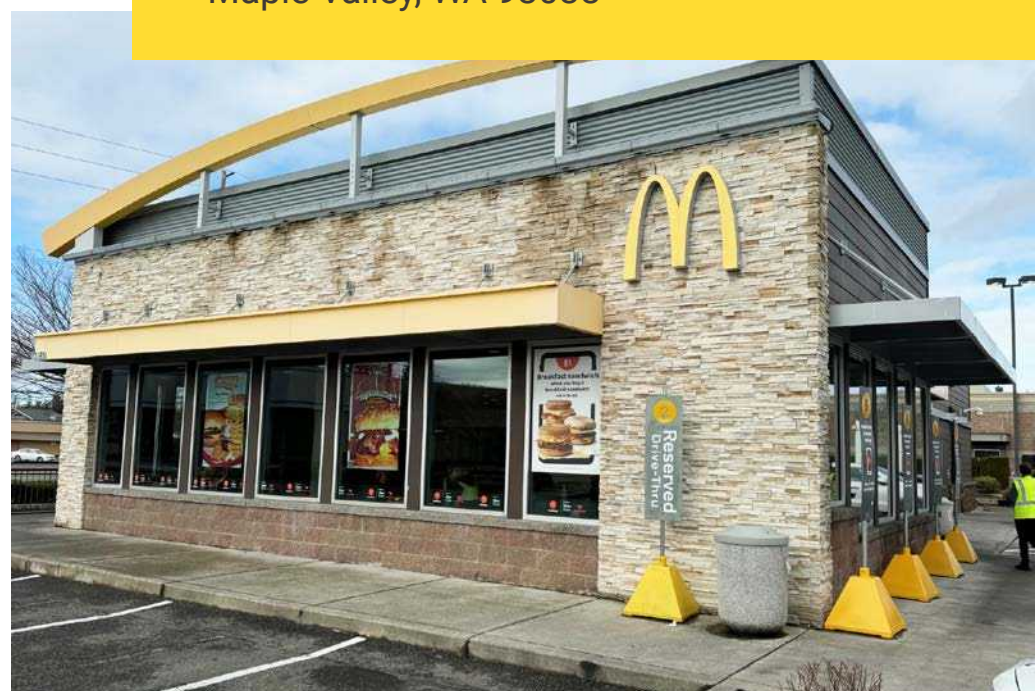




FOR LEASE

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

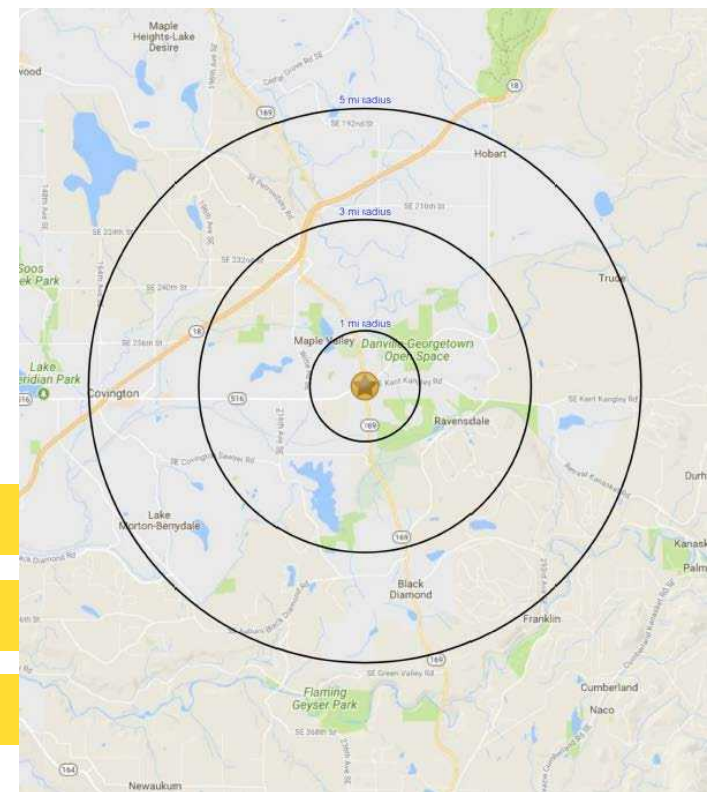
Regis - 2025

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



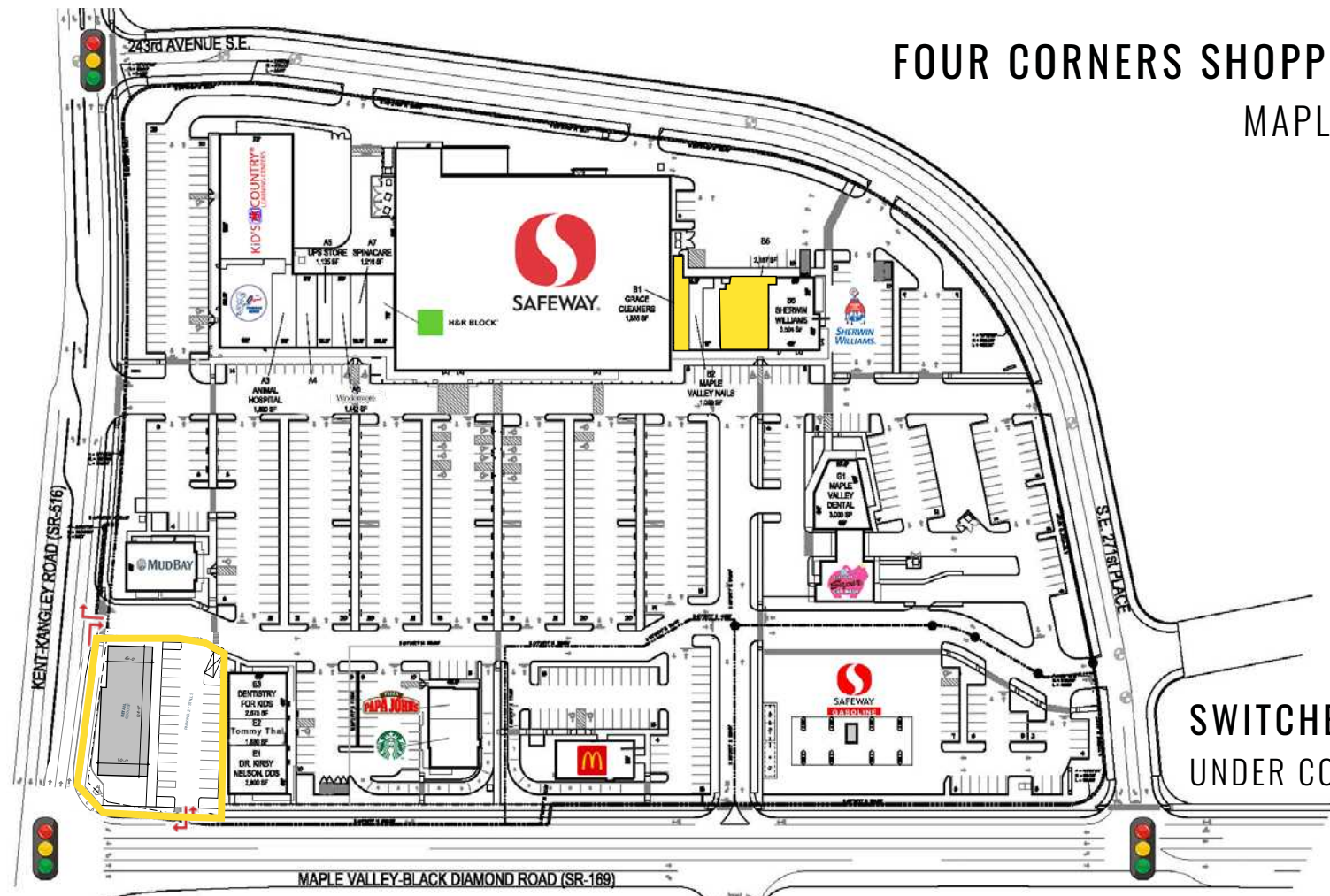
23,904 CPD
Maple Valley Black
Diamond Road



12,020 CPD
Kent Kangley
Road



SITE PLAN



FOUR CORNERS SHOPPING CENTER MAPLE VALLEY, WA

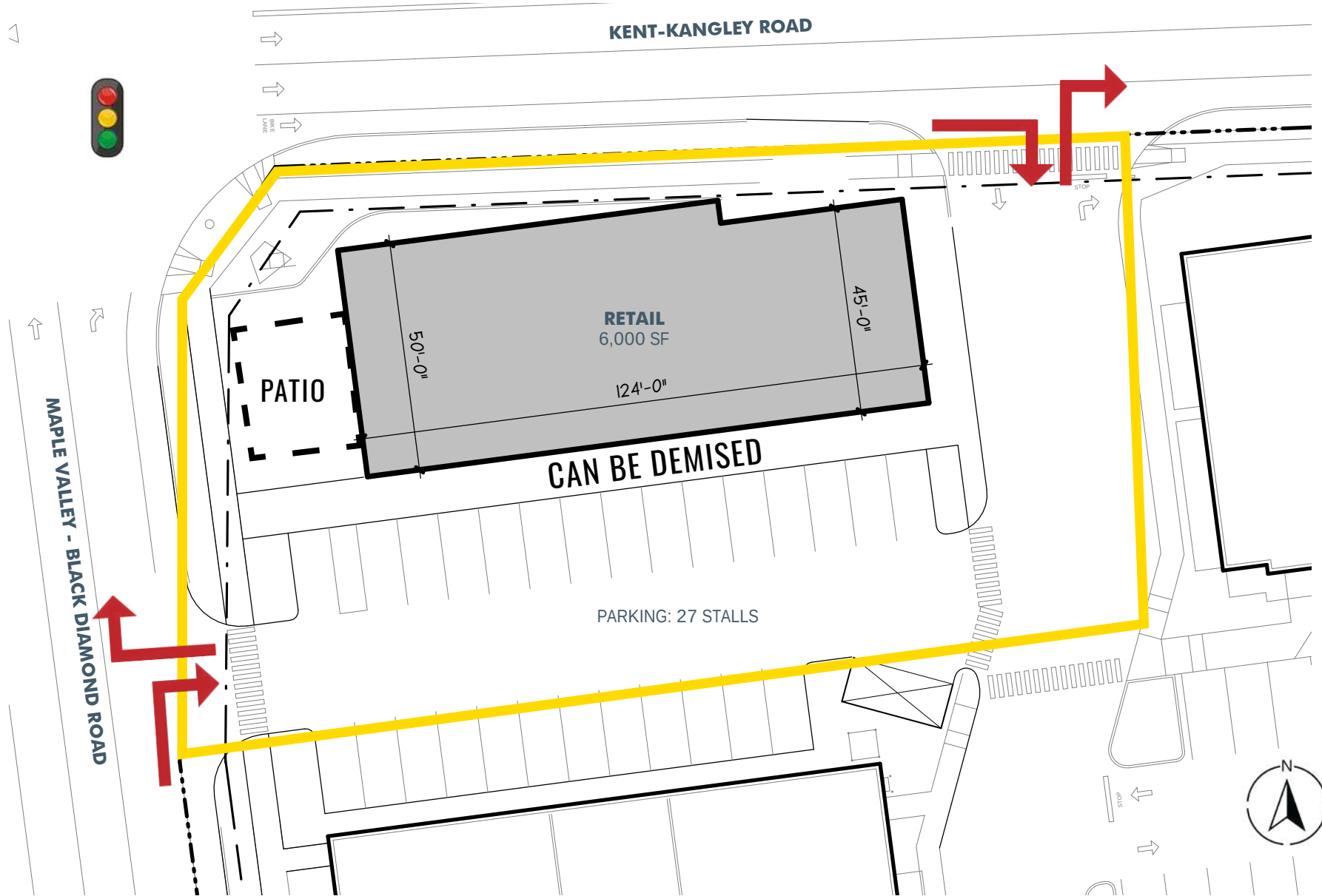


**SWITCHER LANDING
UNDER CONSTRUCTION**

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

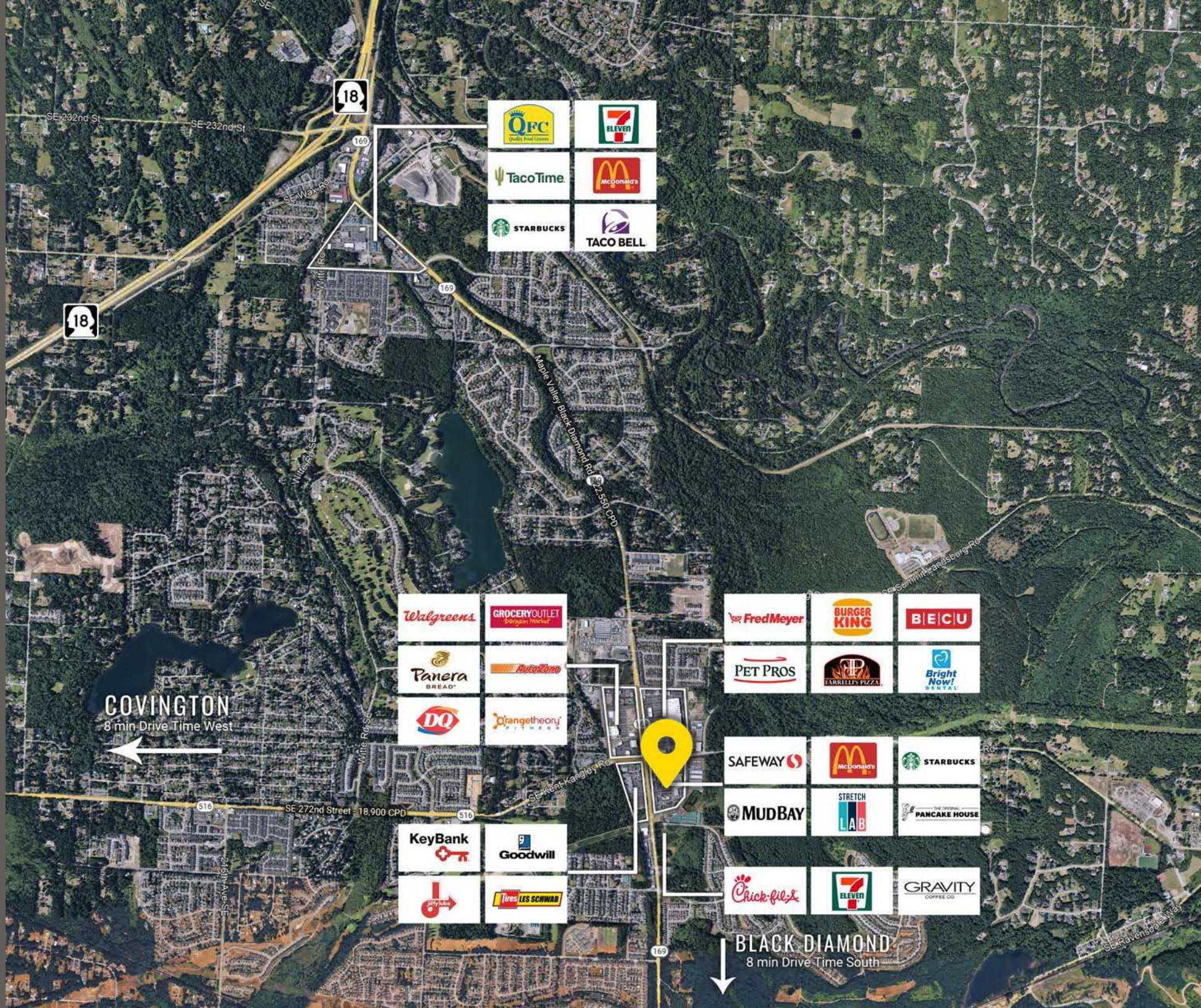


NORTH ELEVATION



FIRST
WESTERN
PROPERTIES

MARKET AERIAL



QFC	7 ELEVEN
TacoTime	McDonald's
STARBUCKS	TACO BELL

Walgreens	GROCERY OUTLET
Panera BREAD	AutoZone
DQ	Orangetheory FITNESS

Fred Meyer	BURGER KING	BEICU
PET PROS	PIZZA HUT	Bright Now! VENTAL

KeyBank	Goodwill
Wally World	LES SCHWAB

SAFEWAY	McDonald's	STARBUCKS
MUD BAY	STRETCH LAB	THE ORIGINAL PANCAKE HOUSE

Chick-fil-A	7 ELEVEN	GRAVITY COFFEE CO.
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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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