



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 B1: 1,325 SF
- ▶ SUITE B4-5: 3,875 SF (FORMER RESTAURANT SPACE)
- ▶ PAD OPPORTUNITY: 6,000 SF (NEW CONSTRUCTION SHOP SPACES COMING SOON)



Population



Average HH Income



Daytime Population

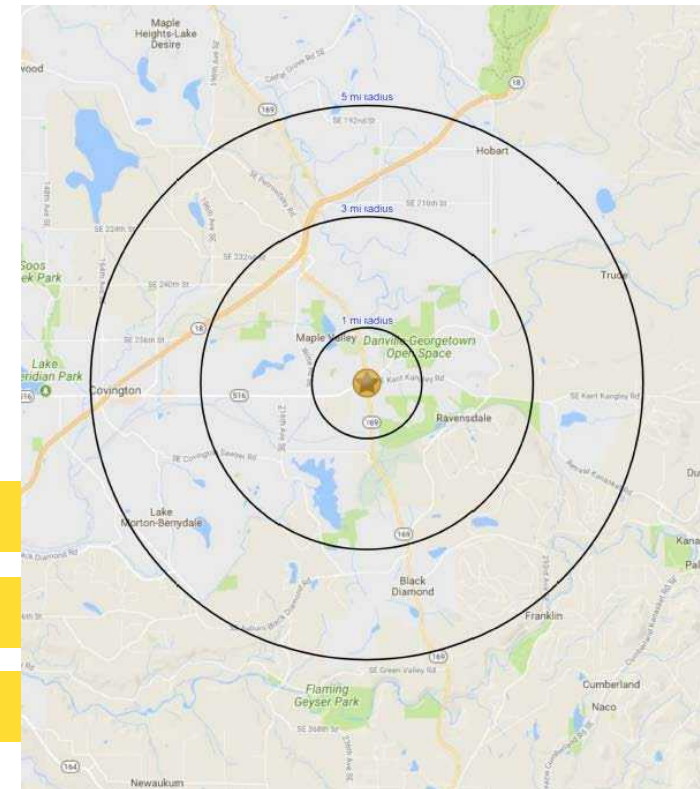
Regis - 2025

	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



COMING SOON!



MARKET AERIAL



Located at the busiest lighted intersection in the market



Located close to a planned residential development



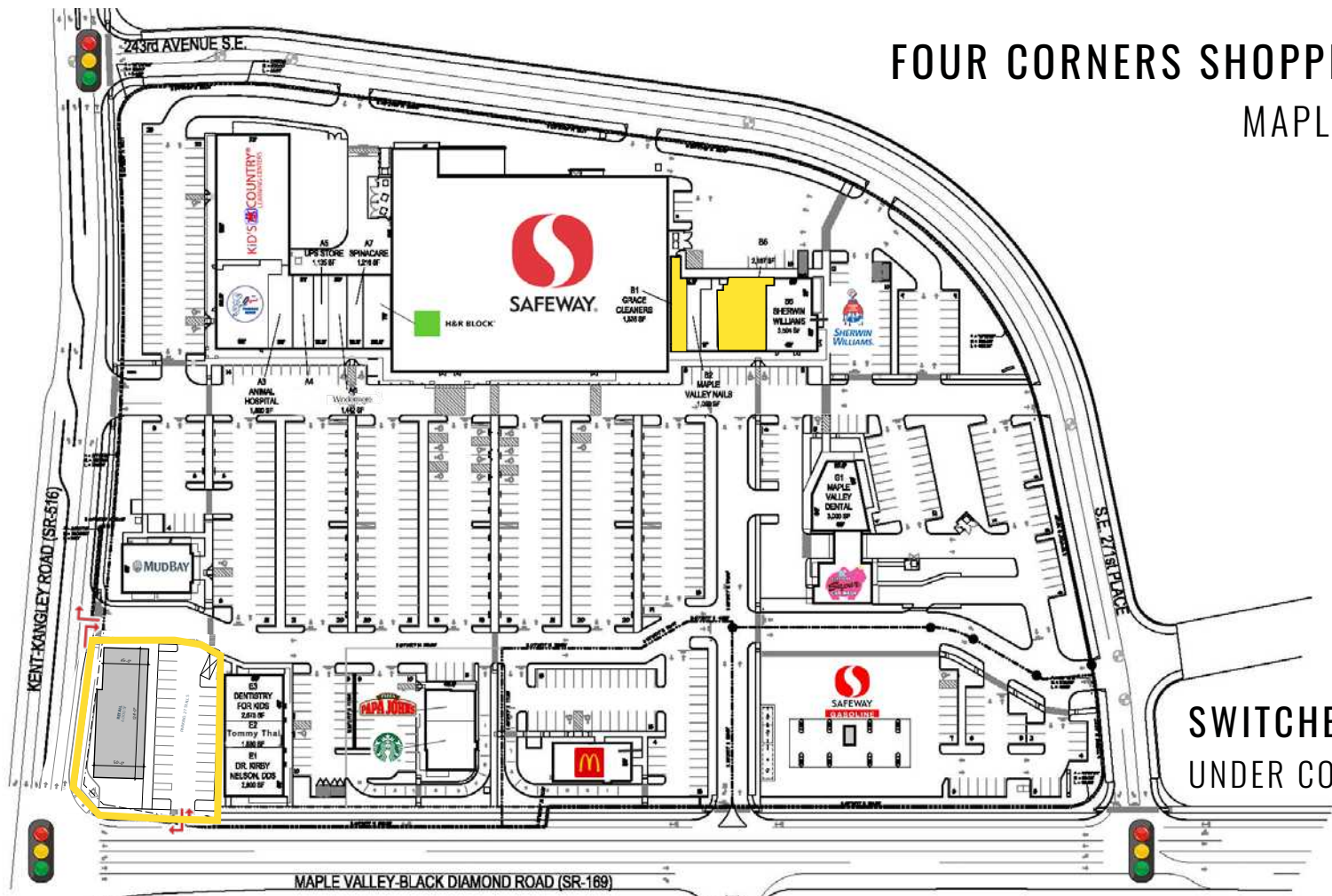
23,904 CPD
Maple Valley Black Diamond Road



12,020 CPD
Kent Kangley Road

SITE PLAN

FOUR CORNERS SHOPPING CENTER MAPLE VALLEY, WA



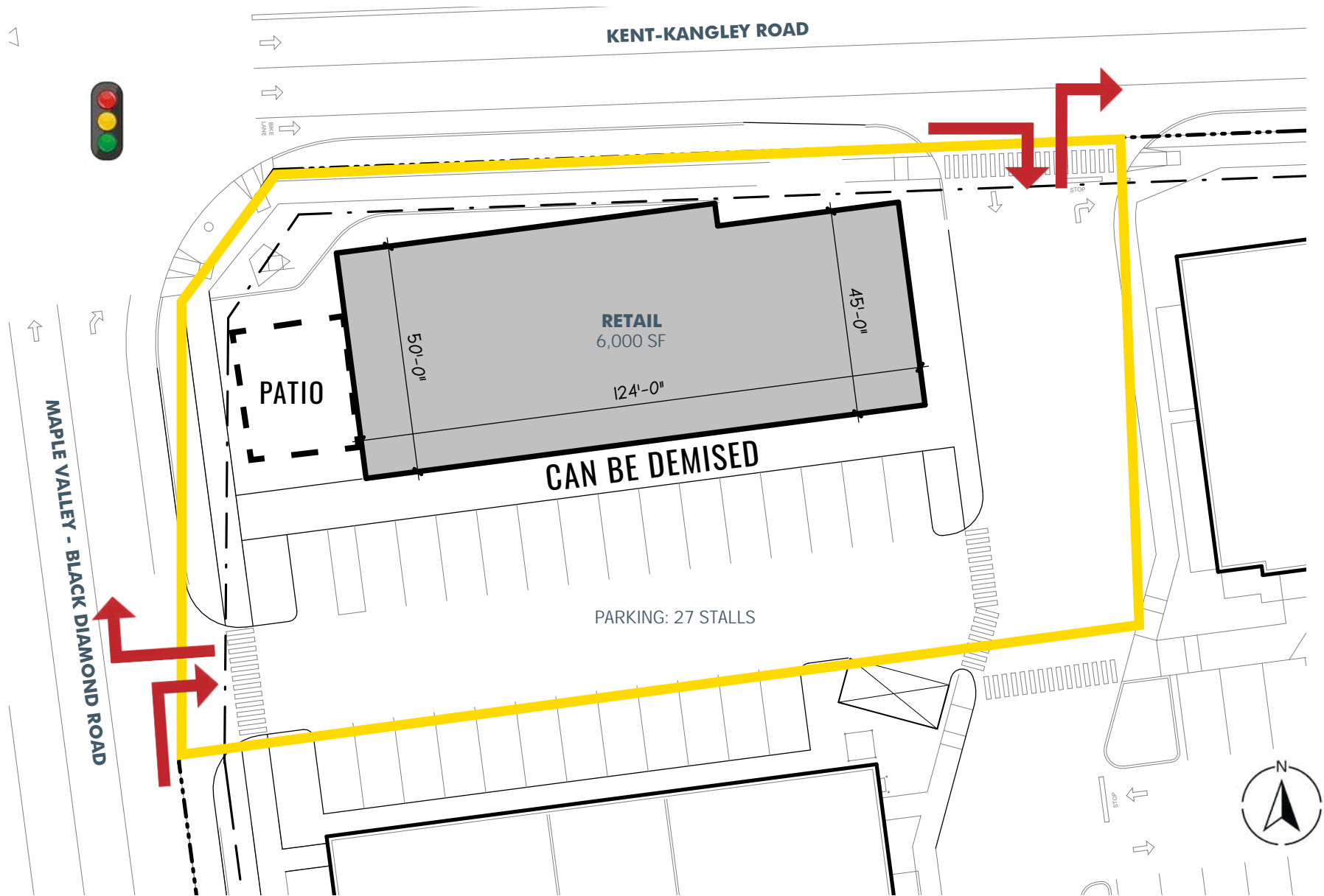
**SWITCHER LANDING
UNDER CONSTRUCTION**

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	AVAILABLE
B-2	1,050	Maple Valley Nails
PAD OPPORTUNITY	6,000	AVAILABLE

Suite	SF	Tenant
B-3	1,189	Stretch Lab (Coming Soon)
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

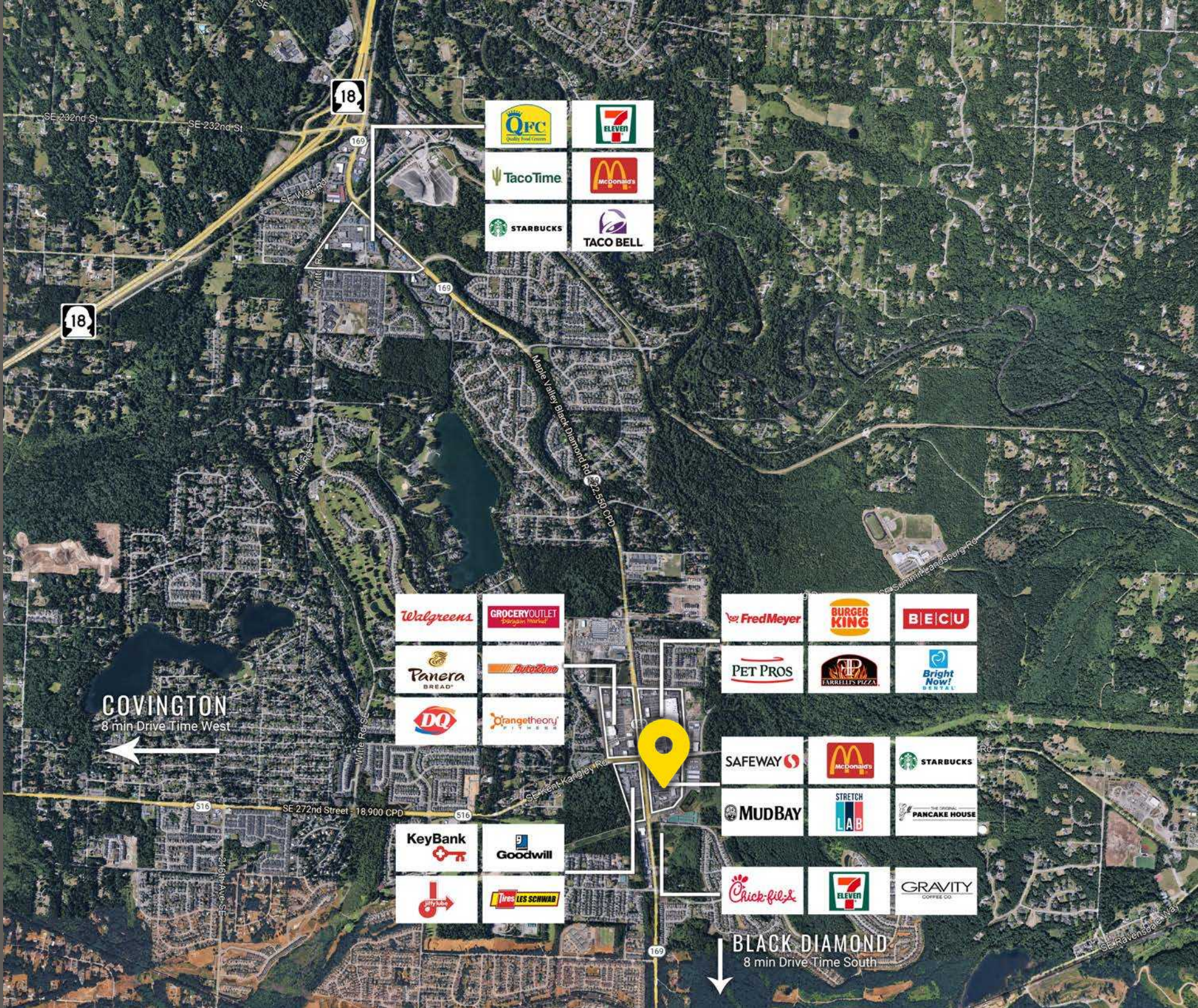


SOUTH ELEVATION



NORTH ELEVATION

MARKET AERIAL



COVINGTON
8 min Drive Time West



BLACK DIAMOND
8 min Drive Time South




	
	
	
	
	

TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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SAFEWAY 

OPEN 24 HOURS



CAR WASH



Express CARE



QUICK LUBE

KID'S COUNTRY

LEARNING CENTER

AVAILABLE

**STARBUCKS
COFFEE**



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