



# FOR LEASE

Kent Kangley Rd & Maple Valley-Black Diamond  
Maple Valley, WA 98038

KENT KANGLEY ROAD

MAPLE VALLEY-BLACK DIAMOND ROAD

KID'S COUNTRY

Family Fun

H&R BLOCK

SAFeway

SHERWIN WILLIAMS

Car Wash

SAFeway

MUDBAY

PAPA JOHN'S

Starbucks

McDonald's



## FOUR CORNERS SHOPPING CENTER

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



# FOUR CORNERS SHOPPING CENTER IN MAPLE VALLEY

has a great line up of national, regional, and local tenants in the surrounding area. Demographics have an average household income of over \$100,000 and the center is located at the busiest lighted intersection in the market. Four Corners Shopping Center is a vital part of Maple Valley's commercial landscape, providing residents with a convenient and enjoyable shopping experience.

## AVAILABLE

➤ **3,875 SF** FORMER RESTAURANT SPACE

➤ **1,513 SF** FORMER 9-ROUND SPACE

- CALL FOR DETAILS
- Plentiful on-site parking
- Close to new master planned residential development in Black Diamond with 2,000+ new home coming soon!



Population



Average HH Income



Daytime Population

Regis - 2023

Mile 1

10,272

\$162,328

3,188

Mile 3

42,455

\$147,965

15,303

Mile 5

74,007

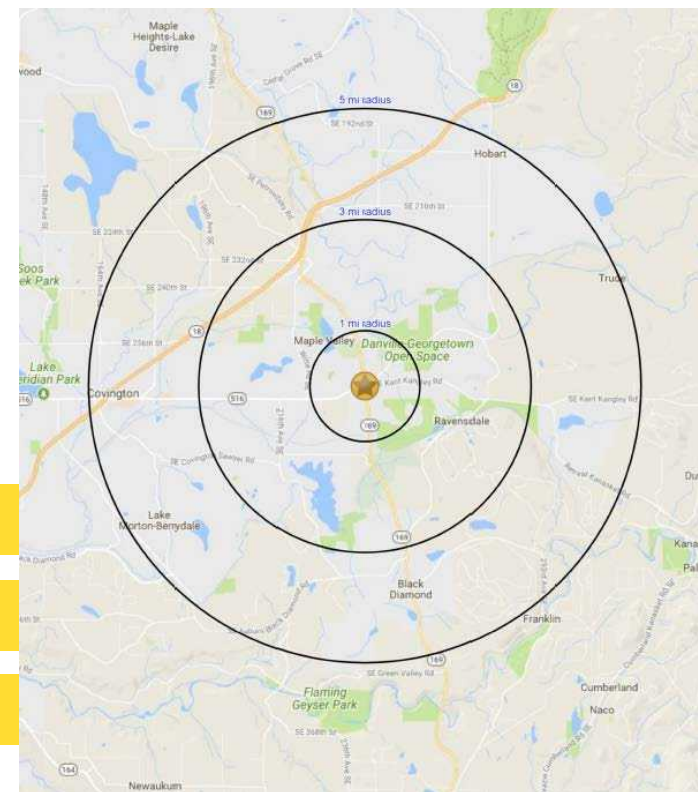
\$147,983

30,830

## TENANTS



## COMING SOON!







SE 264TH STREET

POPS-DROPS

**Fred Meyer**

GROCERY OUTLET  
*Bargain Market*

Panera  
BREAD

BURGER KING

FARRELL'S PIZZA

Walgreens

MOD

DO

V

SE 272ND STREET

KeyBank

jiffylube

FOUR CORNERS SHOPPING CENTER



SAFeway.



MUD BAY



McDonald's



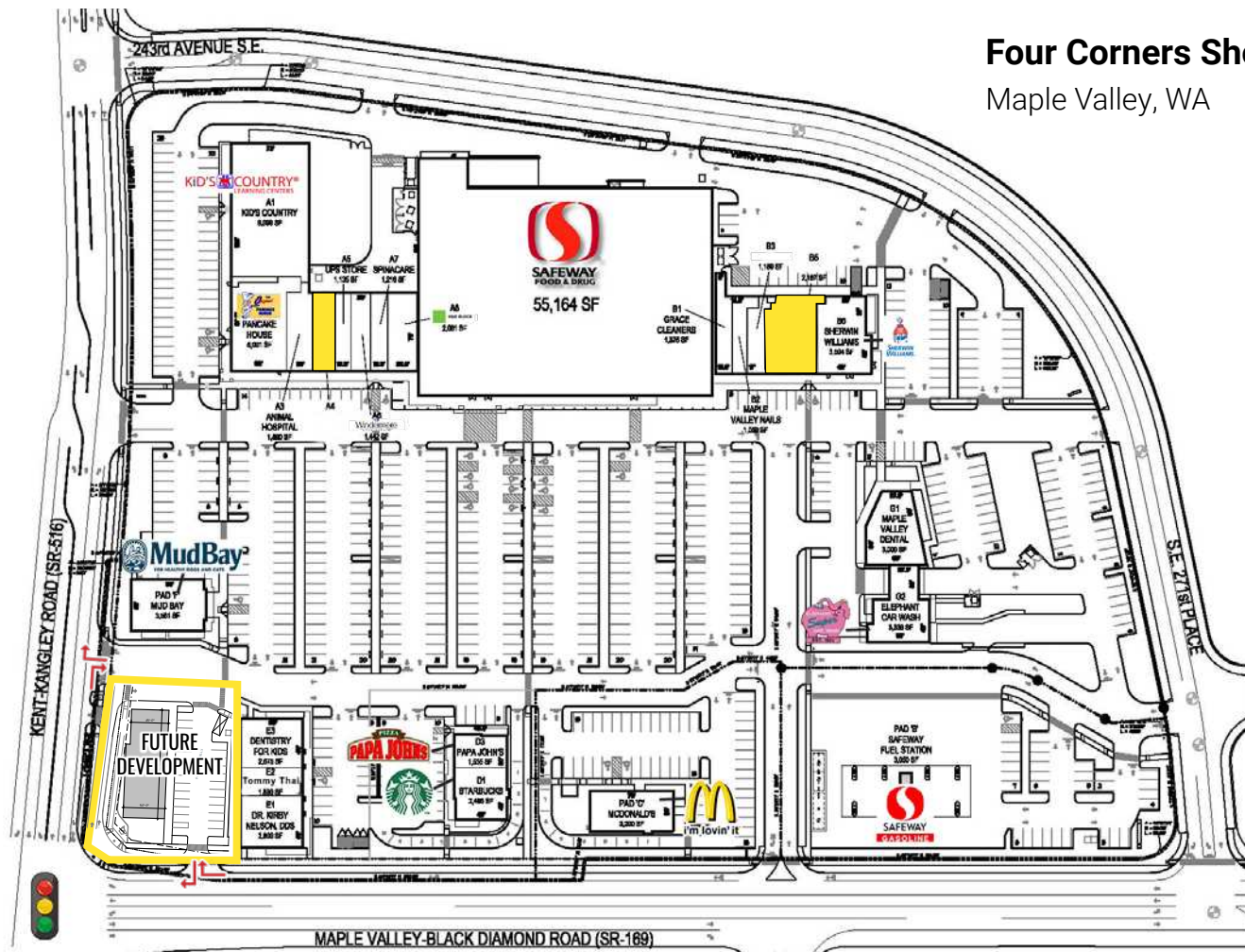
ELEPHANT  
Super  
CAR WASH





# Four Corners Shopping Center

Maple Valley, WA



## SITE PLAN

Suite	SF	Tenant
A-1	9,099	Kids Country
A-2	5,001	Original Pancake House
A-3	1,880	Animal Hospital
<b>A-4</b>	<b>1,513</b>	<b>AVAILABLE</b>
A-5	1,135	The UPS Store
A-6	1,400	Windermere
A-7	1,216	Robinson Family Chiropractic
A-8	2,081	H&R Block
	55,164	Safeway
B-1	1,325	Grace Cleaners
B-2	1,050	Maple Valley Nails
B-3	1,189	Nekter Juice Bar [Coming Soon!]

Suite	SF	Tenant
<b>B-4 &amp; B-5</b>	<b>3,875</b>	<b>AVAILABLE</b>
B-6	3,504	Sherwin Williams
G-1	3,000	Maple Valley Dental
G-2	3,338	Elephant Car Wash
Pad C	3,200	McDonalds
D-1	2,495	Starbucks
D-3	1,535	Papa Johns
E-1	2,800	Dr. Kirby Nelson, DDS
E-2	1,880	Tommy Thai
E-3	2,875	Dentistry for Kids
Pad F	3,561	Mud Bay
Corner Site	6,000 SF	AVAILABLE





**MAPLE VALLEY, WA** The City of Maple Valley incorporated August 31, 1997. The City is 5.8 square miles, located east of Kent and Covington, and north of Black Diamond. Maple Valley is located about 30 minutes east of Seattle and Tacoma, equidistant from the water of Puget Sound and the landscapes of the Cascade Mountains. Maple Valley offers an extraordinary location to enjoy all that our region has to offer.



TACOMA | KIRKLAND | SEATTLE | PORTLAND



**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

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