

**FOR LEASE**

30460 3rd Ave  
Black Diamond, WA 98010



**30460 3RD AVE**

Michael Olson




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

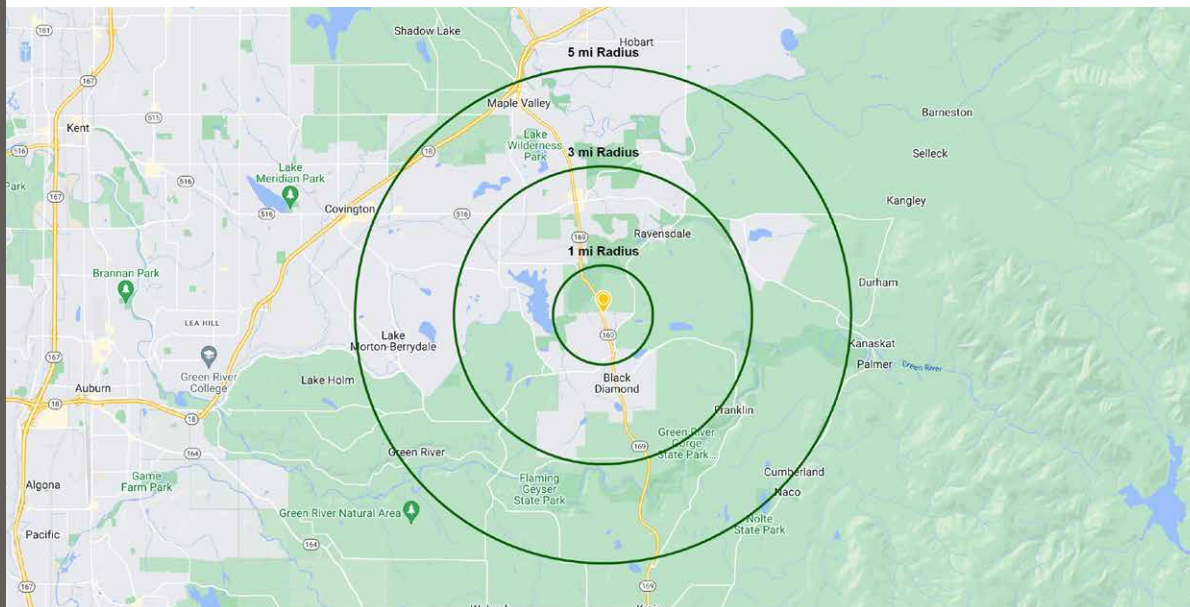


**AVAILABLE:**

**1,680 SF      \$29.00 PSF GROSS LEASE**

- All taxes, insurance, maintenance, and utilities included
- Retail space with frontage on Hwy 169
- Near the new Ten Trails Community development

Regis - 2022	 Population	 Average HH Income	 Daytime Population
Mile 1	936	\$152,557	396
Mile 3	26,498	\$144,365	9,364
Mile 5	61,594	\$144,197	24,199





PHOTOS





LOCATION DETAILS



Retail space with frontage on Hwy 169



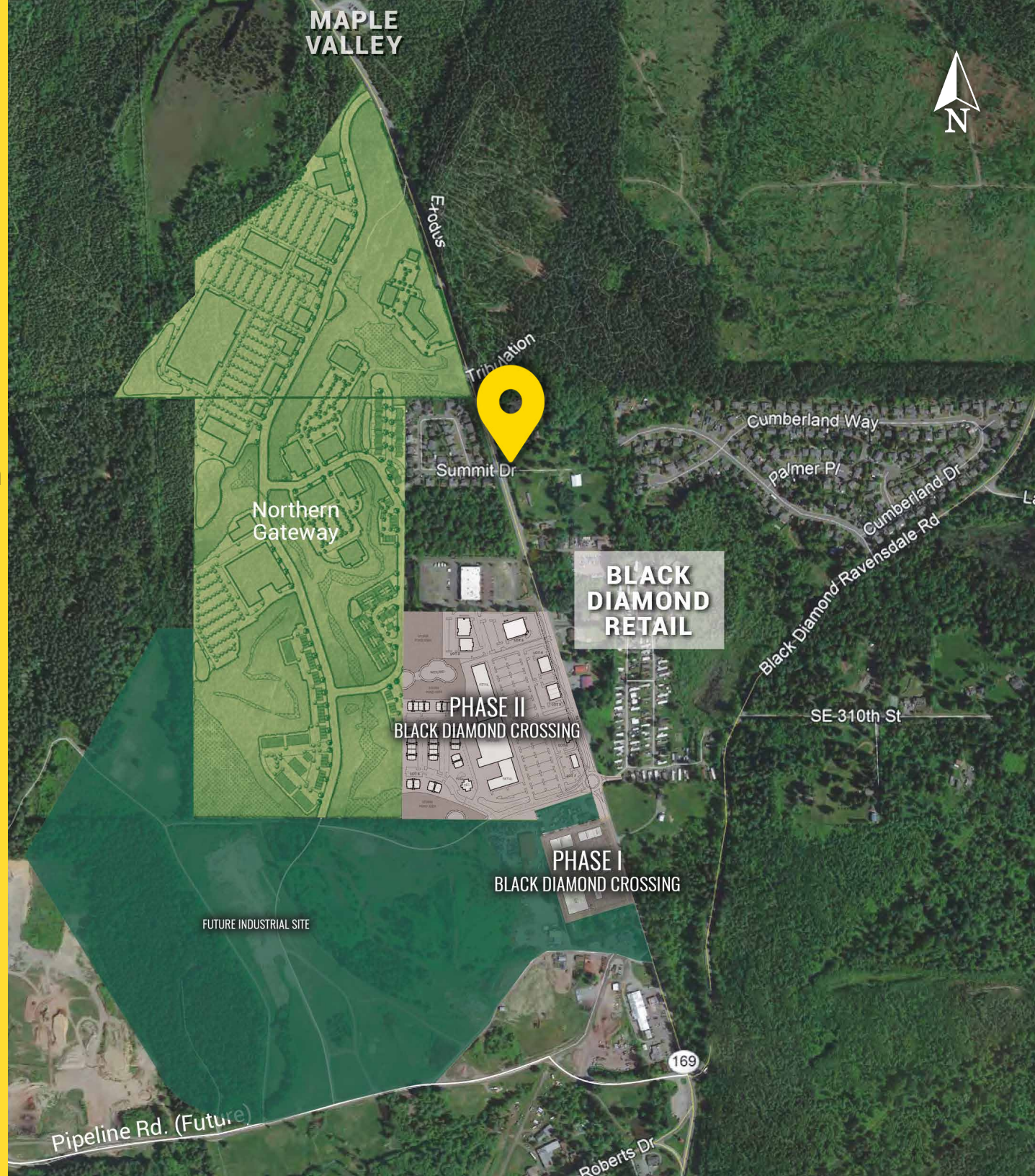
Upcoming retail expansion in the immediate area



6,000 ± homes planned for development in Black Diamond

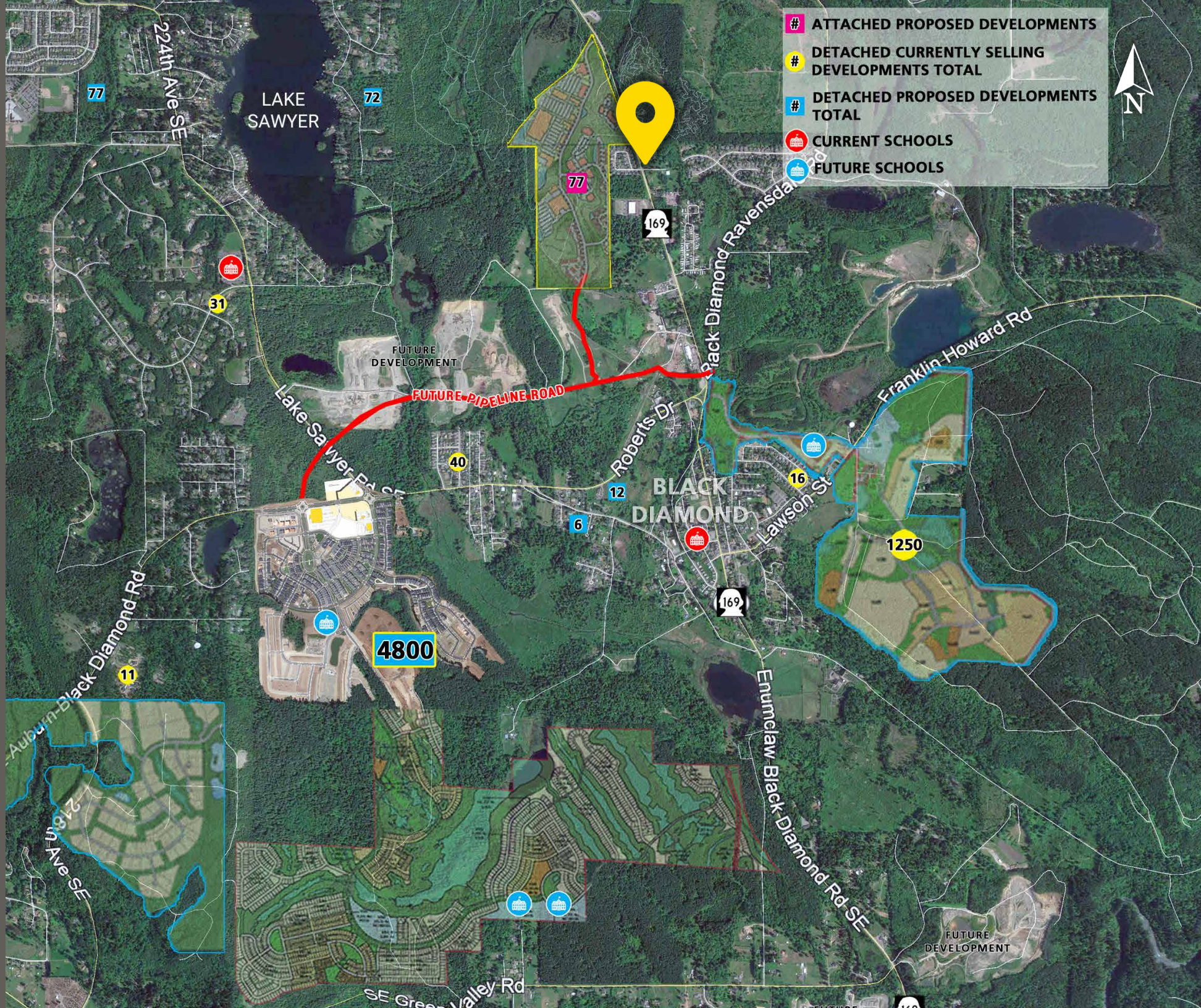


6 minute drive from four corners retail in Maple Valley





# BLACK DIAMOND HOUSING



- # ATTACHED PROPOSED DEVELOPMENTS
- # DETACHED CURRENTLY SELLING DEVELOPMENTS TOTAL
- # DETACHED PROPOSED DEVELOPMENTS TOTAL
- 🏫 CURRENT SCHOOLS
- 🏫 FUTURE SCHOOLS



4800

1250

31

40

12

16

6

13

169

77

77

72

224th Ave SE

LAKE SAWYER

FUTURE DEVELOPMENT

FUTURE PIPELINE ROAD

Roberts Dr

BLACK DIAMOND

Black Diamond Ravenna Rd

Franklin Howard Rd

Lawson St

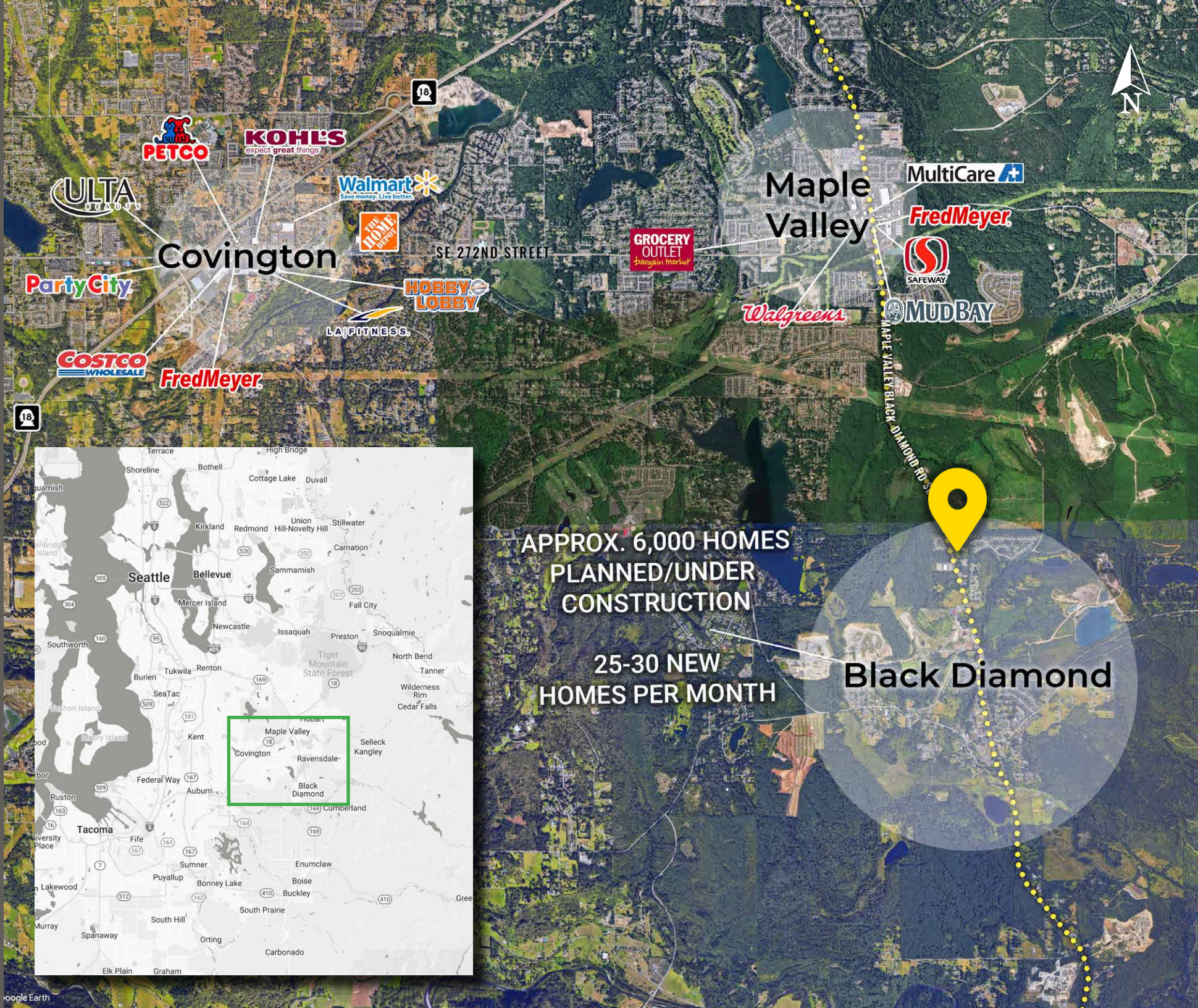
Enunclaw Black Diamond Rd SE

SE Green Valley Rd

FUTURE DEVELOPMENT



LOCATION AERIAL

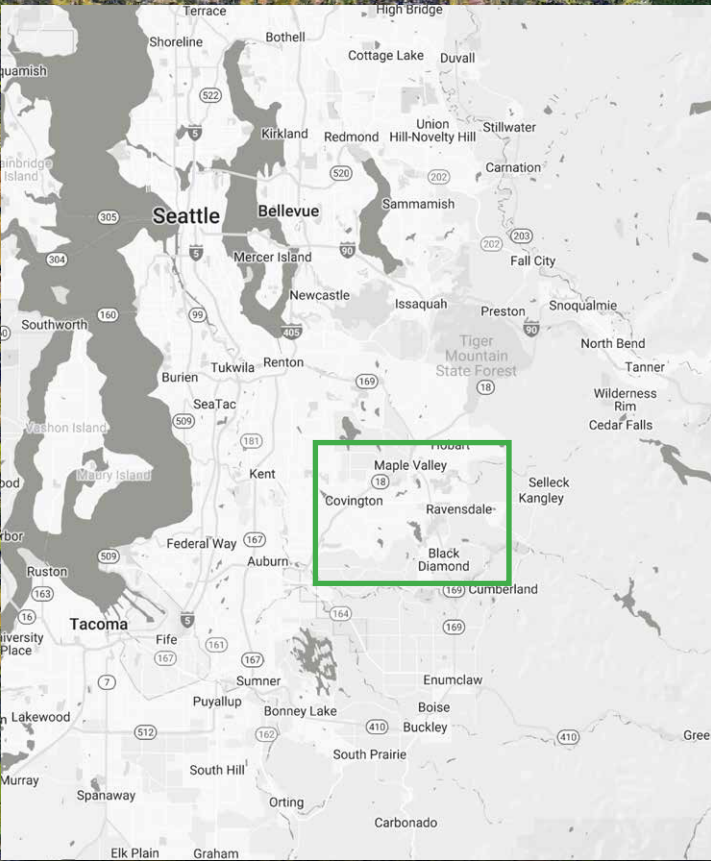


Covington

Maple Valley

SE 272ND STREET

MAPLE VALLEY BLACK DIAMOND RD-5



APPROX. 6,000 HOMES  
PLANNED/UNDER  
CONSTRUCTION

25-30 NEW  
HOMES PER MONTH

Black Diamond





TACOMA | KIRKLAND | PORTLAND



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

**MICHAEL OLSON**

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