

FOR SALE
COLUMBIA CITY
Prime Development Site

S ALASKA ST

RAINIER AVE S

EWING & CLARK
INCORPORATED



WESTLAKE
ASSOCIATES

4551-4567 RAINIER AVENUE S
SEATTLE, WA 98118

ASSET SUMMARY

COLUMBIA CITY

4551-4567 RAINIER AVENUE S
SEATTLE, WA 98118

PRICE: \$6,800,000

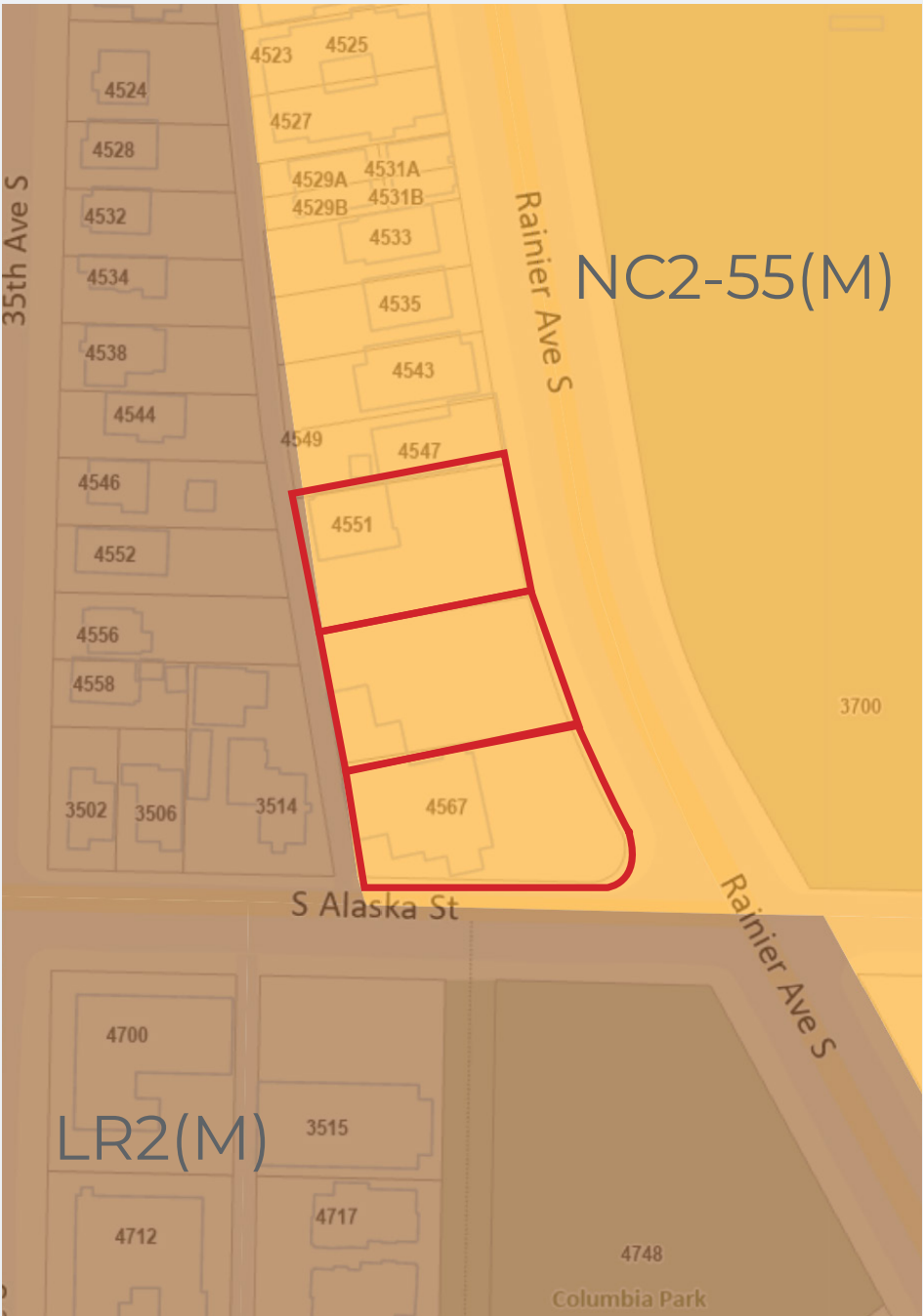
PRICE / LAND SF	\$205
COUNTY	King
MARKET	Seattle - Columbia City
APN#	170990-0075 170990-0085 170990-0095
ZONING	NC2-55(M)
TOTAL LOT SIZE	33,105 SF 0.75 AC
CURRENT USE	Former Funeral Home

PROPERTY FEATURES

- Prime Development Site With Alley Access
- Zoned NC2-55(M)
- High Visibility Corner Site Situated In The Heart Of Columbia City
- Transit Accessible with Walk Score: 91
- High Demand Corridor & Strong Surrounding Amenities
- Urban Village / Urban Center



SITE MAP



PHOTOS



NEIGHBORHOOD COMMERCIAL 2

A moderately-sized pedestrian-oriented shopping area that provides a full range of retail sales and services to the surrounding neighborhood, such as medium-sized grocery stores, drug stores, coffee shops, customer service offices, or medical/dental facilities. Building types are single-purpose commercial structures, multi-story mixed use and residential structures. Non-residential uses typically occupy the street front. 25,000 square feet is the maximum size for some commercial uses.

HEIGHT LIMIT

55 Feet.

PEDESTRIAN-DESIGNATIONS (P)

Designations are applied to NC and zones along pedestrian-oriented commercial streets. The P designation preserves and encourages an intensely pedestrian-oriented, retail-shopping district where non-auto modes of transportation both to and within the district, are strongly favored.

TYPICAL LAND USES

Medium-sized grocery stores, drug stores, restaurants, coffee shops, customer service offices, medical/dental facilities and apartments.

BUILDING TYPES

Single purpose commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street frontage.

STREET-LEVEL USES

No limit on mix of residential and non-residential uses, except where P zones or other mapped areas limit residential presence at street level.

MAXIMUM SIZE OF COMMERCIAL

25,000 SF for most uses; 50,000 for multipurpose retail sales facilities.

PARKING LOCATION

Parking must be located at the rear or side of a building, within a structure, or off-site within 800'. Parking between a building and a street is not allowed. Parking to the side of a building is limited to 60' of street frontage. Within a structure, street-level parking must be separated from the facade by another permitted use.

PARKING ACCESS

Parking access must be from the alley or a non-principle pedestrian street. If not feasible, parking access is limited to a single two-way curb cut on a principal pedestrian street.

“M”-DESIGNATIONS (MHA)

Indicates a Mandatory Housing Affordability (MHA) Requirement. A percentage of new development must include affordable housing units or developers must pay into a fund that will support the development of affordable housing.



SITE AMENITIES & DEMOGRAPHICS



SCHOOLS & SERVICES

- Rainier Playfield
- Genessee Park
- Columbia Park
- Rainier Arts Center
- Columbia Branch Library
- Hawthorne Elementary
- Orca K-8
- Columbia City Station Light Rail
- Jefferson Park
- VA Puget Sound Health System



SHOPPING

- PCC Community Market
- Safeway
- Walgreens
- Columbia City Market
- All The Best Pet Care
- Third Place Books
- Mekong Asian Market
- Ross Dress For Less
- QFC
- Lowe's



FOOD & DRINK

- The Station Cafe
- Bananas Grill
- Chandala Thai Cuisine
- Ezell's Famous Chicken
- Yuu Tea Cafe
- Cedar Tea House
- ALEM RESTAURANT
- Lil Red Takeout
- Jollibee
- Olympia Coffee
- Empire Roasters
- Geraldine's Counter
- Rookies
- Pagliacci Pizza
- Taproot Cafe & Bar
- Coffeeholic House
- Marination Columbia
- Tutta Bella
- Island Soul
- La Medusa

POPULATION

	1 - MILE	3 - MILE	5 - MILE
Total Population	56,868	235,864	651,694
Number of Employees	46,610	202,646	565,430
Median Age	39.0	36.7	35.8

HOUSEHOLDS & INCOME

	1 - MILE	3 - MILE	5 - MILE
Total Households	10,316	44,792	191,399
Median HH Income	\$114,225	\$108,515	\$114,833
Renter-Owner Ratio	3:4	5:4	4:3

LOCATION

COLUMBIA CITY

Seattle's south-end neighborhood of Columbia City is home to one of the city's most diverse and long-standing communities. This thriving, walkable business district is filled with bars, trendy grocery stores, acclaimed restaurants, bakeries, coffee shops, boutiques, art galleries, breweries, and live music venues.

As one of Seattle's eight designated historic landmark districts, Columbia City has managed to retain its distinctive character even amid significant new development. While you'll find modern condos and apartments, the area still boasts charming neighborhood shops and elegant homes, giving it the feel of a small town with all the conveniences of urban living. Residents often speak with pride about the neighborhood's strong sense of community.

Reflecting its diversity, Columbia City offers an impressive range of dining options—from Ethiopian and Thai to American, Mexican, Caribbean, and Japanese cuisine. The neighborhood's unique character extends to its independent shops, bookstores, and toy stores. During the summer, the popular Columbia City Farmers Market draws visitors from across Seattle.

Many residents enjoy a car-free lifestyle thanks to the neighborhood's exceptional walkability and access to public transit. The Link Light Rail provides fast connections to downtown and beyond, while nearby routes like 15th Avenue South and South Graham Street offer quick access to I-5. Major arterials such as MLK Jr. Way and Rainier Avenue provide alternate north-south routes and connect with I-90 for easy Eastside commutes. Average drive times to work hover around 28 minutes, with many residents traveling across Lake Washington for jobs on the Eastside.

Community engagement runs deep in Columbia City. Bike Works, a local nonprofit, teaches kids how to repair bikes in exchange for earning one of their own. The Boys & Girls Club recently opened a new regional facility, while Genesee Park and Playfield houses the Rainier Valley Community Center. Nearby, the Rainier Arts Center and Southside Commons, situated on either side of Columbia Park, serve as hubs for arts and cultural events. The Rainier Valley Historical Society documents and shares the neighborhood's rich history. Additionally, the SouthEast Effective Development (SEED) organization supports affordable housing, economic development, and the arts—including projects like the Columbia City Gallery and the Rainier Arts Center.



SEWARD PARK

Seward Park boasts 300 acres of beautiful forest land, home to eagles' nests, old growth forest, a 2.4 mile bike and walking path, an amphitheater, a native plant garden, an art studio, miles of hiking trails, shoreline, beaches and more.

COLUMBIA CITY GALLERY

Columbia City Gallery (CCG) is a collective that brings together emerging and professional artists working in diverse media, including painting, printmaking, mixed media, sculpture, glass, ceramics, and jewelry.

KUBOTA GARDEN

Kubota Garden is a stunning 20-acre landscape that blends Japanese garden concepts with native Northwest plants. The city acquired the property, a historic landmark, in 1987 from the estate of master landscaper Fujitaro Kubota.

GERALDINE'S COUNTER

Comfort-food meets diner with a strong community vibe.

COLUMBIA CITY THEATER

Built in 1917, this theater hosts entertainment of all genres. It has a rich history that includes being a vaudeville theater, movie theater, and a venue for live music and performances.

COLUMBIA CITY DEVELOPMENT SITE

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