

GROUND LEASE/SALE

30506 3rd Ave

Black Diamond, WA 98010

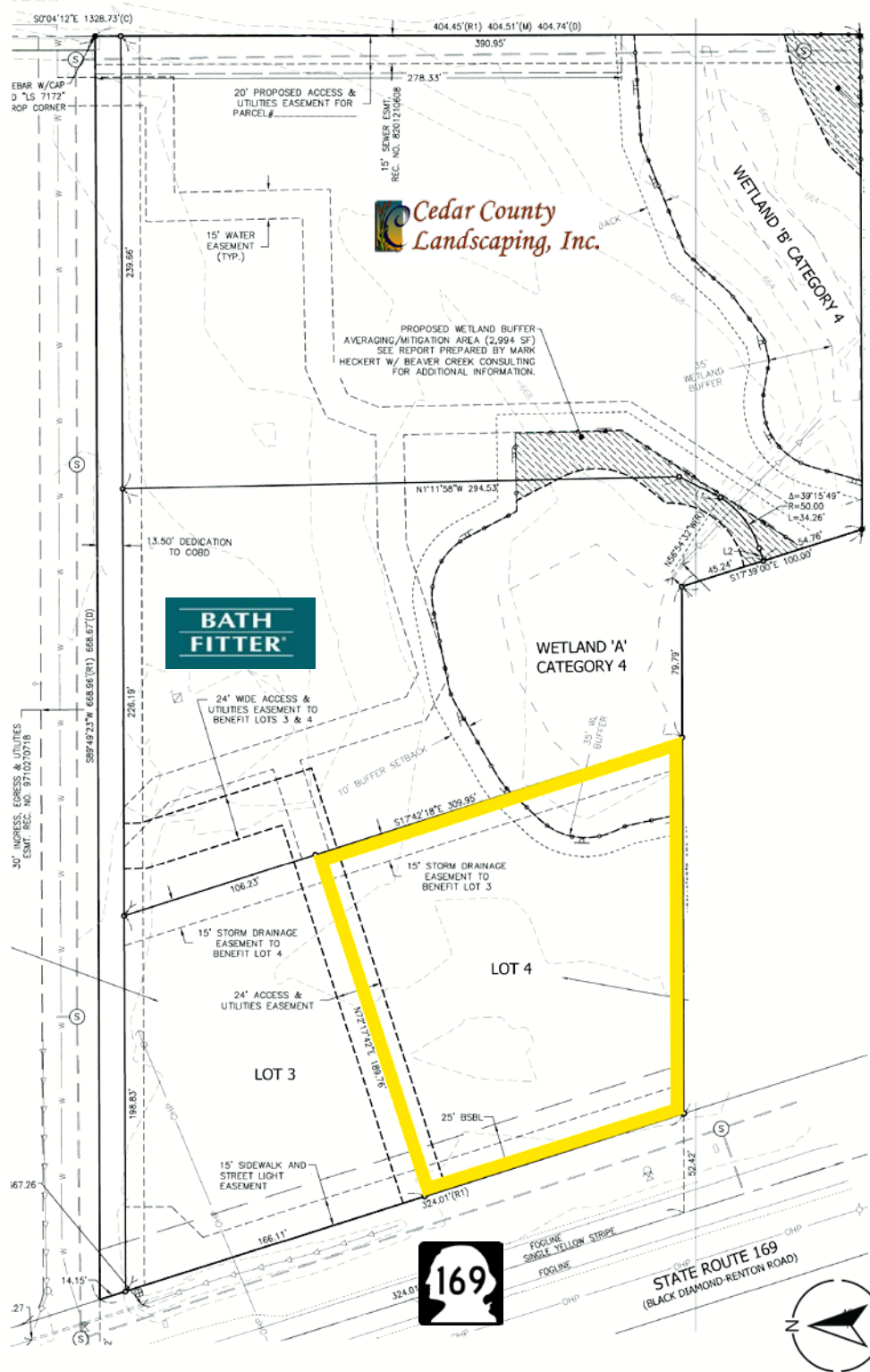


FOOTHILLS VILLAGE

Michael Olson | Jeremiah Durr

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

SITE PLAN



AVAILABLE

33,045 SF

SALE PRICE

\$754,650

GROUND LEASE

\$45,000/YEAR

DEMOGRAPHICS

POPULATION

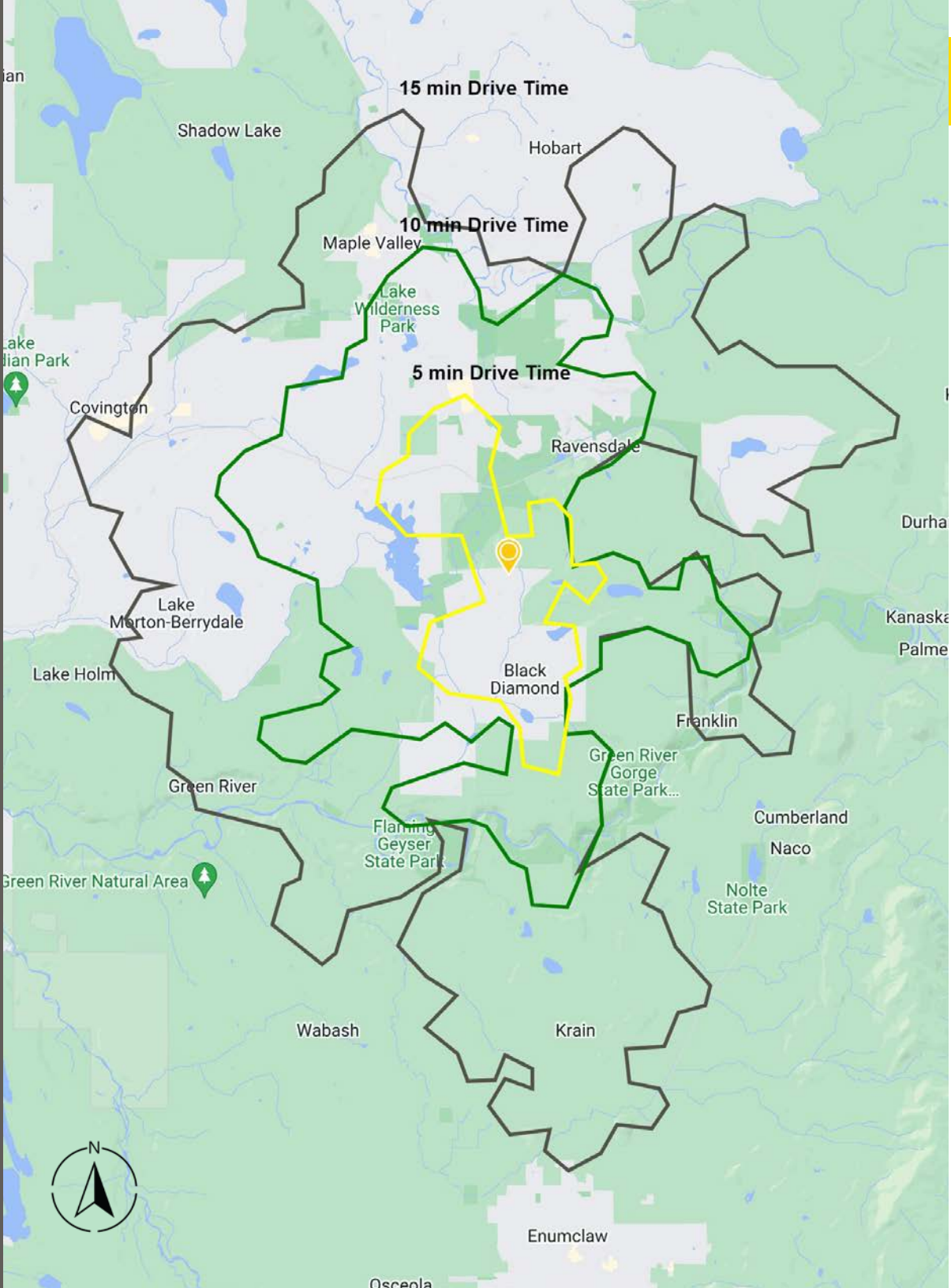
5 Min	10 Min	15 Min
8,187	29,248	54,287

AVERAGE HH INCOME

5 Min	10 Min	15 Min
\$186,321	\$183,589	\$174,819

DAYTIME POPULATION

5 Min	10 Min	15 Min
3,116	10,223	22,378



DEMOGRAPHICS

AERIAL



SUMMIT DRIVE

169

3RD AVE

AERIAL

Cedar County
Landscaping, Inc.

BATH
FITTER

33,045 SF

ALSO AVAILABLE
SEPARATE LISTING
25,832 SF

FREE  STORAGE

SUMMIT DRIVE

3RD AVE

169

LOCATION DETAILS



Retail Space with
Frontage on SR 169



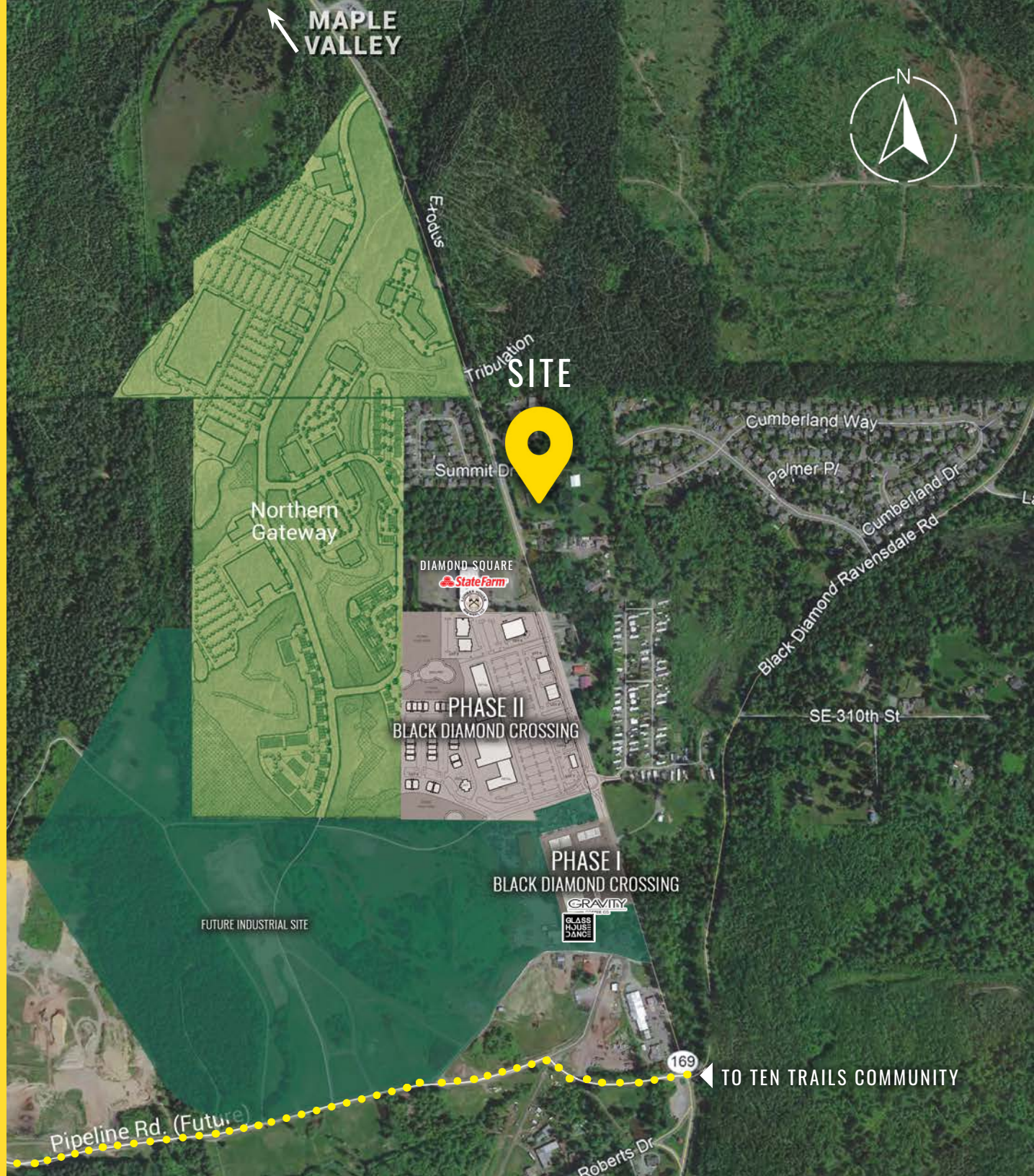
Upcoming Retail
Expansion in the
Immediate Area



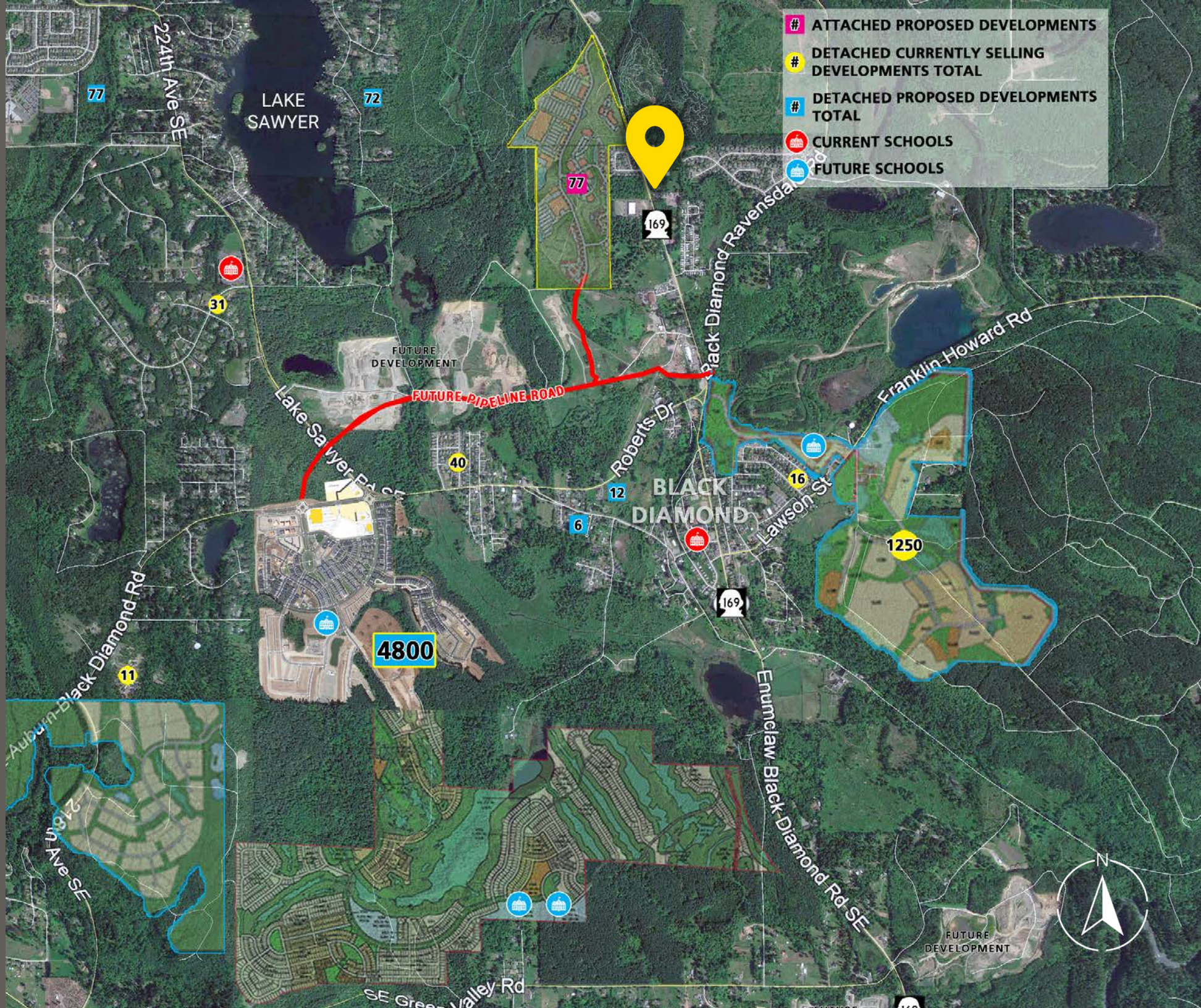
6,000 ± Homes
Planned for
Development in
Black Diamond

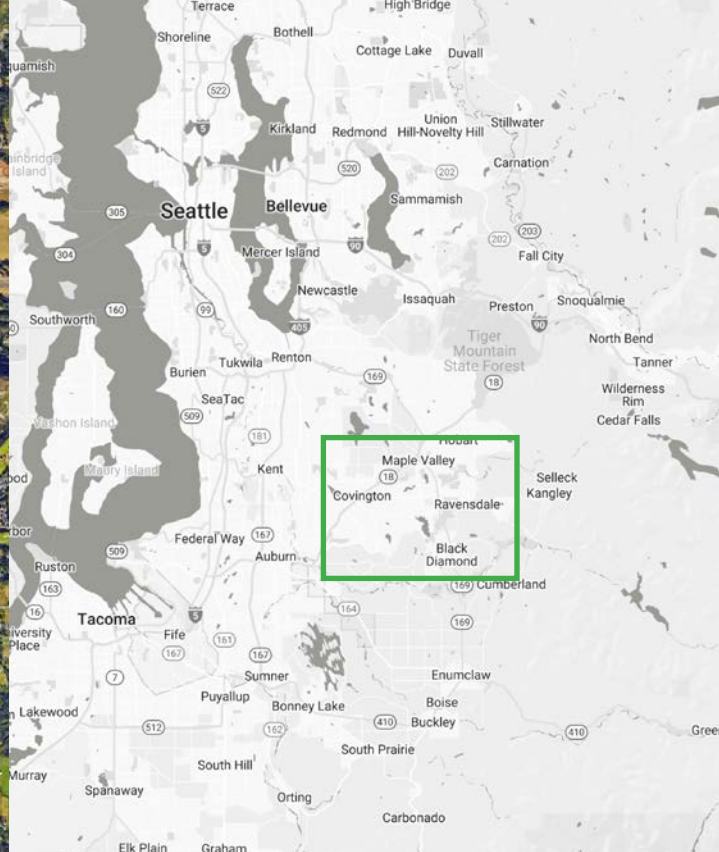
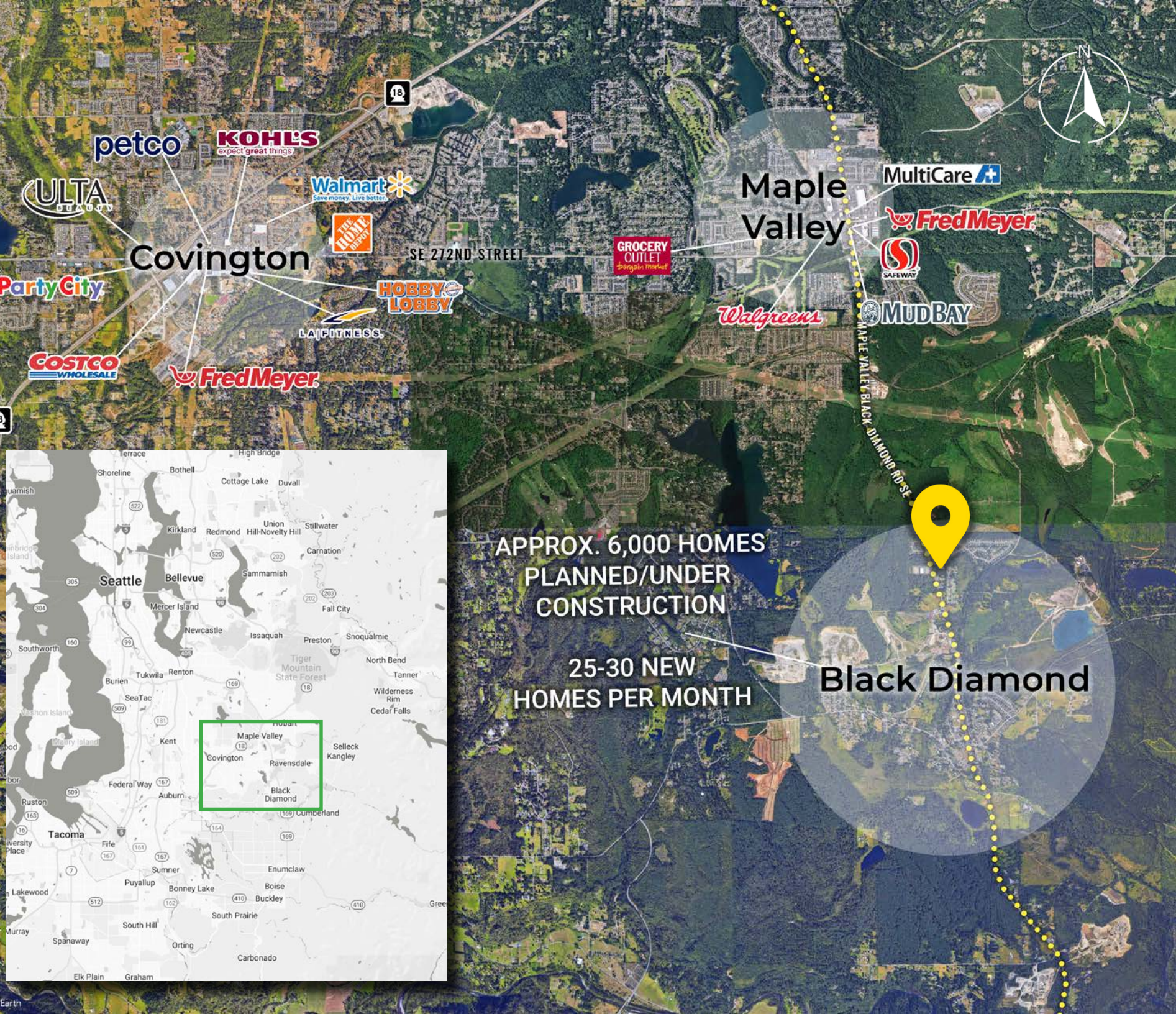


6 Minute Drive from
Four Corners Retail
in Maple Valley



BLACK DIAMOND HOUSING





APPROX. 6,000 HOMES
PLANNED/UNDER
CONSTRUCTION

25-30 NEW
HOMES PER MONTH

Black Diamond

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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