

BLACK DIAMOND LAND

31106 3RD AVE | BLACK DIAMOND | WASHINGTON

PRIME CC-ZONED LAND ALONG HIGH-DEMAND RETAIL CORRIDOR WITH REGIONAL ACCESS



OFFERING MEMORANDUM

Marcus & Millichap

THE GARSKE GROUP

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THE GARSKE GROUP



01

EXECUTIVE SUMMARY

OFFERING SUMMARY

MARCUS & MILLICHAP HAS BEEN EXCLUSIVELY CHOSEN TO MARKET THE BLACK DIAMOND LAND off 3rd Avenue comprises three parcels totaling approximately 1.94 acres, offering a rare development opportunity within the heart of a growing South King County community. Zoned Community Commercial (CC), the property allows for a wide range of retail, office, and service uses designed to support both neighborhood and regional commerce. Centrally located along a high-demand retail corridor with very limited supply of available land, this site enjoys excellent visibility and accessibility for local and regional consumers alike. Its position within King County places it at the crossroads of the greater Puget Sound market, providing efficient regional access to key economic centers such as Seattle, Tacoma, Bellevue, and SeaTac, including a direct route to Seattle-Tacoma International Airport and the surrounding employment and residential hubs that continue to drive strong commercial growth in the area.



INVESTMENT HIGHLIGHTS

\$1,500,000

SALE PRICE

1.94

LOT SIZE (AC)

84,506

LOT SIZE (SF)

CC

ZONING

03

OF PARCELS



PRIME ZONING

Located within the Community Commercial (CC) zoning district, the property supports a broad mix of retail, office, and service uses. This flexible designation allows developers to tailor projects that align with both local needs and regional market demand.



RETAIL DEMAND

Positioned along a high-demand retail corridor, the site benefits from strong consumer traffic and steady growth in surrounding neighborhoods. Its visibility and accessibility make it well-suited for national or regional brands seeking market expansion.



SCARCE AVAILABILITY

With a limited supply of developable land in the area, this 1.94-acre assemblage offers a rare opportunity in one of South King County's most active commercial zones. The property's scale and configuration support a range of high-value development options.



REGIONAL CONNECTIVITY

Centrally located in King County, the site provides seamless access to Seattle, Tacoma, Bellevue, and SeaTac. Proximity to major transportation routes and SeaTac International Airport enhances its long-term investment potential and tenant appeal.





02

ZONING
OVERVIEW

CC ZONING

WHAT IS CC ZONING?

Community Commercial (CC) zoning in the City of Black Diamond is designed for **business areas that serve the everyday needs of the local community**. These areas allow a mix of retail, services, offices, and some residential uses.

Think of CC zoning as places where people can:

- Shop
- Eat
- Work
- Access Services
- Live Nearby

It supports walkable, convenient commercial centers rather than heavy industrial or warehouse uses.

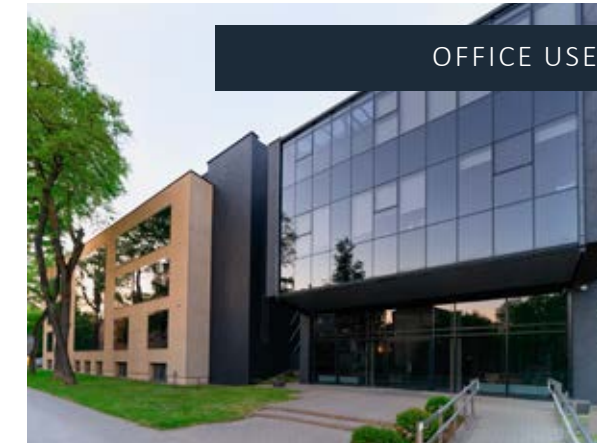
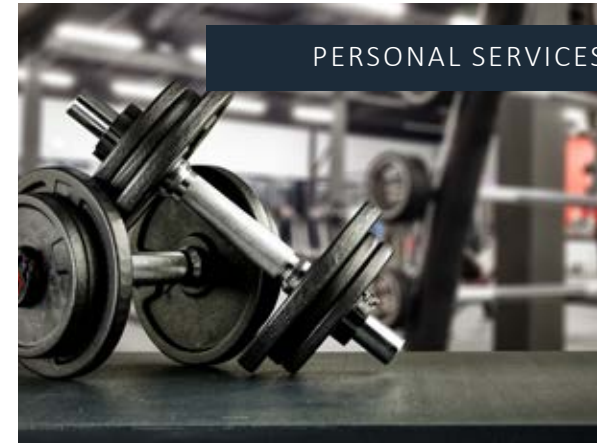


COMMUNITY COMMERCIAL (CC)

CC ZONING

WHAT TYPES OF BUSINESSES ARE ALLOWED?

Most everyday businesses are allowed, including:





03

LOCATION
SUMMARY



BLACK DIAMOND CROSSING

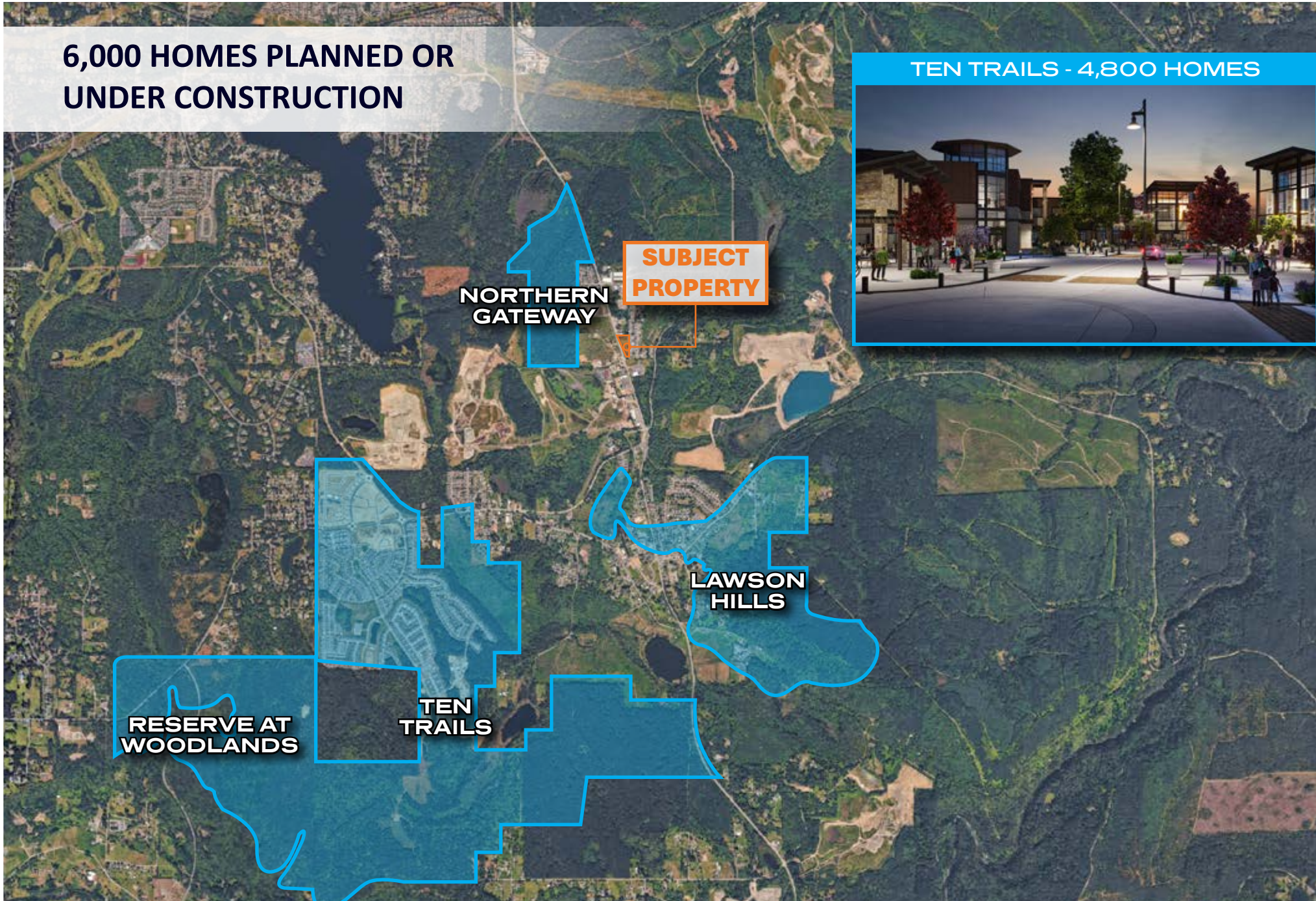


PHASE I - COMPLETE



RESIDENTIAL PLANS

6,000 HOMES PLANNED OR UNDER CONSTRUCTION



RETAIL MAP

Market Overview – Black Diamond, WA & Surrounding Areas

Black Diamond, WA is ideally situated within South King County, providing strong access to regional population centers and major employment hubs. The property benefits from high visibility and connectivity to both urban and suburban markets.

Regional Access & Key Cities:

- **SEATTLE:** ~40 miles northwest – major economic, cultural, and tech hub; population ~750,000.
- **BELLEVUE:** ~30 miles north – upscale retail, corporate offices, and strong residential growth; population ~160,000.
- **SEATAC:** ~20 miles northwest – home to Seattle-Tacoma International Airport, connecting the market to domestic and international travelers.
- **TACOMA:** ~30 miles southwest – diverse economy including port operations, healthcare, and higher education; population ~220,000.

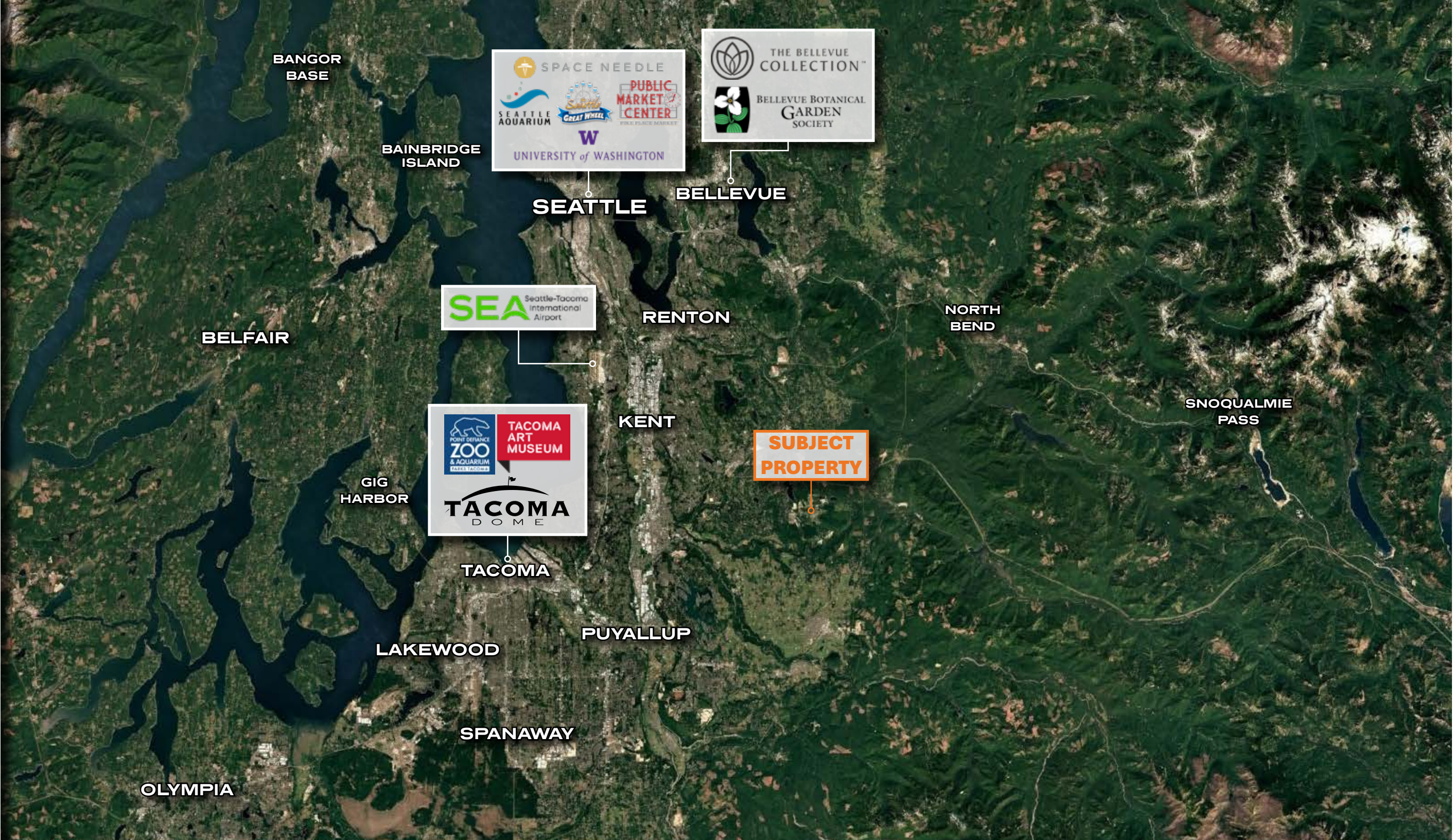
Local Amenities & Attractions:

- Access to regional shopping centers, dining districts, and entertainment venues.
- Close proximity to recreational destinations including parks, trails, and outdoor attractions.
- Strong commuter traffic flows from surrounding cities, supporting consistent retail activity.

Demographics & Market Highlights:

- South King County has experienced steady population growth (~1–2% annually).
- Median household income in the surrounding trade area exceeds \$100,000.
- High regional connectivity supports both resident and visitor spending potential.

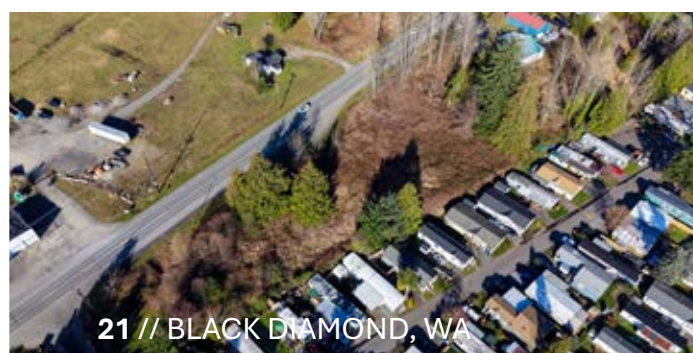
Black Diamond’s location offers a unique combination of small-town charm and access to some of Washington’s most dynamic urban markets, providing strong visibility and opportunity for retail and service-oriented tenants.



PROPERTY PHOTOS



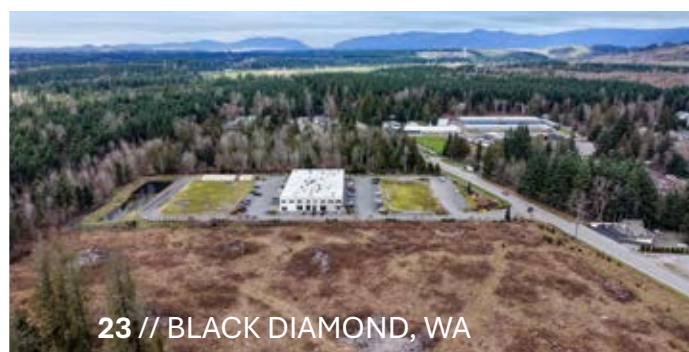
PROPERTY PHOTOS



AREA PHOTOS



AREA PHOTOS





04

MARKET
OVERVIEW

LOCATION OVERVIEW

BLACK DIAMOND, Washington is a **fast-growing southeast King County community** that blends small-town charm with modern amenities, supported by **ample water and sewer capacity**, convenient access to **Highways 18, 167, I-90, and I-5**, and proximity to major job centers in **Seattle, Bellevue, and Tacoma**. Fueled largely by the **Ten Trails master-planned development**, the city has seen **population growth of more than 70% since 2017**, with regional plans projecting the community to **approach 12,000 residents by 2044** as thousands of new homes and up to **1.5 million square feet of commercial space** are built out. Black Diamond's economy is anchored by **high household incomes, low crime, and no local income or business & occupation tax**, creating a business-friendly environment where services, construction, and finance/real estate sectors are all expanding alongside an expected gain of **over 700 new jobs by 2044**. Residents enjoy easy access to outdoor recreation at **Lake Sawyer (the fourth-largest recreational lake in King County)**, nearby creeks and trails, and iconic views of **Mount Rainier**, making tourism and outdoor recreation a growing economic asset as the city actively promotes local businesses through strategic economic-development initiatives and regional partnerships.

6,000 POPULATION	2,288 HOUSEHOLD	\$159,987 AVERAGE INCOME
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LOCATION HIGHLIGHTS



TEN TRAILS | 07 MIN DRIVE



FRANKLIN GHOST TOWN | 10 MIN DRIVE



BLACK DIAMOND MUSEUM | 05 MIN DRIVE



LAKE SAWYER | 10 MIN DRIVE

BLACK DIAMOND WASHINGTON



POPULATION

In 2025, the population of the selected geography is 61,111, representing a 26.67% increase since 2010, and it is projected to grow to 64,237 within five years, a 5.1% increase. The population is 50.8% male and 49.2% female, has a median age of 39.0 compared to the U.S. average of 40.0, and a density of 776 people per square mile.



EMPLOYMENT

In 2025, 33,215 people in your selected area were employed. The 2010 Census revealed that 65.5 percent of employees are in white-collar occupations in this geography, and 20.8 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 39.00 minutes.



HOUSEHOLDS

There are currently 21,435 households in the area, representing a 28.00% increase since 2010, and this number is projected to reach 22,588 within five years, reflecting an additional 5.4% increase. The average household size in the area is 2.9 people.



HOUSING

The median housing value in your area was \$670,061 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 14,630 owner-occupied housing units and 2,114 renter-occupied housing units in your area.



INCOME

In 2025, the median household income in your selected geography is \$137,796, compared with the U.S. average of \$78,171, and is projected to reach \$159,160 within five years. The per capita income is \$56,681 and the average household income is \$162,475, both higher than the U.S. averages.



EDUCATION

In 2025, the area had higher levels of graduate and associate degrees than the U.S., with 41.5% holding a graduate degree and 15.2% an associate degree. Fewer residents were high school graduates at 1.4%, while 26.3% completed some college and 11.5% earned a bachelor's degree, compared with national averages.

DEMOGRAPHIC SUMMARY

POPULATION

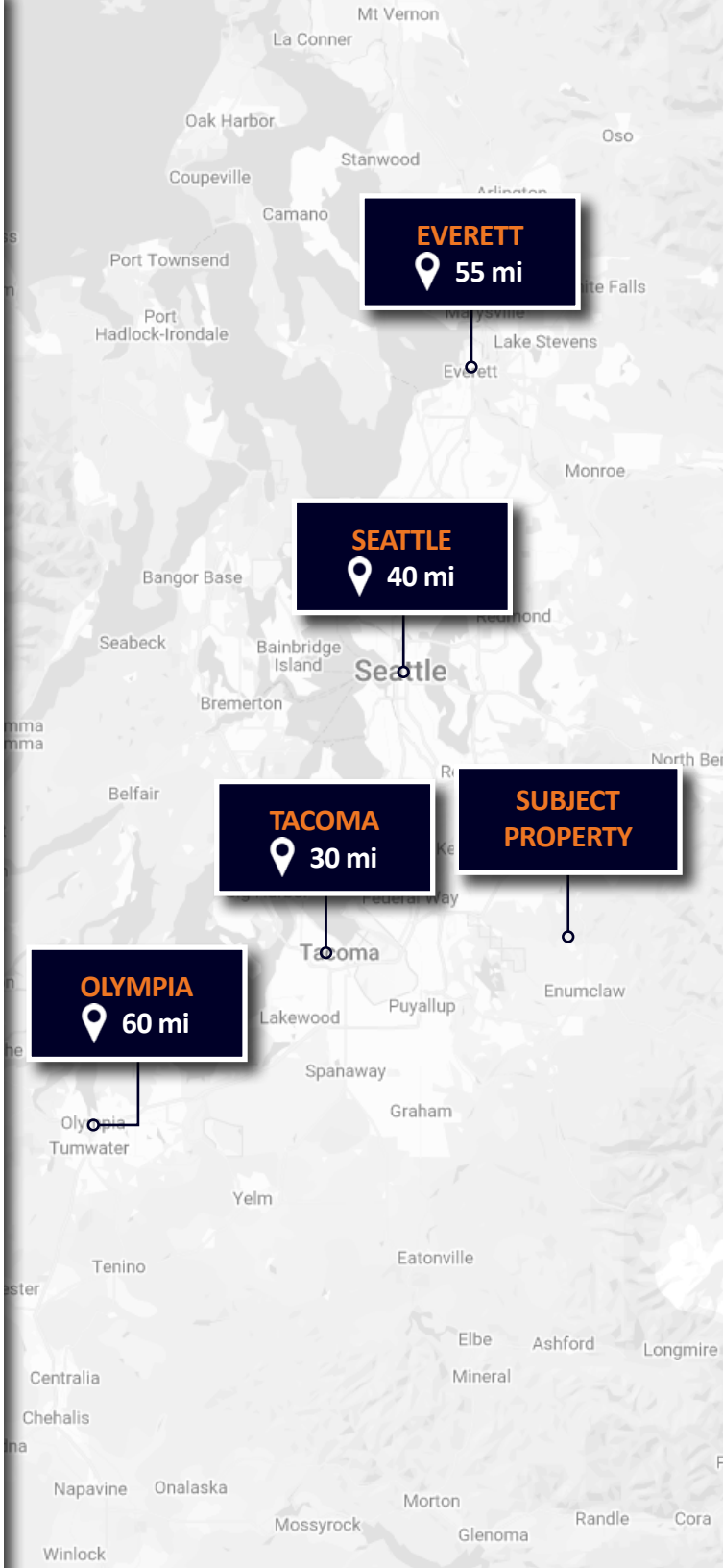
	1 MILE	3 MILES	5 MILES
2030 PROJECTION	2,765	24,729	64,237
2025 ESTIMATE	2,469	22,721	61,111
2020 CENSUS	1,964	19,374	56,493
2010 CENSUS	1,791	16,593	48,244

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2030 PROJECTION	982	8,390	22,588
2025 ESTIMATE	876	7,680	21,435
2020 CENSUS	673	6,322	19,238
2010 CENSUS	642	5,534	16,746

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE INCOME	\$141,809	\$165,494	\$162,475
MEDIAN INCOME	\$123,882	\$137,986	\$137,796
PER CAPITA INCOME	\$50,369	\$56,105	\$56,681



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