

FOR SALE

5639 CALIFORNIA AVE SW



3 Units. 2 Buildings. 1 Site.







COMPASS



5639 California Ave SW offers a rare opportunity to own a commercial property along one of West Seattle’s most established neighborhood corridors—with immediate utility today and meaningful long-term development potential.

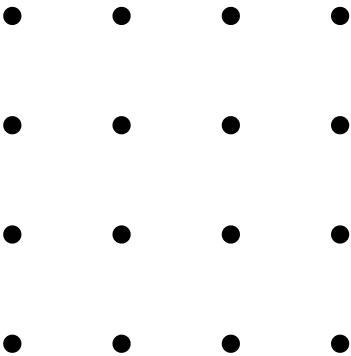
A West Seattle Property with Future Upside

- Approximately 7,500 SF site along California Ave SW
- Existing commercial property with the flexibility for continued use, repositioning, or future redevelopment
- Located within the greater West Seattle Junction neighborhood
- Proposed zoning changes could significantly increase future development capacity
- Illustrative analysis indicates potential development capacity approaching twice that available under current zoning*

An opportunity to own today—with an eye toward what this site could become tomorrow.

**Future zoning and development capacity are subject to City of Seattle legislative action, applicable regulations, design, permitting, and other approvals.*

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WEST SEATTLE

West Seattle Overview

West Seattle is a vibrant, close-knit community that blends the charm of a small town with the convenience of urban living. Nestled between stunning views of Puget Sound and the Olympic Mountains, this beloved neighborhood offers an exceptional mix of natural beauty, cultural richness, and livability. With a relaxed, walkable atmosphere, West Seattle fosters strong local pride and has become even more self-reliant and dynamic in recent years. Despite its laid-back feel, it remains highly connected—offering quick access to downtown Seattle and major employment centers, making it a desirable location for professionals, creatives, and families alike.

History

West Seattle is the original birthplace of Seattle, where in 1851, the Denny Party first landed at Alki Beach, greeted by the Duwamish people. This historic meeting ground is deeply tied to Chief Sealth (Chief Seattle), the respected Duwamish and Suquamish leader whose legacy of stewardship and wisdom continues to shape the region. Today, Alki remains a symbolic shoreline—marking both Seattle’s colonial beginnings and its enduring Indigenous heritage.

Demographics

98116 (West Seattle / Junction)~28,091 residents • Density: 9,359 people/mi² • Median age: 40.5 years • Median household income: \$130,504 • Per capita income: \$88,185 • Homeownership: ~59% • 69% hold a bachelor’s degree or higher

The West Seattle Junction is the neighborhood’s retail spine, home to an eclectic mix of independent boutiques and specialty stores offering fashion, gifts, home décor, outdoor gear, and more.

Grocery Stores & Markets Conveniently located markets—including PCC, Thriftway, QFC, Trader Joe’s, and Metropolitan Market—provide residents with a wide selection of fresh produce, gourmet items, and everyday essentials. The neighborhood also hosts one of Seattle’s largest year-round farmers markets every Sunday.

Health Care

West Seattle is well-served by a diverse range of healthcare options including Swedish Primary Care, Virginia Mason, MultiCare Indigo Urgent Care, and ZoomCare. Additional services include naturopathic medicine, pediatric care, and school-based clinics provided by Neighborcare Health. Residents also benefit from convenient access to world-class medical centers like Harborview, Children’s Hospital, Seattle Cancer Care Alliance and UW Medicine, all within a short commute.

Parks & Recreation Nature and recreation are woven into daily life. Alki Beach Park offers sandy shores, beach volleyball, bike paths, and iconic skyline views, while nearby greenbelts and wooded trails invite hiking and exploration. Fauntleroy ferry access makes day trips to Vashon Island and the Olympic Peninsula quick and easy.



5639 California Ave SW

±13,000 VEHICLES PER DAY ON CALIFORNIA AVE SW , ±160 RAPIDRIDES DAILY

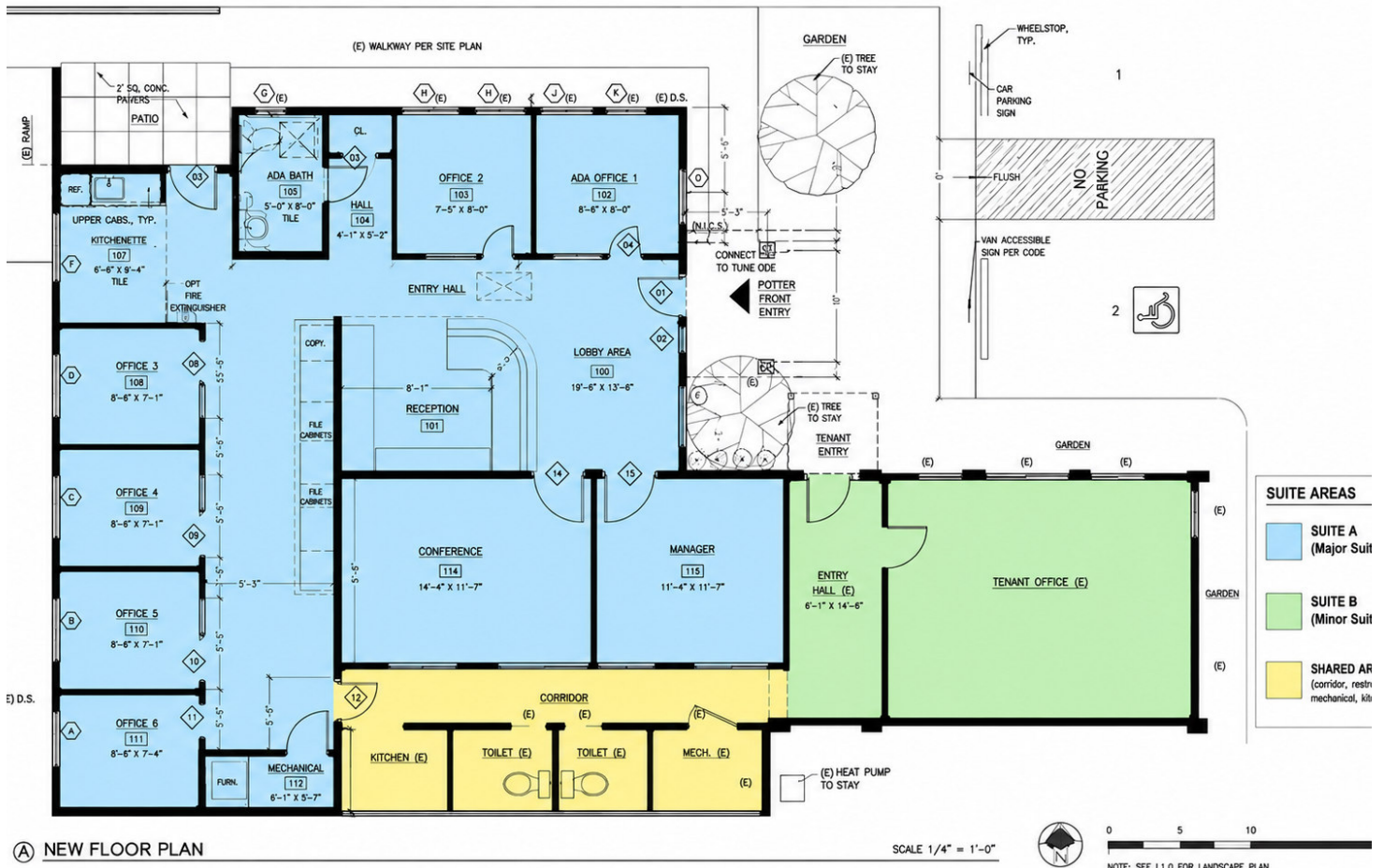
Sources: MOODY'S.. King County Metro RapidRide C Line Schedule, effective August 2026.

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PROPERTY DETAILS

- Parcel Number 762570-1436
- Lot Size 7,500 Sf
- Lot Dimensions 50' x 150'
- Existing Improvements Approx.
- 3,096 SF TOTAL in 2 Buildings, 850 + 2246 SF
- Building 1 divisible into 2 Suites: 1566 SF + 680 SF each
- Occupancy Group B Office
- Construction Type Type V-A
- Parking 4 Spaces, including ADA
- Year Built 1958
- Effective Year Built 1990
- Current Zoning LR3 RC (M)
- 2026 Property Taxes Approx. \$11,800 / Year
- 2026 Assessed Value \$1,197,200
- Land Assessed Value \$1,125,000
- Improvement Assessed Value \$72,200
- Water / Sewer / Garbage Seattle Public Utilities
- Electricity Seattle City Light

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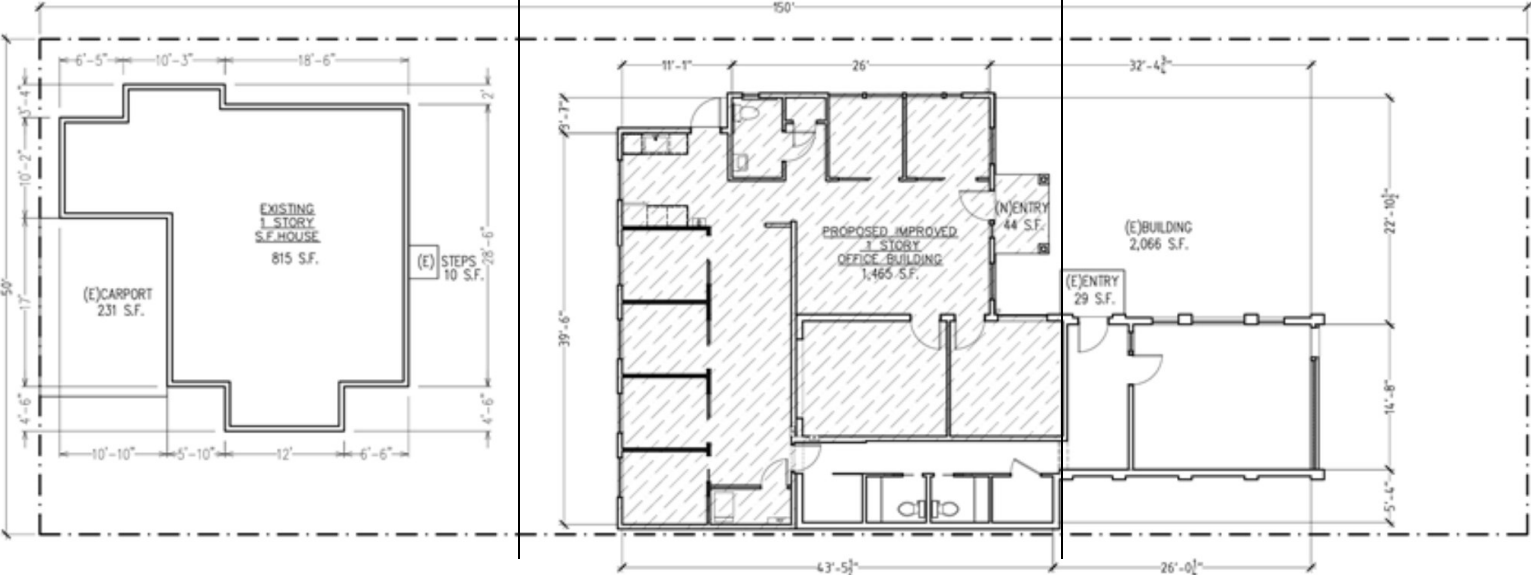
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SUITE 3, 850 sf

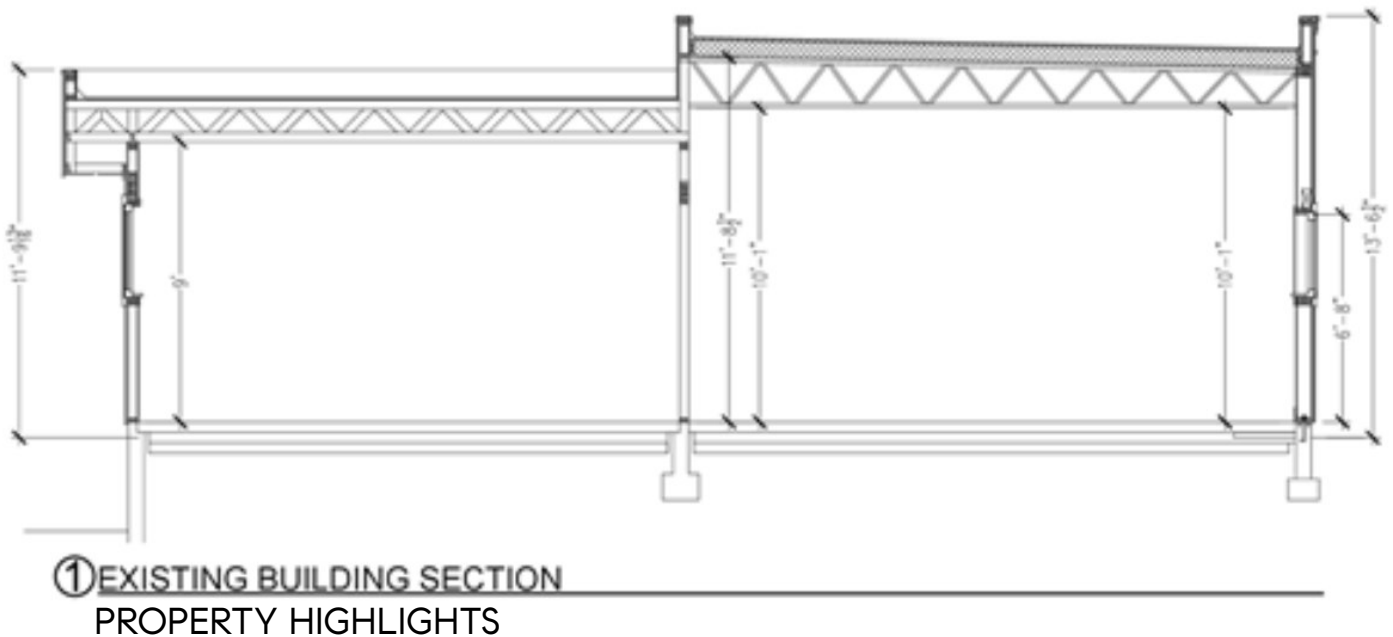
SUITE 2, 1566 sf

SUITE 1, 680 sf



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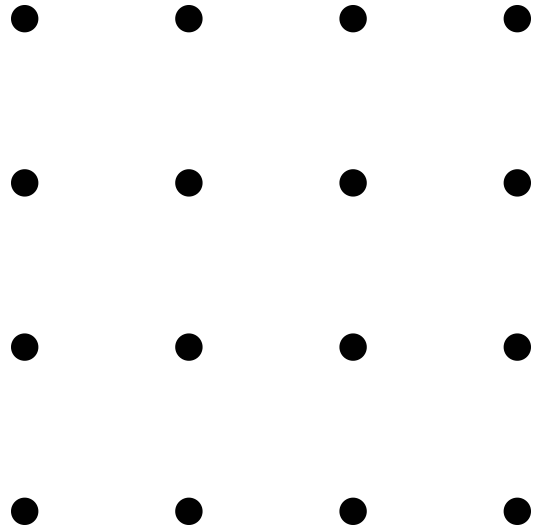


- **THREE OFFICE SUITES** Two buildings provide three independently configured Group B office suites, offering flexibility for an owner-user, multiple tenants, or a combination of occupancy and rental income.
- **INCOME POTENTIAL TODAY** The existing improvements provide the opportunity for immediate leasing and income generation while an owner retains the property for potential longer-term redevelopment.
- **PRIME CALIFORNIA AVE SW LOCATION** Highly visible location along one of West Seattle's principal commercial corridors, with convenient transit access and proximity to established neighborhood businesses, restaurants and services.
- **FLEXIBLE EXISTING IMPROVEMENTS** Approximately 3,096 SF across two buildings, with a common yard, kitchenette, bathrooms, separate shower, four parking spaces, transit access and signage.
- **LONG-TERM DEVELOPMENT OPPORTUNITY** Current LR3 RC (M) zoning is complemented by potential future redevelopment upside associated with the City of Seattle's ongoing zoning-update process.

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