

PYLON SIGN AVAILABLE

Retail for Lease
2,200 SF

THE LUNCH
LADIES

Salon 206

Thai Recipe

Salon 206

LUNCH LADIES

Landlord is providing time for plans, permits and construction...plus...free rent and/or tenant improvement dollars for a qualified signature!

- Located immediately north of the McClellan Street Light Rail Station and south of Stazione25, QFC and Rite Aid
- Storefront and pole signage available.

McClellan Building

2607 S McClellan St | Seattle, WA 98144

STEVEN E. OLSEN
steveo@jshproperties.com
425.455.0500

 JSH | PROPERTIES, INC.

7325 166TH AVENUE NE, SUITE F-260 | REDMOND, WA 98052
425.455.0500 | WWW.JSHPROPERTIES.COM

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**.



2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	24,396	166,797	429,689
Daytime Population	23,631	327,586	606,009
Avg. Household Income	\$142,559	\$145,785	\$165,928

McClellan Building Site Plan



EMPLOYEE PARKING

site plan - not to scale

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