

FOR LEASE

31329 3RD AVE

BLACK DIAMOND, WA

*3,076 SF Retail Building with
Drive-Thru Available for Lease in
Black Diamond, WA*



KIDDER.COM

km Kidder
Mathews

PROPERTY OVERVIEW

Property Highlights

Size: ±3,076 SF freestanding retail building

Year Built: 1998

Frontage: Direct exposure along Highway 169 (3rd Ave) with 11,500+ vehicles per day

Drive-Thru: Two lanes—ideal for banking, café, or quick-service use

Parking: ±3.9 stalls per 1,000 SF (ample on-site parking)

Condition: Well-maintained, move-in ready

Zoning/Flexibility: Suitable for financial, medical, retail, or food service users

Location & Market Overview

Located in Black Diamond, WA, a rapidly growing community in southeast King County

Strategic position between Seattle, Bellevue, and Tacoma with easy access to SR-169 & SR-18

Population has nearly doubled to 7,000+, projected to reach ~20,000 within 15-20 years

Significant growth from Ten Trails Master Planned Community (6,000+ homes and new commercial development)

Ongoing infrastructure upgrades—roads, sewer, and utilities—to support long-term expansion

Key Features

Exceptional visibility and access on main arterial

Drive-thru capability enhances tenant versatility

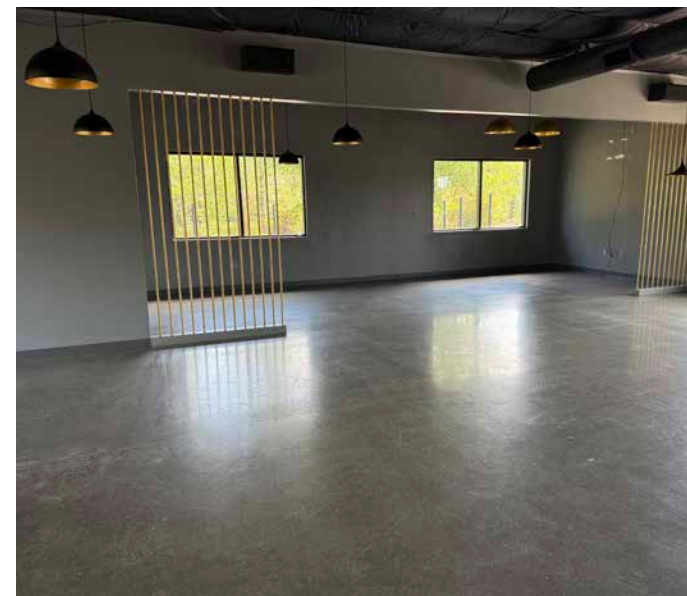
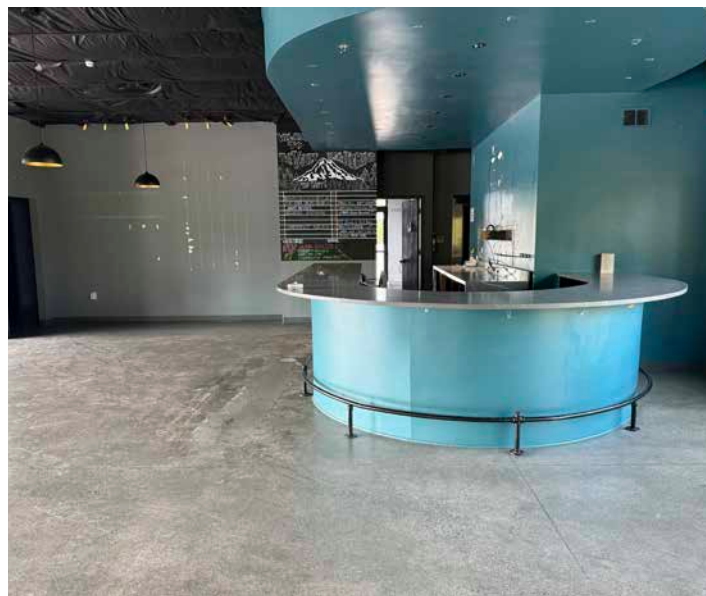
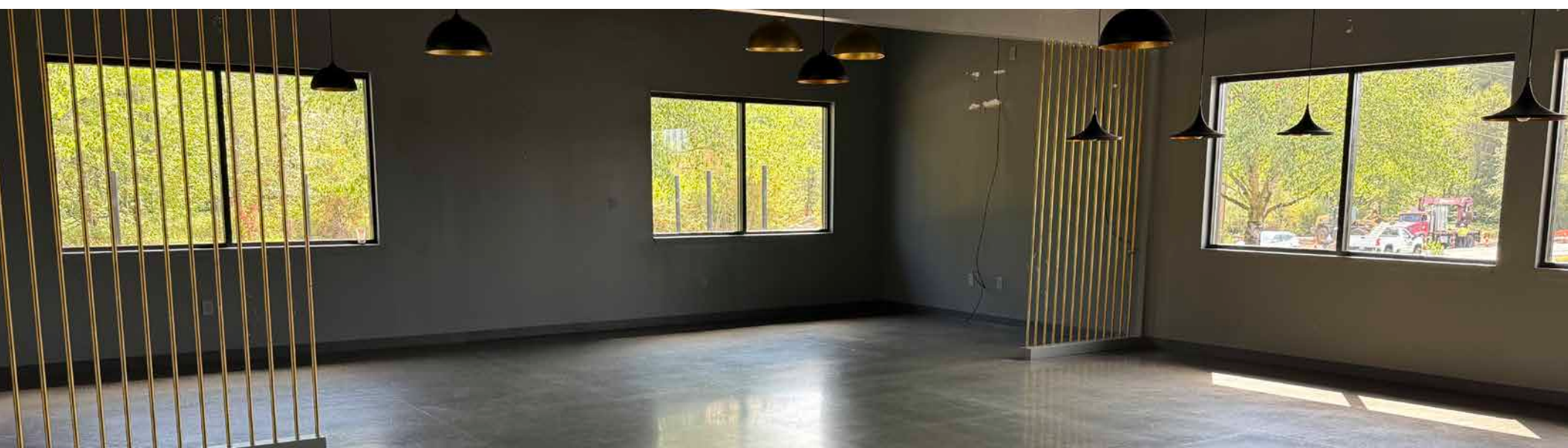
Freestanding layout allows full branding and exclusive use

Located in one of King County's fastest-growing trade areas with strong consumer demand

Perfect for banks, medical/professional offices, or food/retail tenants seeking exposure and convenience



31329 3RD AVE



AVAILABLE FOR LEASE

KIDDER MATHEWS



7 MIN DRIVE TO
MAPLE VALLEY
TOWN SQUARE



6 MIN DRIVE
TO HWY 516



14 MIN DRIVE
TO HWY 18



12,951 CPD ON
WA 169



DEMOGRAPHICS

POPULATION

	5 Min	10 Min	15 Min
2010 CENSUS	5,885	22,950	49,391
2020 CENSUS	6,757	27,735	57,169
2025 ESTIMATED	7,549	28,155	59,514
2030 PROJECTED	8,295	29,376	60,748

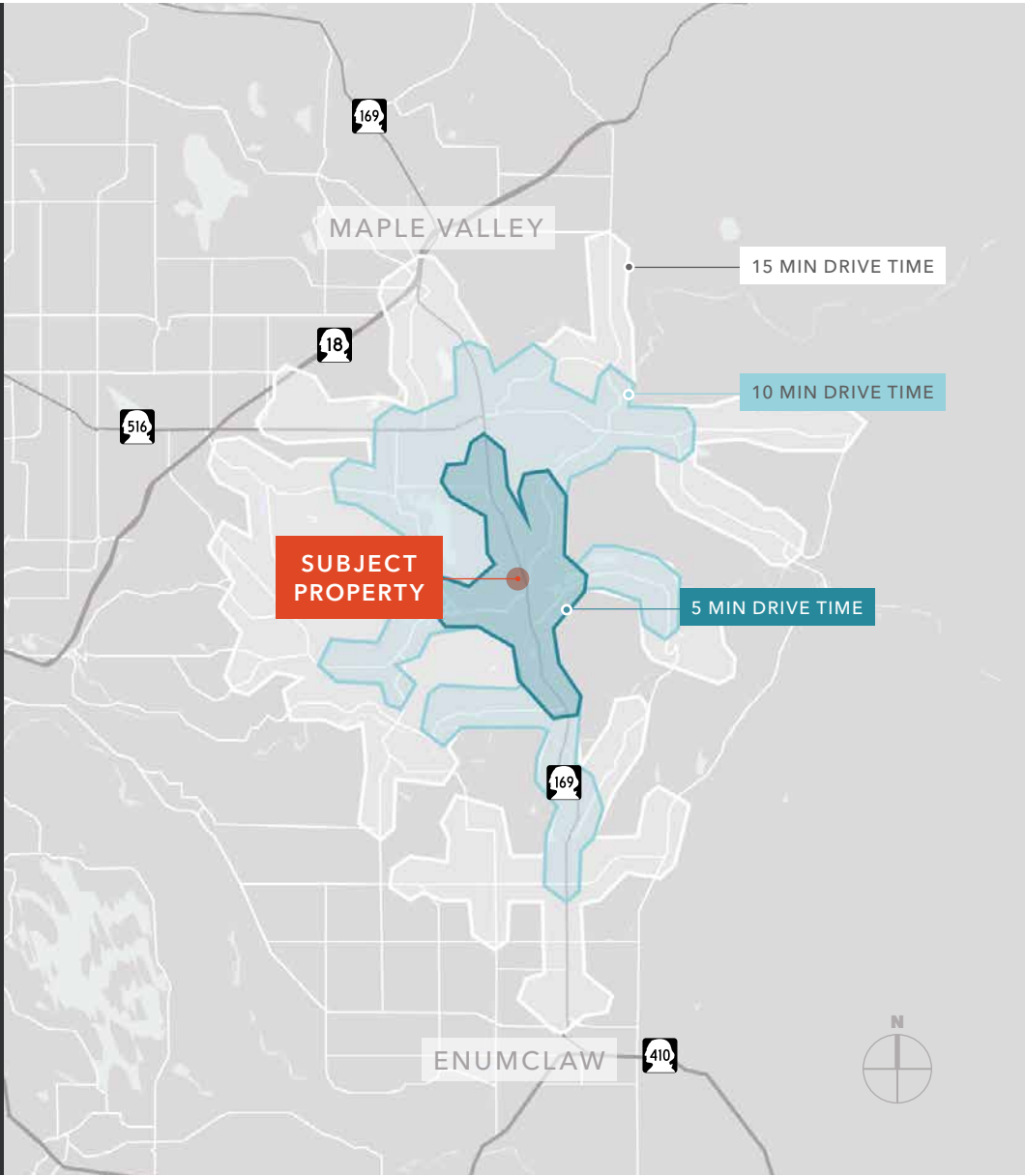
MEDIAN AGE & GENDER

	5 Min	10 Min	15 Min
MEDIAN AGE	37.7	38.1	39.6
% FEMALE	50.4%	50.0%	49.8%
% MALE	49.6%	50.0%	50.2%

HOUSEHOLD INCOME

	5 Min	10 Min	15 Min
2025 MEDIAN	\$148,758	\$150,723	\$140,415
2030 MEDIAN PROJECTED	\$146,829	\$150,118	\$139,785
2025 AVERAGE	\$185,811	\$185,462	\$176,611
2030 AVERAGE PROJECTED	\$183,681	\$185,137	\$175,822

Data Source: ©2025, Sites USA





12,507+ VEHICLES
Average Daily Traffic



3RD AVE

Exclusively listed by

BRUCE BARKER, CCIM, MBA
253.722.1459
bruce.barker@kidder.com

BLAKE WEBER
206.898.1231
blake.weber@kidder.com

NED WHALEN
206.491.5998
ned.whalen@kidder.com

DON WHITTLES
253.208.2257
don.whittles@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.