

GROUND LEASE/SALE

30506 3rd Ave
Black Diamond, WA 98010

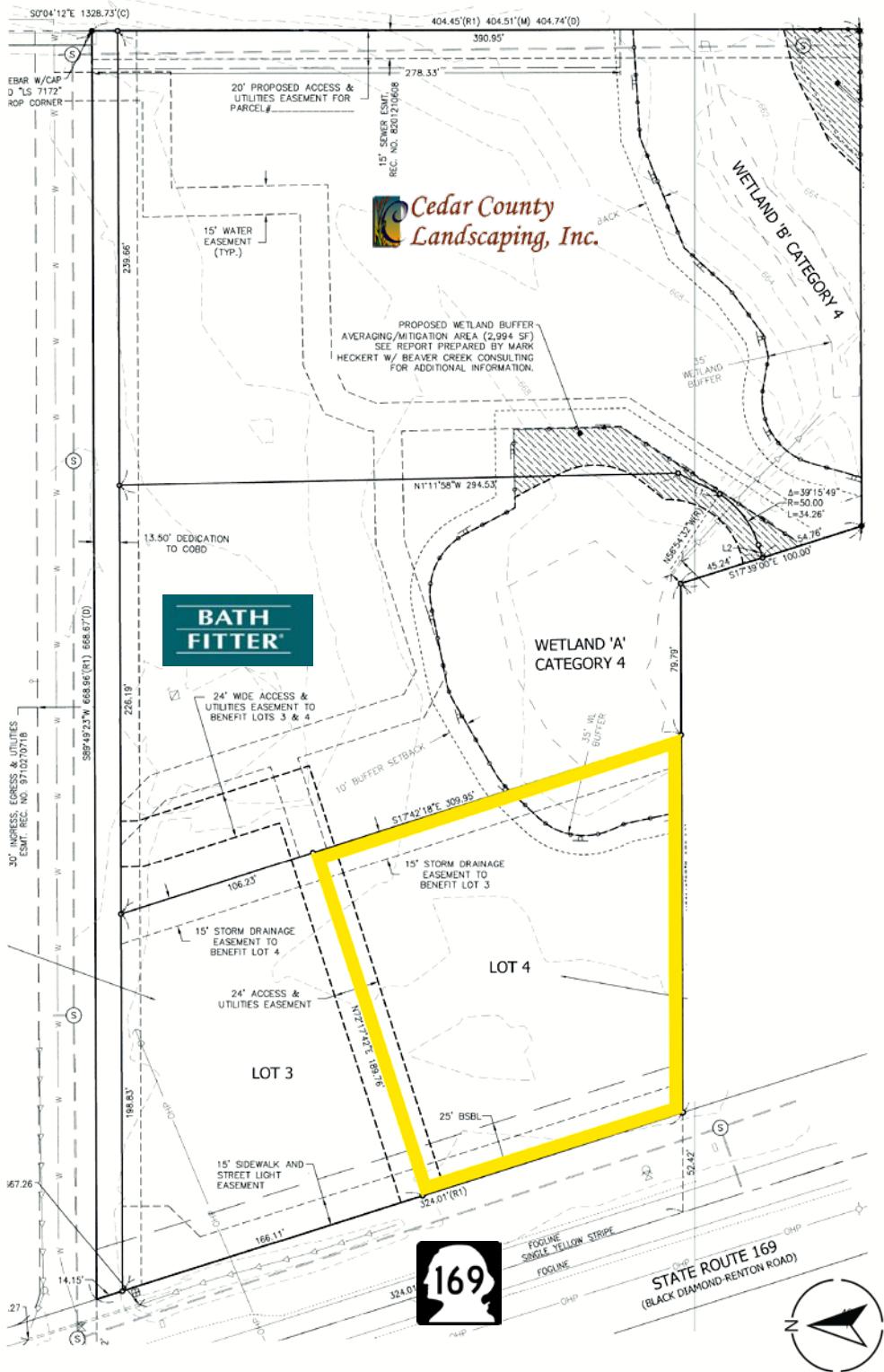


FOOTHILLS VILLAGE

Michael Olson | Jeremiah Durr

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

SITE PLAN



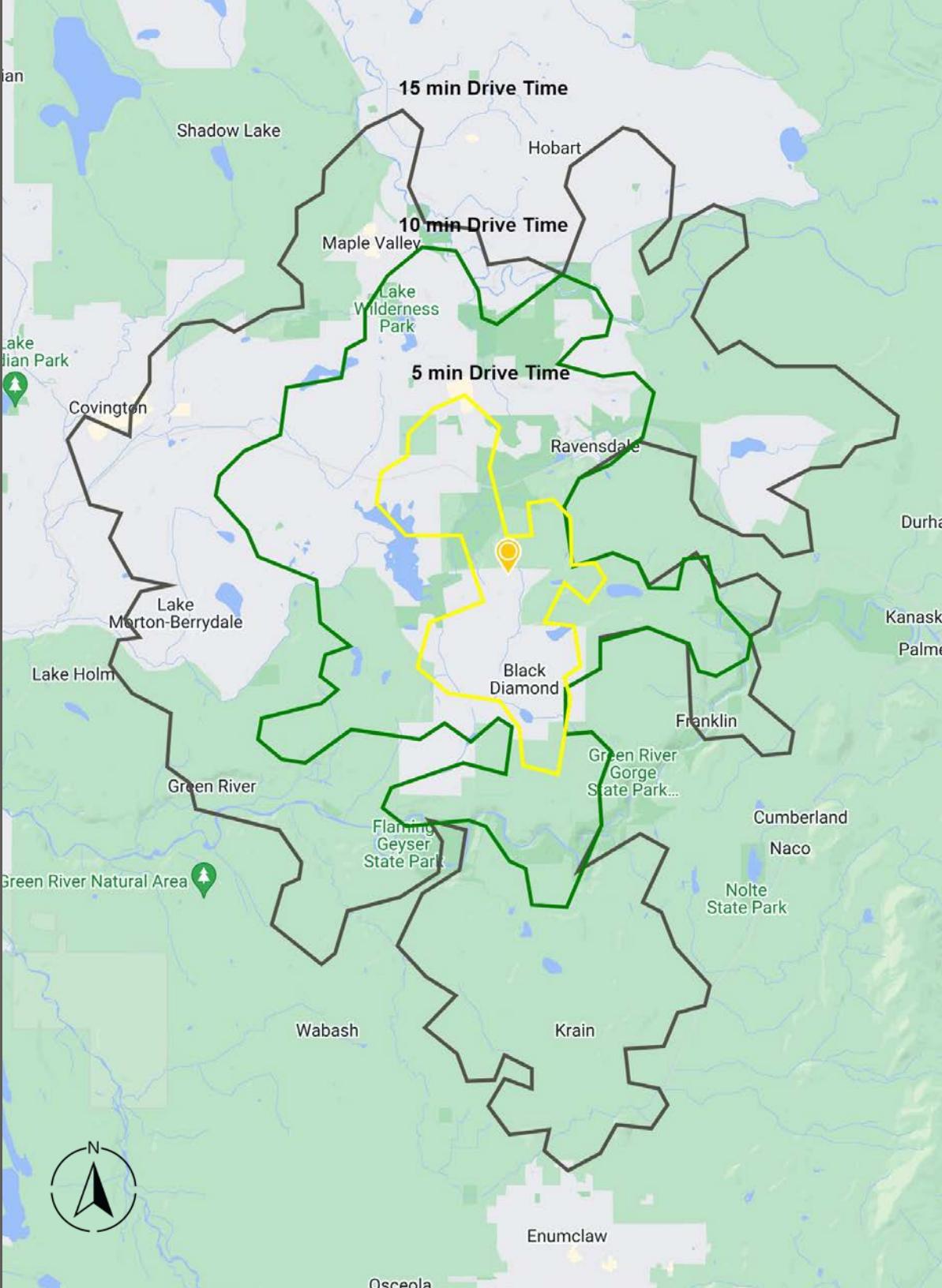
AVAILABLE 33,045 SF

SALE PRICE

GROUND LEASE

\$45,000/YEAR

DEMOGRAPHICS



Regis - 2025

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

AERIAL



AERIAL

Cedar County
Landscaping, Inc.

BATH
FITTER®



33,045 SF

ALSO AVAILABLE
SEPARATE LISTING
25,832 SF

3RD AVE

169

SUMMIT DRIVE

FREE UP STORAGE

LOCATION DETAILS



Retail Space with
Frontage on SR 169



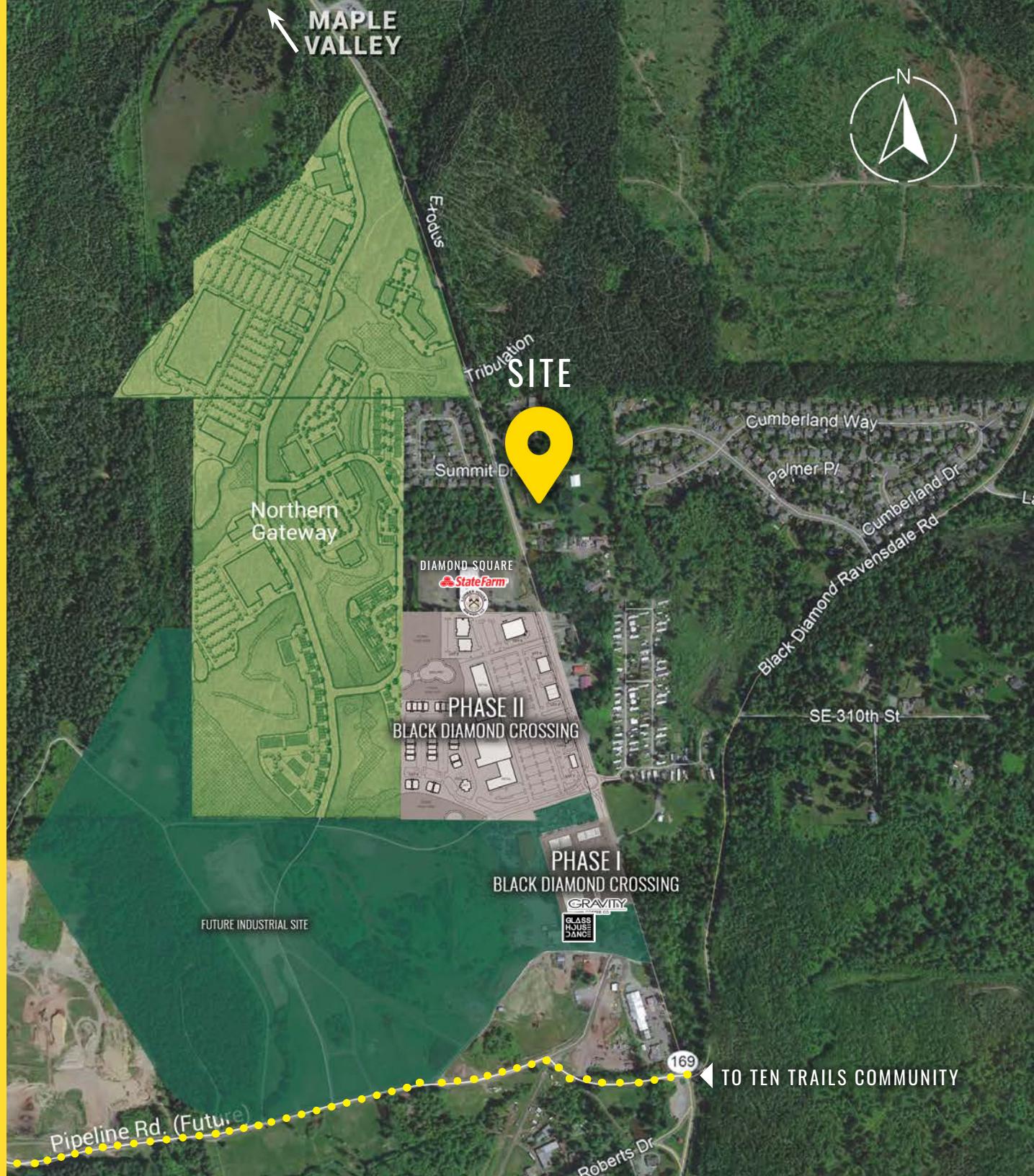
Upcoming Retail
Expansion in the
Immediate Area



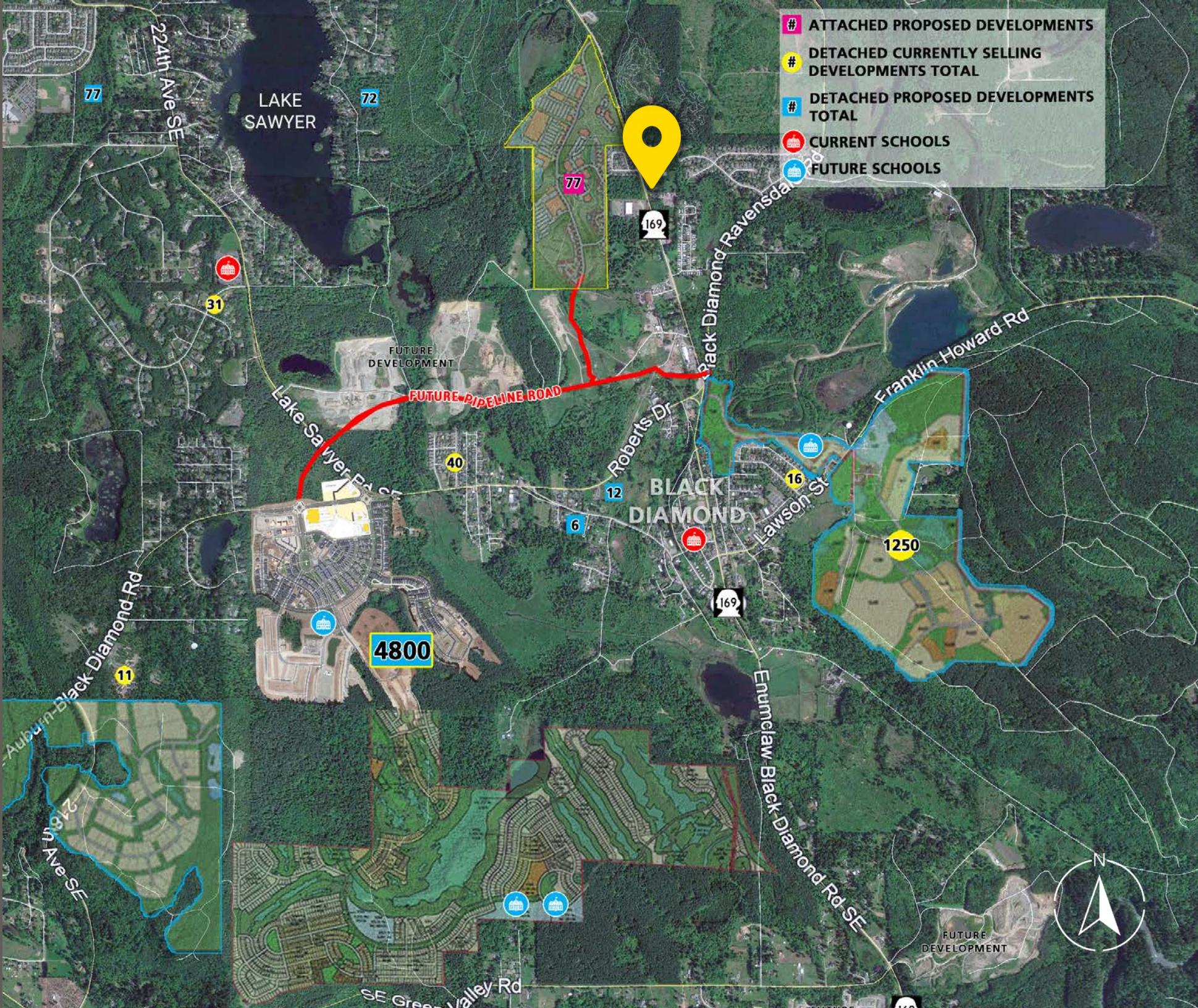
6,000 ± Homes
Planned for
Development in
Black Diamond



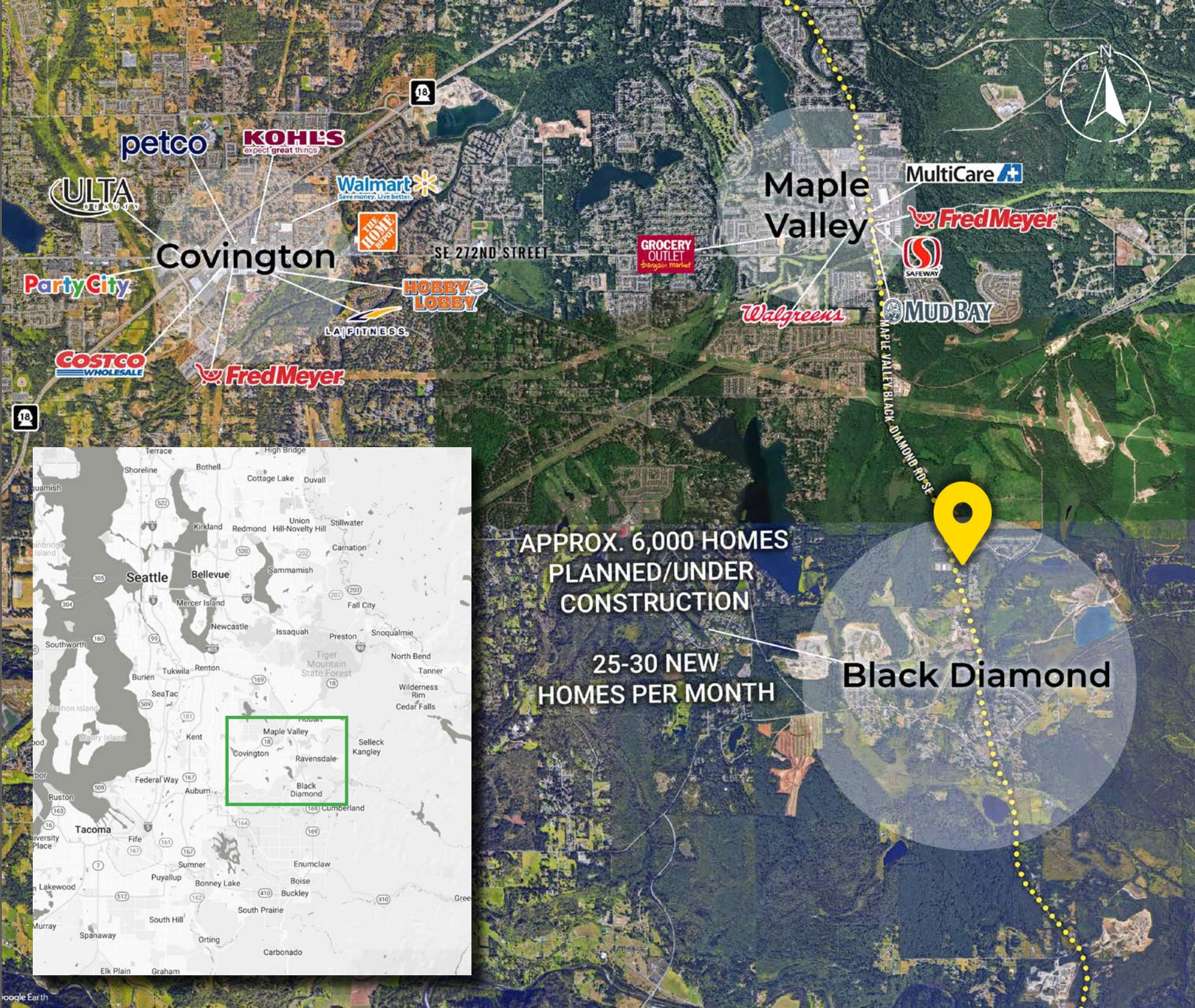
6 Minute Drive from
Four Corners Retail
in Maple Valley



BLACK DIAMOND HOUSING



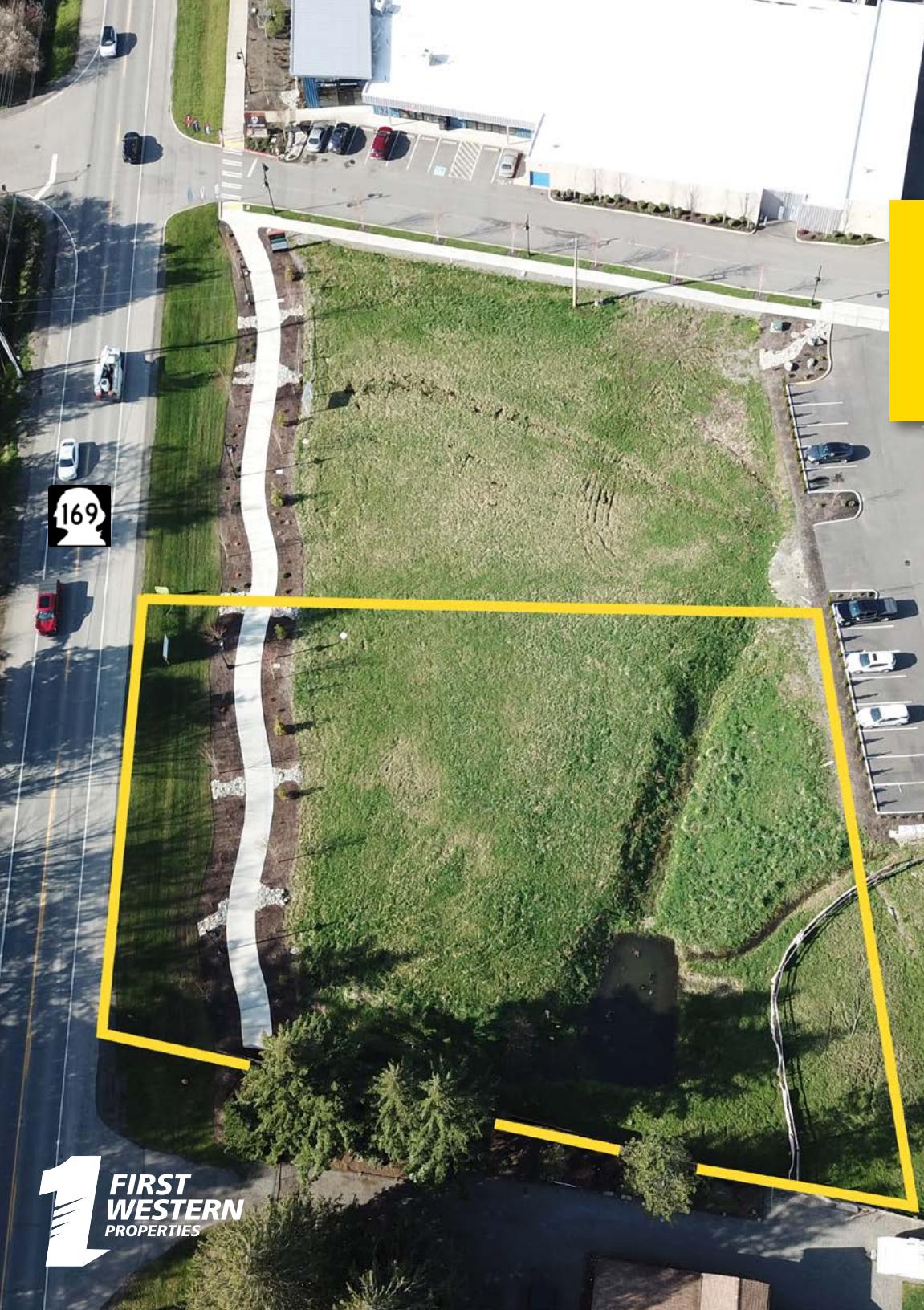
LOCATION AERIAL



FIRST
WESTERN
PROPERTIES

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.



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