

6413 FAUNTLEROY WAY SW  
SEATTLE, WA 98136



**CUSHMAN &  
WAKEFIELD®**

**COMMERCE**  
REAL ESTATE SOLUTIONS • COMRE.COM  
INDEPENDENTLY OWNED AND OPERATED

12,016 SF TWO STORY RETAIL/OFFICE

- Multi-tenant
- Fully Stabilized
- Frontage Along Fauntleroy
- Urban Village Designation

FULLY STABILIZED INVESTMENT PROPERTY



For more information, please contact:

**GREG MILLERD**

Director

(206) 521 0237

greg.millerd@comre.com

**EVAN OLSON**

Associate

(206) 521 0242

evan.olson@comre.com

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1420 Fifth Avenue, Suite 2600

Seattle, Washington 98101

(206) 682 0666

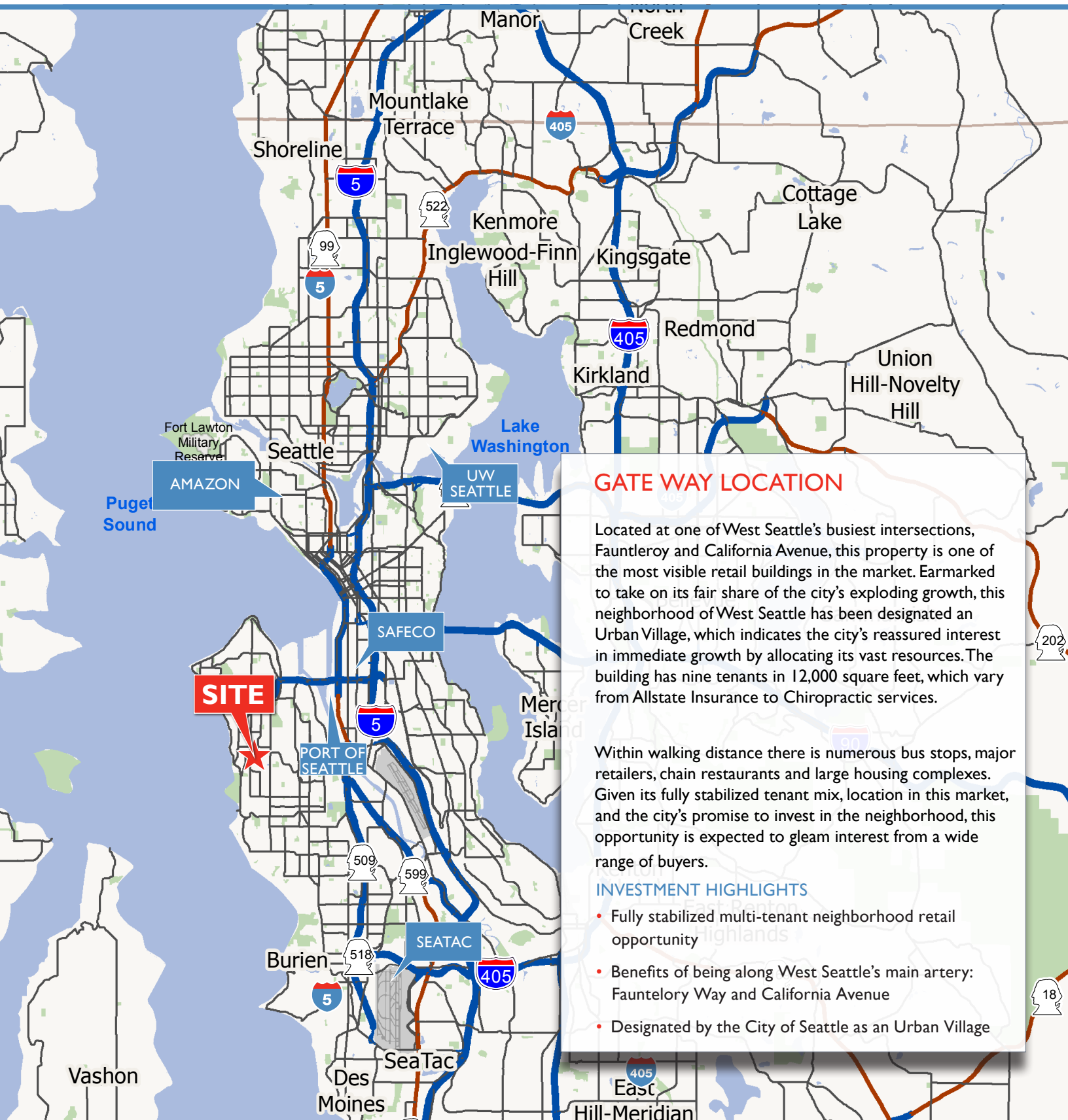
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# 6413 FAUNTLEROY WAY SW

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STABILIZED  
INVESTMENT  
OPPORTUNITY



## GATE WAY LOCATION

Located at one of West Seattle's busiest intersections, Fauntleroy and California Avenue, this property is one of the most visible retail buildings in the market. Earmarked to take on its fair share of the city's exploding growth, this neighborhood of West Seattle has been designated an Urban Village, which indicates the city's reassured interest in immediate growth by allocating its vast resources. The building has nine tenants in 12,000 square feet, which vary from Allstate Insurance to Chiropractic services.

Within walking distance there is numerous bus stops, major retailers, chain restaurants and large housing complexes. Given its fully stabilized tenant mix, location in this market, and the city's promise to invest in the neighborhood, this opportunity is expected to gleam interest from a wide range of buyers.

## INVESTMENT HIGHLIGHTS

- Fully stabilized multi-tenant neighborhood retail opportunity
- Benefits of being along West Seattle's main artery: Fauntleroy Way and California Avenue
- Designated by the City of Seattle as an Urban Village

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## PROPERTY PROFILE

ADDRESS	6413 Fauntleroy Way SW
TAX PARCEL	082600-0205
YEAR BUILT	1949; renovated and expanded 1986
ZONING	NC3-30
LOT AREA	13,277 SF
RENTABLE BUILDING AREA	12,016 SF
PARKING	20 stalls, plus street

## INVESTMENT PROFILE

NUMBER OF TENANTS	9
AVERAGE UNIT SIZE	1,400 SF
AVERAGE LEASE DURATION	3-5 years (W/Ext Opts)
2015 PROJECTED NOI	\$138,000

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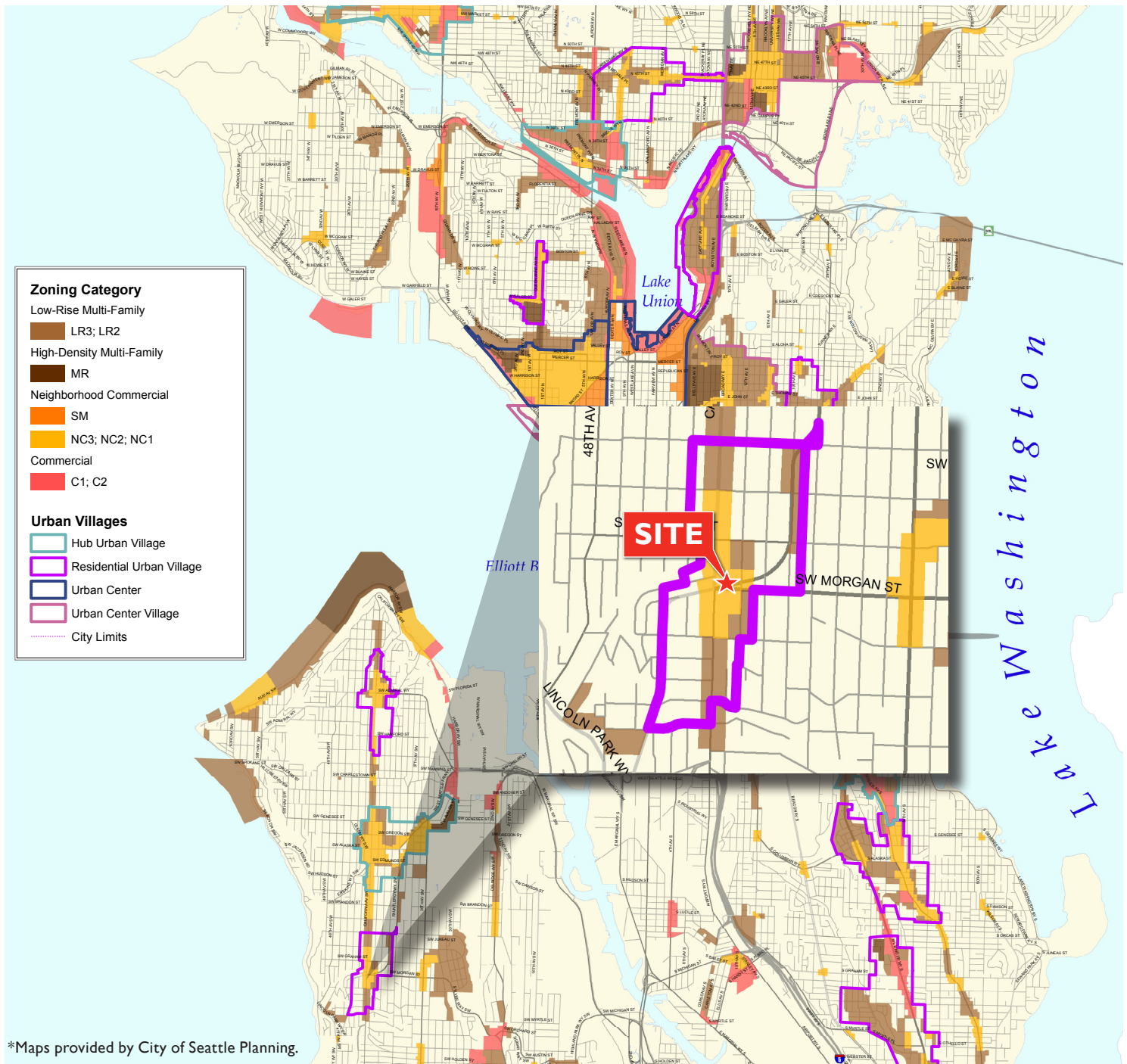
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## CITY OF SEATTLE URBAN VILLAGE ZONING

In preparation for Seattle to embrace its share of the Puget Sound Regional growth, the City has developed an Urban Growth plan. The plan is to increase residential and employment densities in key locations to make transit and other public services convenient for more people and therefore make these services more efficient. One of the top goals is to promote density in urban centers and urban villages like West Seattle.



\*Maps provided by City of Seattle Planning.

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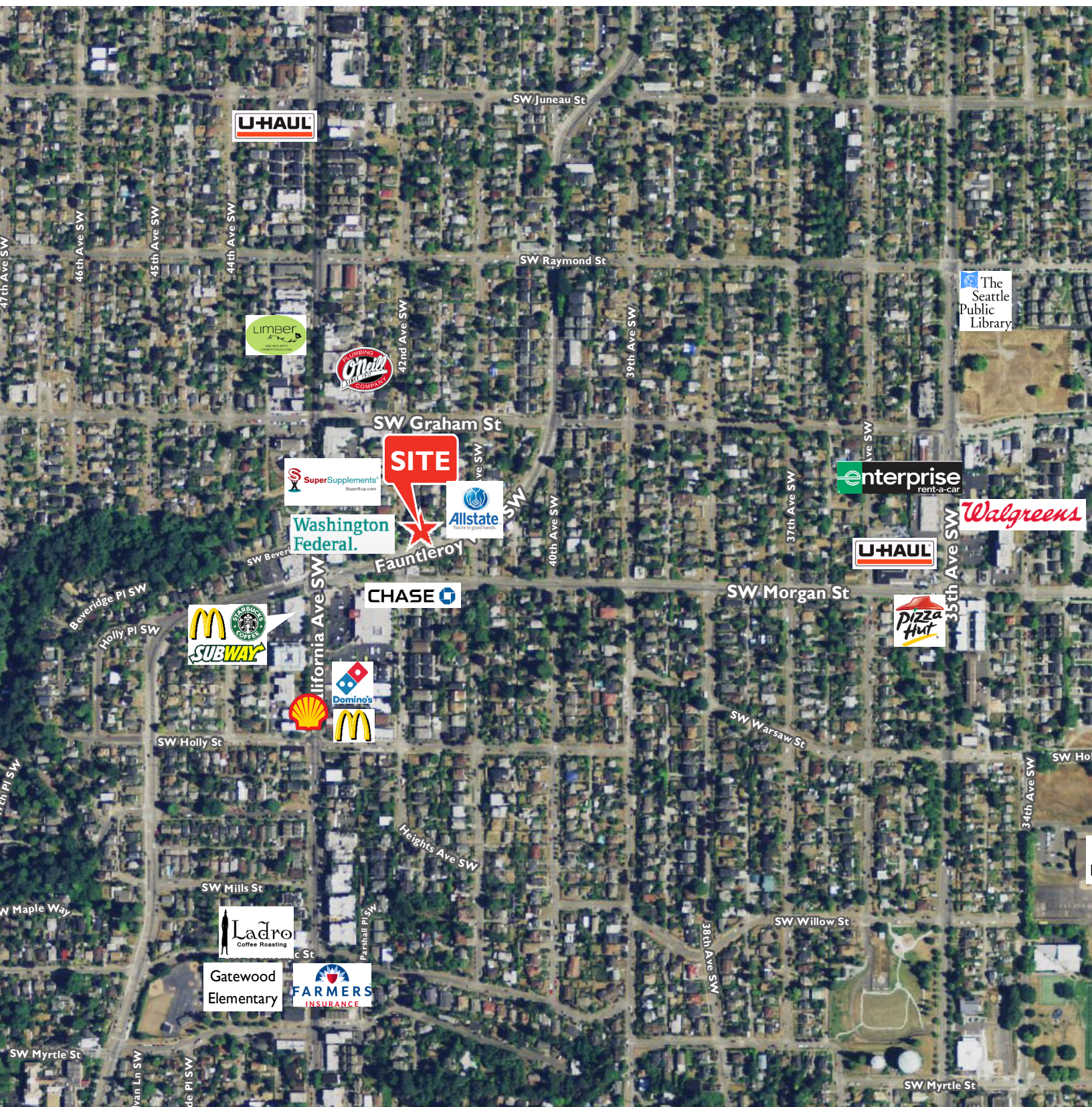


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## RETAIL MAP



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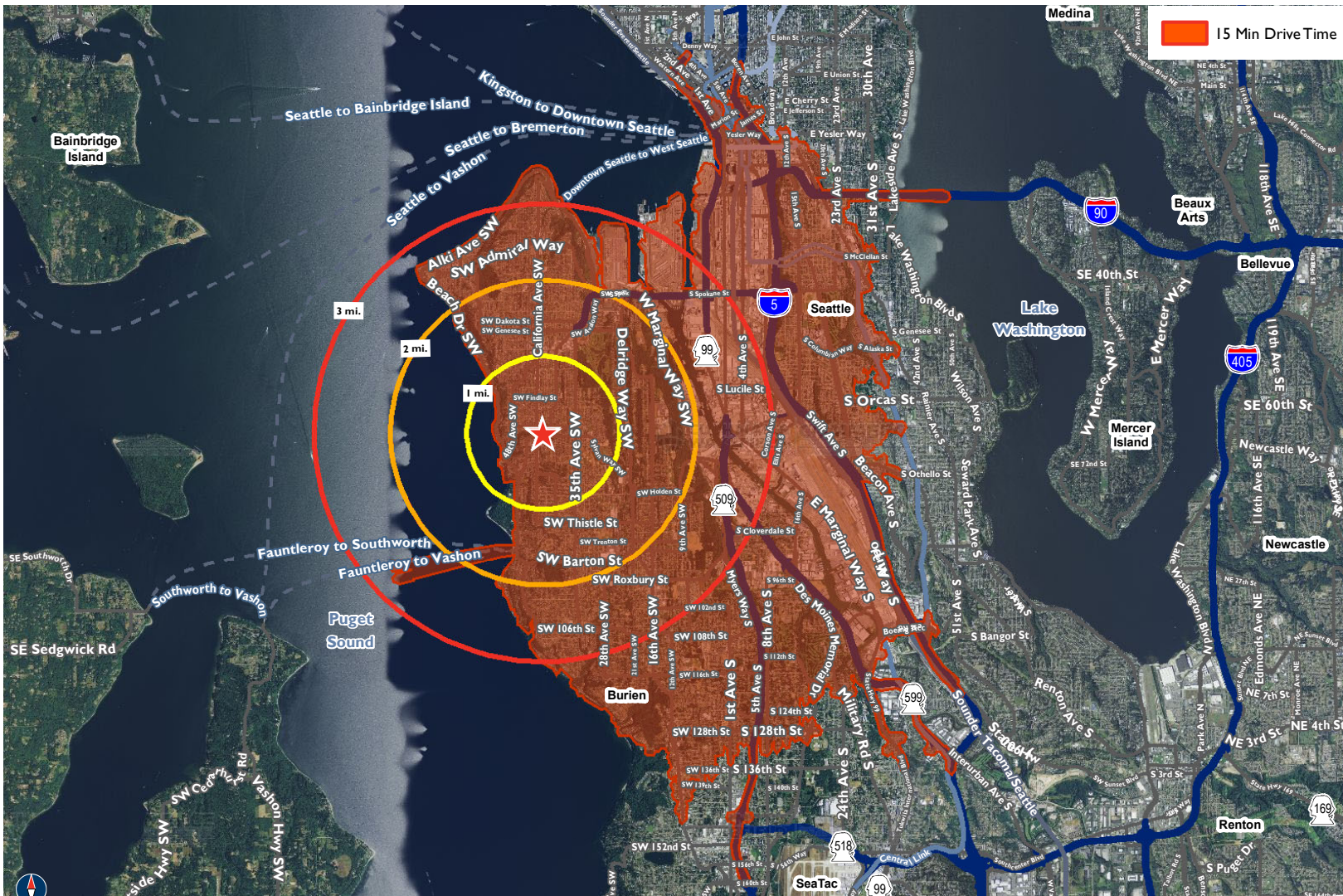
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DEMOGRAPHICS	1 MILE	2 MILES	3 MILES	15 MIN DRIVE TIME
Total Population	23,437	60,296	94,829	184,085
Total Households	10,505	26,954	41,981	78,314
Average Household Size	2.20	2.22	2.24	2.29
Median Age	39.8	39.8	40.2	39.4
Bachelor's Degree	32.9%	33.2%	32.1%	27.3%
Graduate/Professional Degree	19.1%	16.3%	16.1%	13.8%
Median Household Income	\$69,905	\$70,014	\$68,186	\$57,507
Average Household Income	\$88,789	\$88,847	\$88,695	\$78,181
Retail Trade	11.7%	11.1%	10.6%	10.7%
Services	53.5%	53.2%	54.4%	54.4%

\* Census Bureau Data

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## CONFIDENTIALITY & CONDITIONS

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Any offering materials provided are done so solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price, or other terms prior to sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations there-under have been satisfied or waived.

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