

2607 S McClellan St | Seattle, WA 98144

JSH PROPERTIES, INC.

#### **NEIGHBORHOOD DEVELOPMENT:**

**McClellan Building** is located across the street from **Stazione25**, a new apartment complex by Rêve Development at 2715 25th Ave S. Stazione25 has a total of **301 residential units**.



#### 2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	25,196	169,793	435,800
Daytime Population	23,130	361,798	647,645
Avg. Household Income	\$178,080	\$161,832	\$179,139

### McClellan Building Site Plan

#### RETAIL/ OFFICE SPACE AVAILABLE

2,200 SF

\$21.00/PSF/PY + NNN\*

2025: \$13.11 NNN

- 2 Restrooms
- · Several Existing Offices
- Kitchenette

THAI RECIPE

965 SF

SALON 206

1,200 SF

THE LUNCH LADIES

1,668 SF

#### **CUSTOMER PARKING**

#### \* 2022 NNN budget is ~\$11.80 psf/yr.

including normal pro-rata share of power, water & sewer; each tenant pays for natural gas and garbage directly to their provider.

site plan - not to scale

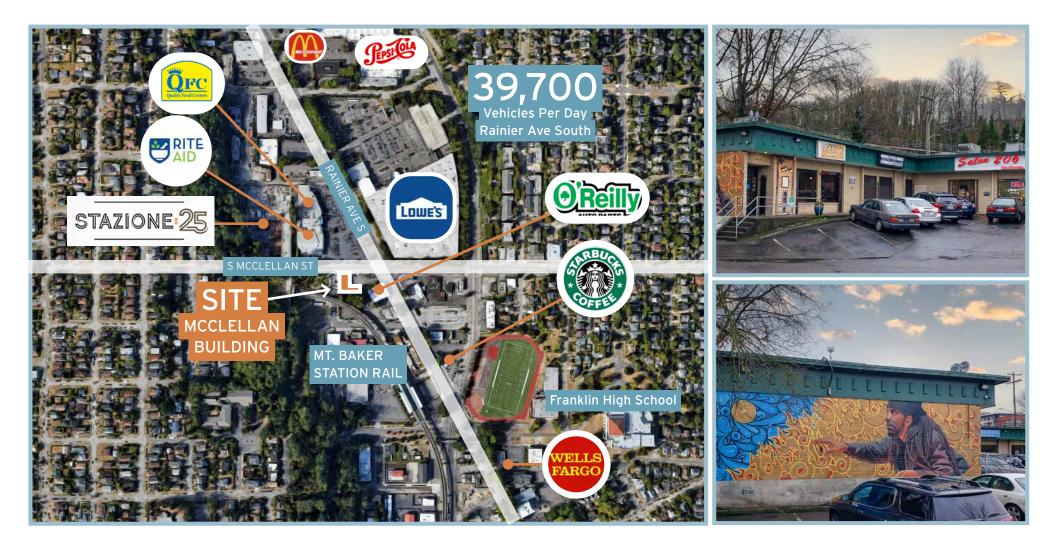
**EMPLOYEE PARKING** 

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SITE PLAN NOT TO SCALE, ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

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