

**PHASE II  
PRE LEASING**

**FOR LEASE/BTS**

31107 - 31317 3<sup>rd</sup> Ave  
Black Diamond, WA 98277

**PHASE I  
FULLY LEASED**

Phase 1 Complete



# BLACK DIAMOND CROSSING “PHASE II”

Tim Weber | Blake Weber  
Don Whittles

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

# PHASE I - COMPLETE

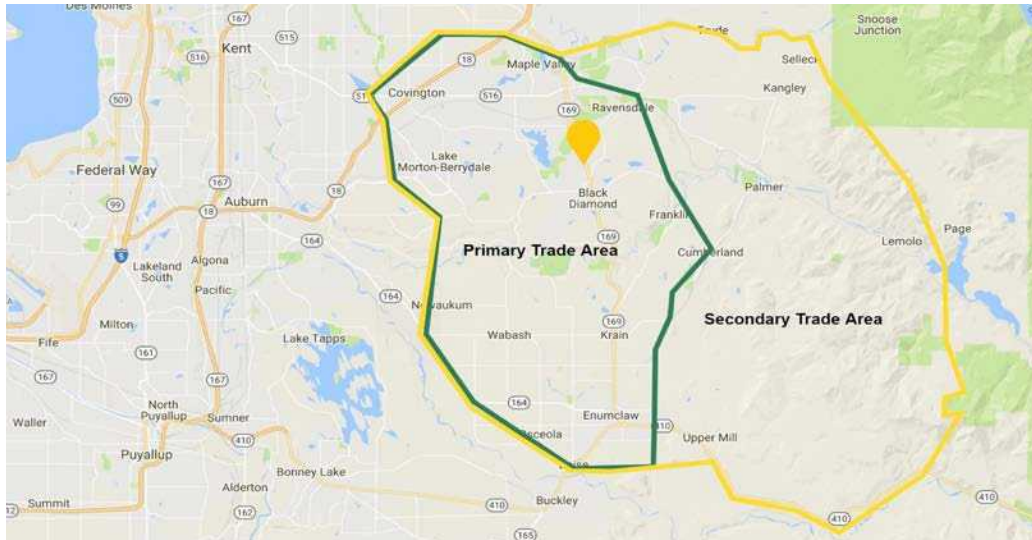


DENTIST CAR WASH

# PHASE 2 - PLANNED FOR LATE 2024

1,500 - 168,438 SF RETAIL OR UP TO 1,351,159 SF OF LAND

- Pads and anchor space available for lease or build-to-suit (Call for details)
- Site plan can be altered for tenants special requirements



Population



Average HH Income

Primary Trade Area

88,993

\$166,767

Secondary Trade Area

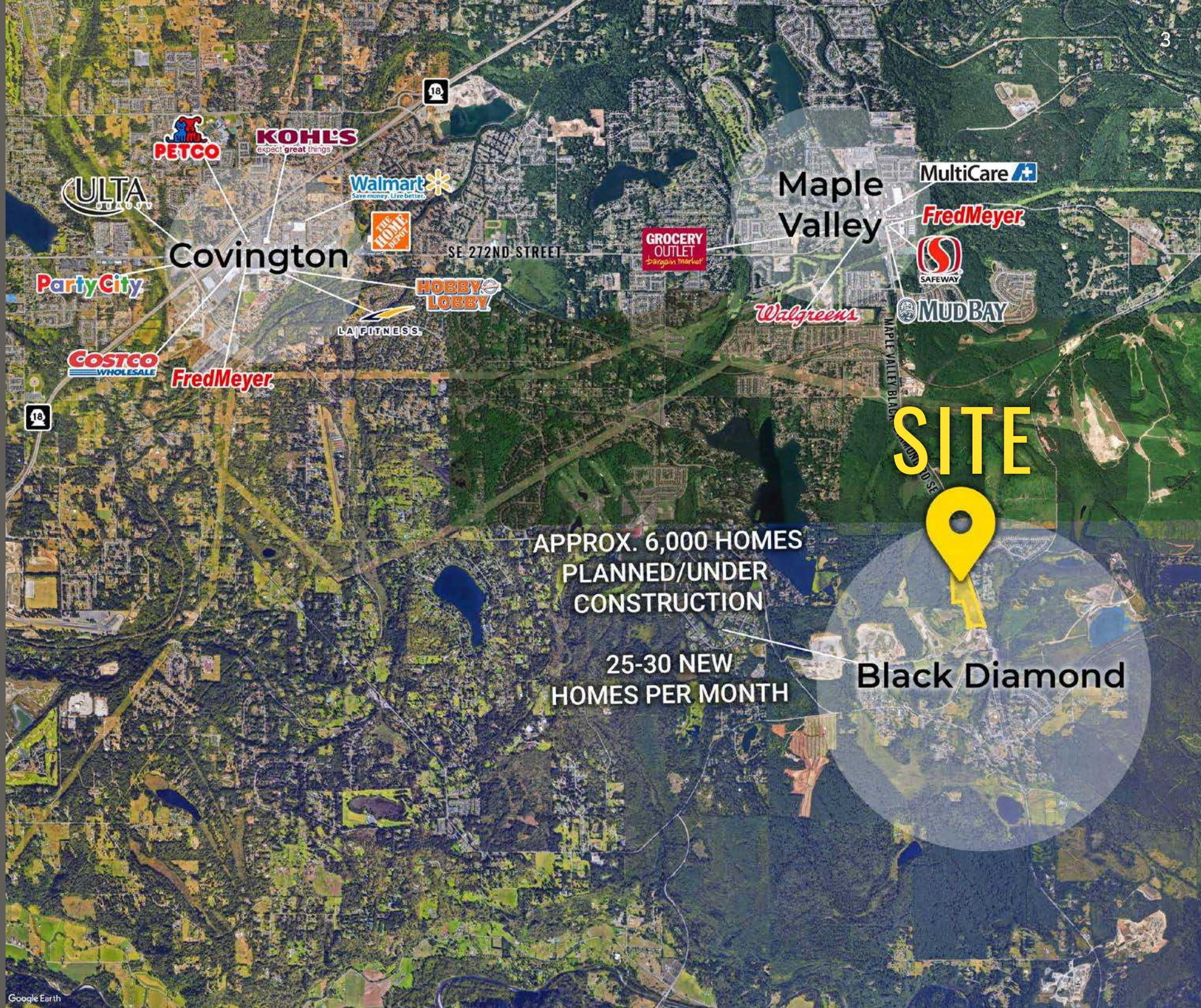
92,488

\$168,309



SUMMARY





**KOHL'S**  
expect great things



**Walmart**  
Save money. Live better.



**Covington**

SE 272ND STREET

**Party City**

**HOBBY LOBBY**

LA FITNESS

**COSTCO**  
WHOLESALE

**Fred Meyer**

**GROCERY OUTLET**  
Bargain Market

**Maple Valley**

**MultiCare**

**Fred Meyer**



**MUD BAY**

**Walgreens**

**SITE**



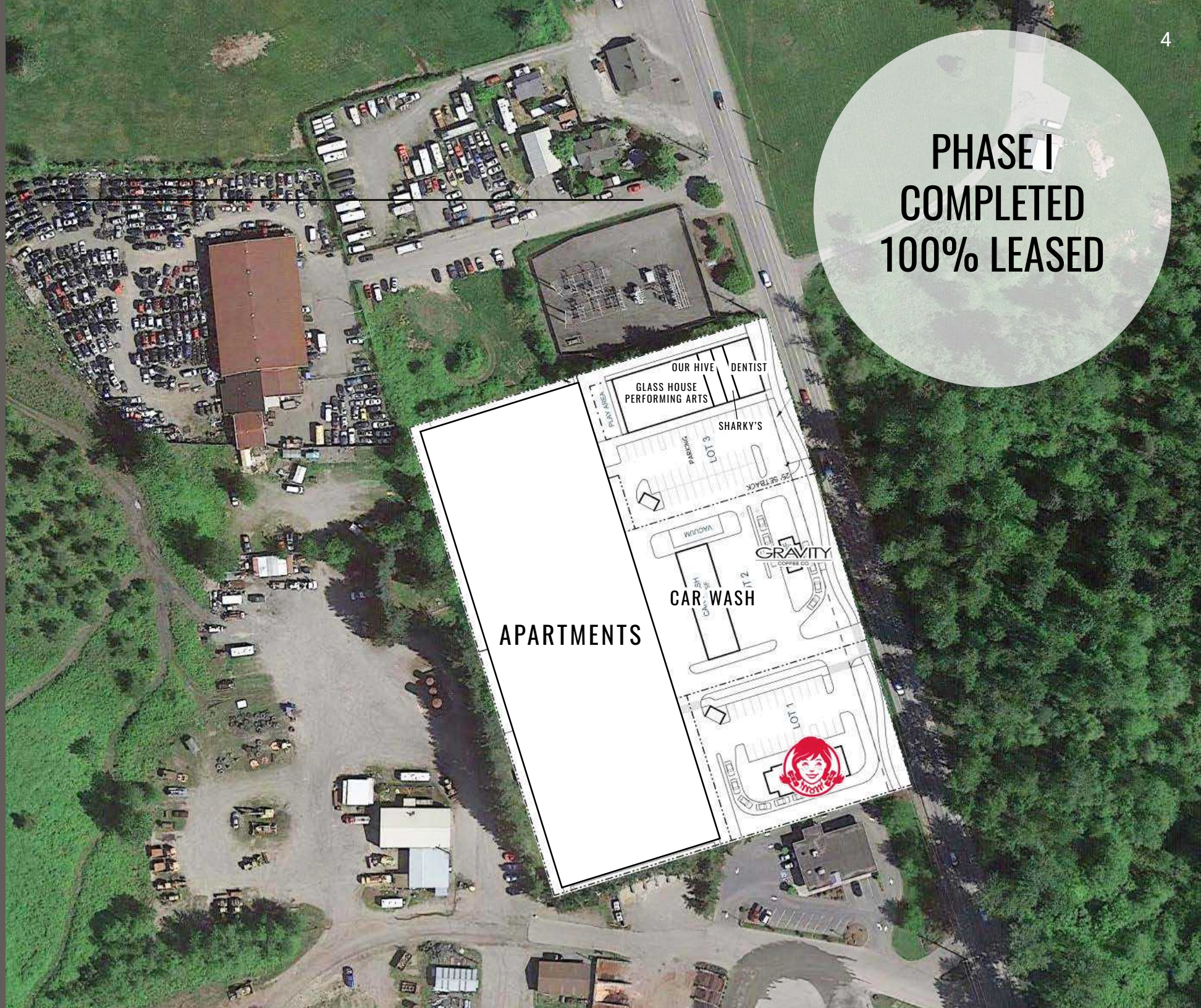
APPROX. 6,000 HOMES  
PLANNED/UNDER  
CONSTRUCTION

25-30 NEW  
HOMES PER MONTH

**Black Diamond**

**PHASE I  
COMPLETED  
100% LEASED**

**PHASE I SITE PLAN**



**APARTMENTS**

**CAR WASH**

**GRAVITY**

**SHARKY'S**

**GLASS HOUSE  
PERFORMING ARTS**

**OUR HIVE DENTIST**

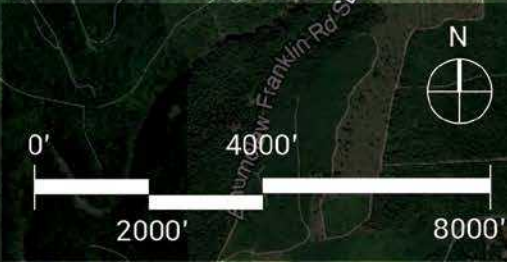
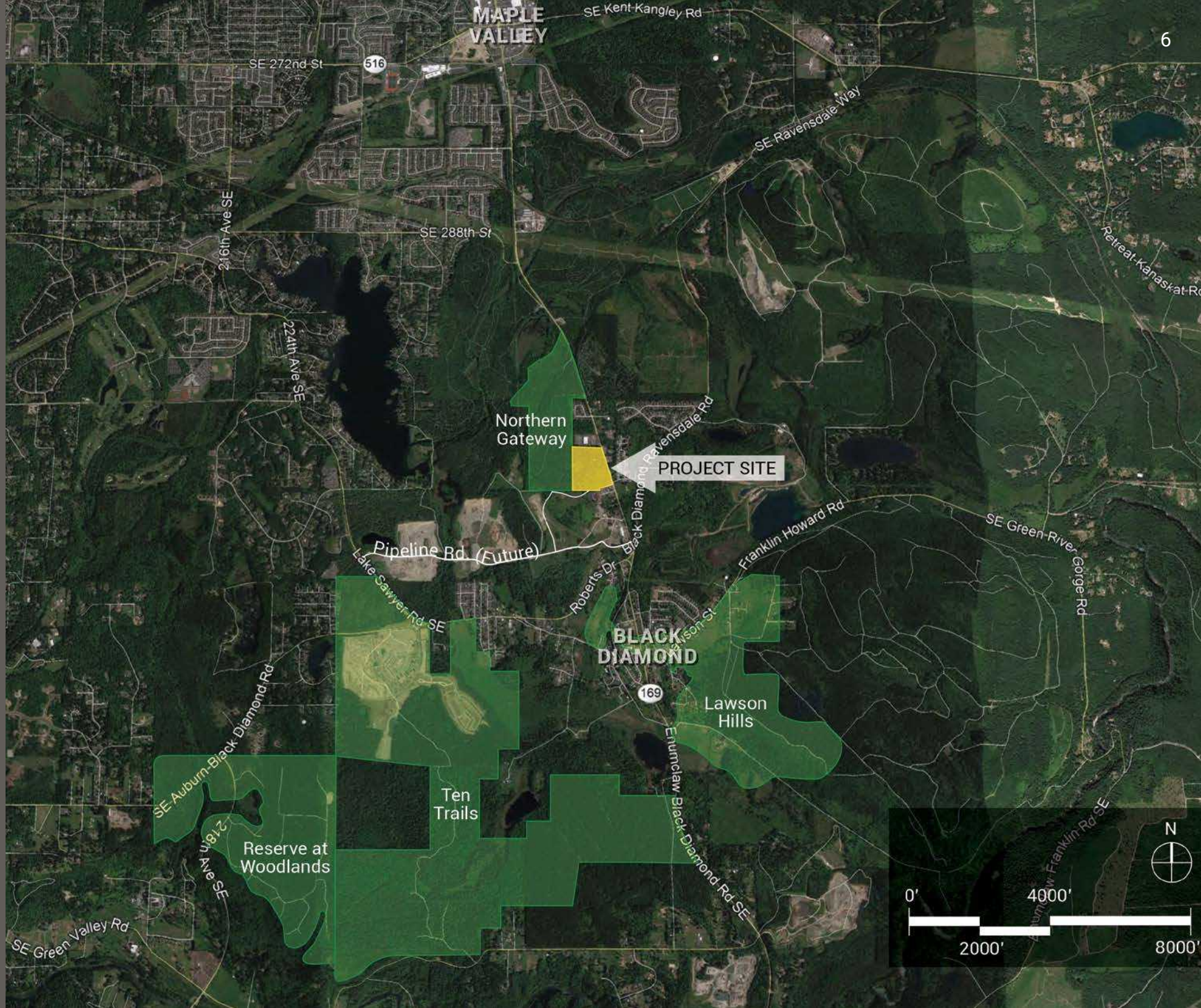


# PHASE II SITE PLAN



PHASE II SHOWN  
AS EXAMPLE ONLY -  
CAN BE ALTERED  
PRE LEASING NOW

# RESIDENTIAL PLAN



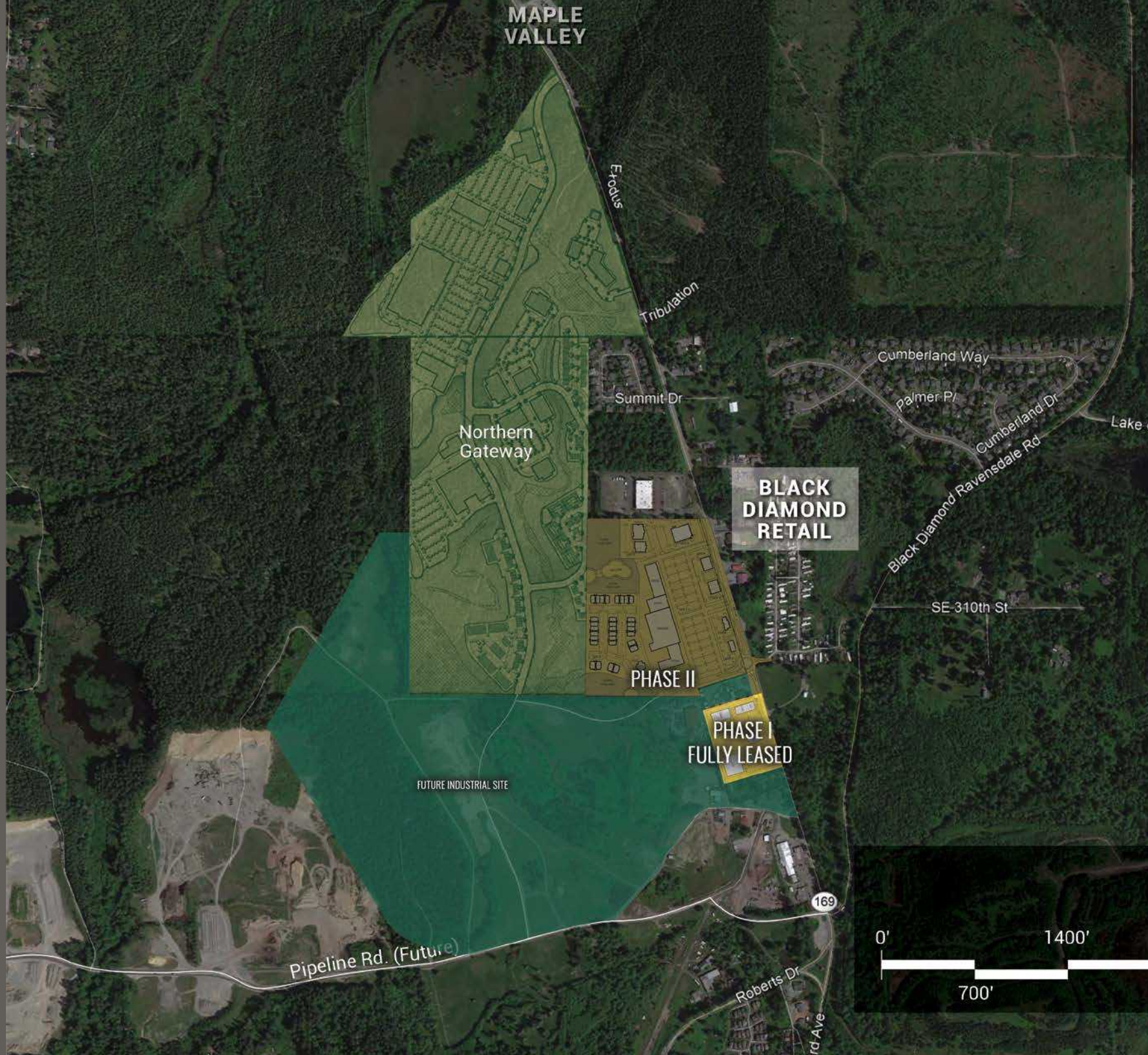


# RETAIL AERIAL



MAPLE VALLEY

7



**BLACK  
DIAMOND  
RETAIL**

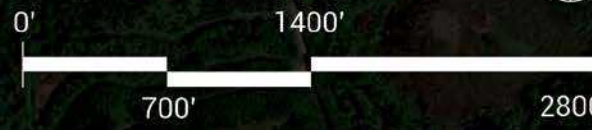
PHASE II

PHASE I  
FULLY LEASED

FUTURE INDUSTRIAL SITE

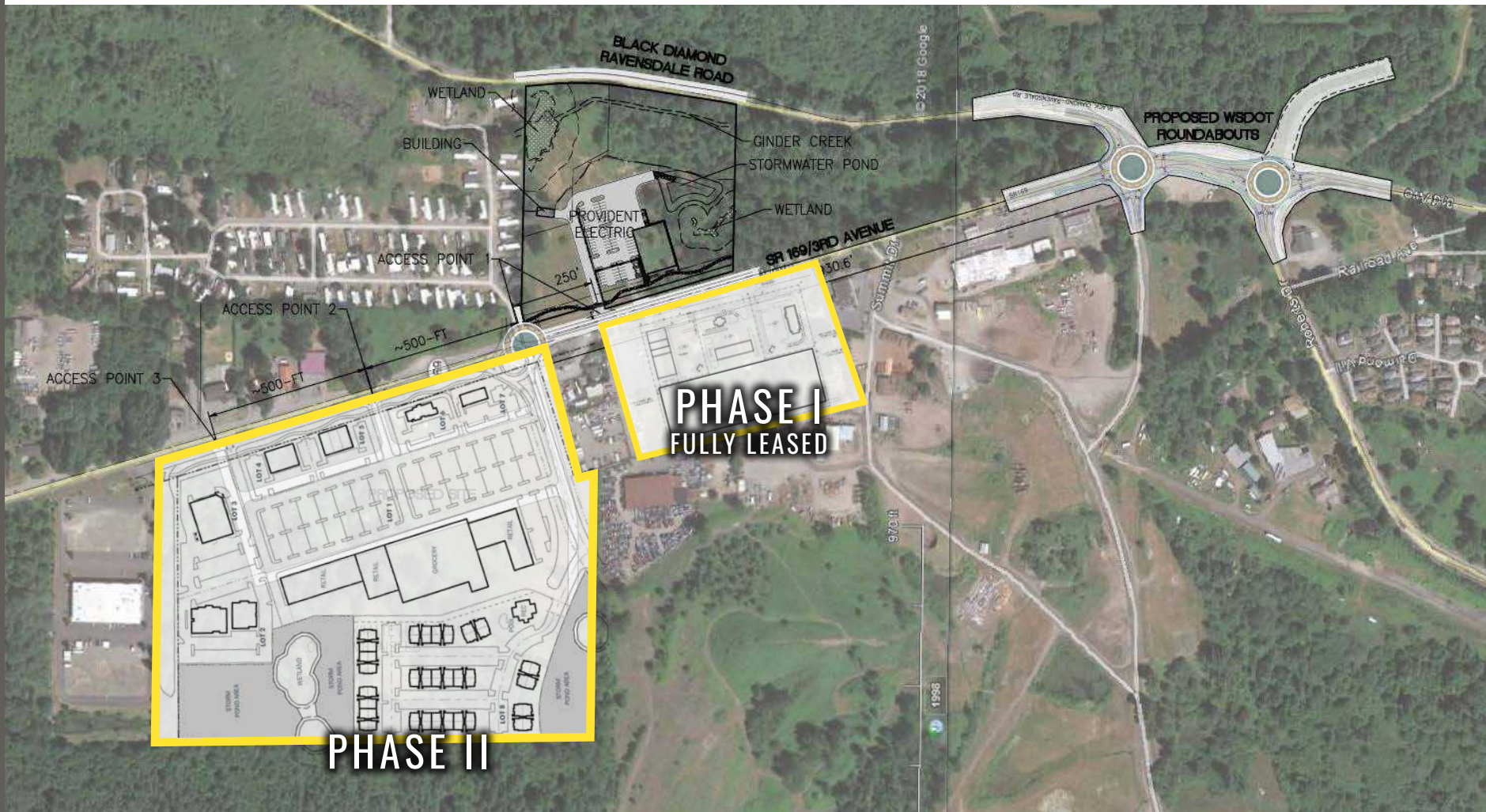
Northern  
Gateway

Pipeline Rd. (Future)



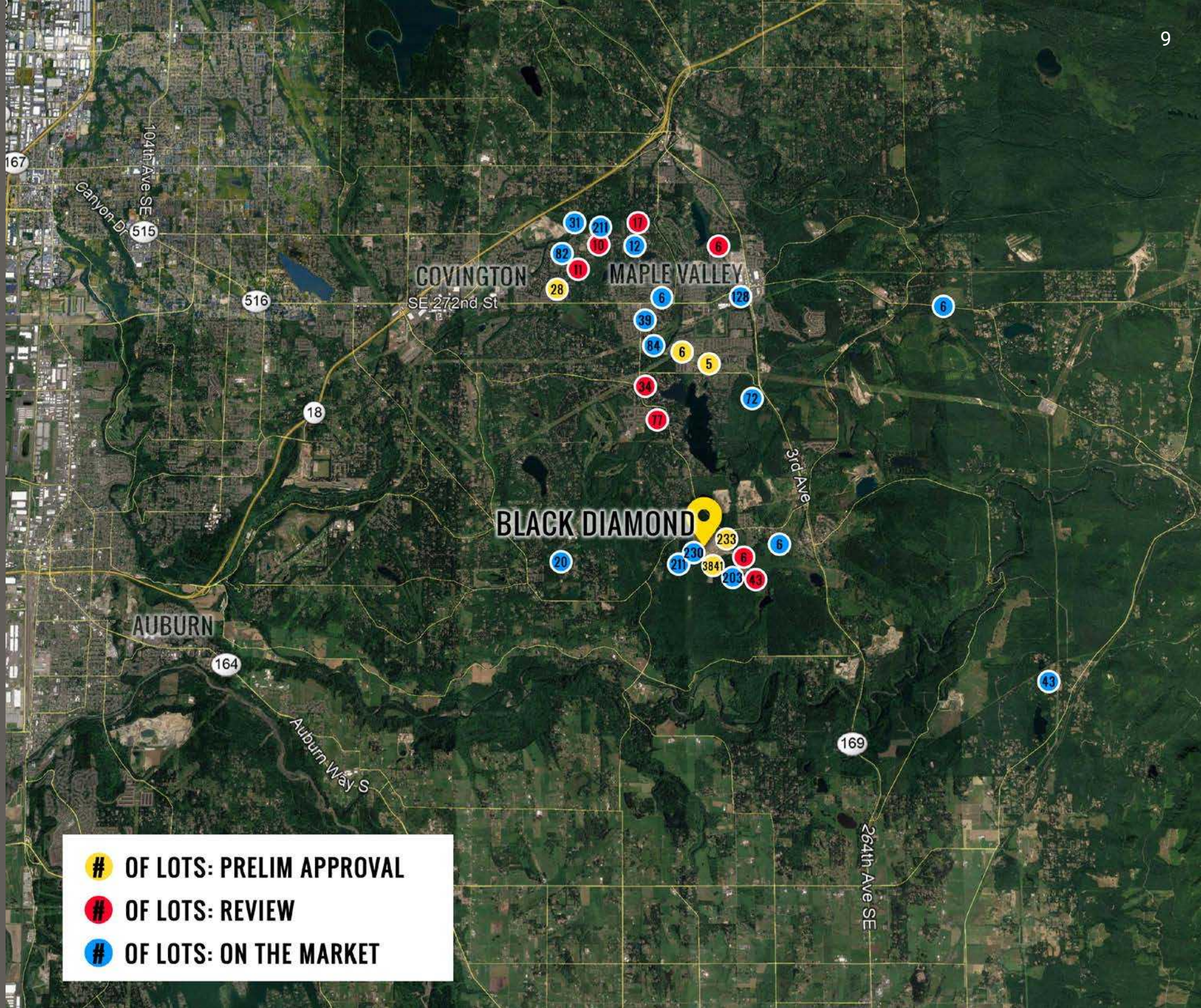
169

WSDOT PROPOSAL





HOUSING AERIAL



**# OF LOTS: PRELIM APPROVAL**

**# OF LOTS: REVIEW**

**# OF LOTS: ON THE MARKET**





**BLACK DIAMOND, WA** was incorporated in 1959, but was first established as a community in the late 1880s for the mining of coal, becoming the largest coal mining operation on the West Coast. A rich history surrounds the City of Black Diamond from the famous Black Diamond Bakery to the Black Diamond Museum of History. Black Diamond offers a warm and friendly rural, small town atmosphere with spectacular mountain views. The city is nestled in the foothills within miles of the beautiful Green River Gorge and Flaming Geyser Park.

TACOMA | KIRKLAND | SEATTLE | PORTLAND



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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