

# 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

## GROUND LEASE/SALE

LEASE

SALE

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



# PROPERTY DETAILS

- 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

# DEMOGRAPHICS

## POPULATION

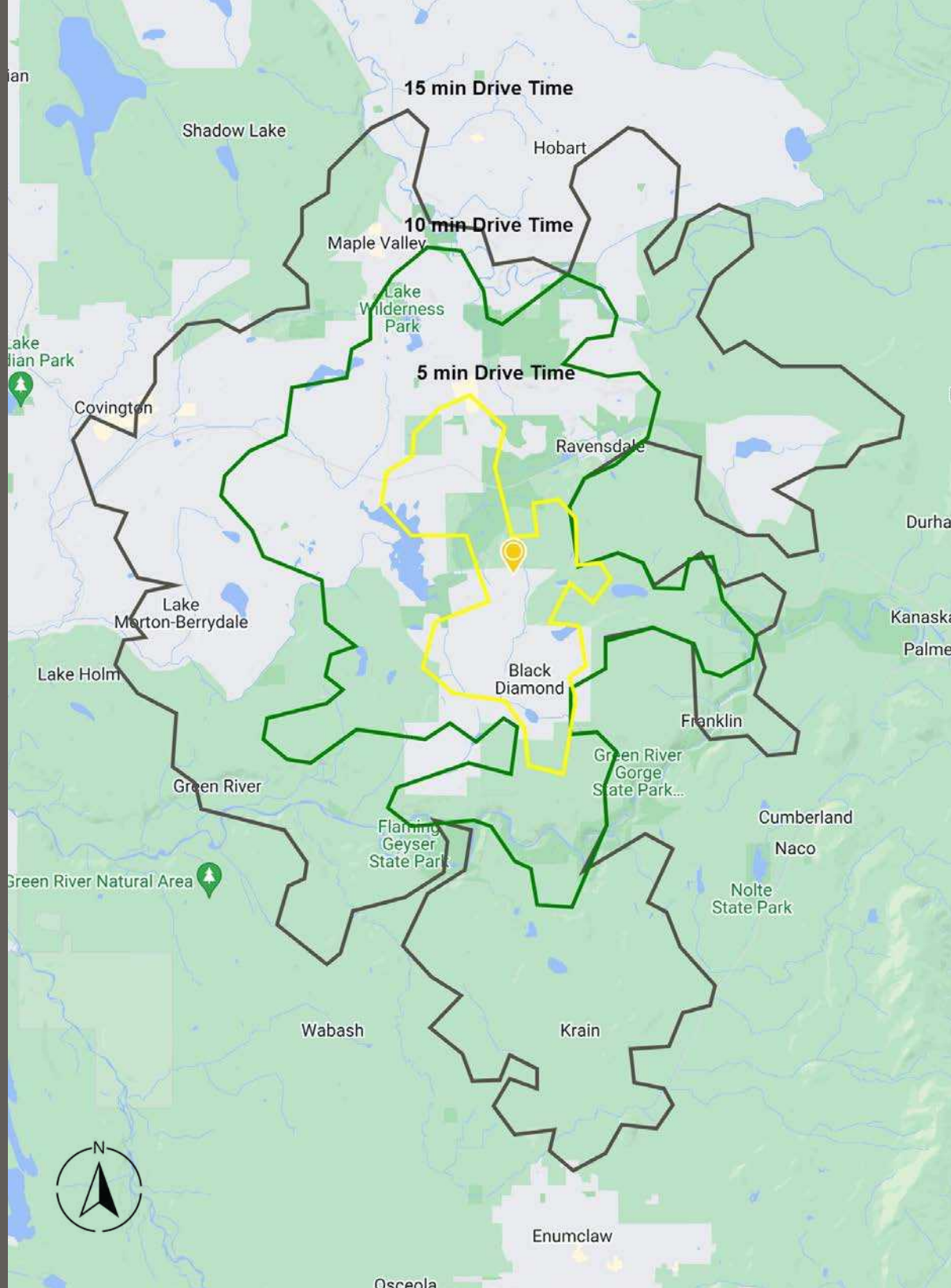
5 Min	10 Min	15 Min
8,931	36,438	65,224

## 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



BATH FITTER

PLUMB FIT



SUMMIT DRIVE







**AVAILABLE  
.7586 ACRES**



PHOTOS





LOCATION DETAILS



Retail Space with Frontage on SR 169



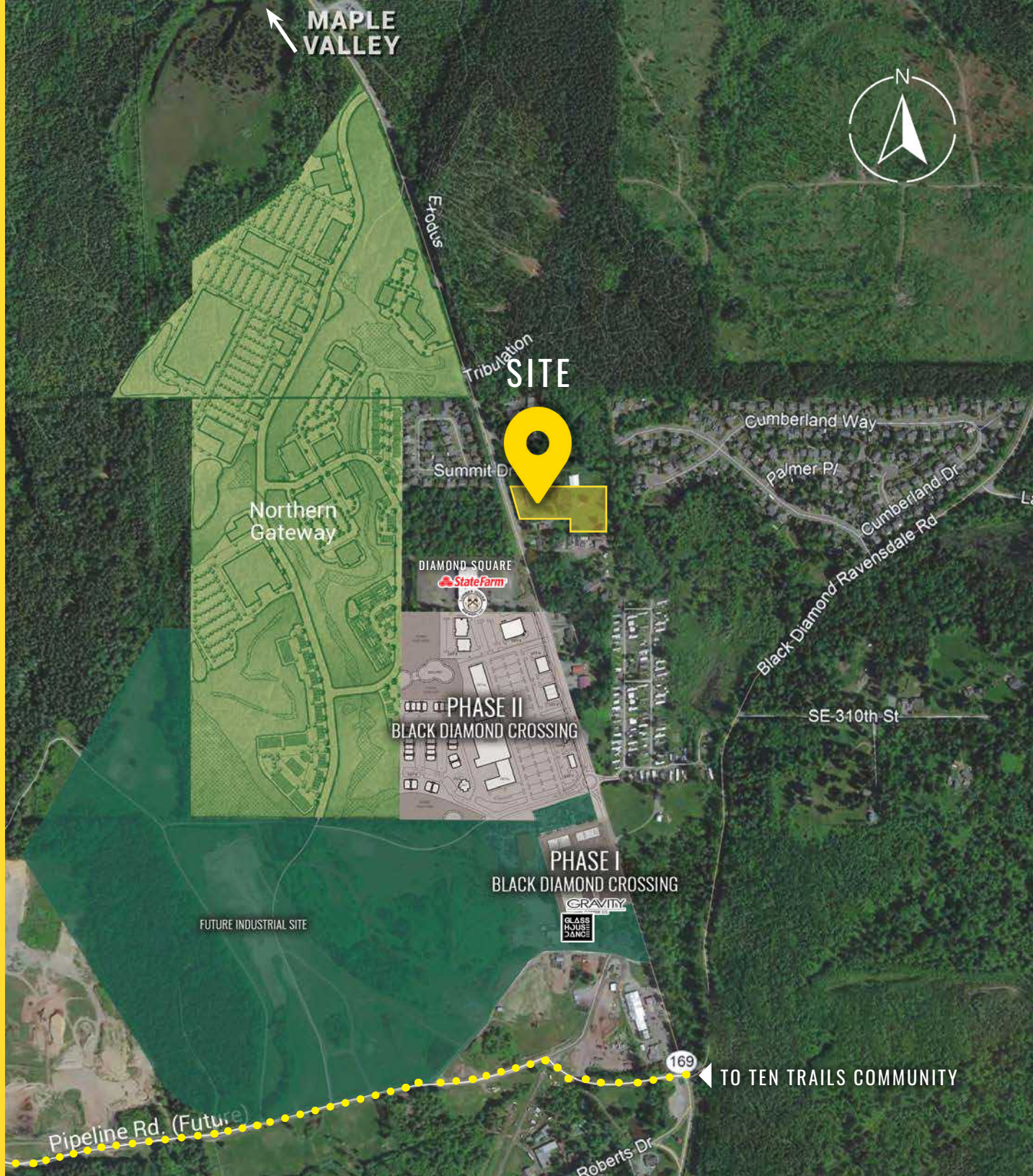
Upcoming Retail Expansion in the Immediate Area



6,000 ± Homes Planned for Development in Black Diamond

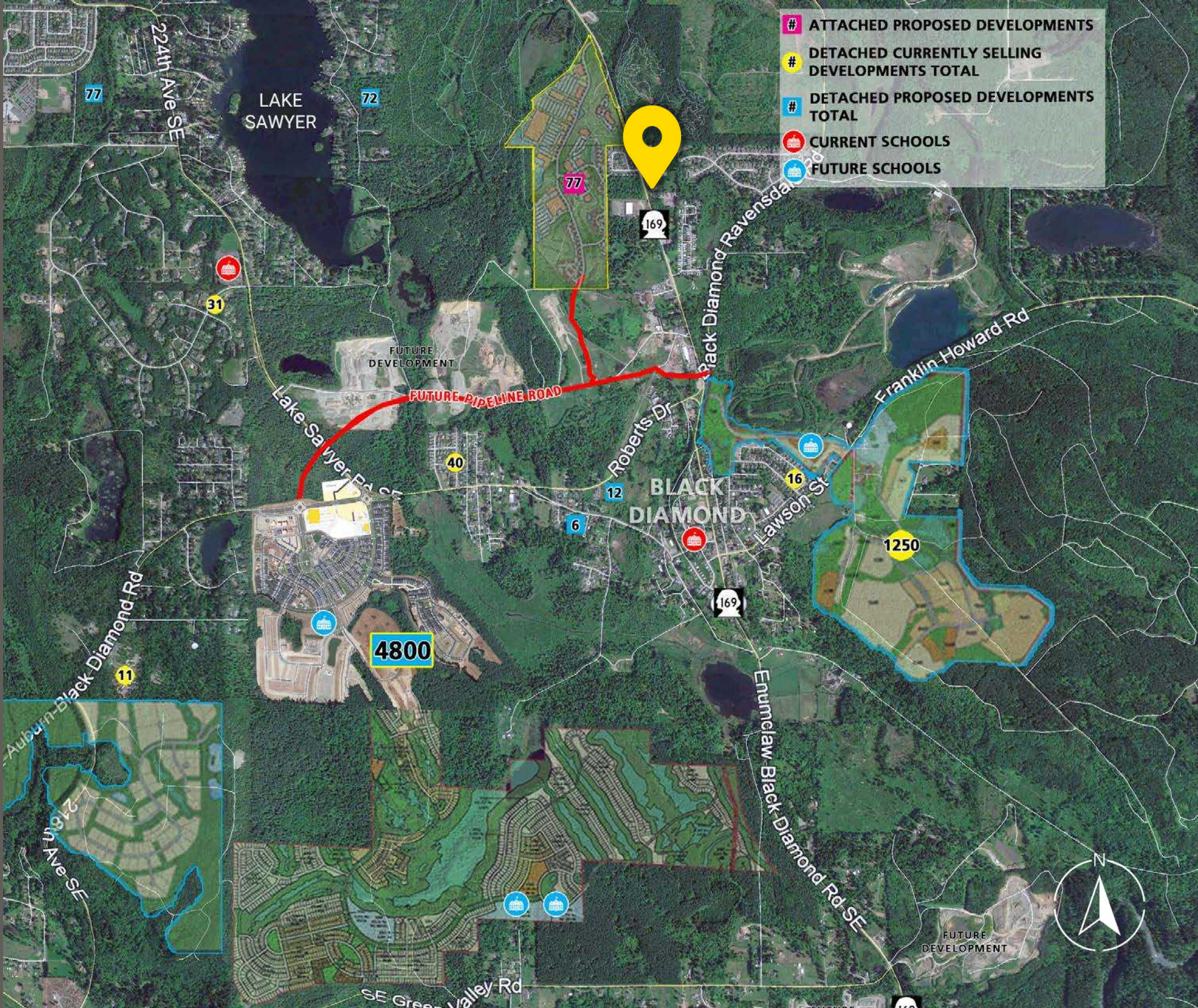


6 Minute Drive from Four Corners Retail in Maple Valley



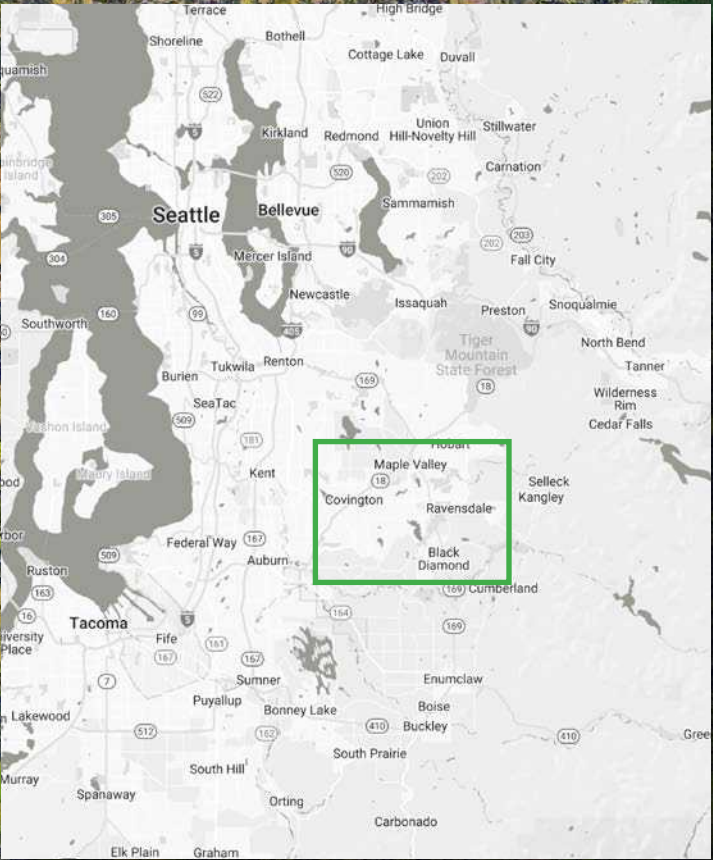
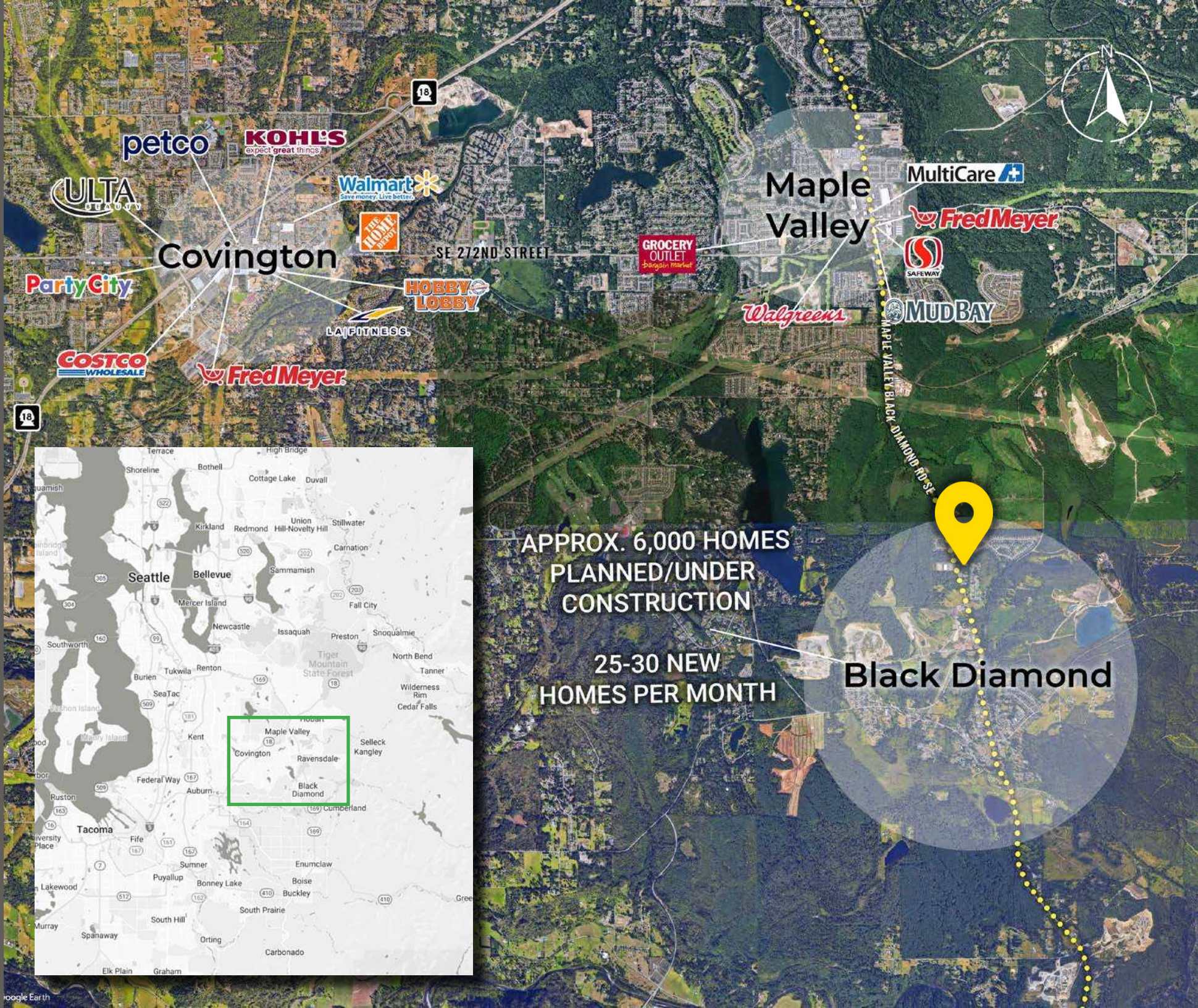


# BLACK DIAMOND HOUSING





LOCATION AERIAL



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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