

# MAPLE VALLEY COMMONS

*Prime freestanding and  
endcap retail spaces for  
lease in Maple Valley*

27411 & 27317 MAPLE VALLEY-BLACK  
DIAMOND RD SE  
MAPLE VALLEY, WA 98038

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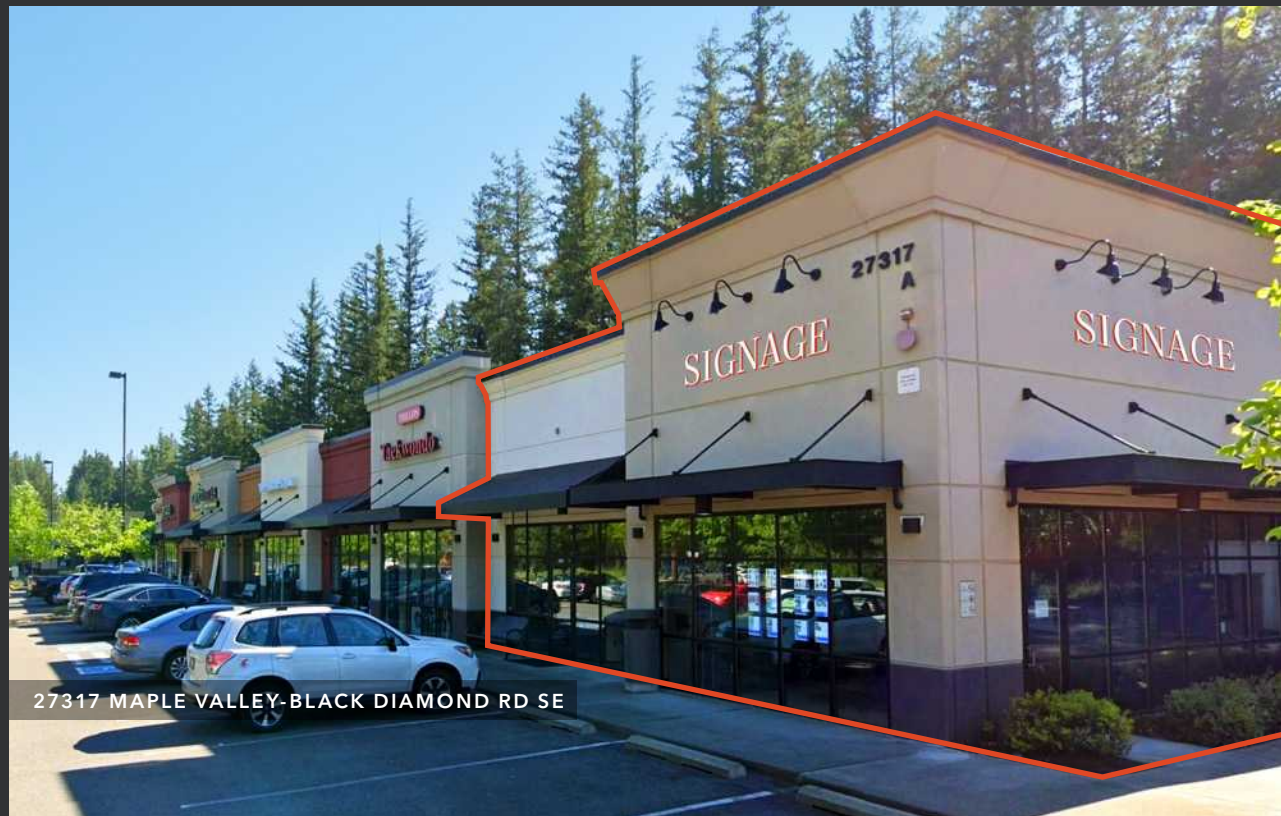
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DO NOT DISTURB TENANT

27411 MAPLE VALLEY-BLACK DIAMOND RD SE



27317 MAPLE VALLEY-BLACK DIAMOND RD SE

# LOCATED IN AN IDEAL BLEND OF *BEAUTY* AND *ACCESSIBILITY*

Situated to the east of Kent and Covington, and to the north of Black Diamond, Maple Valley is surrounded by a blend of suburban and rural areas. This creates a unique atmosphere, where residents and visitors can enjoy the comforts of a close-knit community, while still having easy access to nearby metropolitan areas. The town's blend of picturesque landscapes and accessible urban areas makes it a highly desirable place to live and explore.

SUITE B106

SUITE A110



**31,543+ VEHICLES**  
Average Daily Traffic



**THE VILLAGE AT  
MAPLE VALLEY**  
216 Units



# MAPLE VALLEY COMMONS



*Maple Valley Commons is a first-class retail center, comprised of four buildings totaling 31,000 SF*

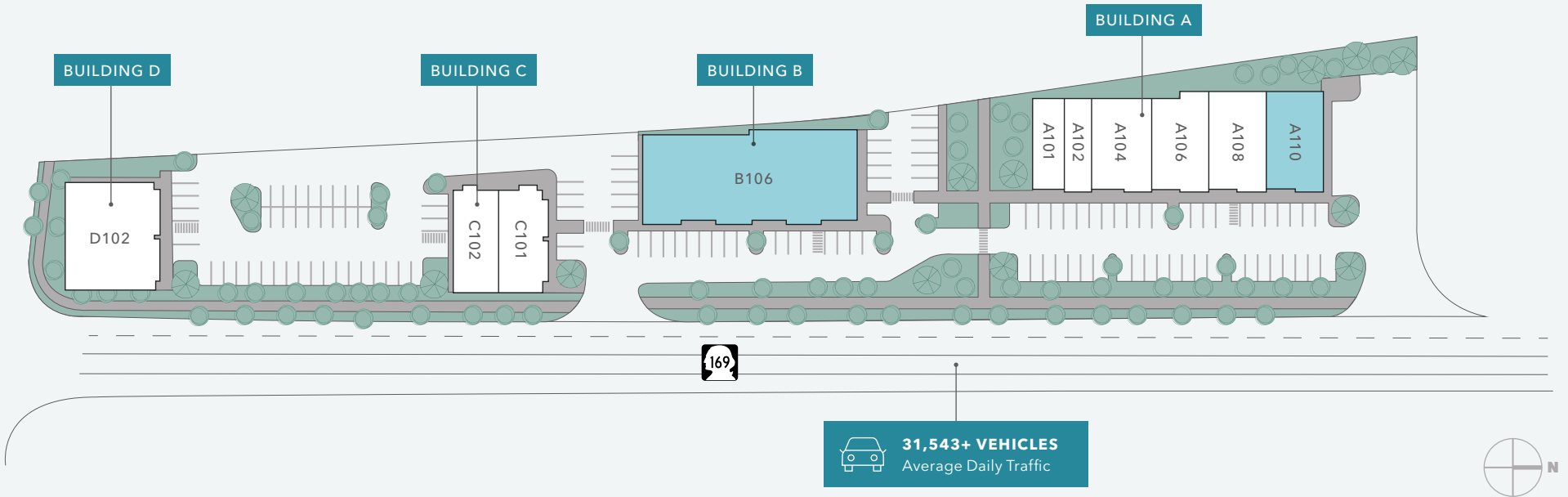
SUITE A110	2,806 SF prime retail endcap
SUITE B106	9,124 SF full, freestanding building
SIGNAGE	Prominent facade signage available
DEMOGRAPHICS	Strong daytime and residential population
NEIGHBORING TENANTS	Les Schwab Tires, Frankie's Pizza, Top Cuts, The Little Gym
YEAR BUILT	2006

*NOW*  
AVAILABLE

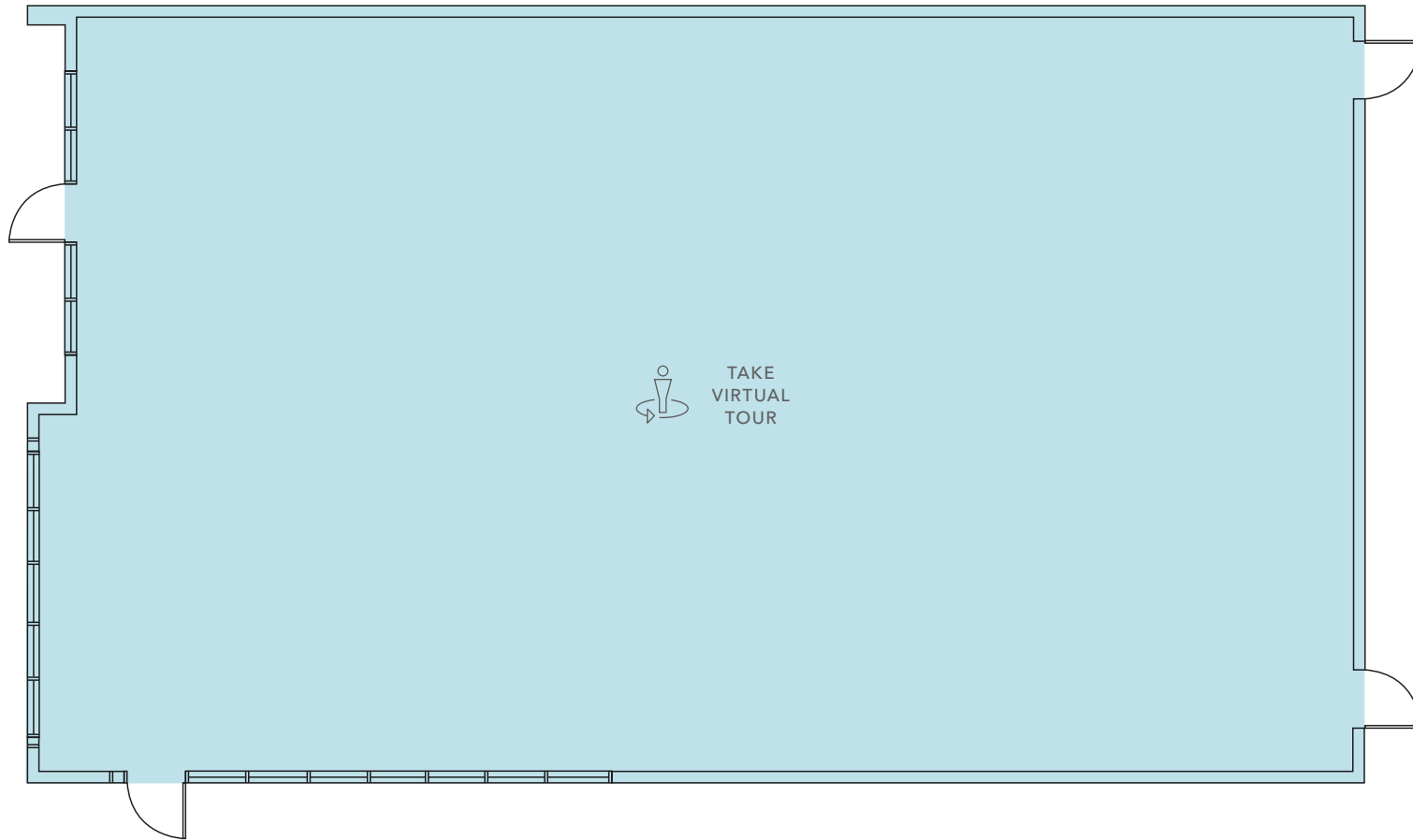
*CALL*  
BROKERS FOR  
LEASE RATES

TENANT DETAILS

Suite #	Tenant	Size	Suite #	Tenant	Size
SUITE A101	Frankie's Pizza		SUITE A110	Available	2,806 SF
SUITE A102	Top Cuts		BUILDING B	Thrive Fitness (available - do not disturb tenant)	9,124 SF
SUITE A104	Restaurant		SUITE C101	Maple Valley Cosmetic & Family Dentistry	
SUITE A106	Little Gym		SUITE C102	Hacienda Del Mar Family Mexican Restaurant	
SUITE A108	Aroma Nails Spa		BUILDING D	Pine Tree Veterinary Hospital	



# SUITE A110 FLOOR PLAN

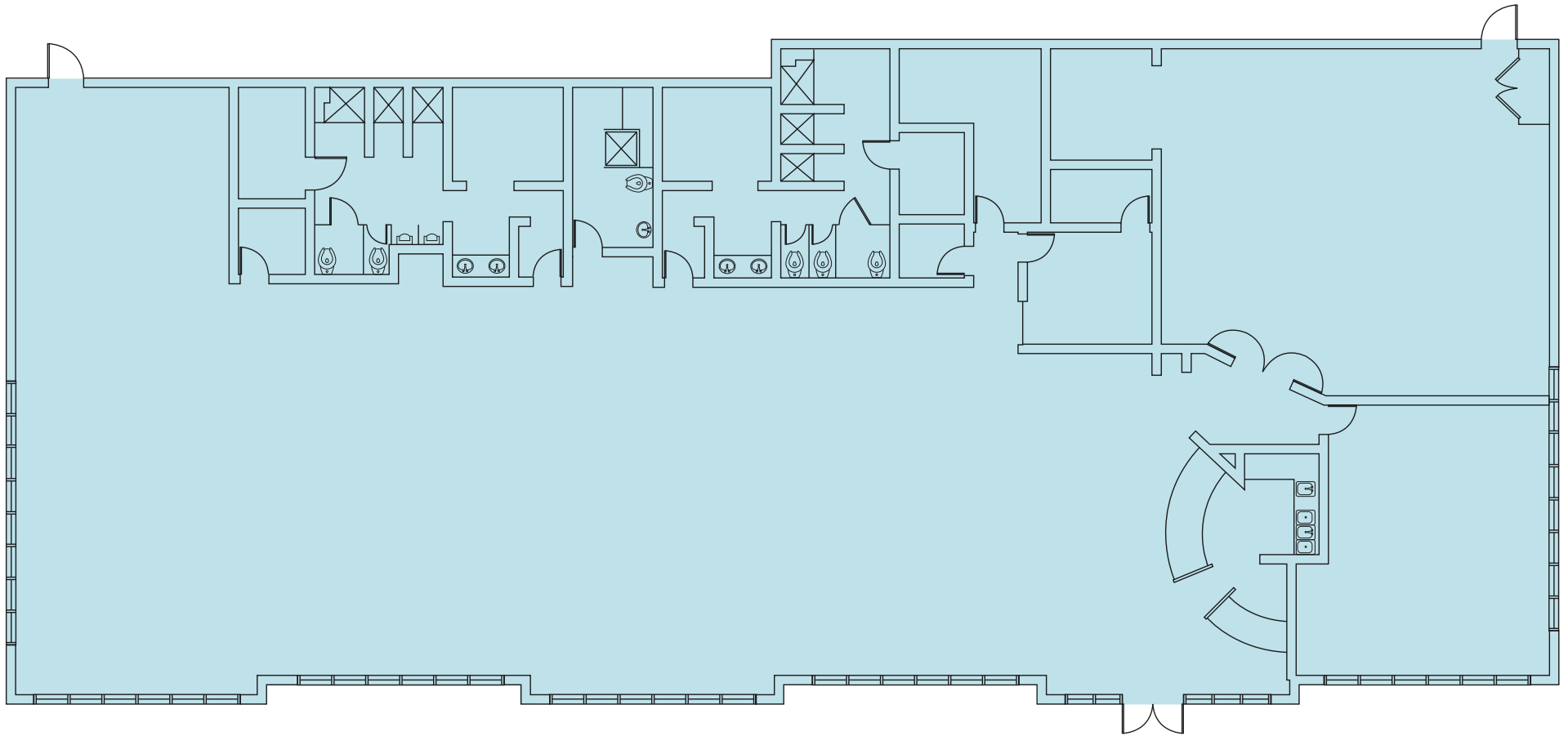


*2,806 SF*  
AVAILABLE

*CALL*  
FOR LEASE RATES

*NOW*  
AVAILABLE

# SUITE B106 FLOOR PLAN



*9,124 SF*  
AVAILABLE

*CALL*  
FOR LEASE RATES

*NOW*  
AVAILABLE

Please do not disturb tenant

# MAPLE VALLEY COMMONS

DWA5 AMAZON DELIVERY STATION

18



21,818+ VEHICLES  
Average Daily Traffic



169



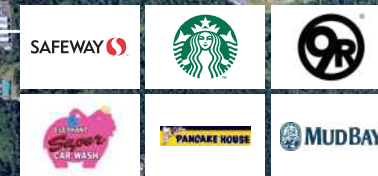
MAPLE VALLEY TOWN CENTER



26,413+ VEHICLES  
Average Daily Traffic

516

TAHOMA HIGH SCHOOL



SUBJECT PROPERTY



31,543+ VEHICLES  
Average Daily Traffic



# MAPLE VALLEY IS *FAST-GROWING*

Limited retail inventory

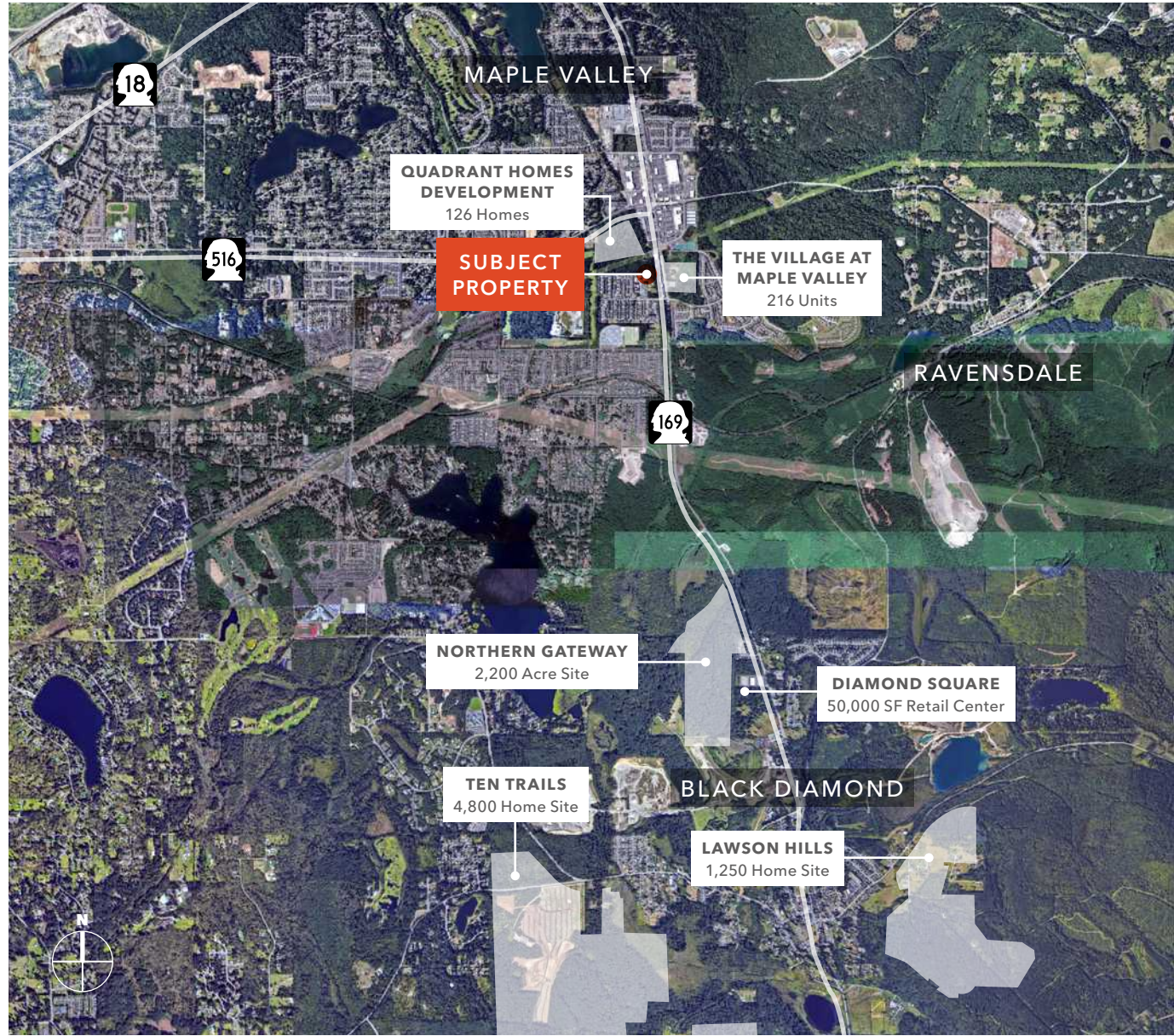
Proximity to Tahoma High School

Quadrant Homes Development constructing 126 apartments across the street from subject property

Multiple developments along SR-169

**40 MIN**  
TO SEATTLE

**30 MIN**  
TO TACOMA





# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2023 ESTIMATED	12,072	42,093	73,844
2028 PROJECTION	13,917	46,643	82,844
2020 CENSUS	12,136	42,026	72,751
PROJECTED GROWTH 2023 - 2028	1,845	4,550	8,998
MEDIAN AGE	33.4	36.7	38.1

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 ESTIMATED	3,751	14,325	25,648
2028 PROJECTED	4,369	16,016	29,078
2020 CENSUS	3,714	14,113	24,898
PROJECTED GROWTH 2023 - 2028	618	1,692	3,429
OWNER-OCCUPIED	83.1%	83.9%	82.6%
RENTER-OCCUPIED	16.9%	16.1%	17.4%

## INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$193,248	\$180,246	\$177,549
2023 MEDIAN HH INCOME	\$144,015	\$140,242	\$134,189
2023 PER CAPITA INCOME	\$60,047	\$61,344	\$61,672

## BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	282	1,104	2,199
TOTAL EMPLOYEES	1,363	5,405	11,515

## RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	72.1%	74.5%	74.1%
BLACK OR AFRICAN AMERICAN	3.6%	3.2%	3.4%
AMERICAN INDIAN OR ALASKA NATIVE	0.5%	0.4%	0.5%
ASIAN	12.0%	9.6%	9.3%
HAWAIIAN OR PACIFIC ISLANDER	0.2%	0.3%	0.4%
OTHER RACE	1.8%	2.5%	3.0%

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	3.3%	2.8%	3.1%
HIGH SCHOOL DIPLOMA	16.5%	18.3%	19.6%
SOME COLLEGE	24.7%	22.1%	23.2%
ASSOCIATE	8.1%	11.1%	11.5%
BACHELOR'S	28.0%	30.0%	27.7%
GRADUATE	18.5%	14.7%	13.6%

Data Source: ©2023, Sites USA

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*Exclusively leased by*

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**km** Kidder  
Mathews