



# FOR LEASE

25145 Summit Drive, Suite 2  
Black Diamond, WA 98010



## FOOTHILLS VILLAGE

Michael Olson

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

**FOOTHILLS VILLAGE** Situated in the new Foothills Village development, the property offers ample parking with 7 dedicated stalls and the convenience of additional overflow parking. It also boasts additional yard space, making it an ideal choice for contractors needing accommodation for large vehicles. Monument signage opportunity on busy SR 169 is also included.

The property benefits from a prime location just one block east of SR 169 and Summit Drive. It is conveniently located only one mile away from the thriving Ten Trails master planned community, spanning an impressive 2,200 acres and housing 6,500 homes.

The surrounding area is experiencing rapid growth, with multiple retail core developments currently underway within a two-mile radius of the property. Additionally, the bustling Maple Valley 4 Corners and Covington areas are just minutes away, providing easy access to a range of amenities and services.

**AVAILABLE**

▶ 1,330 SF RENT: \$3,295.00 (INCLUDES NNN)



**NEARBY TENANTS**

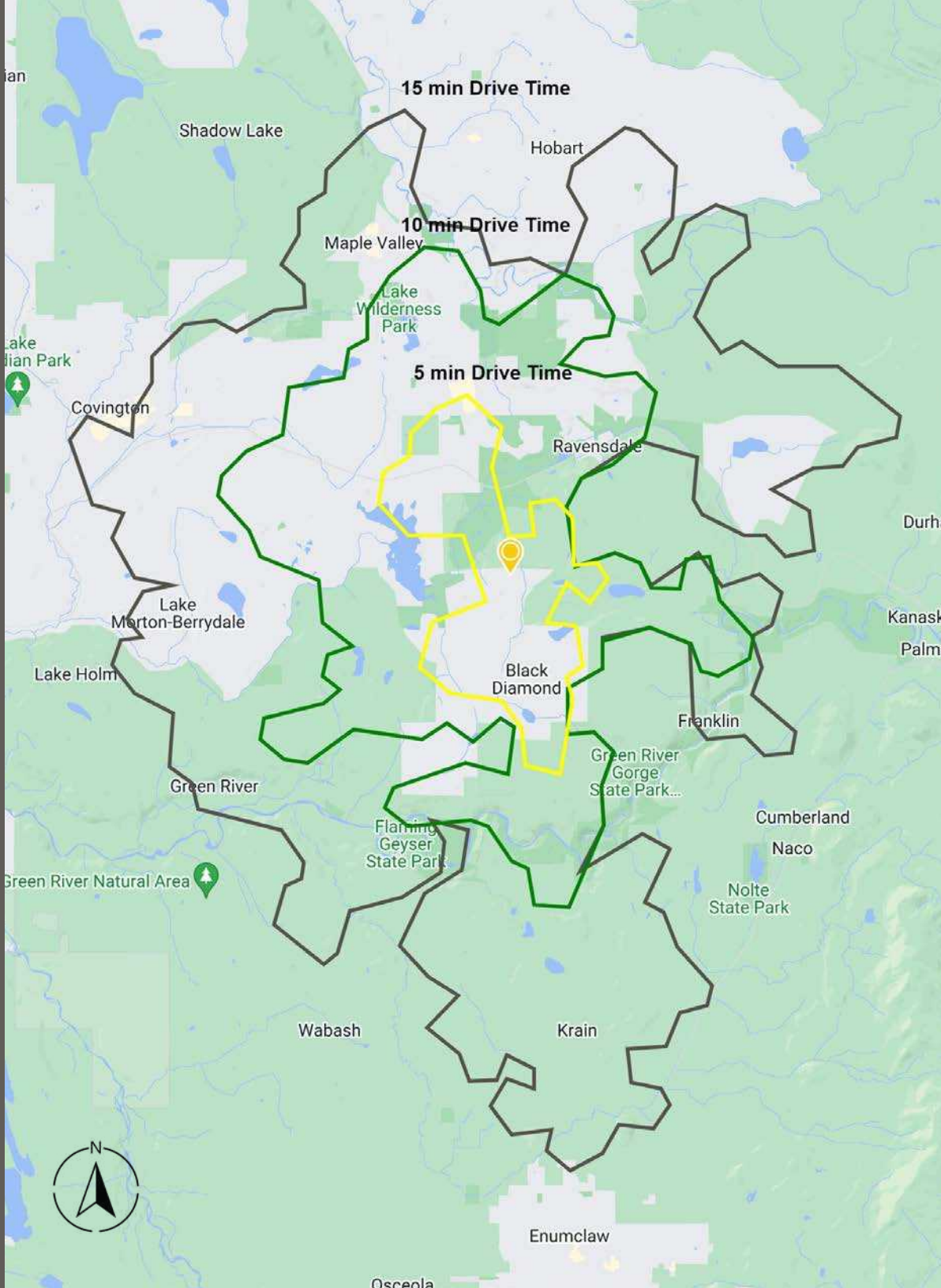


PHOTOS



# DEMOGRAPHICS

# DEMOGRAPHICS



## POPULATION

5 Min	10 Min	15 Min
8,187	29,248	54,287

## AVERAGE HH INCOME

5 Min	10 Min	15 Min
\$186,321	\$183,589	\$174,819

## DAYTIME POPULATION

5 Min	10 Min	15 Min
3,116	10,223	22,378



SITE AERIAL



FREE  STORAGE

BATH  
FITTER

 Cedar County  
Landscaping, Inc.

 DIAMOND  
SQUARE

169

3RD AVE - 13.241 C/PD

SITE AERIAL

Cedar County  
Landscaping, Inc.

BATH  
FITTER

VETERINARY SERVICES  
COMING SOON

PICKLEBALL COMING SOON

FREE  STORAGE

SUMMIT DRIVE

169

3RD AVE - 13,241 CPD

LOCATION DETAILS



Retail Space with Frontage on SR 169



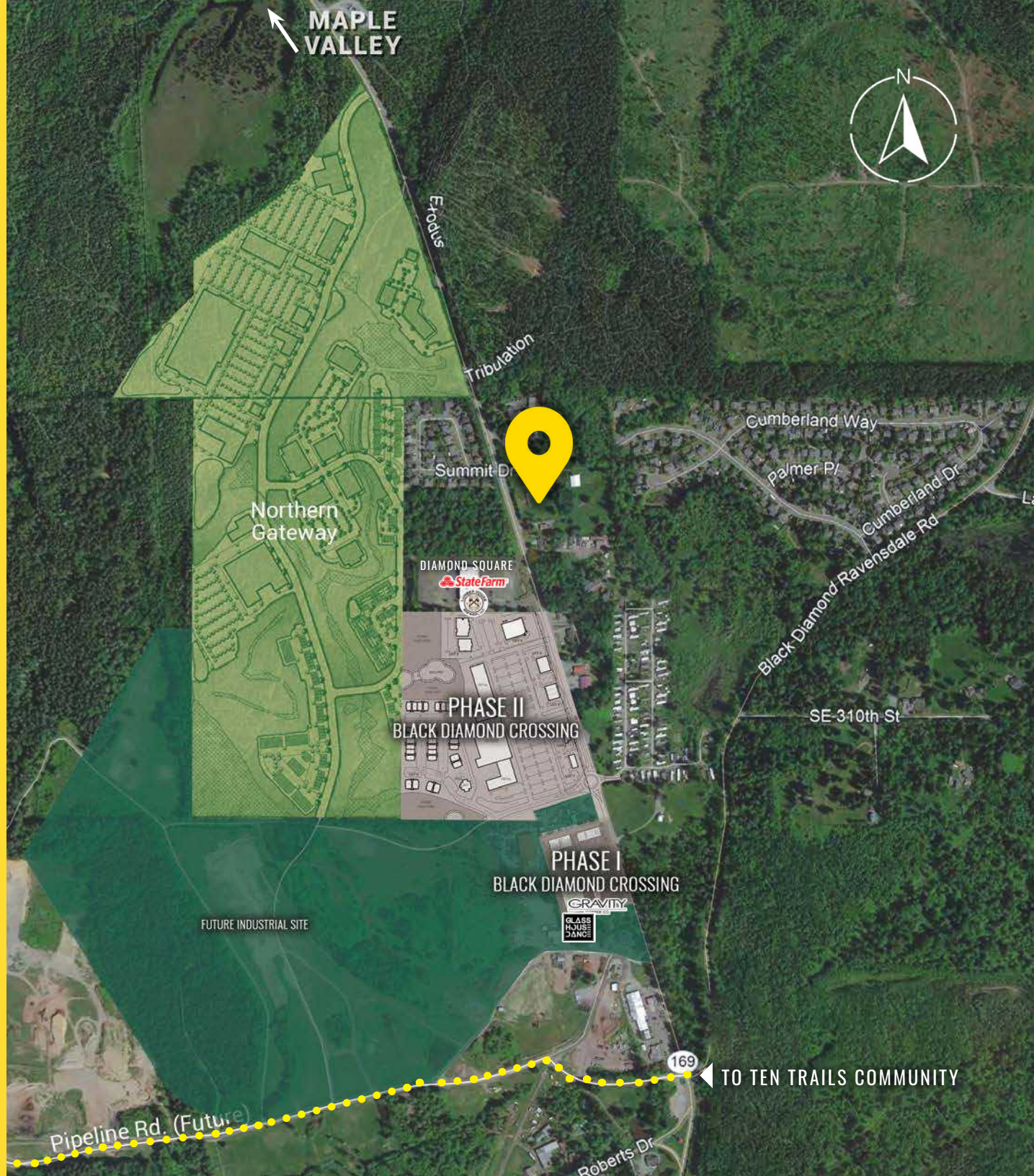
Upcoming Retail Expansion in the Immediate Area



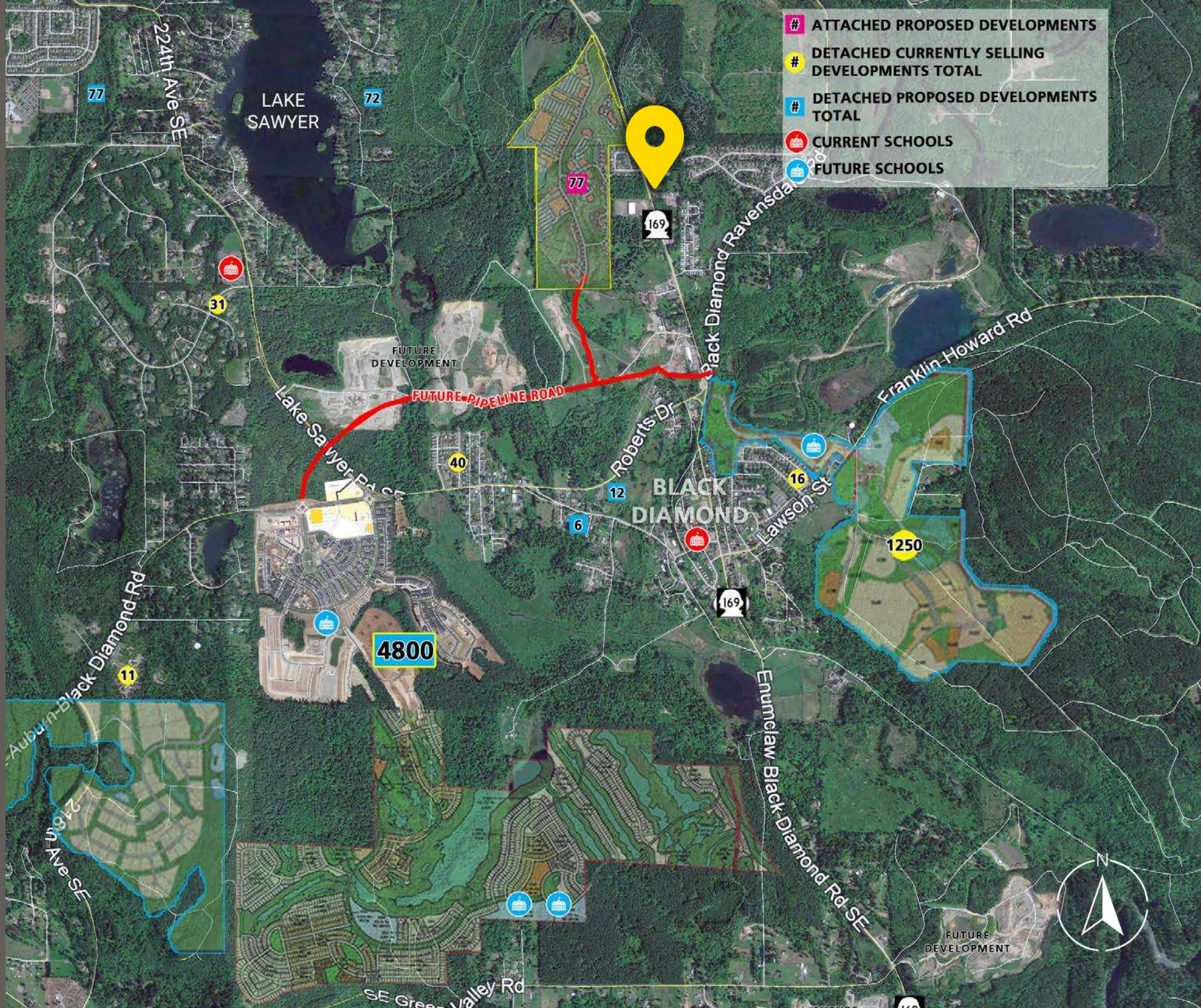
6,500 ± Homes Recently developed in Black Diamond



6 Minute Drive from Four Corners Retail in Maple Valley



# BLACK DIAMOND HOUSING



- # ATTACHED PROPOSED DEVELOPMENTS
- # DETACHED CURRENTLY SELLING DEVELOPMENTS TOTAL
- # DETACHED PROPOSED DEVELOPMENTS TOTAL
- 🏫 CURRENT SCHOOLS
- 🏫 FUTURE SCHOOLS

4800

1250

BLACK DIAMOND

LAKE SAWYER

224th Ave SE

77

72

77

31

FUTURE DEVELOPMENT

FUTURE PIPELINE ROAD

40

12

6

16

Franklin Howard Rd

169

Lawson St

Auburn-Black Diamond Rd

21st Ave SE

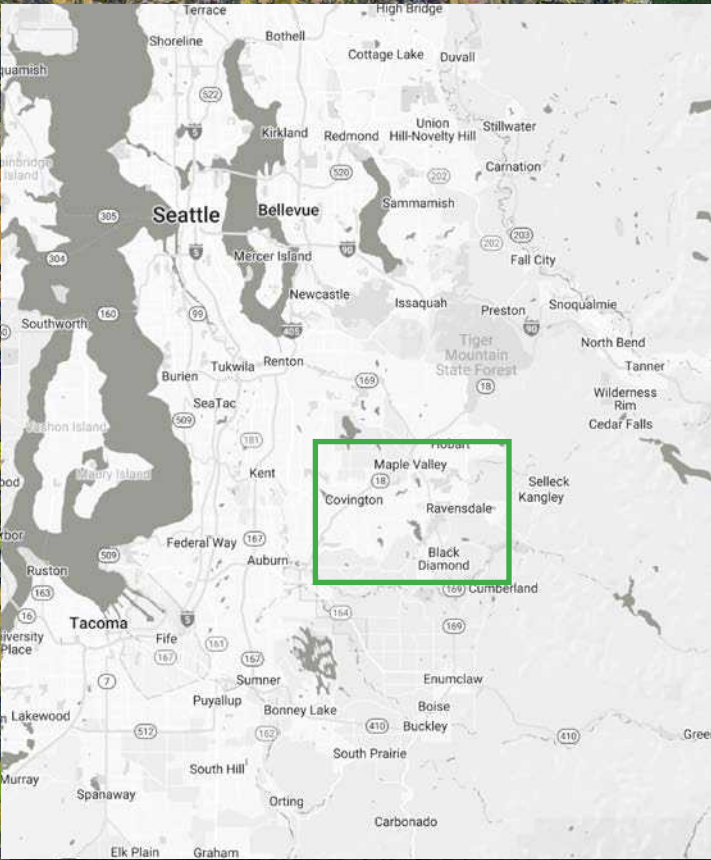
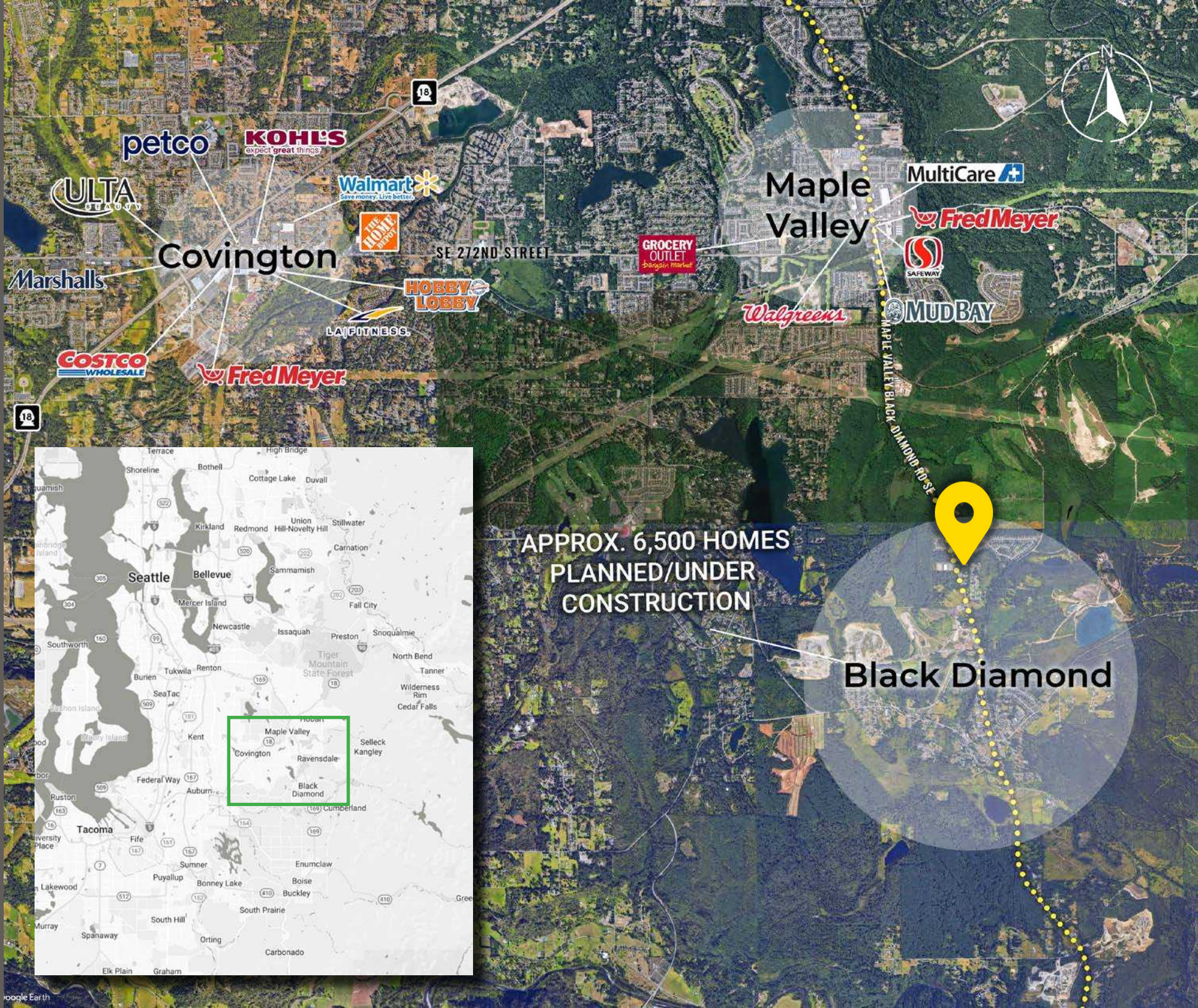
Enumclaw-Black-Diamond Rd-SE

SE Green Valley Rd

FUTURE DEVELOPMENT



LOCATION AERIAL



APPROX. 6,500 HOMES  
PLANNED/UNDER  
CONSTRUCTION

Black Diamond

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

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