

BLACK DIAMOND FUEL CENTER C STORE

32632 3RD AVENUE, BLACK DIAMOND, WASHINGTON



- 1 of 2 fuel stations in all of Black Diamond, along SR-169
- Black Diamond was recognized in 2023 as the fastest growing city in King County
- Within minutes from a new 2,200-acre master planned community located at 32607 Willow Avenue SE. <https://www.tentrails.com> that will provide housing for families, adults, 55+ adults and will provide up to 6,000 homes, with the first homes being delivered back in 2018
- High barrier to entry for future fuel stations
- Potential space to add Espresso or propane adjacent to the C-Store

Branding is not included in the sale. Cenex branding is subject to CHS Inc. approval and entering in a branding agreement.



PROPERTY OVERVIEW



PROPERTY ADDRESS

32632 3rd Avenue,
Black Diamond, Washington



PARCEL NUMBERS

0844001340, 0844001330,
0844001325



PARCEL SIZE

29,306



BUILDING SIZE

6,742



PROPANE

No



DESCRIPTION OF EXISTING BUSINESS

- Diesel: Yes, Premium Diesel
- 24 Hour Fuel
- Store Hours:
Monday - Friday: 5:00 AM - 8:00 PM
Saturday: 6:00 AM - 8:00 PM
Sunday: 7:00 AM - 5:00 PM
- ATM: Yes
- Espresso: No, but could be a potential additional revenue source with larger lot and adjacent building



ASKING PRICE

\$5,206,948



AVG GASOLINE VOLUME/MONTH

81,653 Gallons/Month



AVERAGE C-STORE SALES/MONTH

\$147,669.50



CURRENT FUEL MARGIN:

15.25% - \$0.71/Gallon



C STORE/FEED STORE MARGIN

34.24%



ANNUAL GROSS PROFIT (2024)

\$1,322,843

PROPERTY PHOTOS



AERIAL

**32632 THIRD AVE
PARCEL #: 0844001325
PARCEL SIZE: 7,718 SF**

**32632 THIRD AVE
PARCEL #: 0844001340
PARCEL SIZE: 12,788 SF**

LAWSON ST.

3RD AVE

**32632 THIRD AVE
PARCEL #: 0844001330
PARCEL SIZE: 8,800 SF**

LOCATION OVERVIEW



**BLACK DIAMOND
FUEL CENTER C STORE**

Ten Trails

TRADE AREA DEMOGRAPHICS

Sugarloaf Mountain

Lake
n-Berrydale

BlackDiamond
NaturalArea

3 MILE RADIUS

1 MILE RADIUS

BlackDiamond

Kummer

FlamingGeyser
StatePark

Green
alley-Green
River
GreenRiver
NaturalArea

Population & Households	1 Mile	3 Mile	5 Mile
2025 Total Population	1,998	11,668	47,308
Est. 2030 Total Population	2,106	12,113	48,269
Median Age	44.5	44.5	41.1
2025 Households	710	4,177	16,067
Median Home Value 2025	\$850,852	\$899,125	\$811,145
Owner Occupied Housing Units	80.9%	93.1%	85.3%
Renter Occupied Housing Units	14.7%	12.7%	12.2%
Vacant Housing Units	4.4%	4.2%	2.5%

Business & Employees	1 Mile	3 Mile	5 Mile
Avg Household Income	\$162,463	\$184,201	\$183,496
Workers	589	2,113	9,630
Residents	946	5,179	22,010
White Collar	66.7%	68.0%	70.8%
Blue Collar	15.7%	17.6%	18.2%

DRIVE TIMES & POPULATION

This map illustrates the drive times and population density across the Puget Sound region, centered on a point in Everett (marked with a blue star). The map uses color-coded regions to represent different drive time intervals and population density levels.

Drive Times Legend:

- 10 Minutes (Black outline)
- 30 Minutes (Blue outline)
- 60 Minutes (Purple outline)

2025 Population Density Legend:

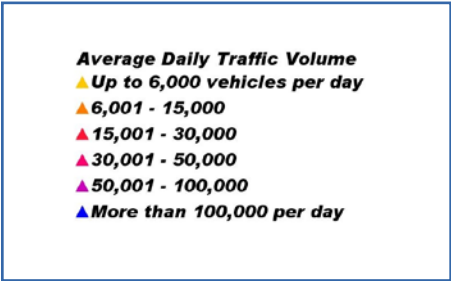
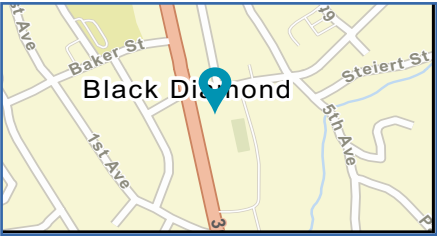
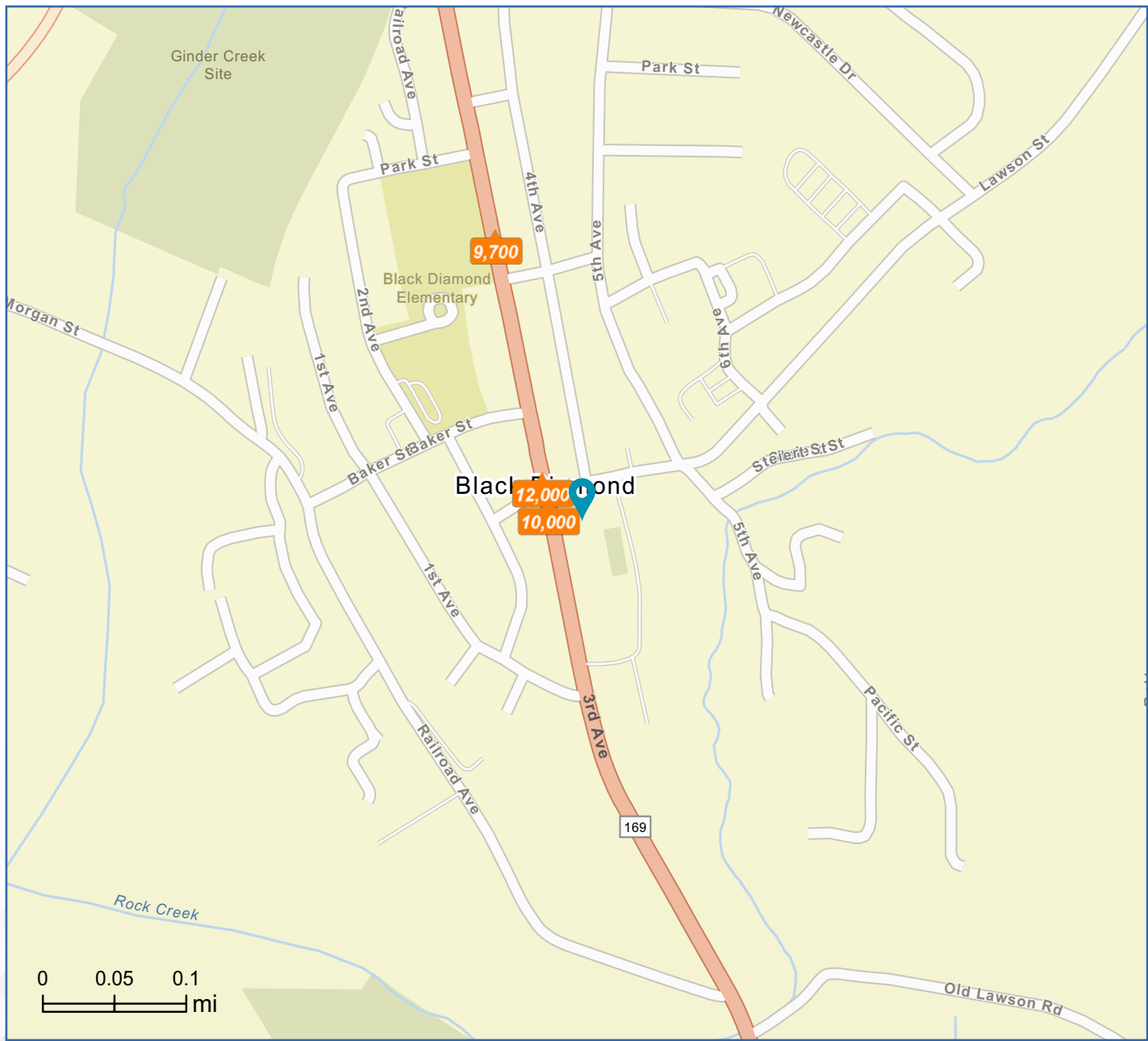
- Less than 500 (Light Blue)
- > 500 - 1,000 (Yellow)
- > 1,000 - 2,000 (Orange)
- > 2,000 - 3,000 (Red)
- Greater than 3,000 (Dark Red)

Geographic Labels: The map includes labels for major cities and areas such as Seattle, Tacoma, Everett, Olympia, and various surrounding communities like Everett, Marysville, and Bellingham. Major highways (I-5, I-90, SR-520, SR-520, SR-520) are also shown.

Source: CUSHMAN & WAKEFIELD



TRAFFIC COUNTS



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32632 3RD AVENUE, BLACK DIAMOND, WASHINGTON



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