



**COLDWELL  
BANKER  
COMMERCIAL**  
DANFORTH

# SALE / LEASE

CBCWORLDWIDE.COM

## WHITE CENTER RETAIL

SALE: \$850,000 LEASE: \$4,180/mo or ground lease available

10231 16th Ave SW  
Seattle, WA 98146

AVAILABLE SPACE  
2,575 SF

### AREA

Centrally located on 16th Avenue SW which is the main street in White Center and the main corridor between West Seattle and Burien.



## CONTACT

Philip Friend  
206 713 4125  
[philip.friend@cbcworldwide.com](mailto:philip.friend@cbcworldwide.com)

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11300 Pinehurst Way NE, Suite 100, Seattle, WA 98125  
206.971.8800



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### OFFERING SUMMARY

Sale Price: \$850,000

Available SF: 2,575 SF

Lease Rate: \$20.00 SF/yr (NNN)

Lot Size: 0.22 Acres

Building Size: 2,575 SF

Zoning: CBSO Special Overlay

[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

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### PROPERTY OVERVIEW

2,575 SF retail/restaurant space located within an Opportunity Zone. Surrounding neighborhood includes Starbucks, multiple fast food locations and new row homes. Special Overlay (CB-SO) zoning may allow for a variety of uses including owner/user opportunity, investment or future development. Potential to combine with neighboring property for a larger project.

### PROPERTY HIGHLIGHTS

- Interior gutted - ready for buildout
- Special Overlay (CB-SO) zoning
- 150' retail frontage provides excellent exposure
- Shadow anchored by McLendon's Hardware across street
- **9,500 SF Ground Lease Available**



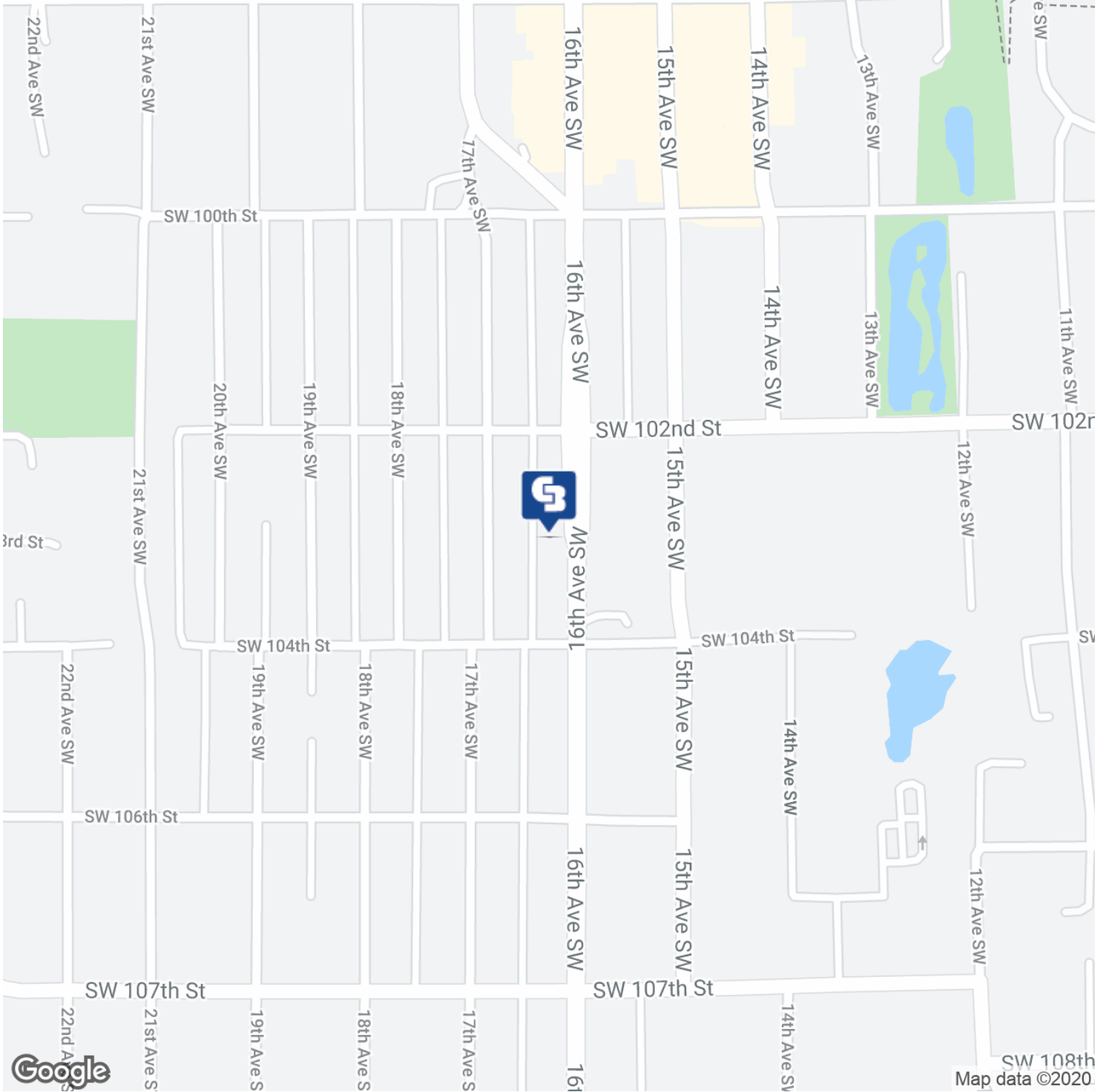
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,496	107,663	220,298
Average age	36.2	37.6	37.5
Average age (Male)	35.6	36.8	36.5
Average age (Female)	37.0	38.3	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,918	43,346	89,081
# of persons per HH	2.5	2.5	2.5
Average HH income	\$58,066	\$69,531	\$71,512
Average house value	\$331,758	\$367,856	\$396,176

\* Demographic data derived from 2010 US Census

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