

PARAGON  
REAL ESTATE ADVISORS

INDIGO

5415

# CALIFORNIA INDIGO OFFICE BUILDING

OFFERING MEMORANDUM

# PARAGON

REAL ESTATE ADVISORS

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:

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# 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.

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



PROPERTY DETAILS

# 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



LOCATION

PUGET  
SOUND

CALIFORNIA OFFICE BUILDING

SHOPS & SERVICES ●

- 1. West Seattle Thriftway
- 2. Walgreens
- 3. Trader Joe's
- 4. Whole Foods Market
- 5. Home Depot
- 6. West Seattle Garden Center
- 7. Chevron
- 8. QFC
- 9. Shell
- 10. Target

RESTAURANTS & BARS ●

- 11. Zeek's Pizza
- 12. The Bridge
- 13. Grillbird Teriyaki
- 14. Cafe Ladro
- 15. The Westy Sports & Spirits
- 16. Box Bar
- 17. Uptown Espresso
- 18. Matador West Seattle
- 19. Peel & Press
- 20. Nos Nos Coffee House

PARKS & SCHOOLS ●

- 21. Lincoln Park
- 22. Lowman Beach Park
- 23. Morgan Junction Park
- 24. Denny Middle School
- 25. Fauntleroy Park
- 26. Chief Sealth High School
- 27. Gatewood Elementary



PROPERTY DETAILS

# EXTERIORS



# INTERIORS



# INTERIORS





# PARAGON REAL ESTATE

\$4.5 B  
Sales Volume

28  
Years in  
Business

20+  
Brokers

48 k  
Units Sold

PARAGON  
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#### ABOUT US

##### Leading investment firm for multi-family property

Paragon Real Estate Advisors is a leading Seattle real estate investment firm for multi-family property sales in Washington State. We are locally owned, client-focused, 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.



## 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 property 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.

Visit our new website! [ParagonREA.com](http://ParagonREA.com)

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