

SEATTLE INVESTMENT + DEVELOPMENT SITE

Core Location "In-fill" Opportunity

COLUMBIA CITY, SEATTLE, WASHINGTON



BRIAN LEIBSOHN

brian@lincproperties.com
(425) 455 3131

SALE OFFERING MEMORANDUM

OFFERING SUMMARY

Linc Properties is pleased to present the exclusive sale offering of a stabilized single tenant retail investment building plus the adjacent 10,450 SF development site. This core in-fill property is located in the heart of the dynamic Columbia City Landmark District in South Seattle. The savvy investor or developer has the rare opportunity to purchase a desirable multifamily development site benefiting from current cash flow. The offering is structured "as-if" the current retail building remains as a long term leased investment asset following completion of the new development.



LOCATION

3714 S Hudson Street
Seattle, WA 98122



PRICE

\$3,280,000

BUILDING AREA

3,200 SF

TOTAL LAND AREA

14,850 SF

DEVELOPMENT LAND AREA

10,450 SF

ZONING

Neighborhood Commercial
(NC2-55M)



INVESTMENT / DEVELOPMENT HIGHLIGHTS



PRIME LOCATION

Situated in Columbia City, one of Seattle's fastest-growing urban neighborhoods with exceptional connectivity and a thriving cultural scene.



DEVELOPMENT OPPORTUNITY

Zoned NC2-55(M), the paved parking lot area is ready for a 55 ft. multifamily project.



NEWLY RENOVATED BUILDING

The Marination Restaurant has benefited from significant tenant improvement and building upgrades for a modern adaptation to a classic neighborhood.



"COVERED LAND" CURRENT INCOME

The property provides \$126,886 annual net operating income with scheduled rental increases.



STRONG MARKET FUNDAMENTALS

A high demand location with average market occupancy consistently above 95% serving a highly educated tenant base.



CORE PROVEN LOCATION

Only minutes from the Columbia City Station, a 95% "walking score", great restaurants, shopping and services bolster development success





INTERSTATE 5: 3.3 MILES

DOWNTOWN SEATTLE



TO INTERSTATE 90: 2.5 MILES

COLUMBIA CITY LIGHT RAIL STATION: .4 MILES



S Hudson St

Rainier Ave S



FINANCIAL / RENT ROLL SUMMARY

\$ PRICE \$3,280,000

% CAP. RATE BLDG 7%

PRICE ALLOCATED / BLDG. \$1,298,371

PRICE ALLOCATED / DEV. SITE \$1,981,629

PRICE / BLDG. SF \$405

PRICE / DEV. SITE SF \$189

RENT ROLL

| Tenant | Leaseable Area | Annual Rent | Annual Rent/SF | Lease Start Date | Lease End Date | Rental Increases | Option Terms |
|-------------------------------|------------------|------------------|----------------|------------------|----------------|------------------|--------------------|
| Marination Restaurant (Sharp) | 3,200 SF | \$90,886 | \$28.40 (NNN) | 6/26/2012 | 6/25/2027 | 11% Ann | One (10) Yr. @ FMV |
| Marination Parking | 10,450 SF | \$36,000 | \$3.45 (NNN) | 4/1/2023 | Mth/Mth | None | None |
| Total | 13,650 SF | \$126,886 | | | | | |



TENANT OVERVIEW

marination

The property is fully leased to Marination LLC, a renowned operator celebrated for its unique fusion cuisine and exceptional customer service. With a loyal customer base and a solid financial foundation, Marination is a trusted and stable tenant. The company's established presence in the Seattle market underscores its reliability and long-term viability as a tenant.

Marination has grown into an ono-filled restaurant ohana! A full bar and restaurant on Alki with THE BEST VIEW in Seattle, one little brick-and-mortar in Seattle's Downtown neighborhood, and one southend restaurant with a full bar and patio in the heart of Columbia City. Our commitment to serving up Everyday Aloha extends throughout each of Marination's locations and is reflected in the community lifted up in each space.





COLUMBIA CITY

Columbia City is one of Seattle's most vibrant and diverse neighborhoods, celebrated for its rich history, cultural variety, and rapidly growing urban appeal. This area is a designated urban village with strong population growth driven by its proximity to major transportation networks and a thriving local economy. The property at 3714 S Hudson Street benefits from exceptional accessibility, being located just a short walk from the Columbia City Light Rail Station, which connects the neighborhood to downtown Seattle, Sea-Tac Airport, and beyond.

Demographic Highlights

The neighborhood boasts a mix of young professionals, families, and long-term residents drawn to its walkable streets, historic charm, and eclectic amenities. The subject property location has a 95 walking score, indicating that most daily errands can be accomplished without the need for a car.

KING COUNTY DEMOGRAPHICS



POPULATION

2,271,380



MEDIAN HOUSEHOLD INCOME \$122,148



BACHELORS DEGREE OR HIGHER 55.9%

SEATTLE DEMOGRAPHICS



POPULATION

737,015



MEDIAN HOUSEHOLD INCOME \$120,600



BACHELORS DEGREE OR HIGHER 46%

LIGHT RAIL CONNECTIVITY

The property at 3714 S Hudson Street is strategically located in the heart of Columbia City, one of Seattle's most transit-accessible neighborhoods. As a Transit-Oriented Development (TOD), the site is within a short walking distance of the Columbia City Light Rail Station, providing direct and efficient access to key destinations across the region. This connectivity enhances the property's appeal to tenants and investors alike.



47-55k
PROJECTED
DAILY RIDERSHIP
BY 2026



4-6
MINUTE SERVICE
DURING PEAK
HOURS



14
MINUTE TRIP TO
SEA-TAC
AIRPORT



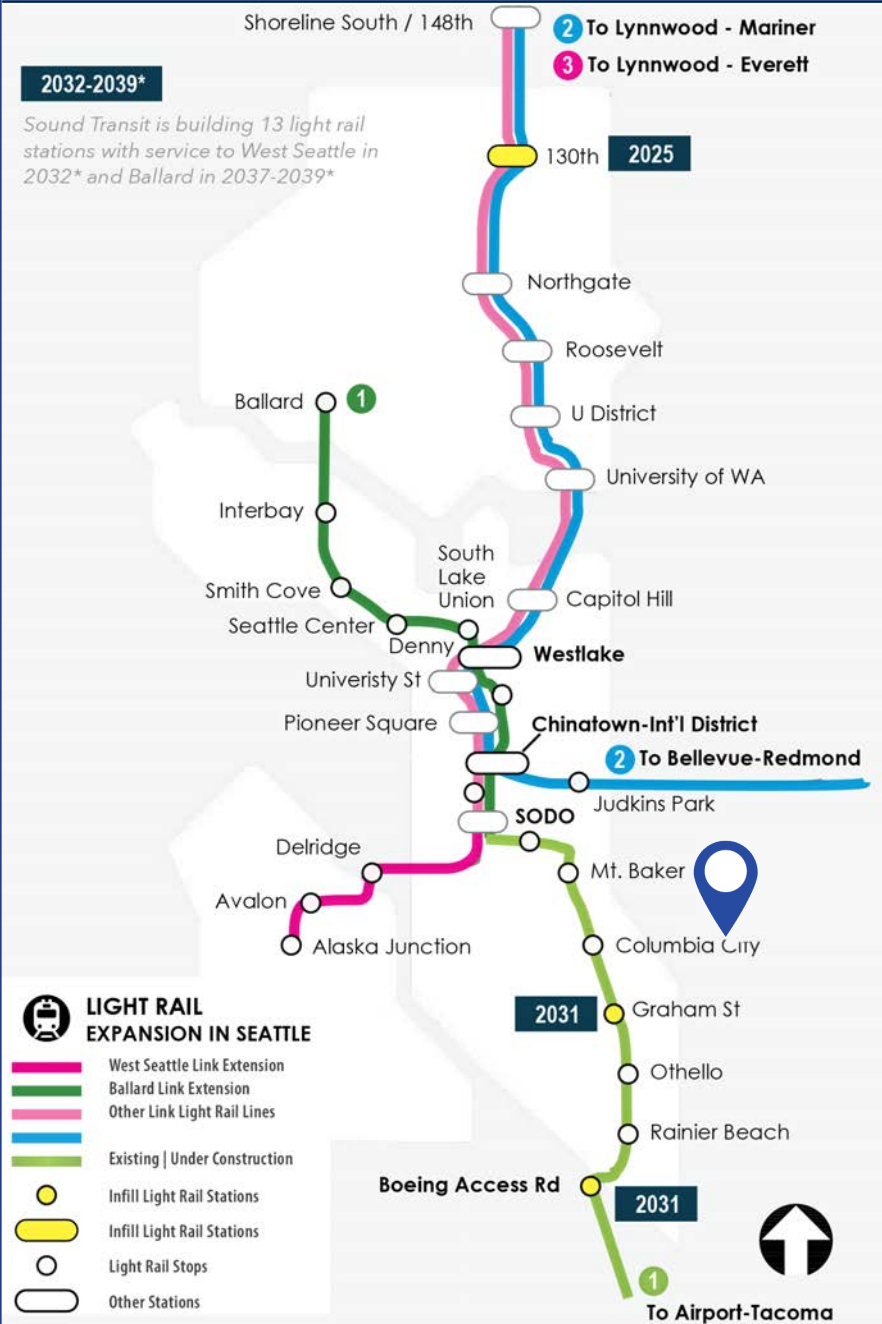
16
MINUTE TRIP TO
DOWNTOWN
BELLEVUE



18
MINUTE TRIP TO
UNIVERSITY OF
WASHINGTON



12
MINUTE TRIP TO
DOWNTOWN
SEATTLE



AMENITIES | TRANSIT MAP

SHOP/GROCERY

- 1 Safeway
- 2 Noah's Grocery
- 3 PCC Market
- 4 Farmers Market
- 5 Walgreens
- 6 Third Place Books
- 7 Rainier Valley Square
- 8 Ross Dress for Less

FITNESS

- 23 Emerald City Athletics
- 24 Rocket Community Fitness

DESTINATIONS

- 25 Columbia City Station
- 26 Rainer Arts Center

COFFEE/DINING

- 9 Columbia City Ale House
- 10 The Royal Room Seattle
- 11 Flying Lion Brewing
- 12 Kezira Restaurant
- 13 Taco City Taqueria
- 14 Archipelago
- 15 Taproot Café & Bar
- 16 Geraldine's
- 17 Coffeeholic House
- 18 Billiard Hoang
- 19 La Medusa
- 20 Jackalope Cantina
- 21 Paglicacci Pizza
- 22 Off Alley



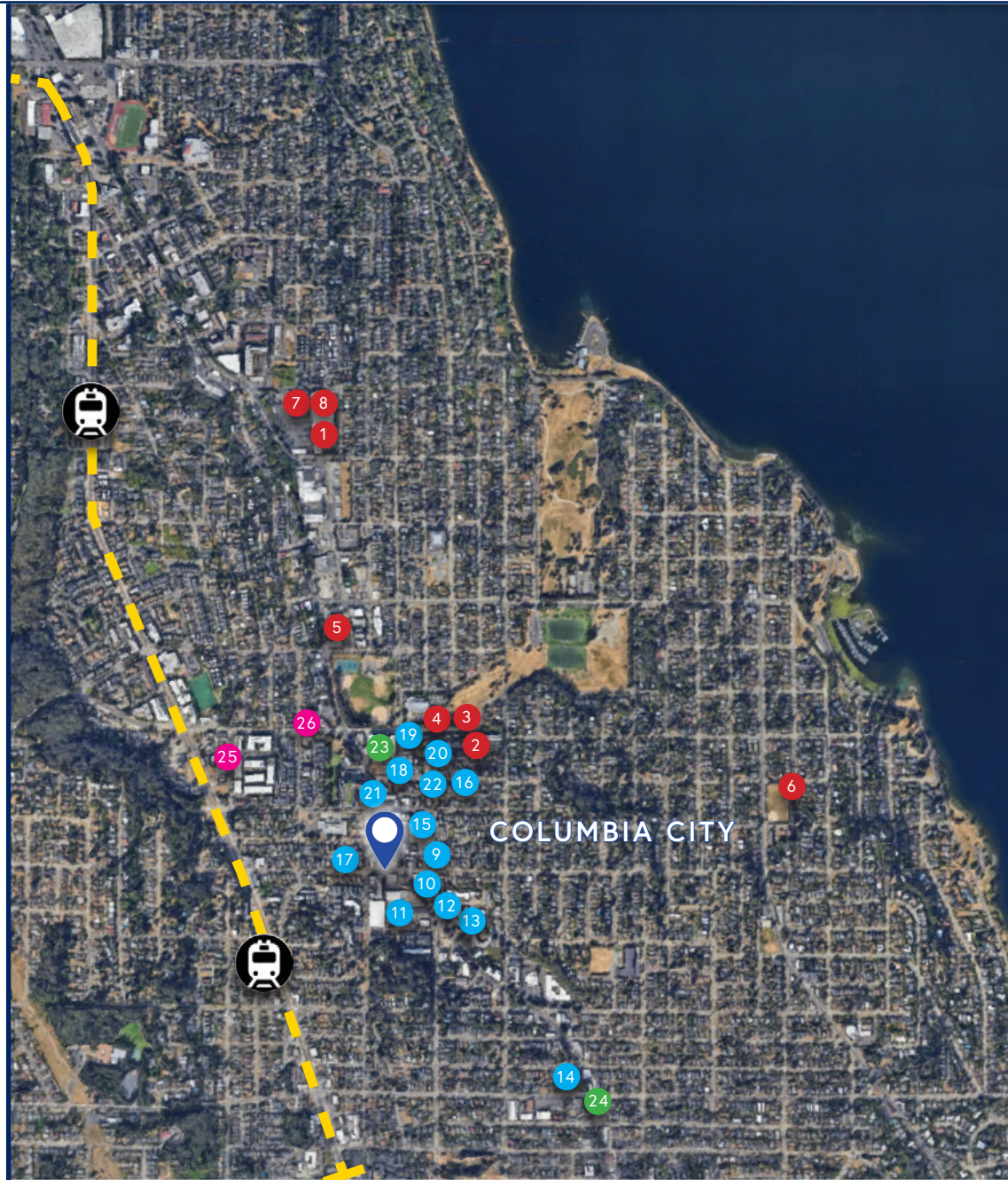
ABUNDANT
EATERIES &
AMENITIES



PARKS &
GREEN SPACE



EXCELLENT
TRANSIT
ACCESS



MARKET OVERVIEW



WA STATE RANKED #10 BEST STATE TO DO BUSINESS (CNBC)

#8 OVERALL REAL ESTATE MARKET (U.S NEWS)

#2 BEST OVERALL RANKING FOR STEM CAREERS (WALLETHUB)

#4 BEST METRO AREA FOR STEM OPPORTUNITIES (WALLETHUB)

#3 BEST STATE FOR HIGHER EDUCATION (U.S NEWS)

#4 MOST WALKABLE CITY IN THE U.S. (SMART GROWTH)

#15 BEST STATE FOR JOB GROWTH (U.S. NEWS)

#9 SAFEST STATE IN THE U.S. (WALLETHUB)

#10 BEST STATE ECONOMY (WALLETHUB)

#14 BEST ECONOMIC GROWTH STATE (U.S. NEWS)

REGIONAL OFFICE OCCUPANCY



MICROSOFT
12.7M



GOOGLE
1.8M



META
2.3M



AMAZON
17.1M



APPLE
603K



EXPEDIA
1.4M



T-MOBILE
1.4M



SEATTLE INVESTMENT + DEVELOPMENT SITE

3714 S Hudson Street, Seattle Washington



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PROPERTIES

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BRIAN
LEIBSOHN

brian@lincproperties.com
(425) 455 3131
www.lincproperties.com