

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.

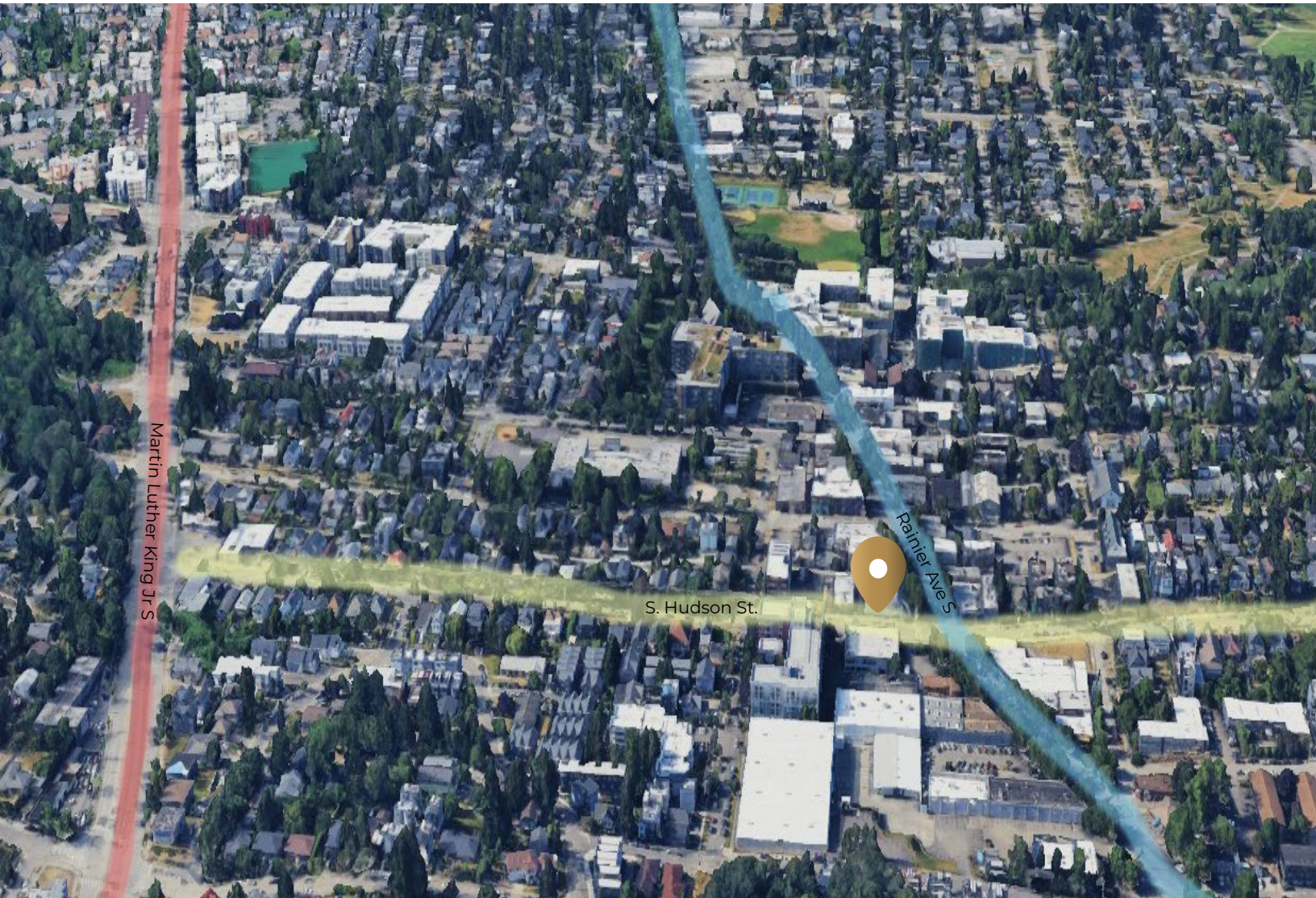


### BIKEABLE (57)

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



# CENTURY PACIFIC

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