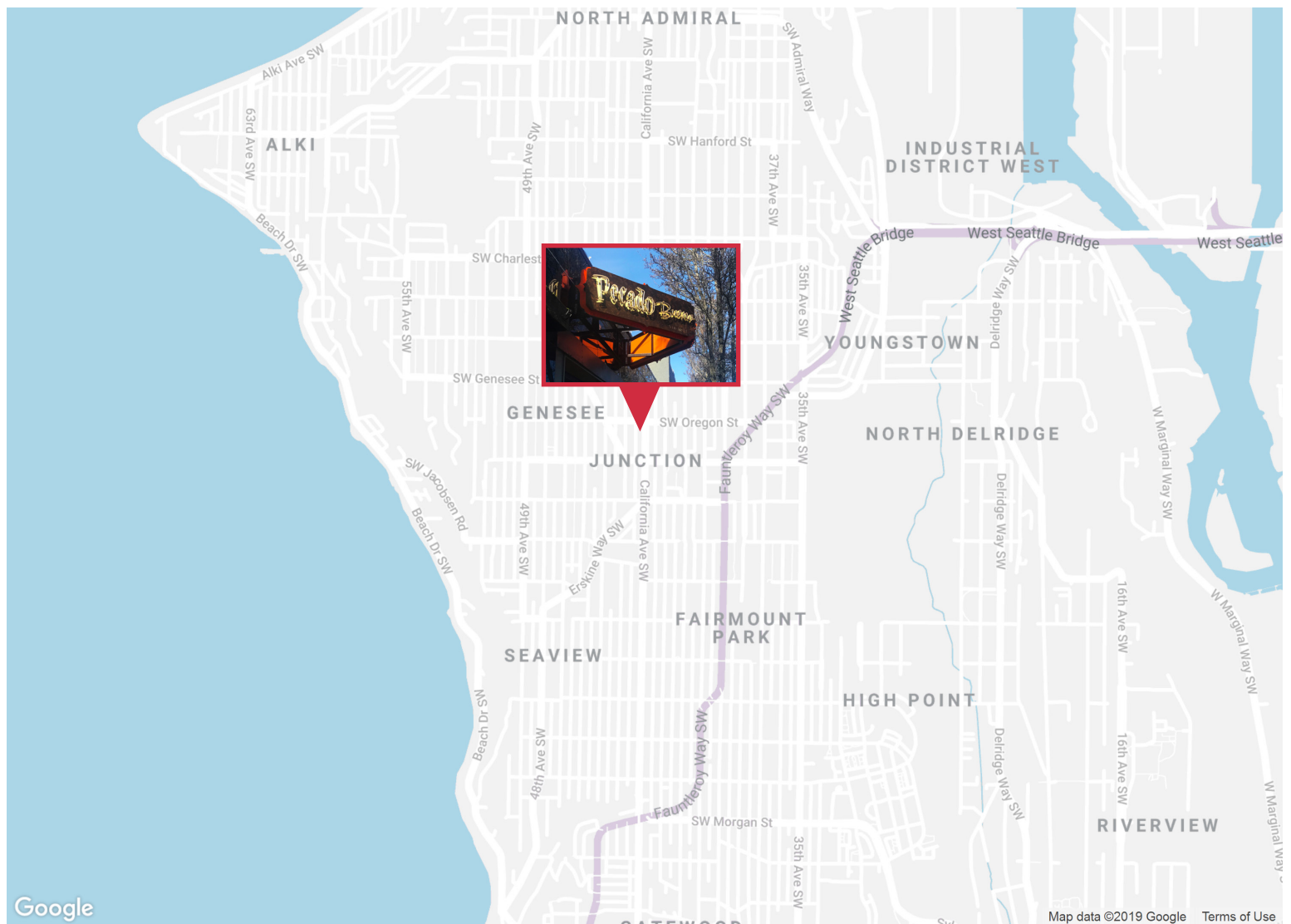
+1 206 332 1470

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Chef, bring your concept! Turnkey restaurant opportunity in the heart of the California Junction.





Overview



\$170,000

Asking Price



2,200 SF

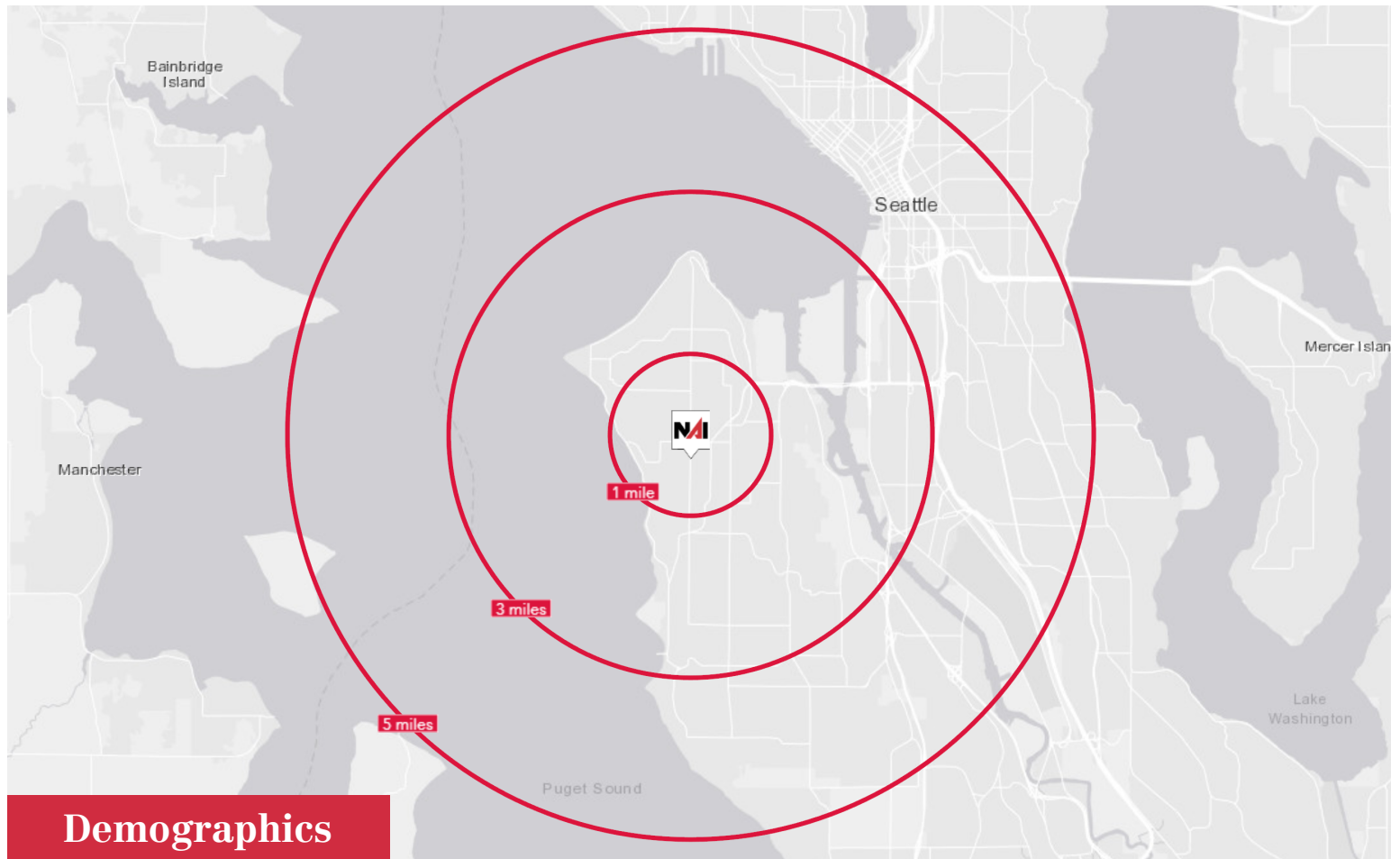
Space Size



\$6,000

Rent (Gross)

This charming West Seattle location is at the doorstep of the bustling West Seattle farmers market with a harmonious vibe of retail, restaurants and nightlife. Open and airy space features operable roll up windows, large patio and fire-pit with seating for 60+ outside and 56 inside with 10 at the bar. Includes all equipment including 12 foot Type-1 hood, two walk-in coolers, shared ADA restrooms, plus a generous office and dry storage. This is a business and asset sale. Current concept is moving to a new location, please do not disturb tenant or employees. Call broker to set up a tour.



Demographics

	KEY FACTS	BUSINESS	EMPLOYMENT
1 Mile Radius	<p>26,076 Population</p> <p>12,721 Households</p>	<p>41.6 Median Age</p> <p>\$67,361 Median Disposable Income</p> <p>1,007 Total Businesses</p>	<p>6,700 Total Employees</p> <p>78% White Collar 9% Blue Collar 13% Services</p> <p>3.4% Unemployment Rate</p>
3 Mile Radius	<p>80,560 Population</p> <p>36,561 Households</p>	<p>40.5 Median Age</p> <p>\$66,620 Median Disposable Income</p> <p>3,827 Total Businesses</p>	<p>45,432 Total Employees</p> <p>75% White Collar 11% Blue Collar 14% Services</p> <p>4.3% Unemployment Rate</p>
5 Mile Radius	<p>282,066 Population</p> <p>136,820 Households</p>	<p>38.4 Median Age</p> <p>\$54,647 Median Disposable Income</p> <p>20,160 Total Businesses</p>	<p>322,030 Total Employees</p> <p>71% White Collar 12% Blue Collar 17% Services</p> <p>4.8% Unemployment Rate</p>



4523 Cali

Pecado Bueno
...Sin Well

For more information
please contact:

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