

***La Romanza***

4521 California Ave SW

Seattle, WA 98116

West Seattle Junction

**Price:** \$250,000

**SF:** 1,742

**Rent:** \$3,000

**NNN:** \$300

**Seating:** 60

**Kitchen:** Fully equipped  
w/Class 1 hood

**Renewal Opt:** Yes

**Constance Shain**

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***La Romanza Bistro- West Seattle Junction***

Situated in the heart of the West Seattle Junction neighborhood on California Avenue SW and SW Alaskan, this beautifully appointed restaurant is turn-key and ready for a new operator. Filled with character and boasting a well designed bar and walls of venetian finishes. Kitchen is efficient with a class 1 hood system ready for installation. 300 s.f. storage room with refrigeration and freezer and small rear outdoor seating area. The neighborhood has a walking score of 91 and is surrounded by neighborhood businesses including The Matador, Bakery Nouveau and Pecado Bueno. New Projects in the area will bring an increase in residential rental units. 1 reserved tenant parking space for tenant and free customer parking in West Seattle Junction Assoc. parking lot directly across from the business.

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New Listing

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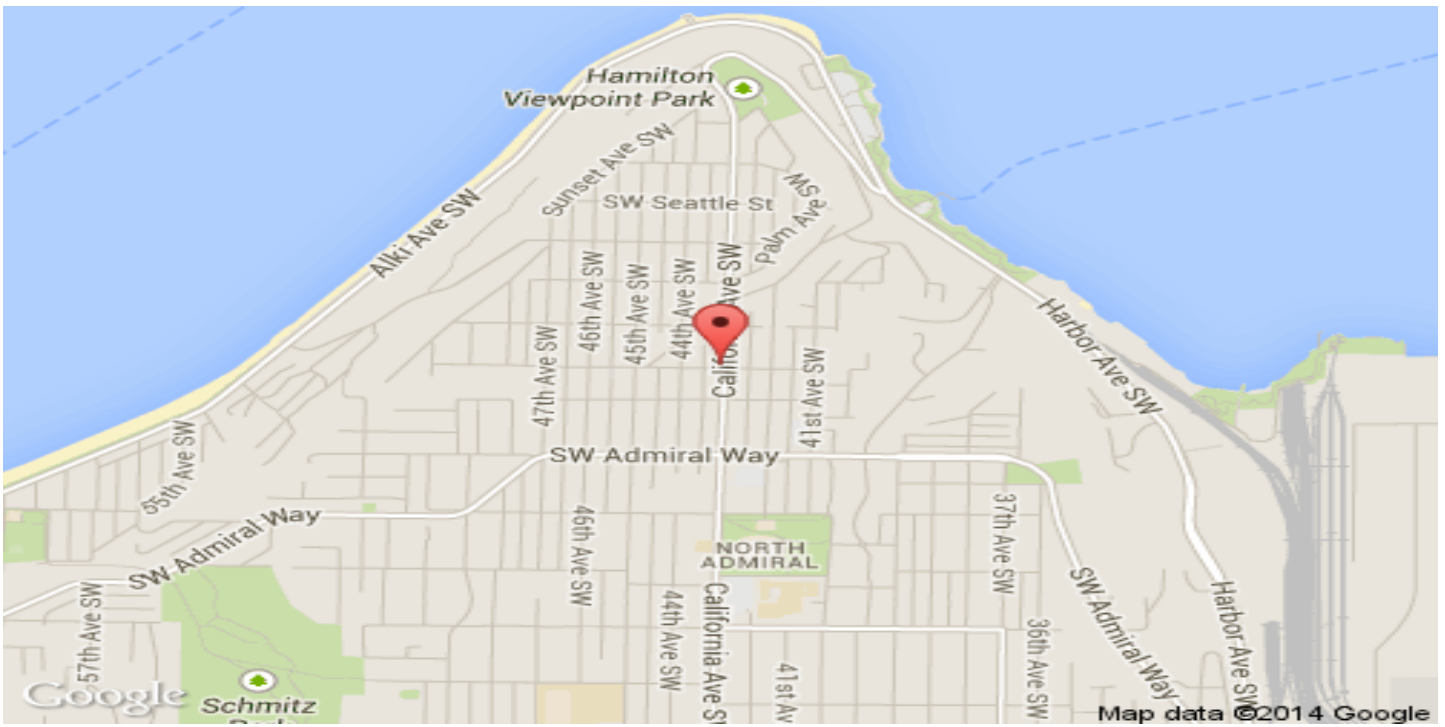


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10104 NE 38th Court | Kirkland | 98033

**Data Label**

**2014 Projection**



## Demographics

	1 Mile	3 Miles	5 Miles
Average Household Income	\$82,410	\$66,140	\$64,915
Median Household Income	\$62,951	\$50,731	\$50,165
Population	10,965	59,420	255,270