

FOR SALE | SEATTLE, WA

3722 S Hudson St

HISTORIC CHARACTER | EXCELLENT COLUMBIA CENTER LOCATION



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The Opportunity



Located at the high-visibility corner of 3722 S. Hudson St. and Rainier Ave S., this rare offering presents a unique opportunity to acquire a historic two-story commercial building with a basement in one of Seattle's most walkable and vibrant urban districts.

Built in 1926 in the Spanish Mission style, the property originally served as Seattle Police Precinct #5 until 1960 and previously housed Columbia City's town hall. For the past three decades, it has been home to Southeast Youth and Family Services, a nonprofit serving the community since the 1970s.

Listed on the historic registry for its architectural integrity and cultural significance, the building features a well-preserved exterior that has remained virtually unchanged for nearly a century. Its character, combined with a prime location in a thriving commercial corridor, makes it an exceptional investment for both owner-users and investors.

Columbia City is celebrated for its strong community identity, rich amenities, and dynamic mix of local businesses—truly a “city within a city.” This is Seattle neighborhood vibrancy at its finest.

PRICE

\$3,000,000

ADDRESS

3722 S. Hudson St.
Seattle, WA 98118

YEAR BUILT

1926

LAND AREA

±4,520

BUILDING AREA

±12,342

PARCEL NUMBER

170290-1795

ZONING

NC3P-40

USE

Office/Commercial

Building Highlights



Address	3722 S Hudson St, Seattle
Built	1926
Construction	Structural Steel
Building Area	±12,342 SF
Parking	Street

Photos



Vicinity Map



WALKER'S PARADISE (93)

Columbia City neighborhood, shops & restaurants are easily accessible. Car not required for daily use.



GOOD TRANSIT (60)

Columbia City light rail station less than 0.5 miles. Bus stops minutes away.

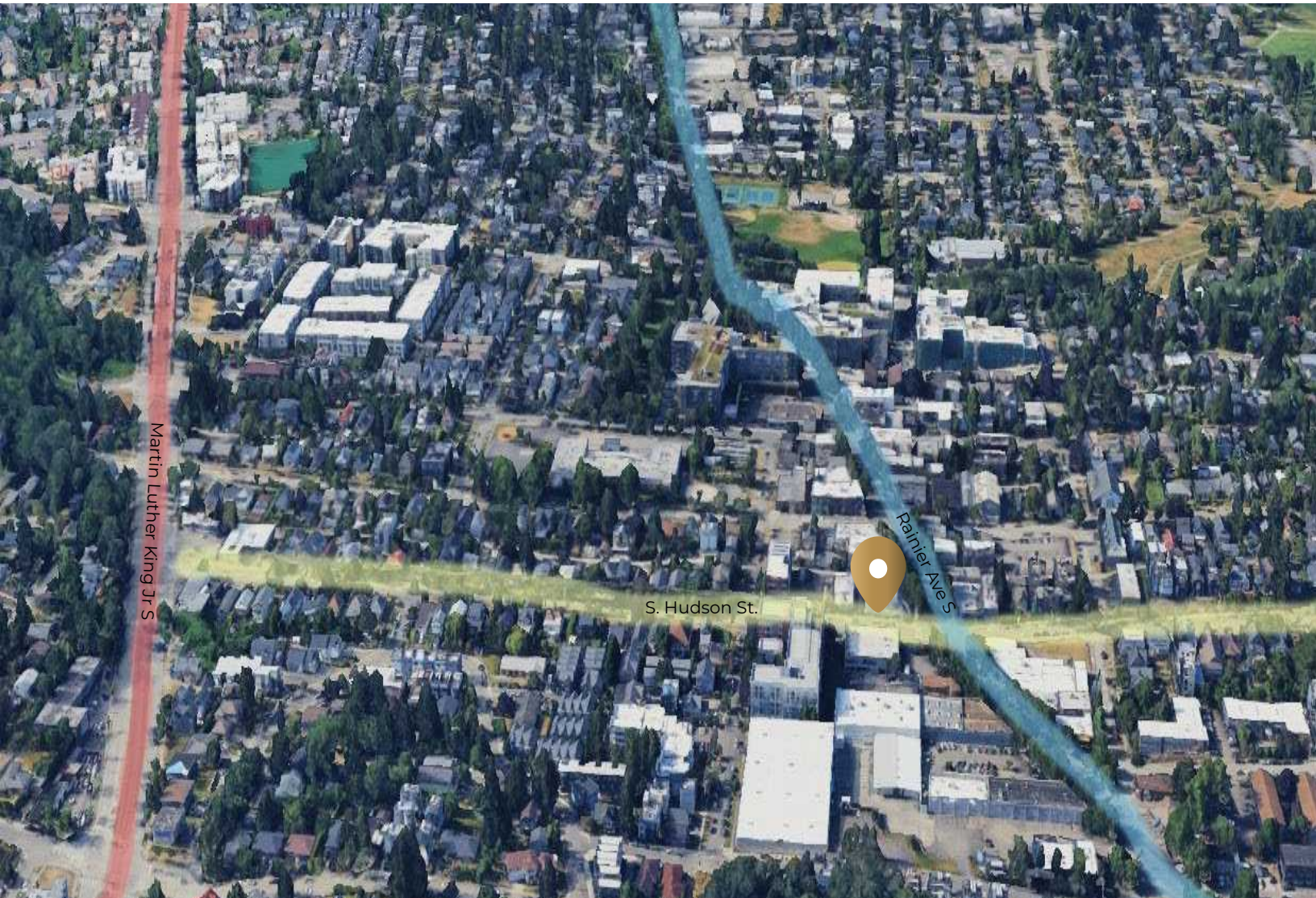


BIKEABLE (57)

Some bike infrastructure.



Demographics: Columbia City 3 Mile Radius



POPULATION	
2024 POPULATION	111,430
2029 POPULATION PROJECTION	112,882
2024-2029 PROJECTED GROWTH	1.30%
2024 MEDIAN AGE	40
Vehicles Per Day: S. Hudson & S. Rainier	22,400

HOUSEHOLD	
2024 HOUSEHOLDS	42,357
2024 AVERAGE HOUSEHOLD SIZE	2.5
2024 MEDIAN HOUSEHOLD INCOME	\$108,985
2024 MEDIAN HOME VALUE	\$830,045



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Commercial Real Estate Solutions

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