PARAGON REALESTATE ADVISORS

INDIGO

CALIFORNIA INDIGO OFFICE BUILDING

OFFERING MEMORANDUM

PARAGON REALESTATE ADVISORS 600 University St, Suite 2 info@ParagonREA.com

600 University St, Suite 2018 | Seattle, WA 98101 info@ParagonREA.com

Information within this marketing package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

EXCLUSIVELY LISTED BY:

MITCH BATTISON 206.812.9137 Mitch@paragonREA.com



EXECUTIVE SUMMARY

OFFERING

Paragon Real estate Advisors is pleased to present the exclusive listing of the California Indigo Office Building, centrally located along California Ave in West Seattle. This well-positioned property offers 4,650 square feet of spacious and functional office space with 20 dedicated parking stalls. It also presents significant potential for future development. With its strategic location in a vibrant, high-traffic area, the site is ripe for transformation, whether you're looking to enhance the existing structure or envision a new development that could serve the evolving needs of the community. The property's high visibility, coupled with the decreasing presence of innovative office space in West Seattle, makes it an attractive investment for developers seeking to capitalize on this thriving neighborhood. Seize this chance to shape the future of West Seattle with a versatile property that offers both immediate utility and long-term potential.

NAME	California Indigo Office Building
ADDRESS	5415 California Ave SW Seattle, WA 98136
PRICE	\$3,175,000
BUILT	1951/1985 (2014 Renovation)
SQUARE FEET	4,645 Total Net Rentable
PRICE PER FOOT	\$684
CAP RATE	4.5% Current / 5.0% Market
LOT SIZE	15,000 Square Feet
ZONING	NC-40 (M)



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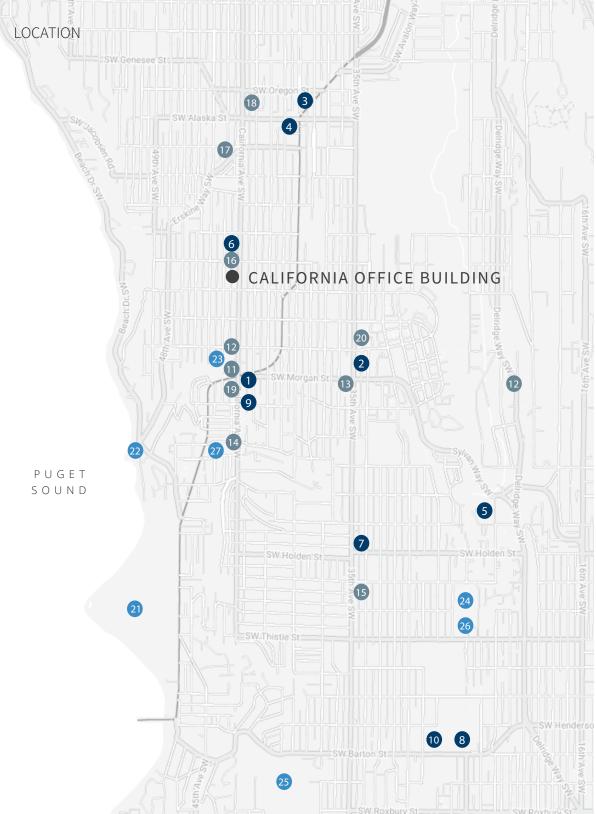
INVESTMENT HIGHLIGHTS

- 15,000 SF of NC-40 Land along California Ave
- Current 4.5% CAP Rate
- Market CAP Rate of 5.0%
- Owner User Opportunity
- 19 Parking Spaces
- Highly Visible West Seattle Location
- 2014 Renovation to modernize interior
- Fully built out standalone office
- 100 feet of frontage along California Ave





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SHOPS & SERVICES •

West Seattle Thriftway
 West Seattle Garden Center
 Walgreens
 Chevron
 Trader Joe's
 QFC
 Whole Foods Market
 Shell
 Target

10. Targe

RESTAURANTS & BARS

11. Zeek's Plzza16. Box Bar12. The Bridge17. Uptown13. Grillbird Teriyaki18. Matador14. Cafe Ladro19. Peel & P15. The Westy Sports & Spirits20. Nos Nos

PARKS & SCHOOLS •

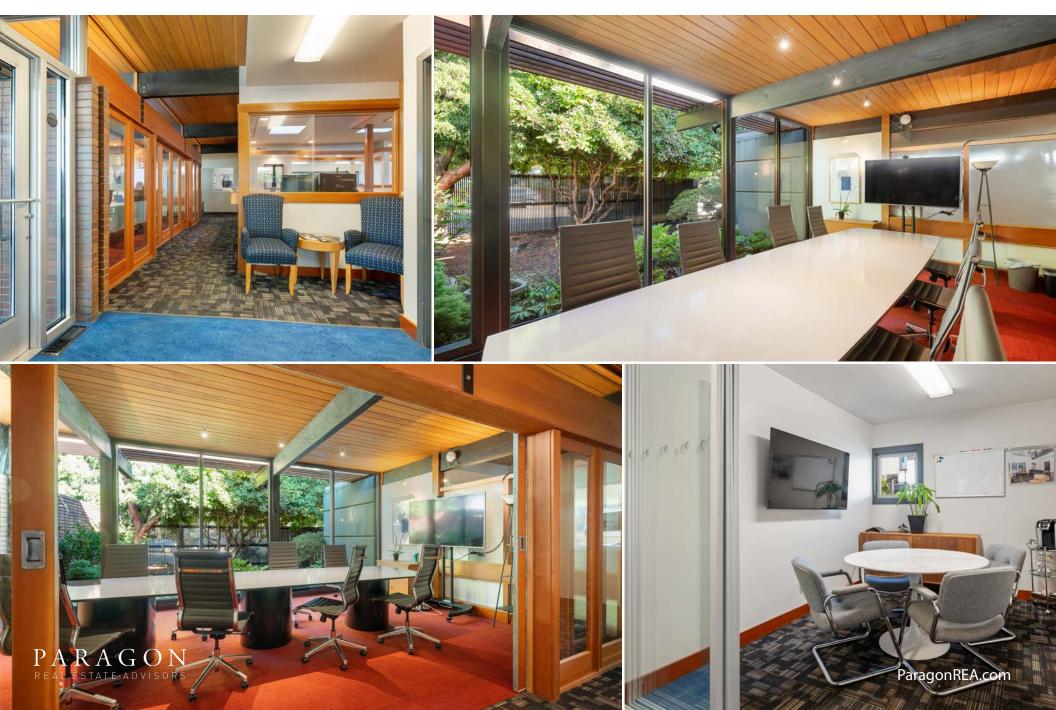
- Lincoln Park
 Lowman Beach Park
 Morgan Junction Park
 Denny Middle School
 Fauntleroy Park
- 17. Uptown Espresso 18. Matador West Seattle 19. Peel & Press 20. Nos Nos Coffee House
- 26. Chief Sealth High School 27. Gatewood Elementary



EXTERIORS



INTERIORS



INTERIORS





PARAGON REAL ESTATE ADVISORS

PARAGON REAL ESTATE



Leading investment firm for multifamily property

Paragon Real Estate Advisors is a leading Seattle real estate investment firm for multi Annly property sales in Washington State: We are locally owned; client Ocused, and highly experienced. When it comes to apartments and investment real estate in the Puget Sound region, we are the smart choice to partner with.



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Puget Sound's Premiere Commercial Real Estate Brokerage

PARAGON REAL ESTATE ADVISORS

In 1995 our founders saw an opportunity to form a new kind of brokerage, one that focused on sharing information between brokers and truly partnering with its clients. Paragon Real Estate Advisors quickly established itself as a leading Seattle real estate investment firm. Paragon Real Estate Advisors is the leading Seattle real estate investment firm for multi-family prop-

erty sales in Washington State. We have accrued over \$4.1 billion in sales and have closed over 1,800 successful real estate transactions. We are locally owned, client-focused, and highly experienced.

At Paragon, we build long-term partnerships that help our clients reach their long- and short-term real estate investment goals while maintaining maximum profitability for them. Our brokers have an in-depth knowledge of the Washington state real estate market, particularly in the greater Seattle area and the I-5 corridor, that comes from more than 20 years' experience in the industry. Paragon's unique focus on sharing knowledge, teamwork and collaboration within the brokerage industry leverages our collective intellect for all our clients. Our brokers provide superior customer representation through our innovative and effective marketing campaigns, co-brokerage, skilled negotiations, and ongoing partnerships.

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Comment

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