

**PHASE II
PRE LEASING**

FOR LEASE/BTS

31107 - 31317 3rd Ave
Black Diamond, WA 98277

**PHASE I
FULLY LEASED**

Phase 1 Complete



BLACK DIAMOND CROSSING “PHASE II”

Tim Weber | Blake Weber
Don Whittles

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

PHASE I - COMPLETE



GLASS HOUSE
Dine, Drink, Relax

SHARKEY'S CUTS & KIDS

GRAVITY COFFEE CO.

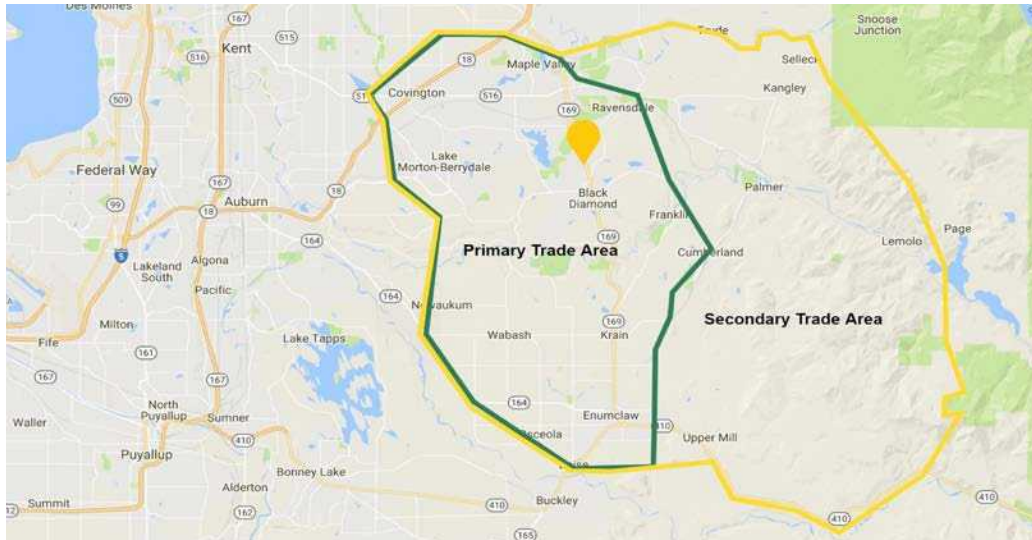
Our Hive

DENTIST CAR WASH

PHASE 2 - PLANNED FOR LATE 2024

1,500 - 168,438 SF RETAIL OR UP TO 1,351,159 SF OF LAND

- Pads and anchor space available for lease or build-to-suit (Call for details)
- Site plan can be altered for tenants special requirements



Population



Average HH Income

Primary Trade Area

88,993

\$166,767

Secondary Trade Area

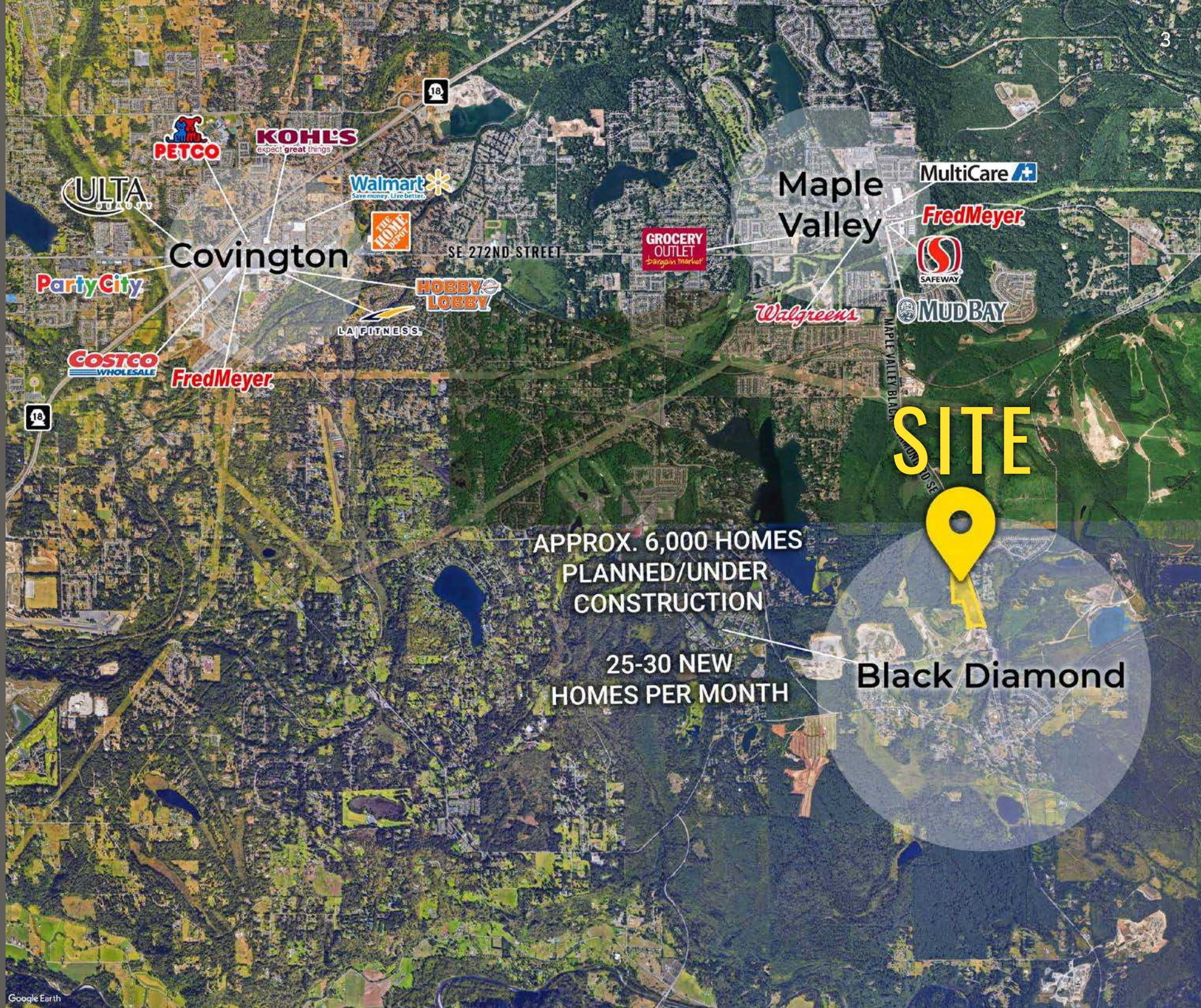
92,488

\$168,309



SUMMARY





PETCO
KOHL'S
expect great things
Walmart
Save money. Live better.
THE HOME DEPOT
Party City
Covington

Maple Valley
MultiCare
Fred Meyer
SAFeway
MUD BAY
Walgreens

SITE



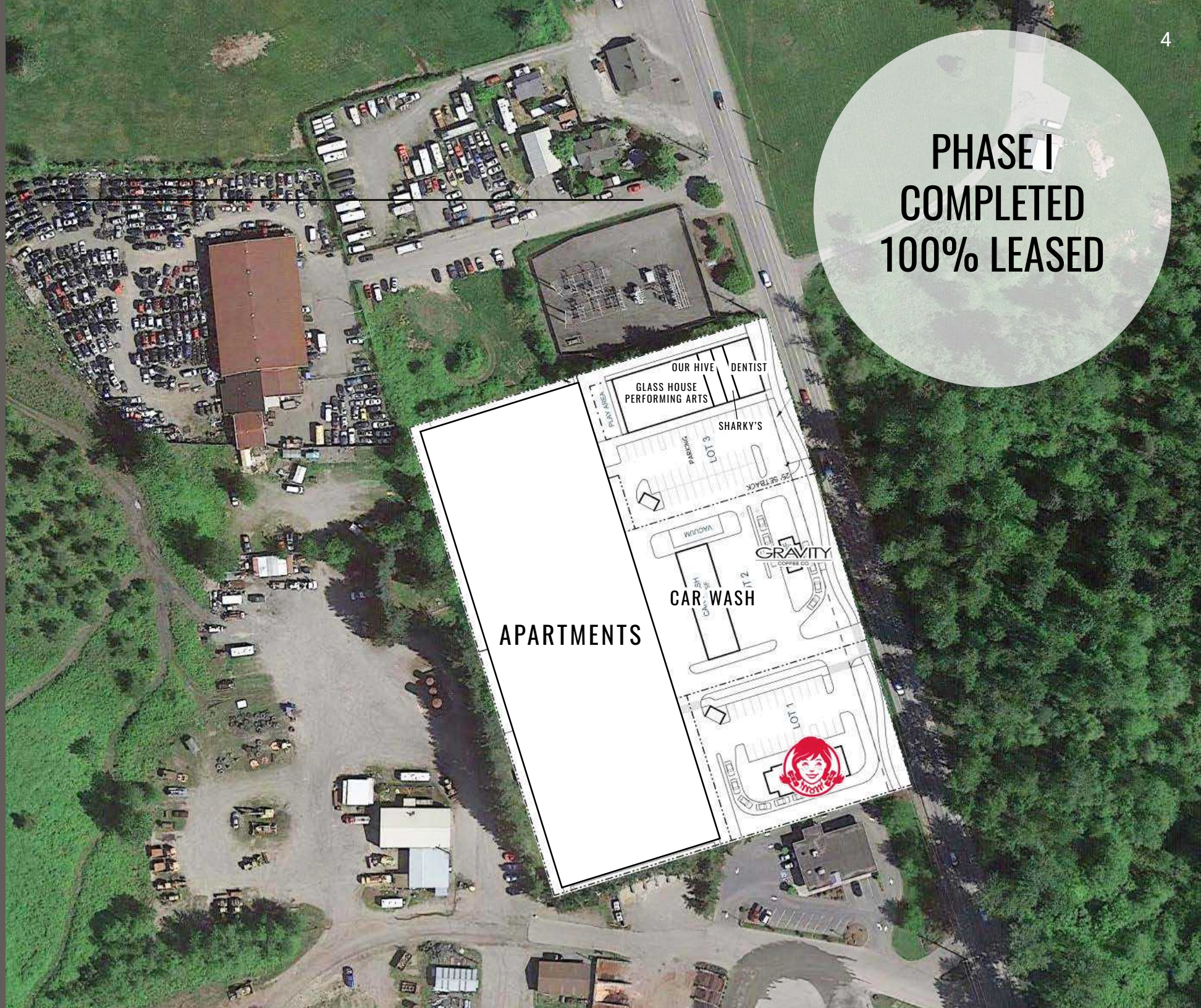
APPROX. 6,000 HOMES
PLANNED/UNDER
CONSTRUCTION

25-30 NEW
HOMES PER MONTH

Black Diamond

**PHASE I
COMPLETED
100% LEASED**

PHASE I SITE PLAN



APARTMENTS

CAR WASH

GRAVITY

SHARKY'S

**GLASS HOUSE
PERFORMING ARTS**

OUR HIVE DENTIST

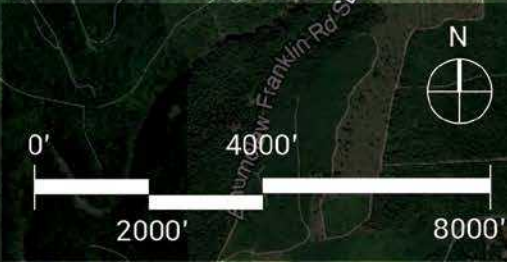
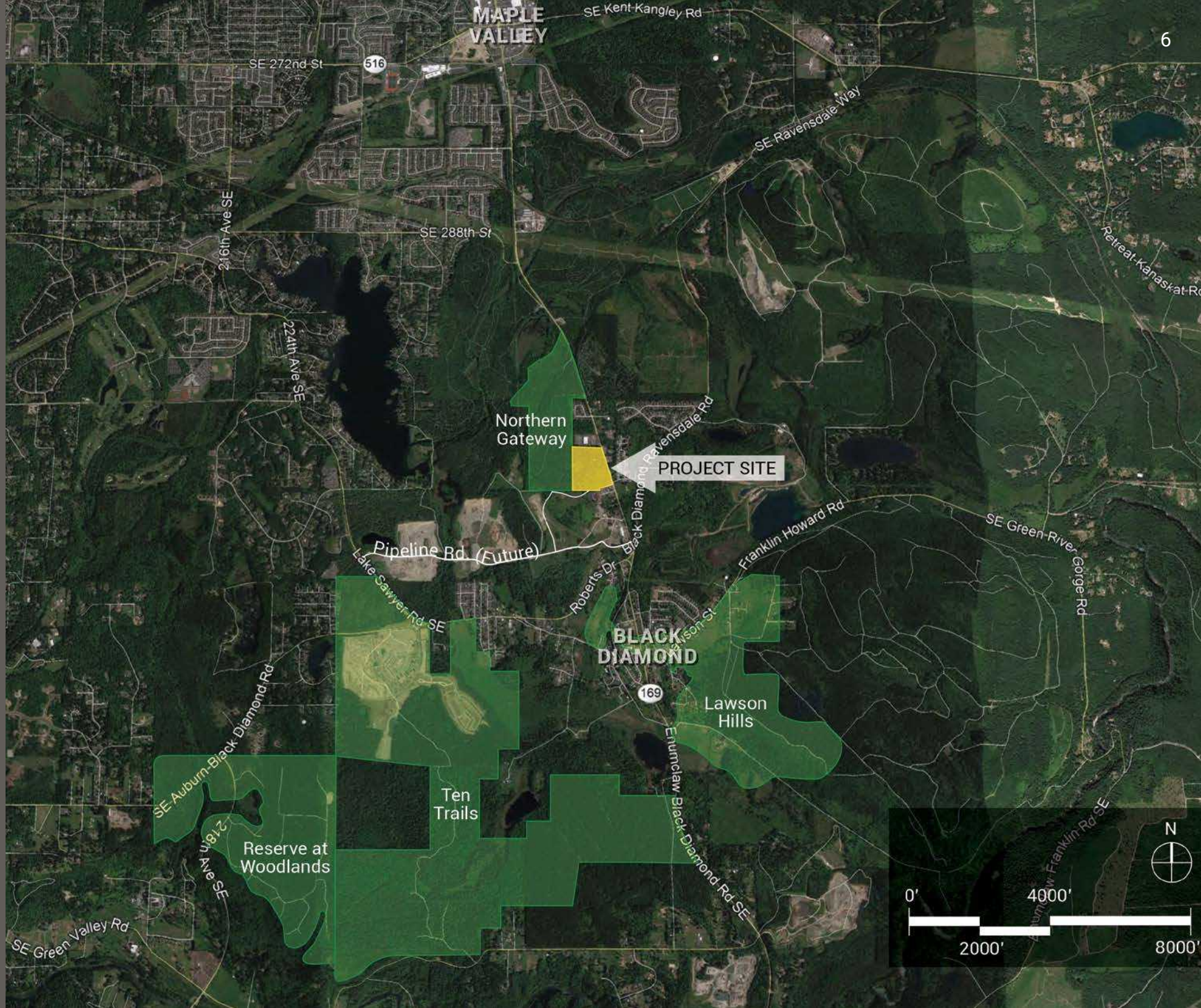


PHASE II SITE PLAN



PHASE II SHOWN
AS EXAMPLE ONLY -
CAN BE ALTERED
PRE LEASING NOW

RESIDENTIAL PLAN



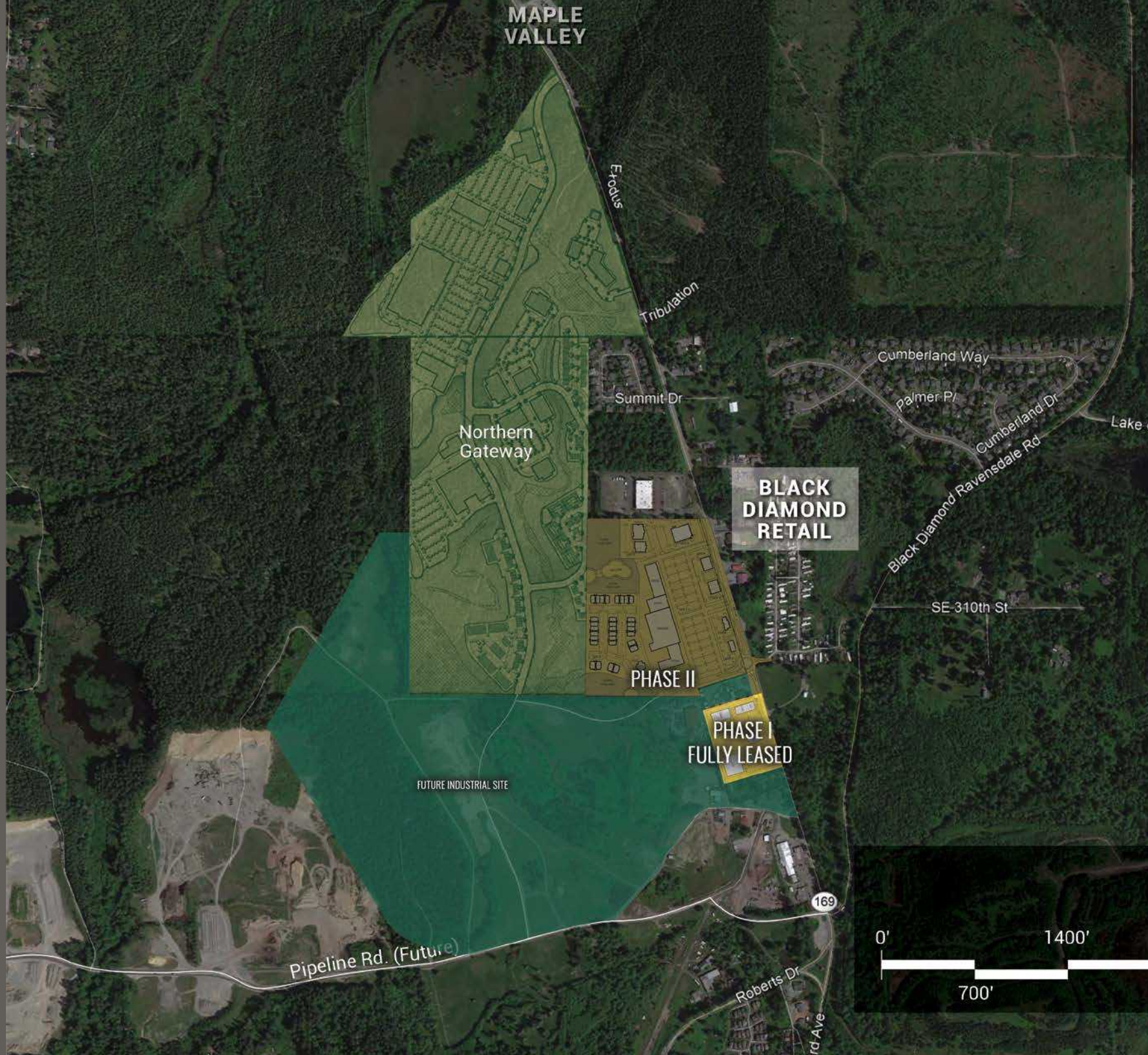


RETAIL AERIAL



MAPLE VALLEY

7



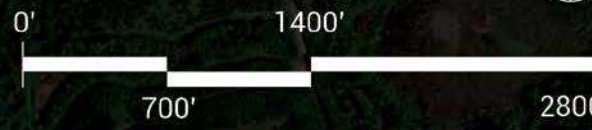
**BLACK
DIAMOND
RETAIL**

PHASE II

PHASE I
FULLY LEASED

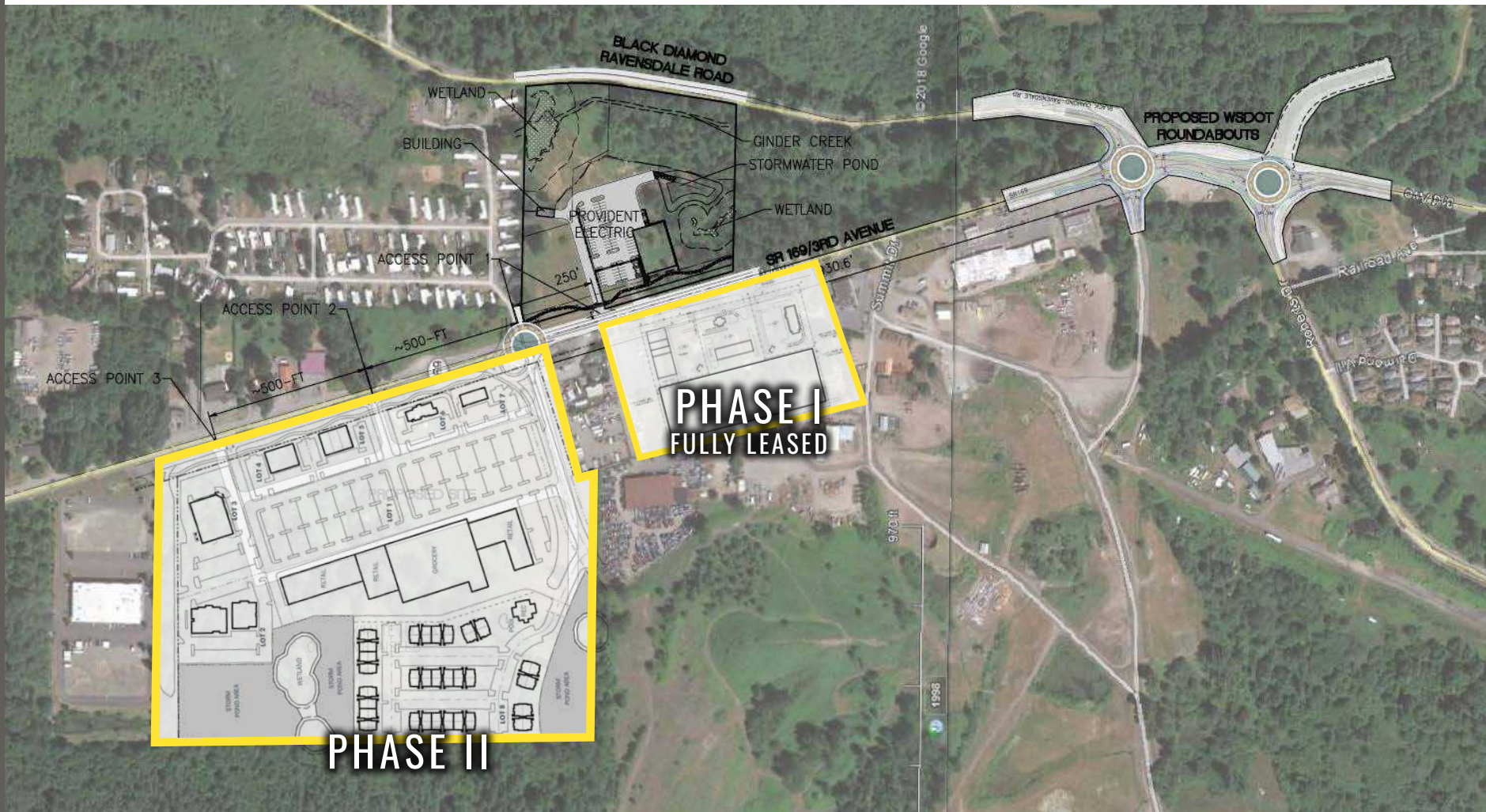
FUTURE INDUSTRIAL SITE

Pipeline Rd. (Future)

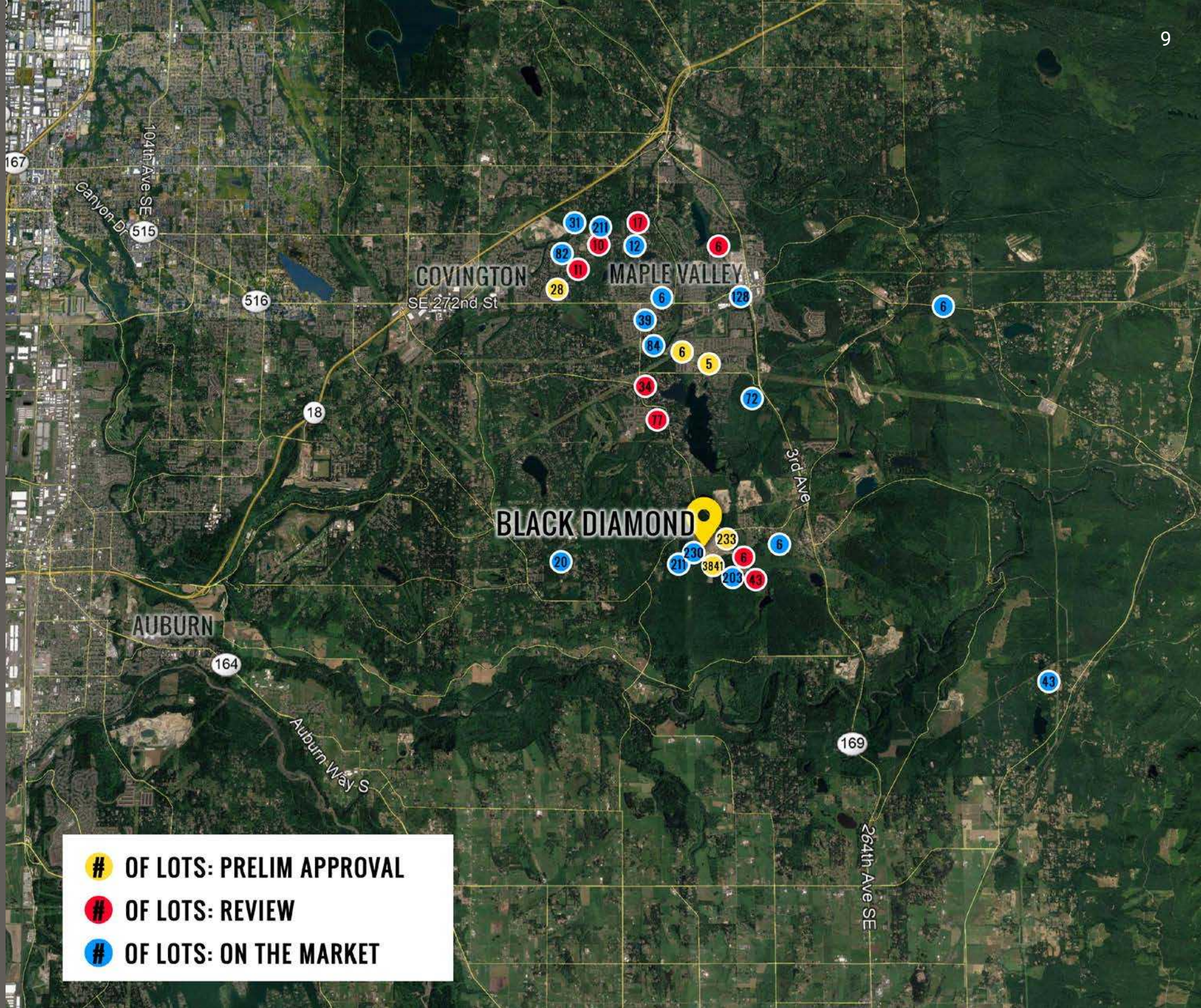


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WSDOT PROPOSAL



HOUSING AERIAL



OF LOTS: PRELIM APPROVAL
OF LOTS: REVIEW
OF LOTS: ON THE MARKET



CITY SUMMARY



BLACK DIAMOND, WA was incorporated in 1959, but was first established as a community in the late 1880s for the mining of coal, becoming the largest coal mining operation on the West Coast. A rich history surrounds the City of Black Diamond from the famous Black Diamond Bakery to the Black Diamond Museum of History. Black Diamond offers a warm and friendly rural, small town atmosphere with spectacular mountain views. The city is nestled in the foothills within miles of the beautiful Green River Gorge and Flaming Geyser Park.

TACOMA | KIRKLAND | SEATTLE | PORTLAND



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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