



FOR LEASE

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



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

- ▶ SUITE B3: 1,189 SF
 - ▶ SUITE B4-5: 3,875 SF (FORMER RESTAURANT SPACE)
 - ▶ PAD OPPORTUNITY: 6,000 SF
(NEW CONSTRUCTION SHOP SPACES COMING SOON)
- 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

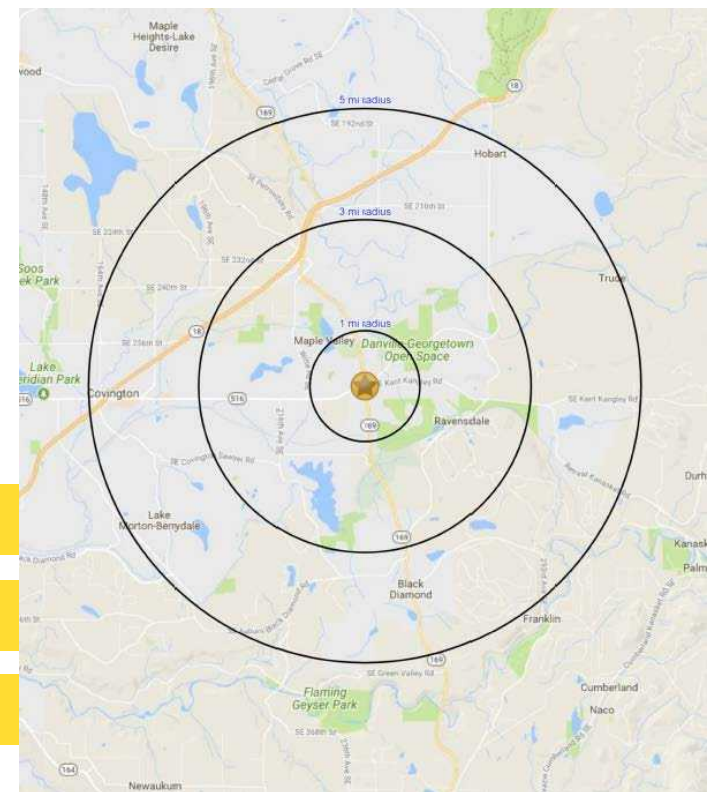


Daytime Population

Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	9,331	\$199,045	3,093
Mile 3	40,819	\$184,371	15,768
Mile 5	72,468	\$179,323	30,832

TENANTS



MARKET AERIAL



Located at the busiest lighted intersection in the market



Located close to a planned residential development



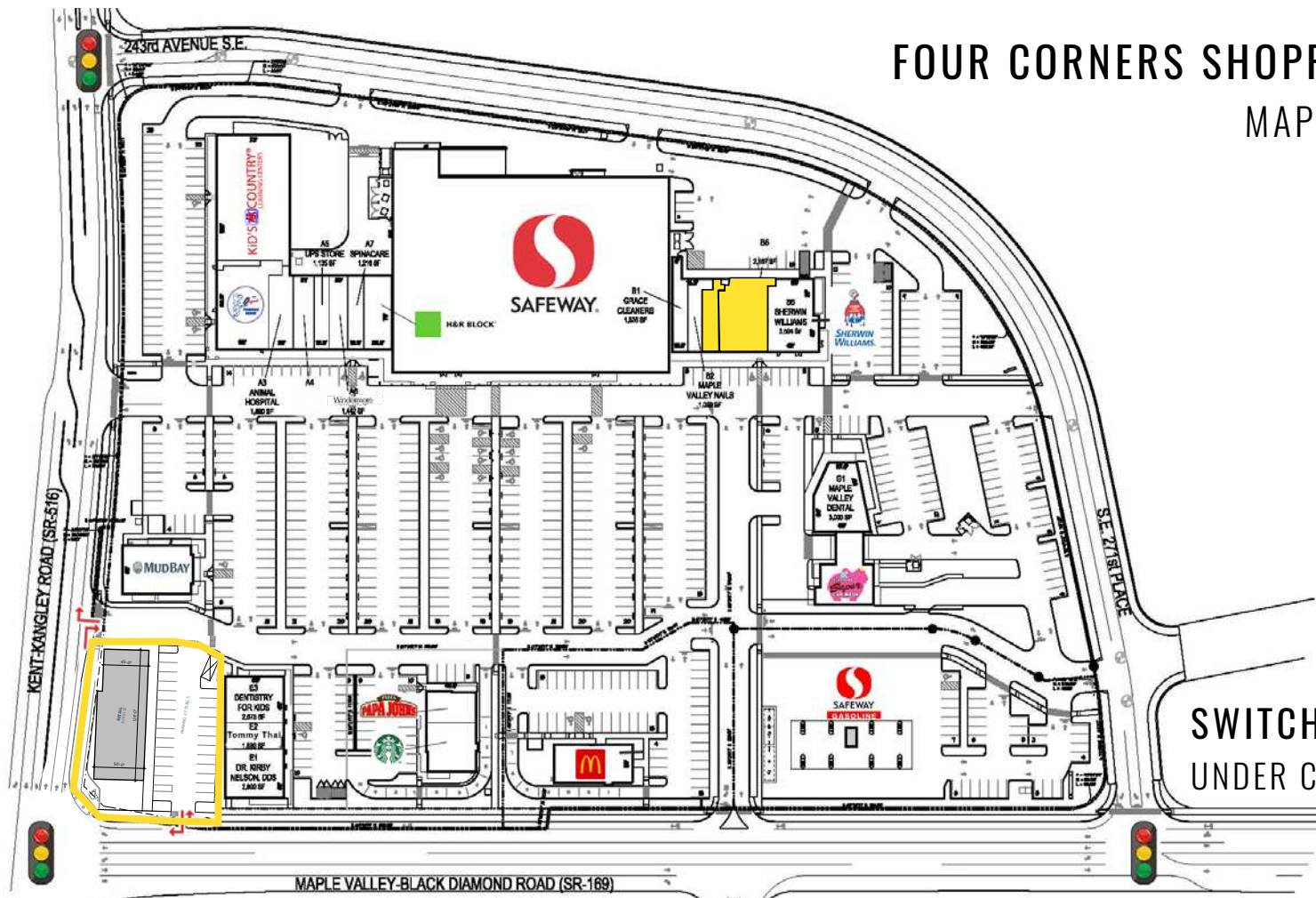
23,904 CPD
Maple Valley Black Diamond Road



12,020 CPD
Kent Kangley Road

SITE PLAN

FOUR CORNERS SHOPPING CENTER MAPLE VALLEY, WA



**SWITCHER LANDING
UNDER CONSTRUCTION**

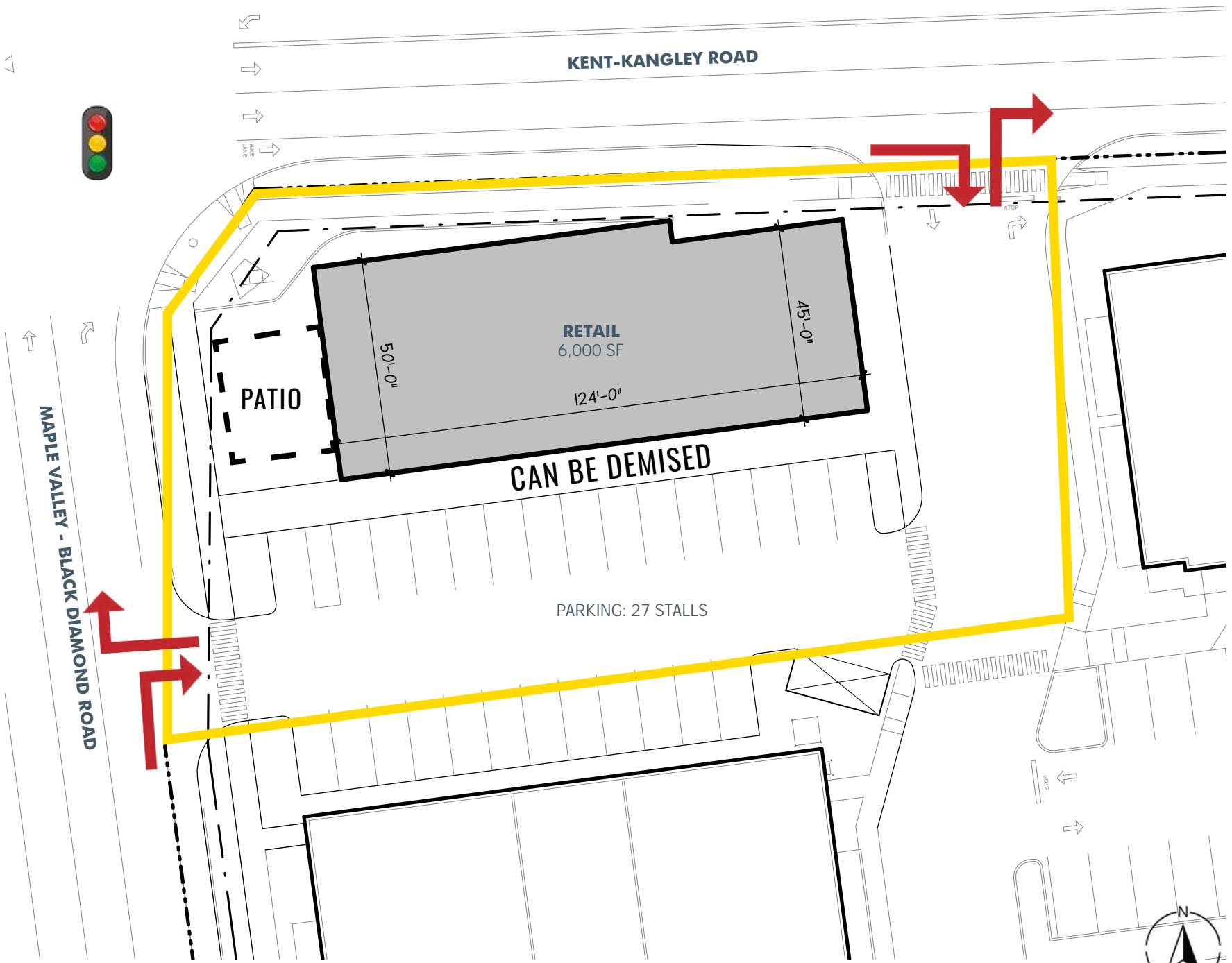
Suite	SF	Tenant
A-1	9,099	Kids Country
A-2	5,001	Original Pancake House
A-3	1,880	Animal Hospital
A-4	1,513	[Pending]
A-5	1,135	The UPS Store
A-6	1,400	Windermere
A-7	1,216	Robinson Family Chiropractic
A-8	2,081	H&R Block
	55,164	Safeway
B-1	1,325	Grace Cleaners
B-2	1,050	Maple Valley Nails
PAD OPPORTUNITY	6,000	AVAILABLE

*CAN BE COMBINED
5,064 SF

Suite	SF	Tenant
B-3	1,189	AVAILABLE
B-4 & B-5	3,875	AVAILABLE
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



SITE PLAN



CROCKETT'S
PUBLIC HOUSE

indigo
HEALTH

FOUR CORNER SQUARE

JOHNSON'S HOME GARDEN
Walgreens
MURPHY'S
SUPERCUTS
TACO DEL MAR
AutoZone
ATI
PACIFIC DENTAL SERVICES
Orangetheory

jiffylube

FOUR CORNERS VILLAGE

STORAGE

TAHOMA HIGH SCHOOL

MAPLE VALLEY COMMONS

Thrive community fitness
PIZZA
Little Gym
PINE & TREE Serious Fun.

SWITCHER'S LANDING

MAPLE VALLEY TOWN SQUARE

Fred Meyer
MultiCare
Bright Now! DENTAL
BURGER KING
Proliance Orthopedic Associates
Just POKÉ
elements massage
UW Medicine | **VALLEY MEDICAL CENTER**

SITE

FOUR CORNER SHOPPING CENTER

PAPA JOHN'S
MudBay
ups
McDonald's
Starbucks
Original Pancake House
Sherwin Williams

SWITCHER'S LANDING - UNDER CONSTRUCTION
FUTURE TENANTS:

Chick-fil-A
7 ELEVEN
GRAVITY COFFEE CO.
Valvoline

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

SAFEGWAY 

OPEN 24 HOURS



CAR
WASH



QUICK LUBE


KID'S COUNTRY
LEARNING CENTER

CLEANERS
ALTERATIONS

STARBUCKS
COFFEE




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