

MANNING PLACE

RETAIL SPACE

FOR LEASE



WESTLAKE
ASSOCIATES, INC.

GARY HUNTER, CCIM
PRINCIPAL | MANAGING BROKER
206.505.9427
hunter@westlakeassociates.com

3614 CALIFORNIA AVE SW

SEATTLE, WA 98116

FOR LEASE

PROPERTY SUMMARY

ADDRESS	3614 California Ave SW Seattle, WA 98116
TAX PARCEL	032400-0505
AVAILABLE SF	Suite A - 631 SF
LEASE RATE	\$28.00 / SF + NNN
NNN EXPENSES	\$10.00 / SF
LEASE TERM	Negotiable



PROPERTY HIGHLIGHTS

Manning Place has a street-facing retail space available for Lease in West Seattle's North Admiral neighborhood. Space includes private bathroom and storage space. Signage available.

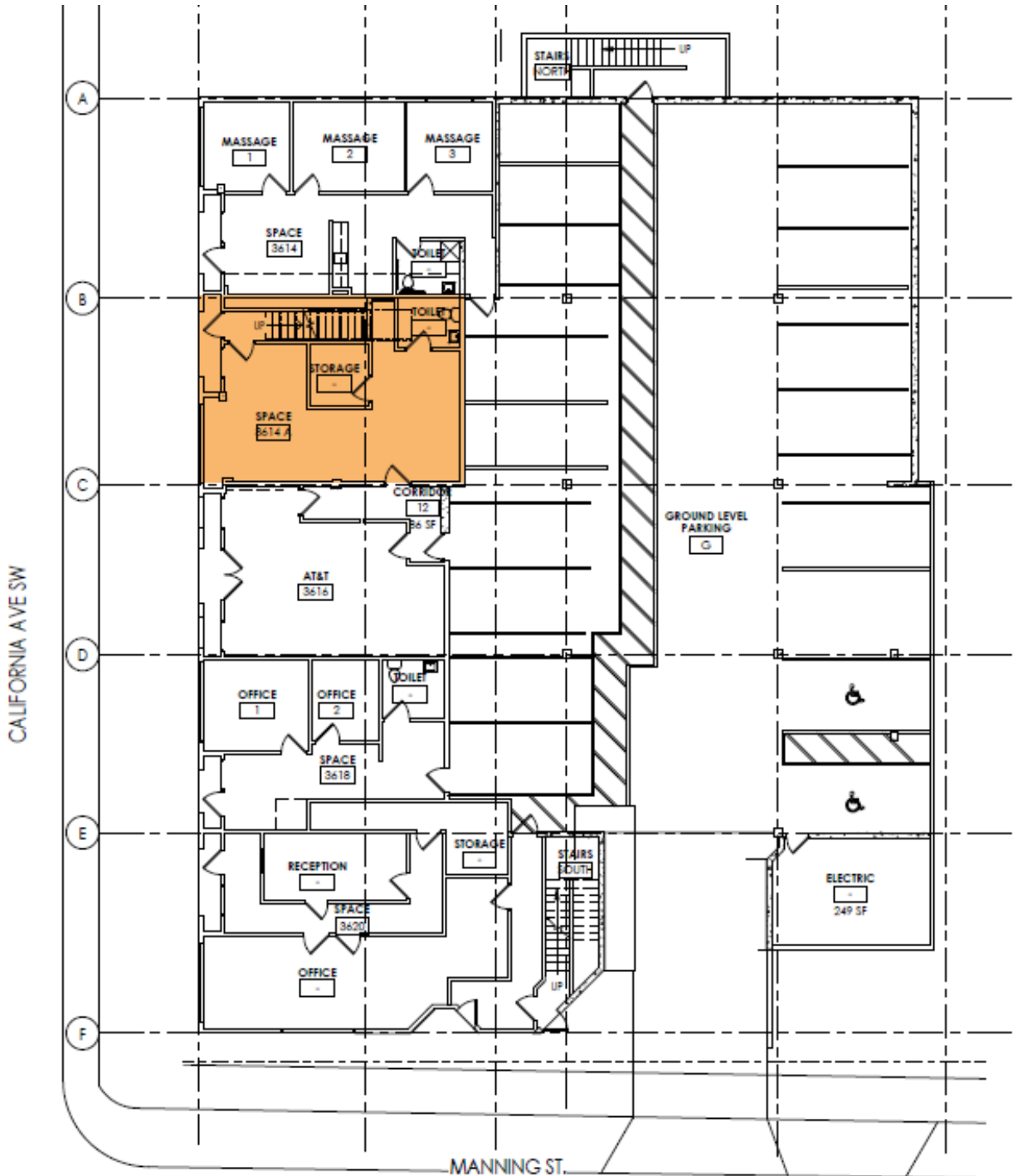
California Avenue is the center of the neighborhood where you'll find coffee shops, a diverse mix of restaurants, unique boutiques and more. This neighborhood offers stunning views of Downtown Seattle, Elliot Bay and Mount Rainier.

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FLOOR PLAN



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DEMOGRAPHICS & AMENITIES



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Very Walkable

POPULATION

	1-MILE	3-MILE	5-MILE
Total Population	27,838	72,426	361,296
Growth 2022 - 2027 (est.)	8.33%	7.06%	8.66%
Median Age	42.3	41.0	39.3

HOUSEHOLDS & INCOME

	1-MILE	3-MILE	5-MILE
Total Households	13,042	31,957	174,118
Median HH Income	\$118,133	\$118,014	\$102,628
Renter Occupied Housing	46.24%	44.05%	62.61%

BUSINESSES & WORKERS

	1-MILE	3-MILE	5-MILE
Total Businesses	1,331	3,847	30,257
Total Employees	9,609	43,173	355,507

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RETAIL

PCC Community Markets
Safeway
Bartell Drugs
Metropolitan Market
Petco
QFC
Trader Joe's
Whole Foods Market

SERVICES

Hiawatha Playfield
West Seattle High School
Madison Middle School
Schmitz Preserve Park
West Seattle Golf Course
The Polyclinic West Seattle
West Seattle Library

FOOD & DRINKS

Welcome Road Winery
Olympia Coffee Roasting
Raccolto
Itto's Tapas
Hotwire Coffeehouse
Pagliacci Pizza
Coastline Burgers
Dough Joy
Dumplings of Fury
LuLa coffee
El Chapulin Oaxaqueno
Prost!
Spiro's Pizza & Pasta
Srivilai Thai Cuisine
Oh's Sandwiches
The Swinery
Freshy's

Circa Grill & Alehouse
Bebop Waffle Shop
Gyro Heros
Otter on the Rocks
Starbucks
Menchie's
New Leaf Bistro
Irashai Sushi
Luciano's Pizza & Pasta
Mission Cantina
Arthur's
Admiral Pub
The Alley
Lady Jaye
Pizzeria Credo
Azuma Sushi
MOTO
Matador West Seattle