

FOR LEASE

31329 3RD AVE

BLACK DIAMOND, WA

*3,076 SF Retail Building with
Drive-Thru Available for Lease in
Black Diamond, WA*



KIDDER.COM

km Kidder
Mathews

PROPERTY OVERVIEW

Property Highlights

Size: ±3,076 SF freestanding retail building

Year Built: 1998

Frontage: Direct exposure along Highway 169 (3rd Ave) with 11,500+ vehicles per day

Drive-Thru: Two lanes—ideal for banking, café, or quick-service use

Parking: ±3.9 stalls per 1,000 SF (ample on-site parking)

Condition: Well-maintained, move-in ready

Zoning/Flexibility: Suitable for financial, medical, retail, or food service users

Location & Market Overview

Located in Black Diamond, WA, a rapidly growing community in southeast King County

Strategic position between Seattle, Bellevue, and Tacoma with easy access to SR-169 & SR-18

Population has nearly doubled to 7,000+, projected to reach ~20,000 within 15-20 years

Significant growth from Ten Trails Master Planned Community (6,000+ homes and new commercial development)

Ongoing infrastructure upgrades—roads, sewer, and utilities—to support long-term expansion

Key Features

Exceptional visibility and access on main arterial

Drive-thru capability enhances tenant versatility

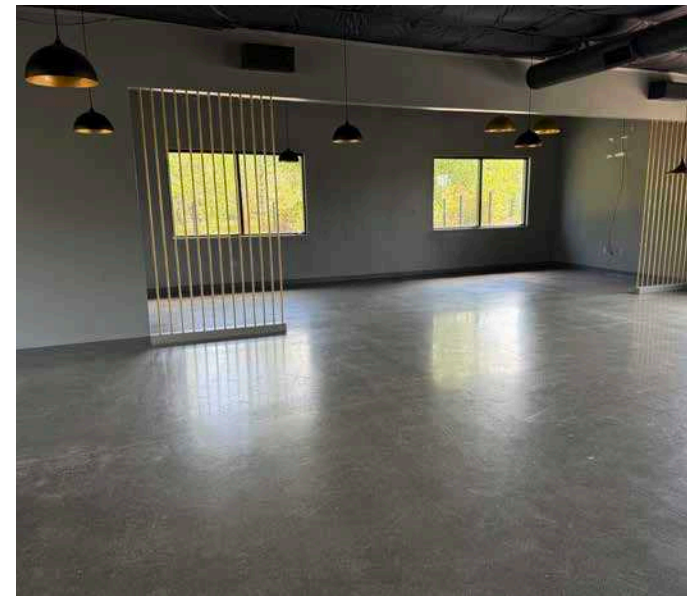
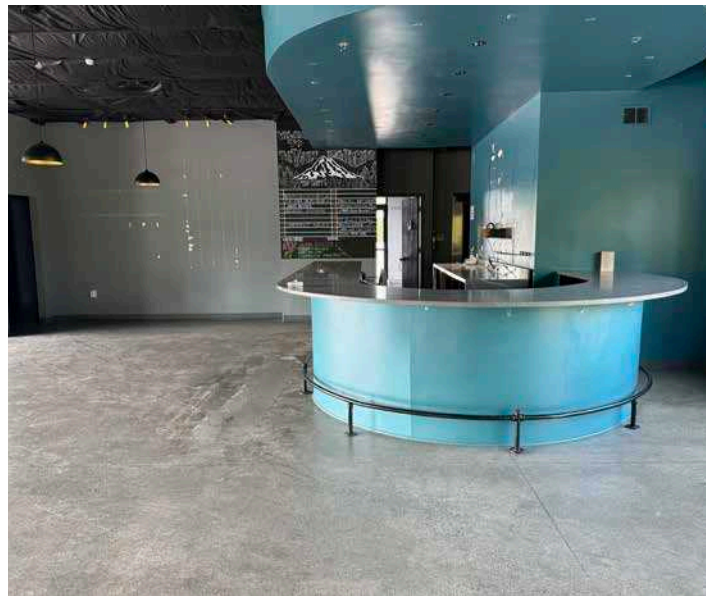
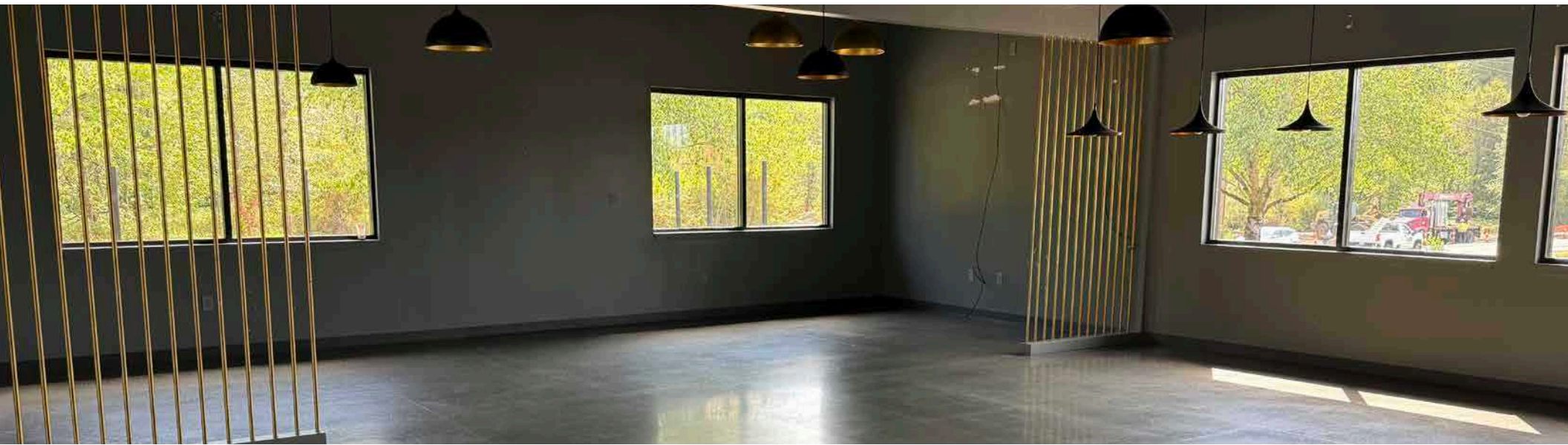
Freestanding layout allows full branding and exclusive use

Located in one of King County's fastest-growing trade areas with strong consumer demand

Perfect for banks, medical/professional offices, or food/retail tenants seeking exposure and convenience



31329 3RD AVE



AVAILABLE FOR LEASE

KIDDER MATHEWS



7 MIN DRIVE TO
MAPLE VALLEY
TOWN SQUARE



6 MIN DRIVE
TO HWY 516



14 MIN DRIVE
TO HWY 18



12,951 CPD ON
WA 169



DEMOGRAPHICS

POPULATION

| | 5 Min | 10 Min | 15 Min |
|----------------|-------|--------|--------|
| 2010 CENSUS | 5,885 | 22,950 | 49,391 |
| 2020 CENSUS | 6,757 | 27,735 | 57,169 |
| 2025 ESTIMATED | 7,549 | 28,155 | 59,514 |
| 2030 PROJECTED | 8,295 | 29,376 | 60,748 |

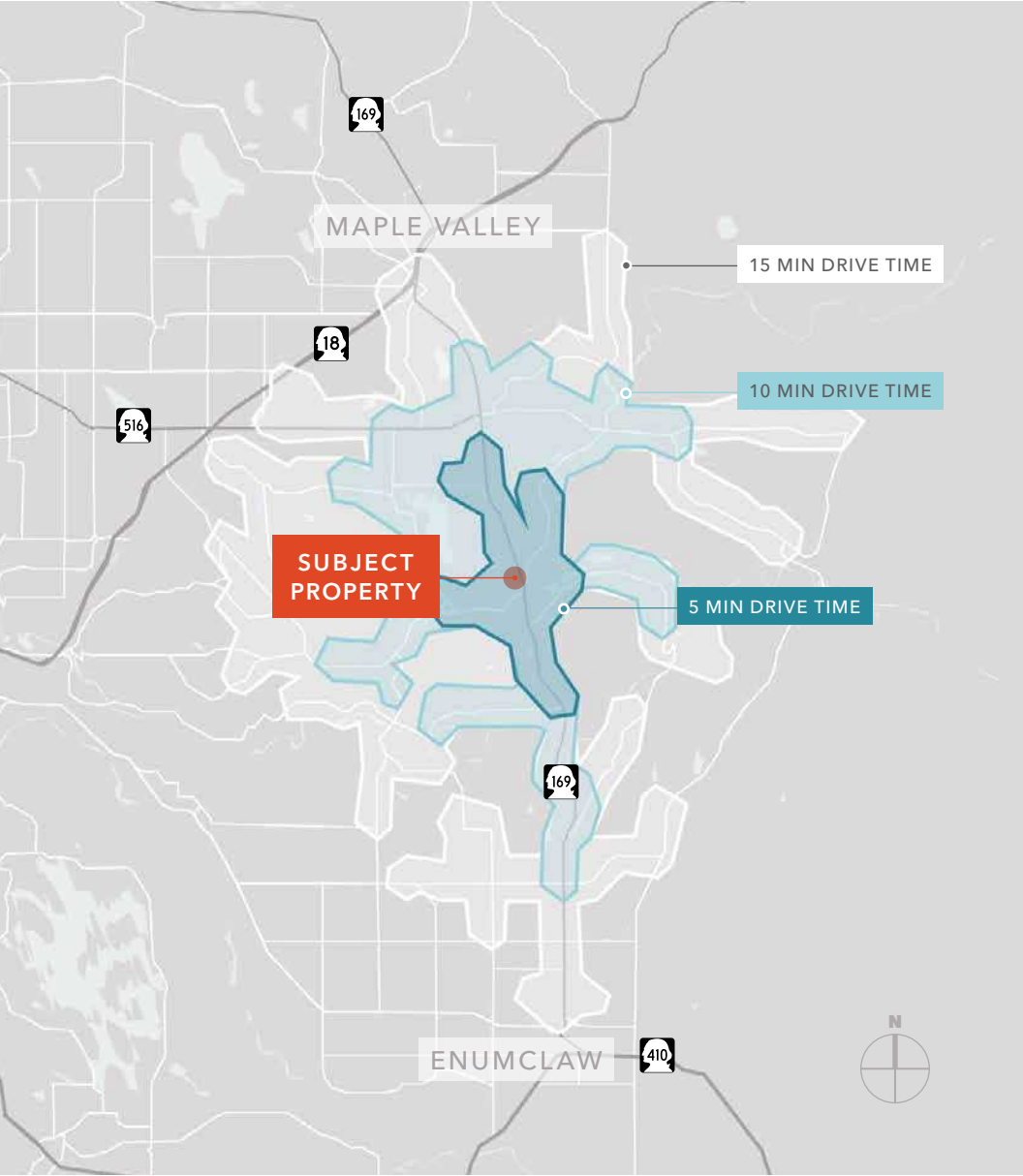
MEDIAN AGE & GENDER

| | 5 Min | 10 Min | 15 Min |
|------------|-------|--------|--------|
| MEDIAN AGE | 37.7 | 38.1 | 39.6 |
| % FEMALE | 50.4% | 50.0% | 49.8% |
| % MALE | 49.6% | 50.0% | 50.2% |

HOUSEHOLD INCOME

| | 5 Min | 10 Min | 15 Min |
|------------------------|-----------|-----------|-----------|
| 2025 MEDIAN | \$148,758 | \$150,723 | \$140,415 |
| 2030 MEDIAN PROJECTED | \$146,829 | \$150,118 | \$139,785 |
| 2025 AVERAGE | \$185,811 | \$185,462 | \$176,611 |
| 2030 AVERAGE PROJECTED | \$183,681 | \$185,137 | \$175,822 |

Data Source: ©2025, Sites USA





12,507+ VEHICLES
Average Daily Traffic



3RD AVE

Exclusively listed by

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