



FOR LEASE
31107 - 31317 3rd Ave
Black Diamond, WA 98277

Phase 1 Under Construction

GLASS HOUSE
Dance Training Reimagined

SHARKEY'S
CUTS KIDS

Dentist



BLACK DIAMOND CROSSING

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

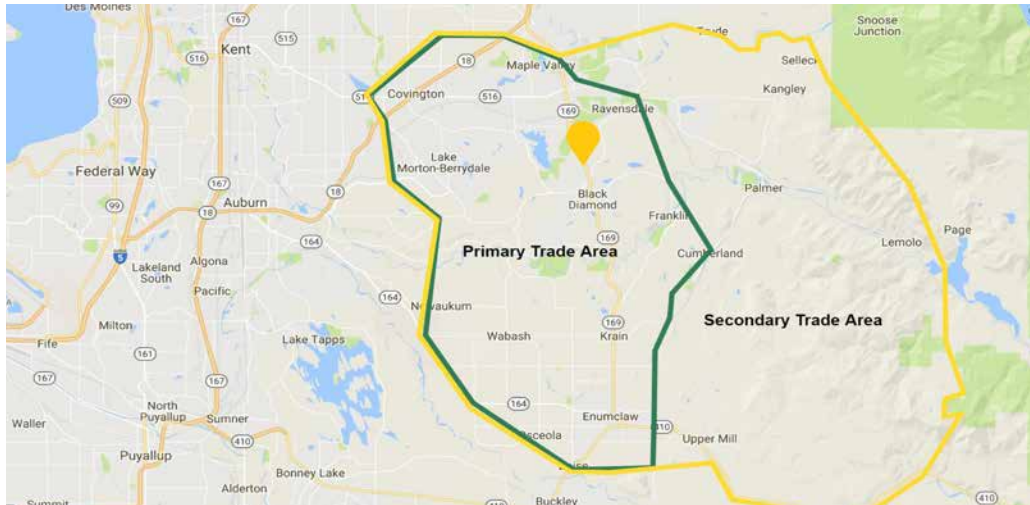
PHASE I - NOW LEASING UNDER CONSTRUCTION

1,200 - 47,200 SF RETAIL

PHASE 2 - PLANNED FOR 2025

1,500 - 168,438 SF RETAIL OR UP TO 1,351,159 SF OF LAND

- Pads and anchor space available for sale or lease (Call for details)
- Site plan can be altered for tenants special requirements



Population



Average HH Income

Primary Trade Area

99,793

\$133,820

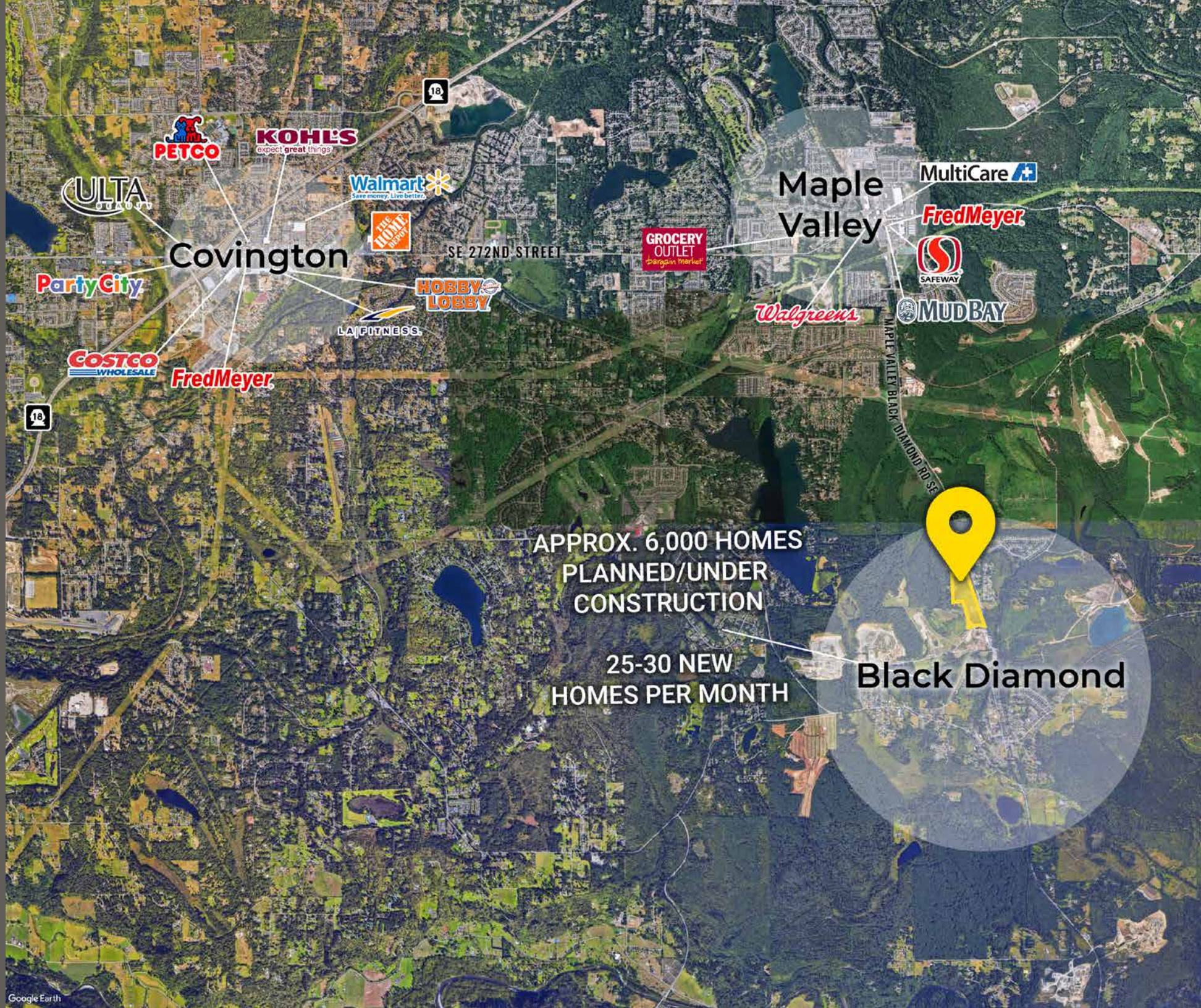
Secondary Trade Area

103,014

\$134,181



LOCATION AERIAL



Covington

Maple Valley

APPROX. 6,000 HOMES
PLANNED/UNDER
CONSTRUCTION

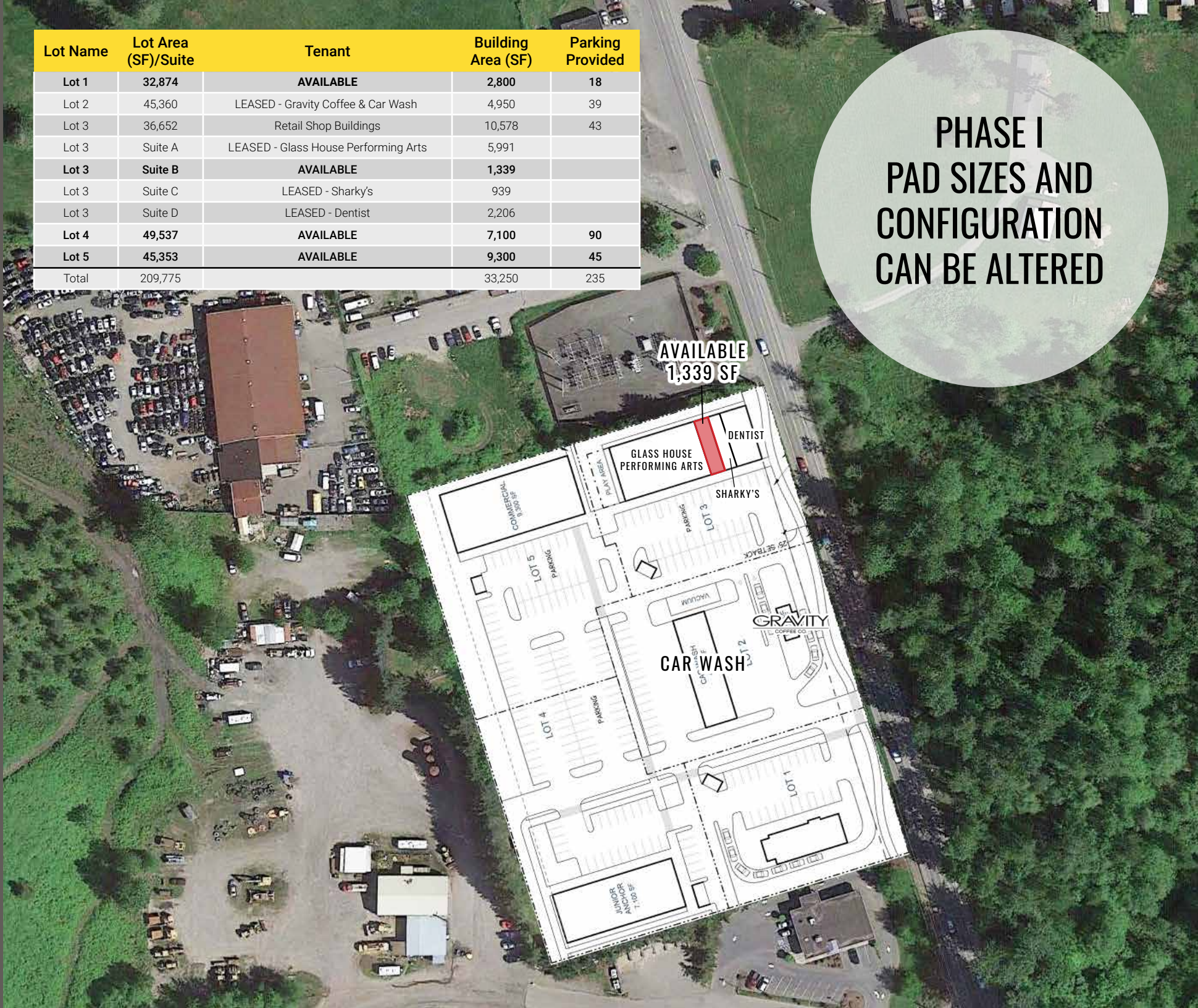
25-30 NEW
HOMES PER MONTH

Black Diamond

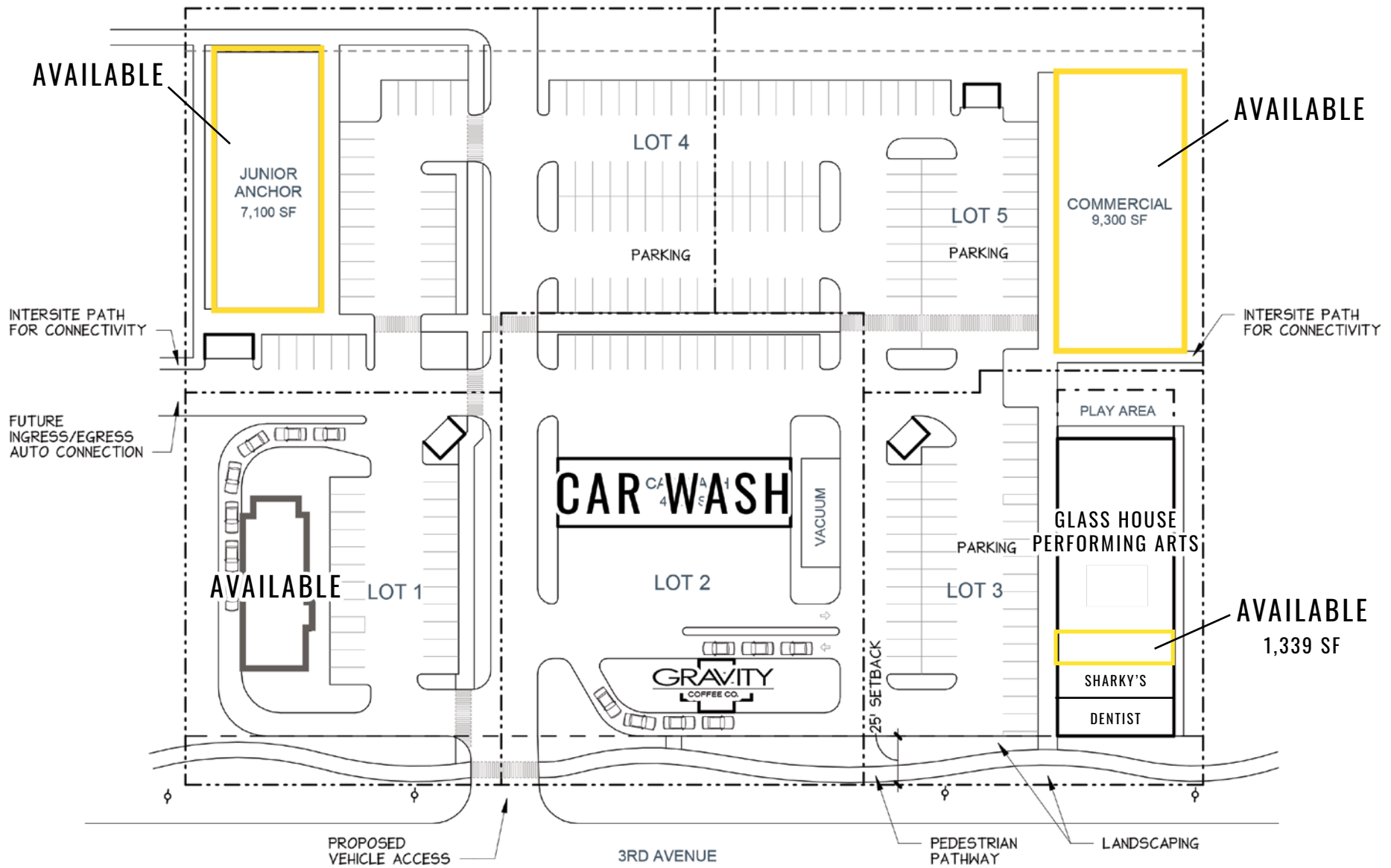
PHASE I SITE PLAN

Lot Name	Lot Area (SF)/Suite	Tenant	Building Area (SF)	Parking Provided
Lot 1	32,874	AVAILABLE	2,800	18
Lot 2	45,360	LEASED - Gravity Coffee & Car Wash	4,950	39
Lot 3	36,652	Retail Shop Buildings	10,578	43
Lot 3	Suite A	LEASED - Glass House Performing Arts	5,991	
Lot 3	Suite B	AVAILABLE	1,339	
Lot 3	Suite C	LEASED - Sharky's	939	
Lot 3	Suite D	LEASED - Dentist	2,206	
Lot 4	49,537	AVAILABLE	7,100	90
Lot 5	45,353	AVAILABLE	9,300	45
Total	209,775		33,250	235

**PHASE I
PAD SIZES AND
CONFIGURATION
CAN BE ALTERED**

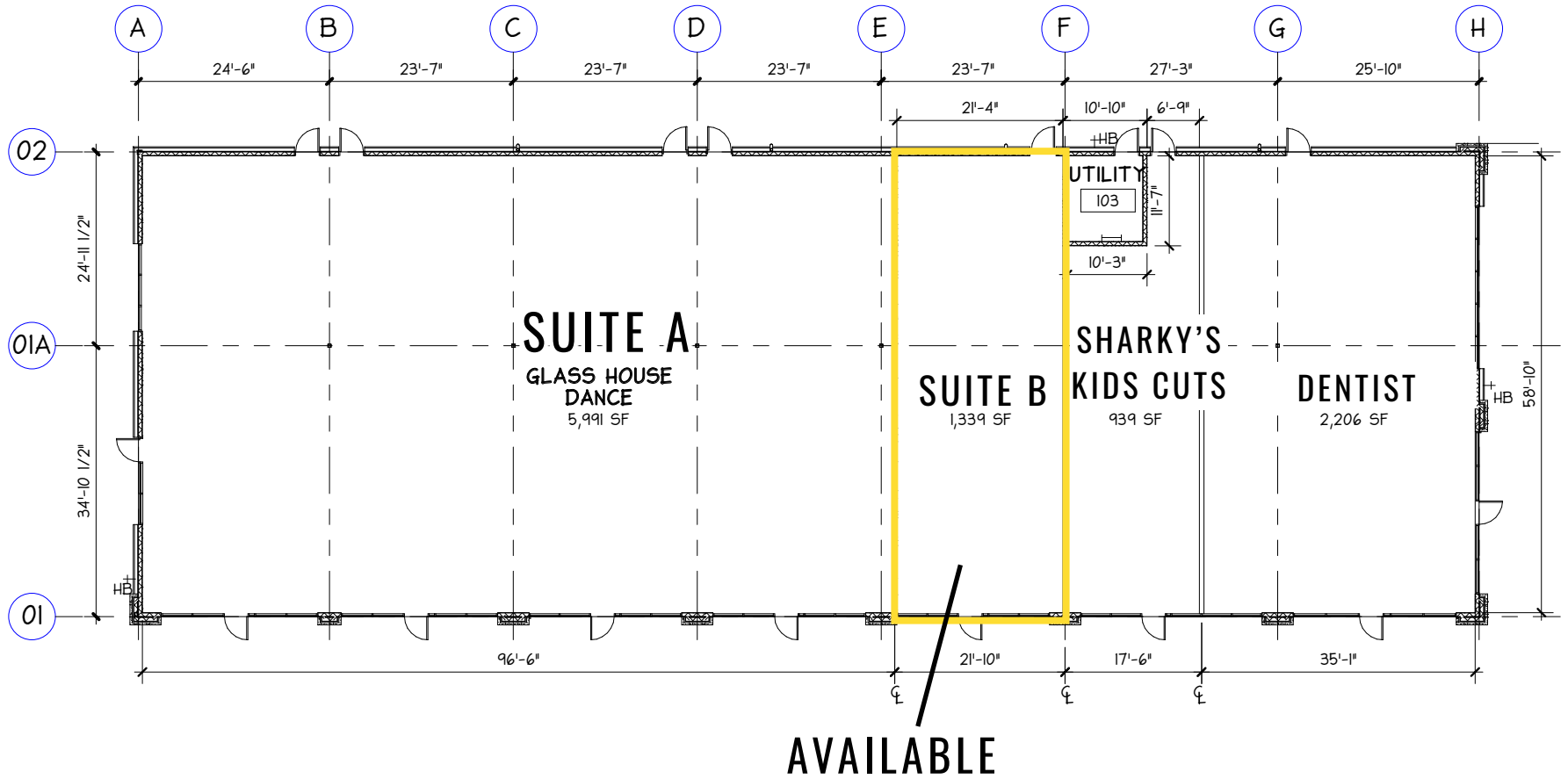


PHASE I SITE PLAN



PHASE I UNDER CONSTRUCTION

LOT 3 SITE PLAN



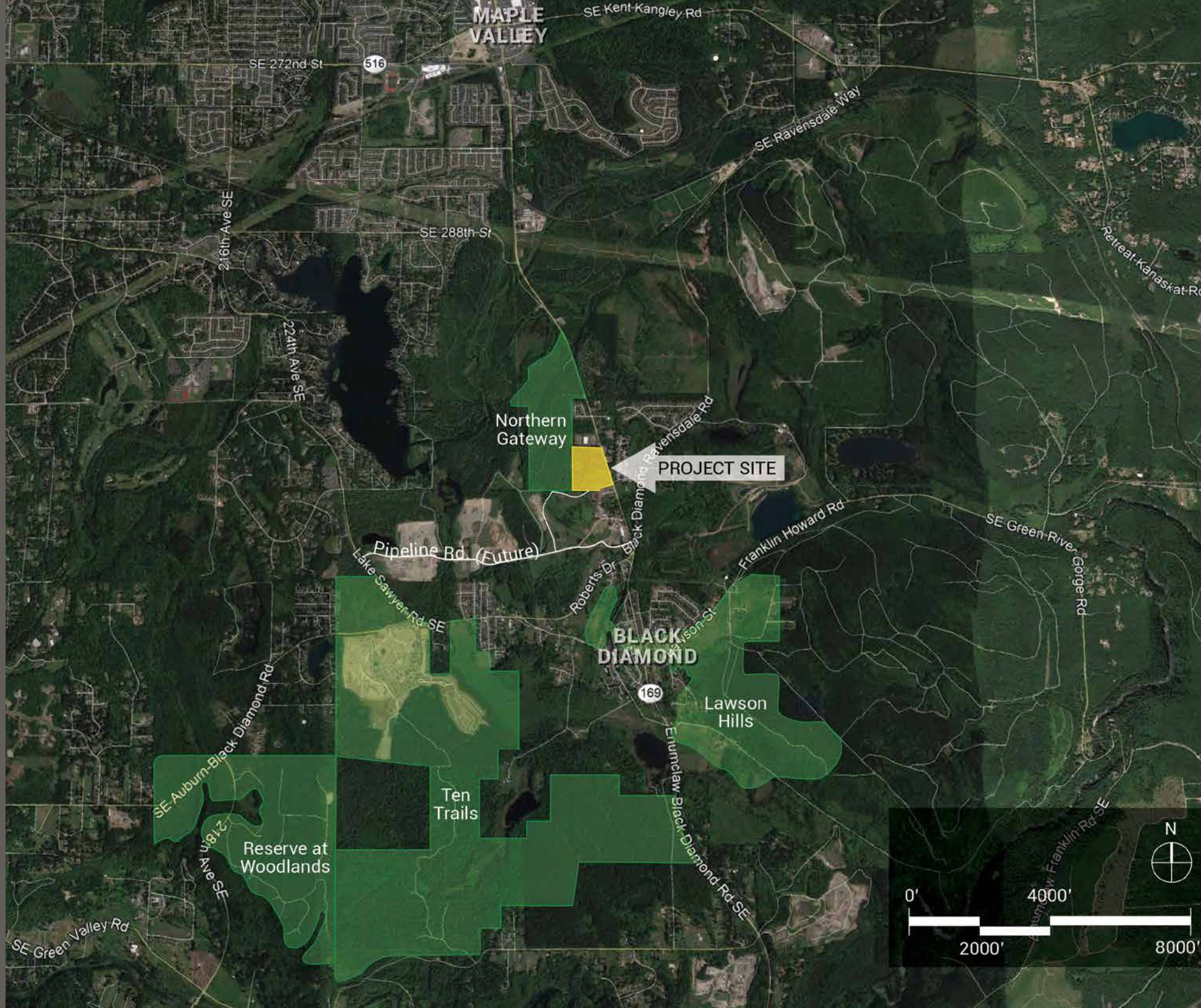
LOT 3
10,578 SF
RETAIL SHOP BUILDING

PHASE II SITE PLAN



**PHASE II SHOWN
AS EXAMPLE ONLY -
CAN BE ALTERED**

RESIDENTIAL PLAN



MAPLE VALLEY

SE Kent Kangley Rd

SE 272nd St 516

SE Ravensdale Way

216th Ave SE

SE 288th St

224th Ave SE

Northern Gateway

PROJECT SITE

Black Diamond Ravensdale Rd

Pipeline Rd (Future)

Lake Sawyer Rd SE

Roberts Dr

Franklin Howard Rd

SE Green River Gorge Rd

BLACK DIAMOND

169

Lawson Hills

Ten Trails

Reserve at Woodlands

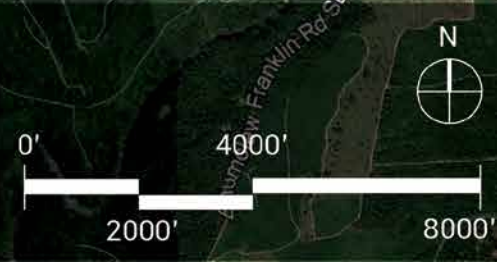
SE Auburn-Black Diamond Rd

218th Ave SE

SE Green Valley Rd

Eumclaw Black Diamond Rd SE

SE Franklin Rd SE



RETAIL AERIAL

MAPLE VALLEY

Erods

Tribulation

Summit Dr

Cumberland Way

Palmer Pl

Cumberland Dr

Lake Ginder Rd

Black Diamond Ravensdale Rd

SE 310th St

BLACK DIAMOND RETAIL

Northern Gateway

PHASE II

PHASE I

FUTURE INDUSTRIAL SITE

Pipeline Rd. (Future)

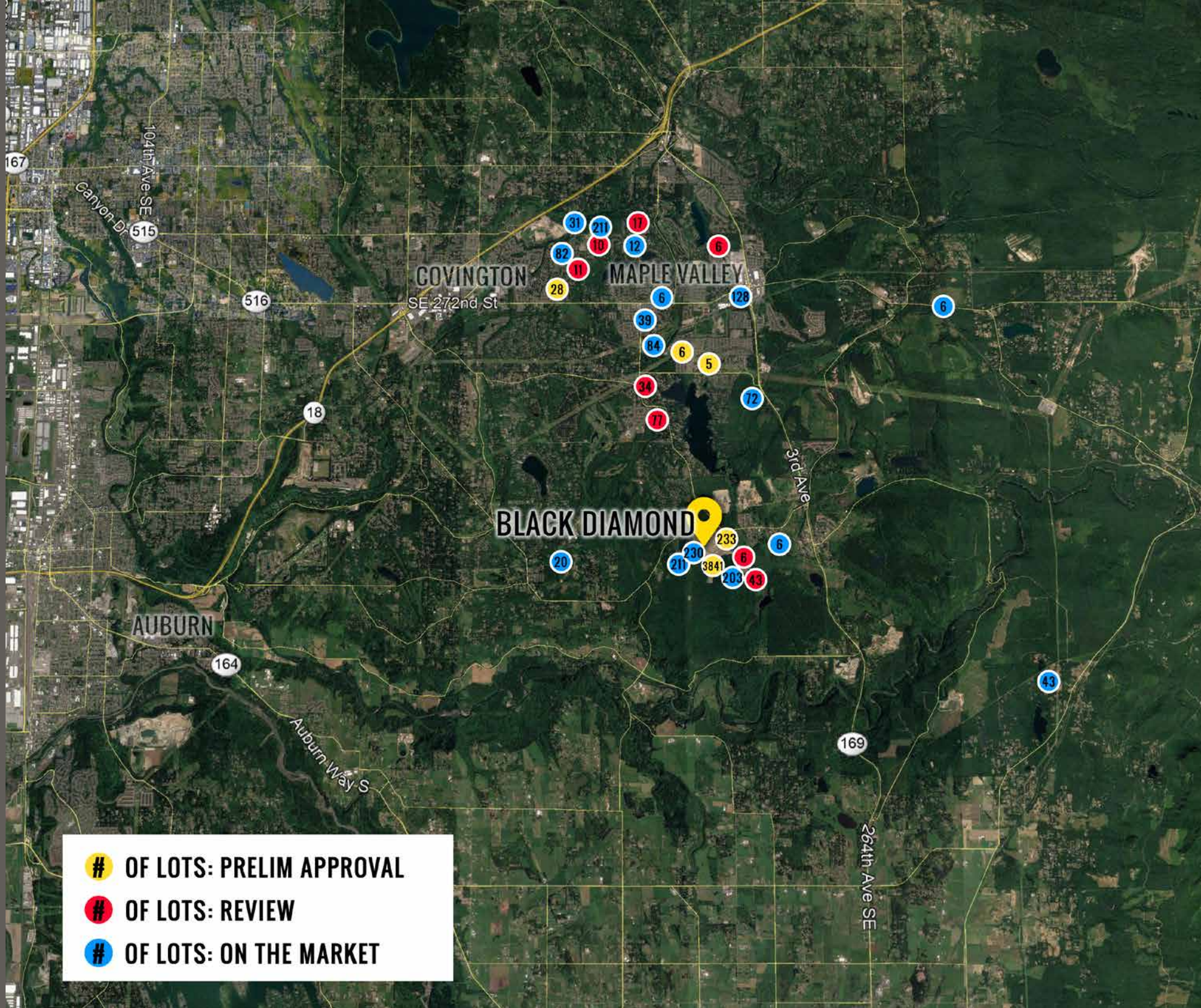
Roberts Dr

169

3rd Ave



HOUSING AERIAL



- # OF LOTS: PRELIM APPROVAL**
- # OF LOTS: REVIEW**
- # OF LOTS: ON THE MARKET**



BLACK DIAMOND, WA was incorporated in 1959, but was first established as a community in the late 1880s for the mining of coal, becoming the largest coal mining operation on the West Coast. A rich history surrounds the City of Black Diamond from the famous Black Diamond Bakery to the Black Diamond Museum of History. Black Diamond offers a warm and friendly rural, small town atmosphere with spectacular mountain views. The city is nestled in the foothills within miles of the beautiful Green River Gorge and Flaming Geyser Park.

TACOMA | KIRKLAND | SEATTLE | PORTLAND



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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