

# GROUND LEASE/SALE

30506 3rd Ave  
Black Diamond, WA 98010

**FOOTHILLS VILLAGE**

**HUXDOTTER COFFEE**

**BATH FITTER**

*Cedar County Landscaping*

**PLUMB FIT**

**NAMASTE MART**

**AVAILABLE**



## FOOTHILLS VILLAGE

Michael Olson | Jeremiah Durr

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

# AVAILABLE FOR GROUND LEASE / SALE

# PROPERTY DETAILS

## GROUND LEASE/SALE

LEASE

SALE

**LOT 4     .7586 ACRES     \$45,000/YR     \$754,650**

- Water and Sewer stubbed to property
- Prominent monument signage off of SR 169 / Summit Drive
- Both lots have frontage to SR 169
- 1 mile from main access to Ten Trails community
- Traffic Impact fees and SEPA have been completed and pre-paid (14 trips per lot)
- Access to parcels from Summit Drive



## RENDERINGS



LOT 2 BATH FITTER

SUMMARY



# DEMOGRAPHICS

## POPULATION

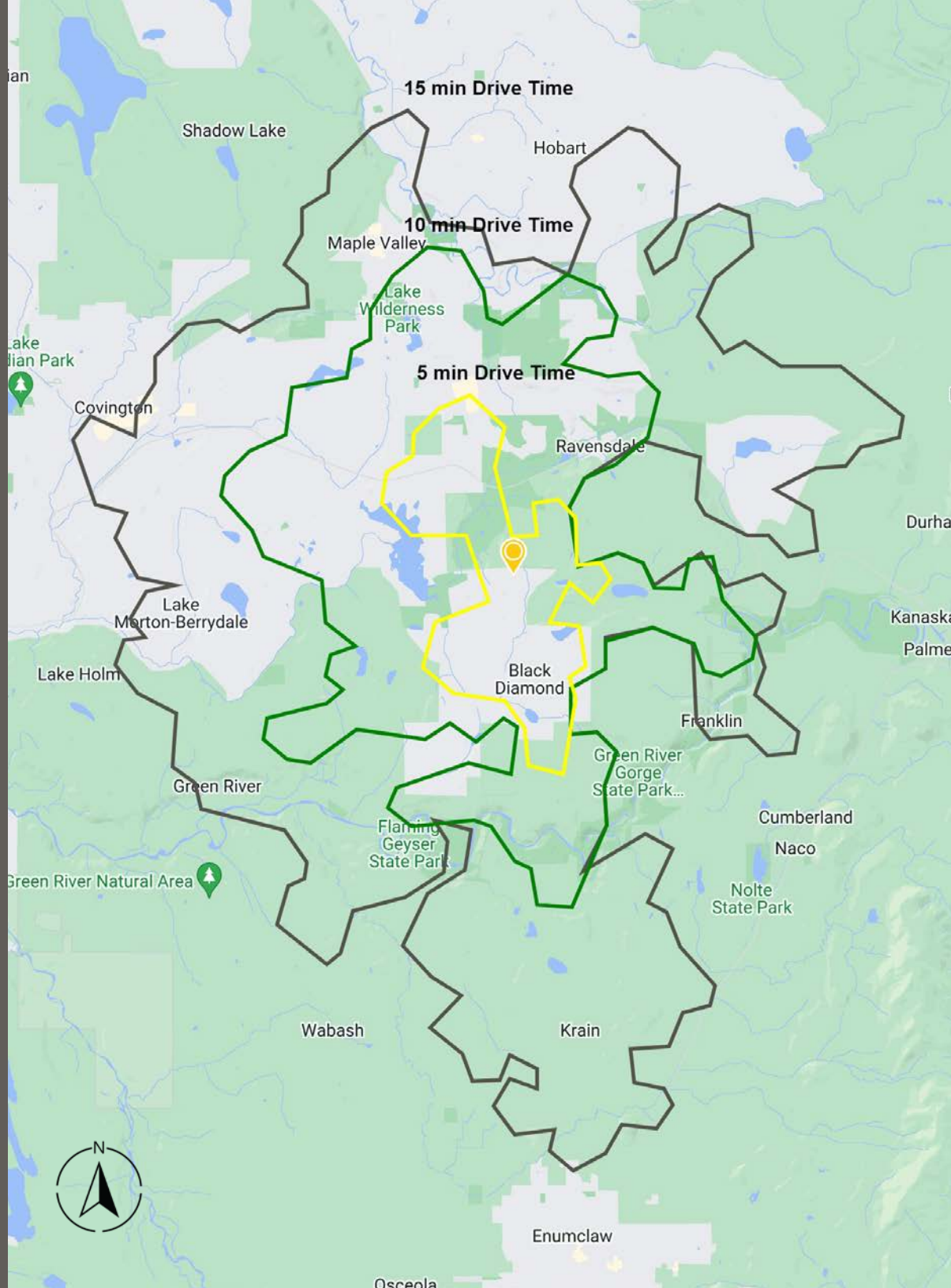
5 Min	10 Min	15 Min
8,931	36,438	65,224

## AVERAGE HH INCOME

5 Min	10 Min	15 Min
\$182,518	\$177,838	\$175,169

## DAYTIME POPULATION

5 Min	10 Min	15 Min
1,300	3,823	8,842



DEMOGRAPHICS



SITE RENDERING





**AVAILABLE  
.7586 ACRES**



PHOTOS



LOCATION DETAILS



Retail Space with Frontage on SR 169



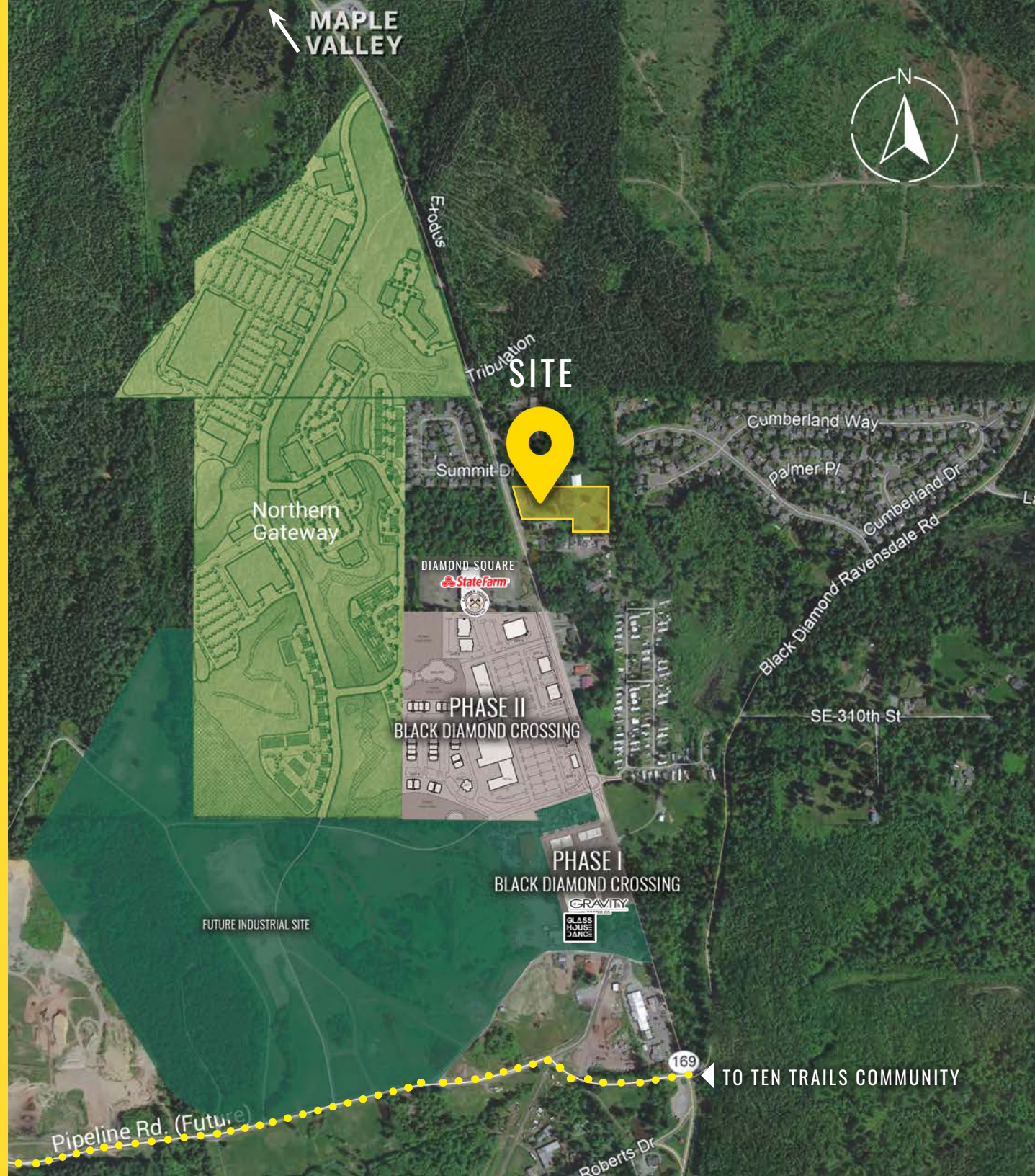
Upcoming Retail Expansion in the Immediate Area



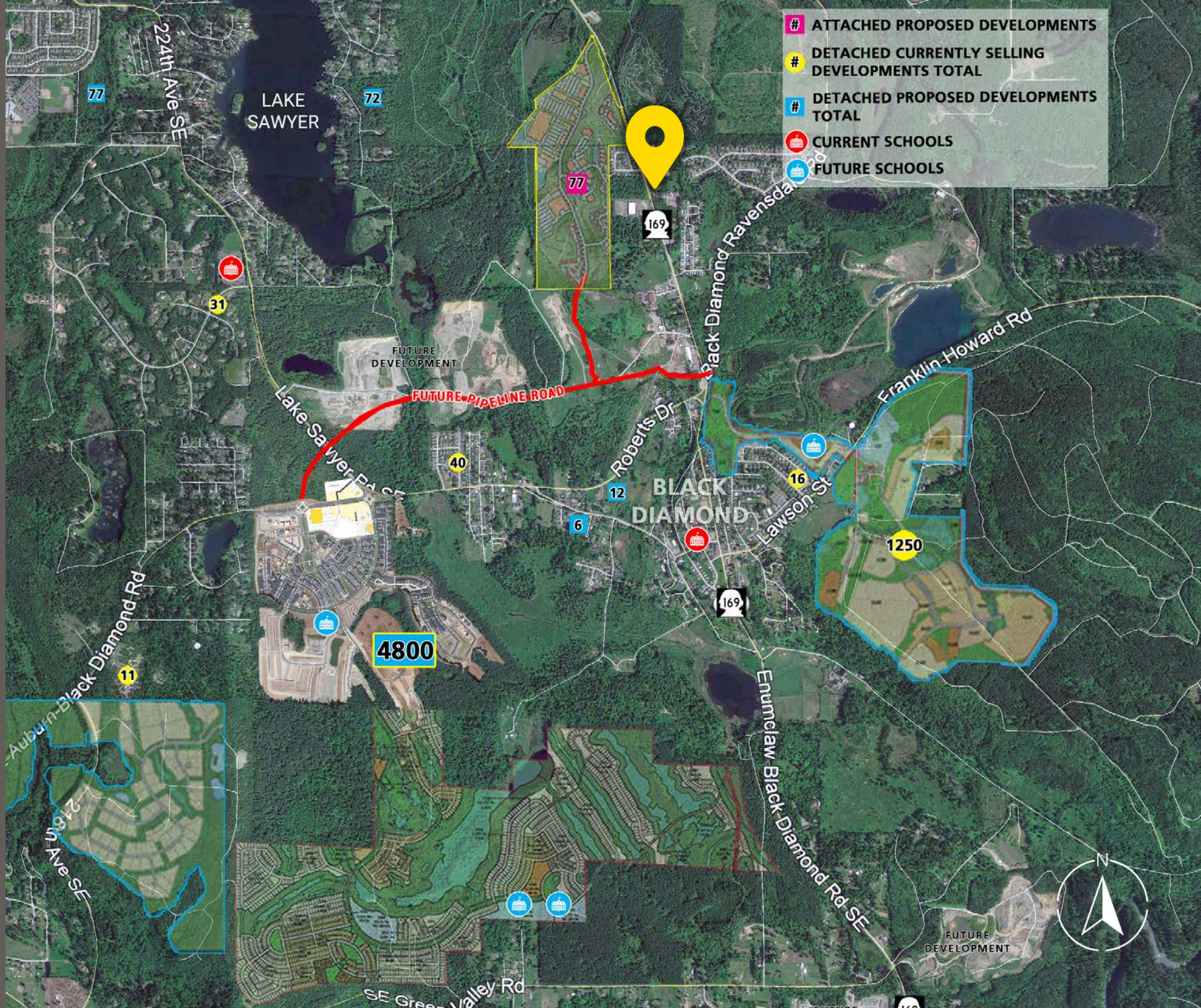
6,000 ± Homes Planned for Development in Black Diamond



6 Minute Drive from Four Corners Retail in Maple Valley

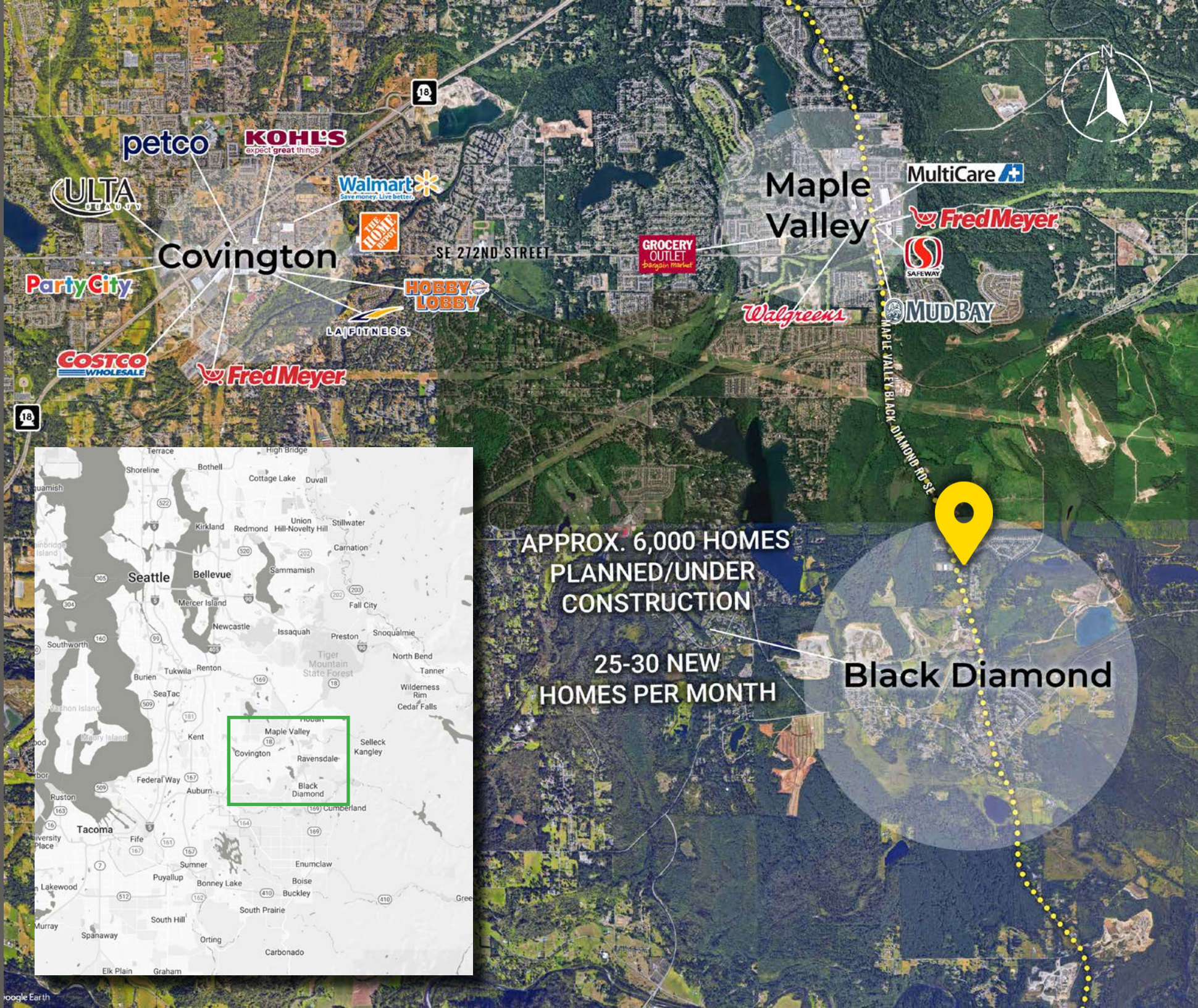


# BLACK DIAMOND HOUSING



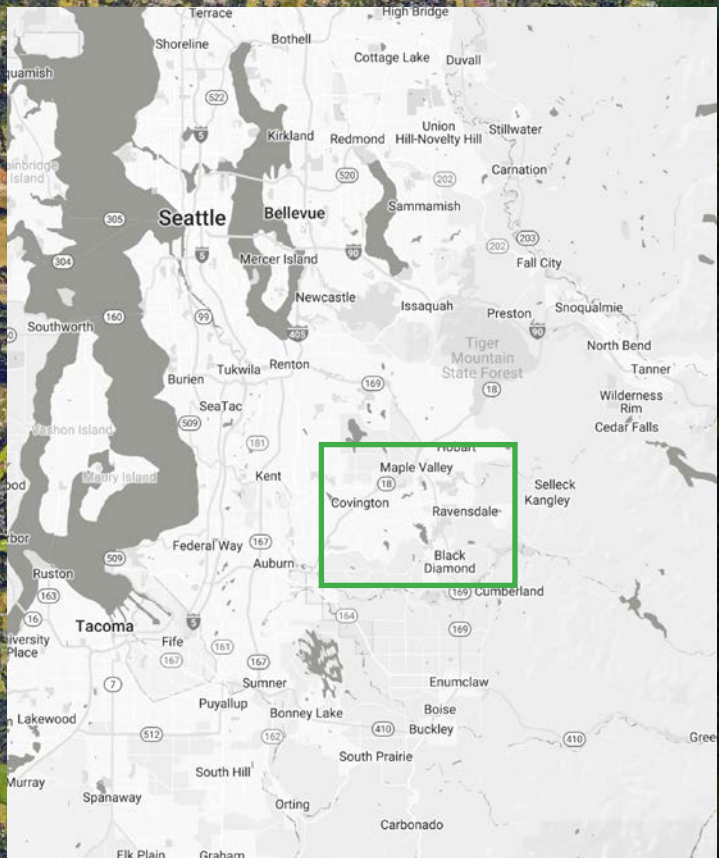
- # ATTACHED PROPOSED DEVELOPMENTS
- # DETACHED CURRENTLY SELLING DEVELOPMENTS TOTAL
- # DETACHED PROPOSED DEVELOPMENTS TOTAL
- 🏫 CURRENT SCHOOLS
- 🏫 FUTURE SCHOOLS

LOCATION AERIAL



petco  
 KOHL'S  
 expect great things  
 Walmart  
 Save money. Live better.  
 THE HOME DEPOT  
 Party City  
 HOBBY LOBBY  
 LA FITNESS  
 Costco  
 WHOLESALE  
 Fred Meyer

Maple Valley  
 MultiCare  
 Fred Meyer  
 Safeway  
 Walgreens  
 MUD BAY



APPROX. 6,000 HOMES  
 PLANNED/UNDER  
 CONSTRUCTION

25-30 NEW  
 HOMES PER MONTH

Black Diamond



TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

**MICHAEL OLSON**

253.284.3639  
molson@firstwesternproperties.com

**JEREMIAH DURR**

253.471.5506  
jdurr@firstwesternproperties.com



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

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