

# GROUND LEASE/SALE

30506 3rd Ave  
Black Diamond, WA 98010

**FOOTHILLS VILLAGE**

**HUXDOTTER COFFEE**

**BATH FITTER**

*Cedar County Landscaping*

**PLUMB FIT**

**NAMASTE MART**

**AVAILABLE**



## FOOTHILLS VILLAGE

Michael Olson | Jeremiah Durr

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

# AVAILABLE FOR GROUND LEASE / SALE

## GROUND LEASE/SALE

LEASE

SALE

**LOT 4     .7586 ACRES     \$45,000/YR     \$754,650**



# PROPERTY DETAILS

- Water and Sewer stubbed to property
- Prominent monument signage off of SR 169 / Summit Drive
- Both lots have frontage to SR 169
- 1 mile from main access to Ten Trails community
- Traffic Impact fees and SEPA have been completed and pre-paid (14 trips per lot)
- Access to parcels from Summit Drive

## RENDERINGS



LOT 2 BATH FITTER

# DEMOGRAPHICS

## POPULATION

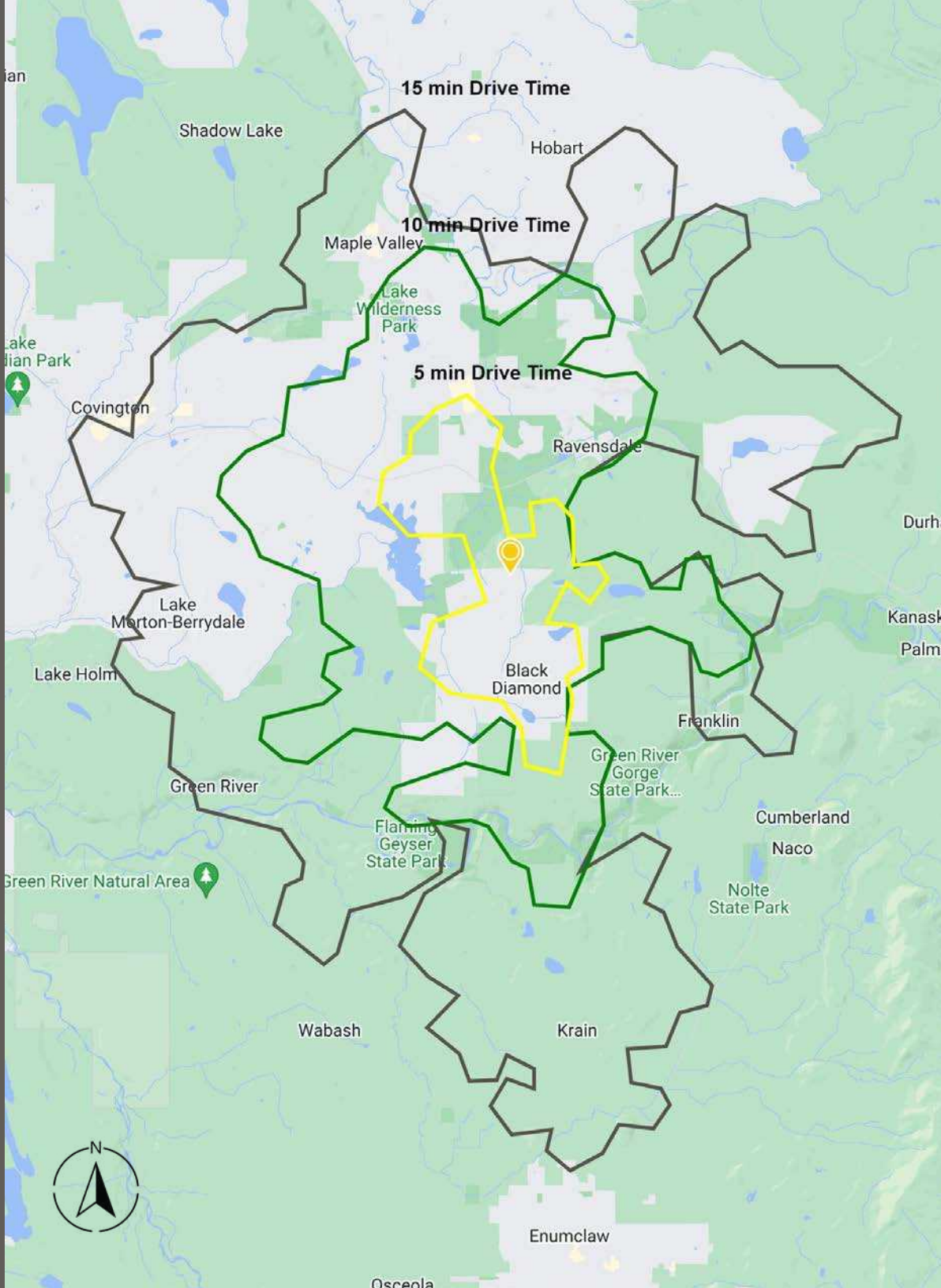
5 Min	10 Min	15 Min
8,931	36,438	65,224

## AVERAGE HH INCOME

5 Min	10 Min	15 Min
\$182,518	\$177,838	\$175,169

## DAYTIME POPULATION

5 Min	10 Min	15 Min
1,300	3,823	8,842



DEMOGRAPHICS

SITE RENDERING



BATH FITTER

PLUMB FIT

AVAILABLE  
LOT 4  
.7586 ACRES

PAD  
ACCESS  
POINT

PROPERTY LINE

ACCESS EASEMENT

DEAD  
END



SUMMIT DRIVE





PHOTOS



LOCATION DETAILS



Retail Space with Frontage on SR 169



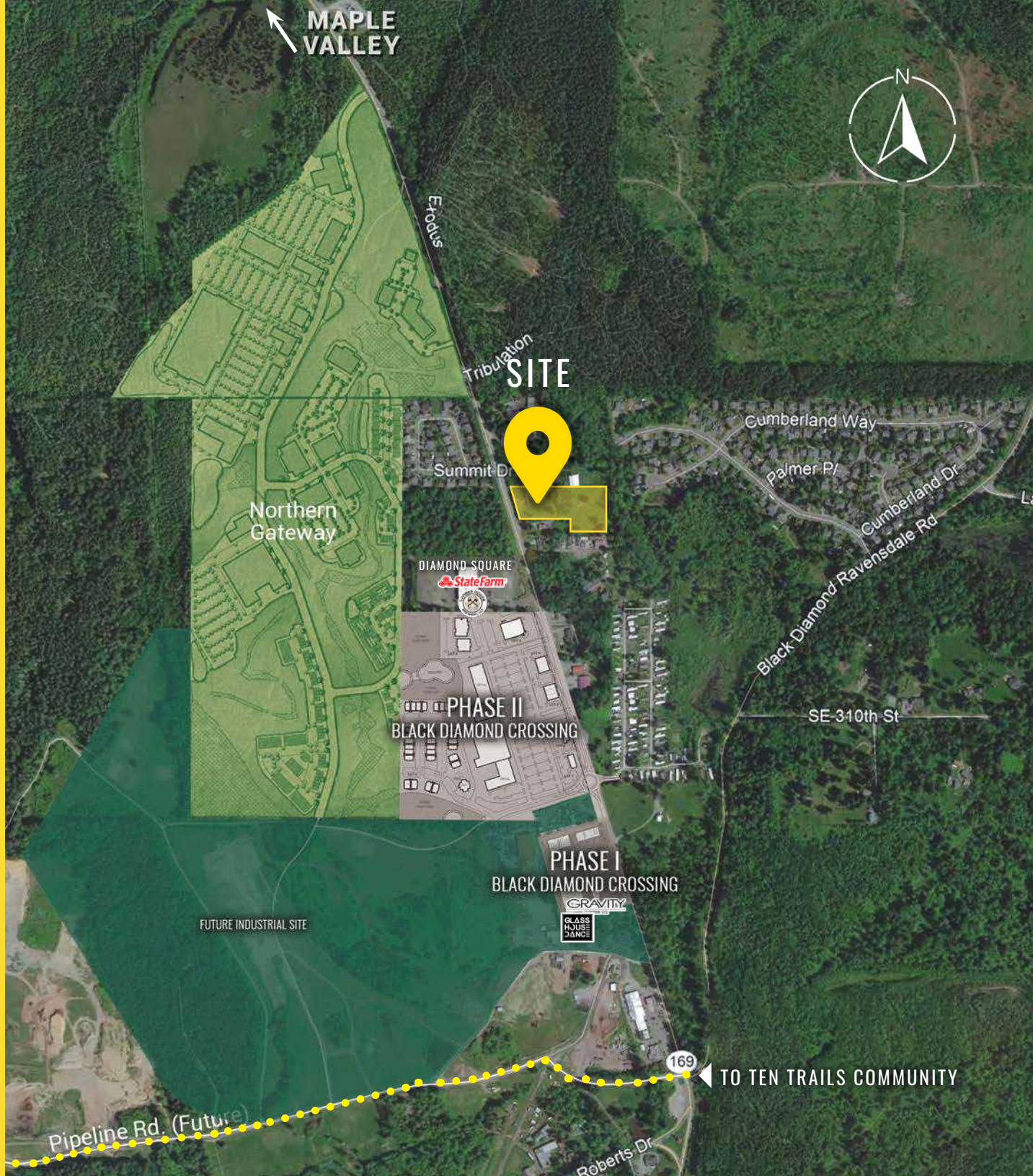
Upcoming Retail Expansion in the Immediate Area



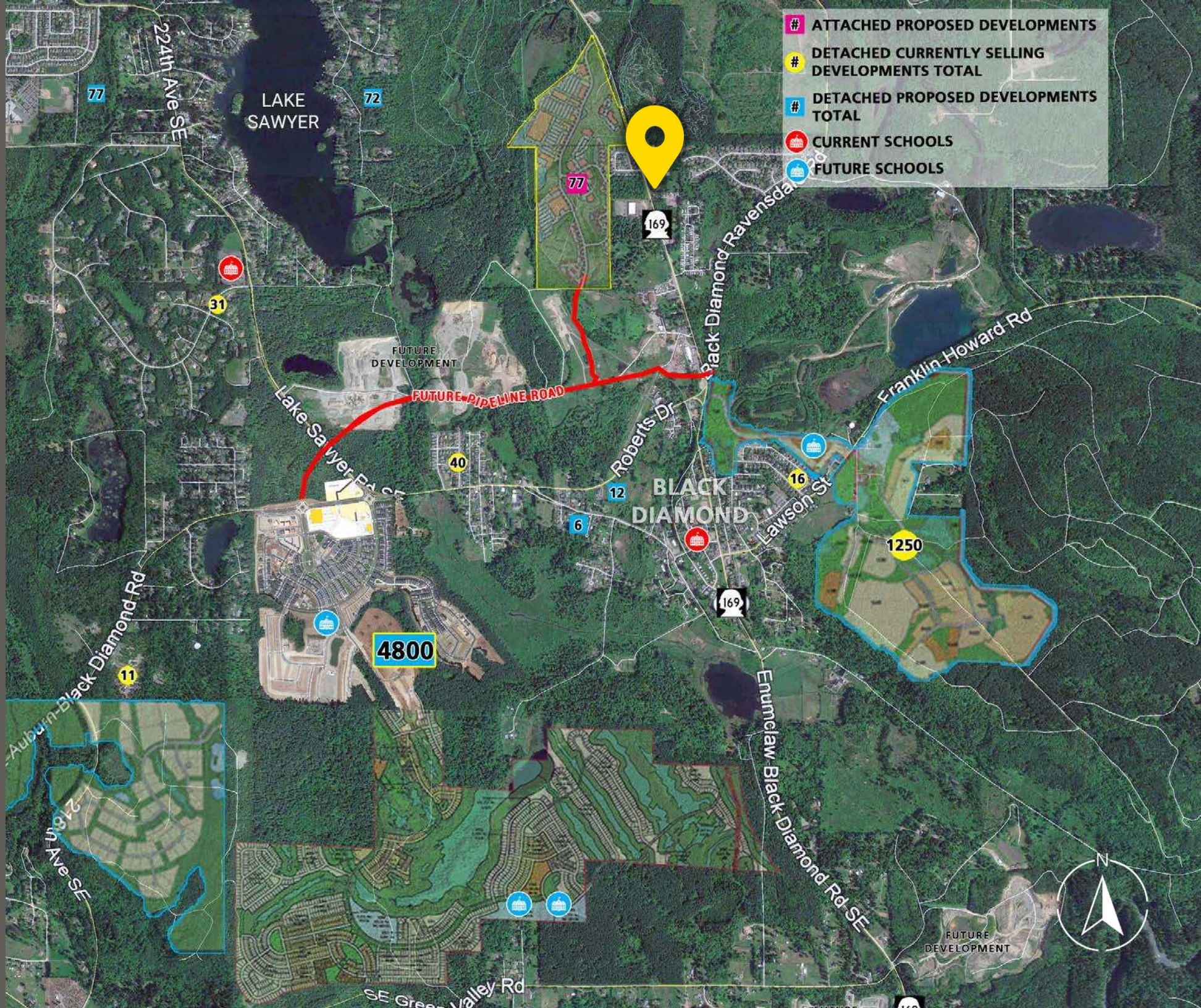
6,000 ± Homes Planned for Development in Black Diamond



6 Minute Drive from Four Corners Retail in Maple Valley



# BLACK DIAMOND HOUSING



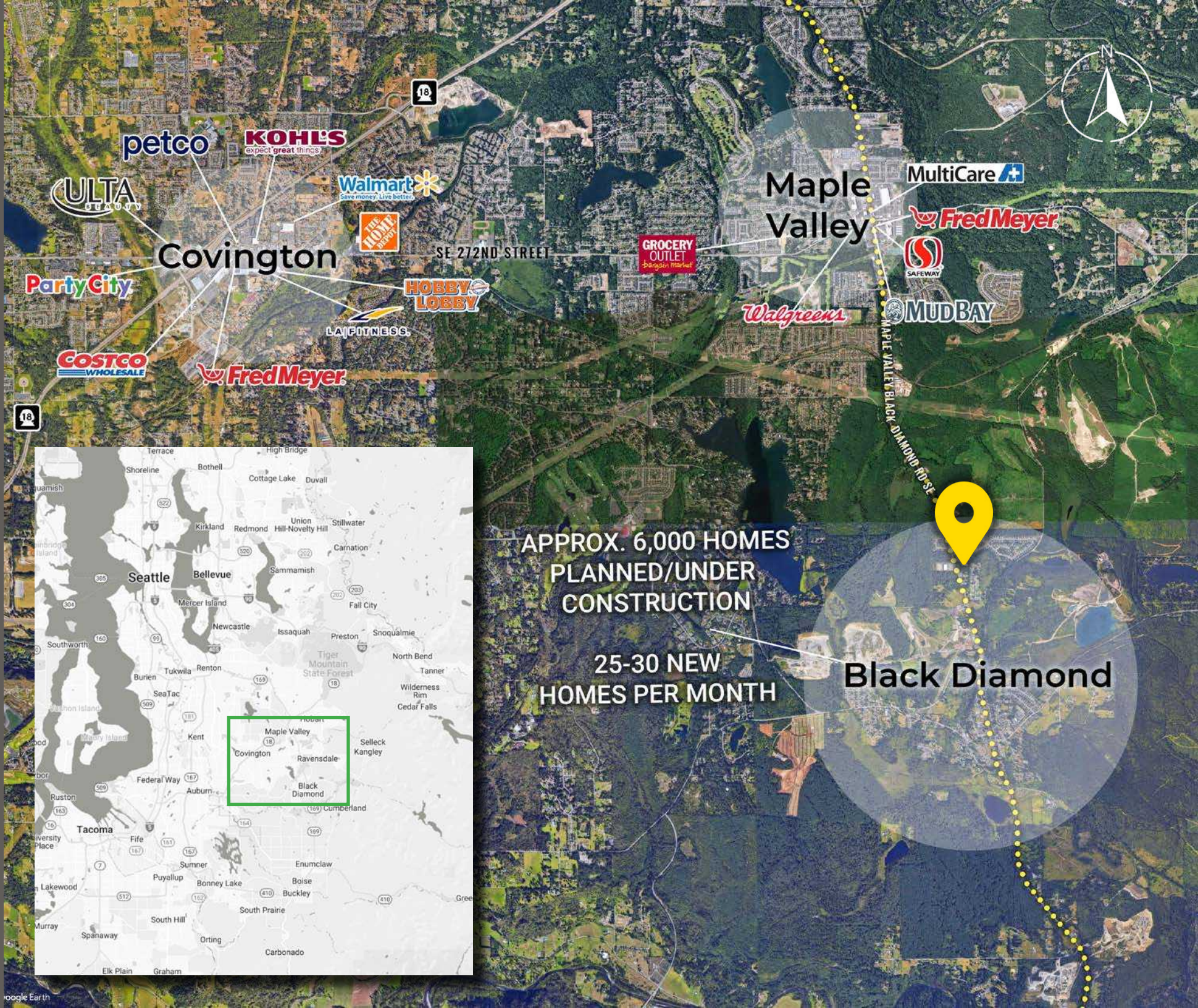
- # ATTACHED PROPOSED DEVELOPMENTS
- # DETACHED CURRENTLY SELLING DEVELOPMENTS TOTAL
- # DETACHED PROPOSED DEVELOPMENTS TOTAL
- 🏫 CURRENT SCHOOLS
- 🏫 FUTURE SCHOOLS

4800

1250



LOCATION AERIAL



petco

KOHL'S  
expect great things

ULTA  
BEAUTY

Walmart  
Save money. Live better.

THE HOME DEPOT

Maple Valley

MultiCare+

Fred Meyer

Covington

SE 272ND STREET

GROCERY OUTLET  
Pangloss Market

SAFEWAY

MUD BAY

Party City

HOBBY LOBBY

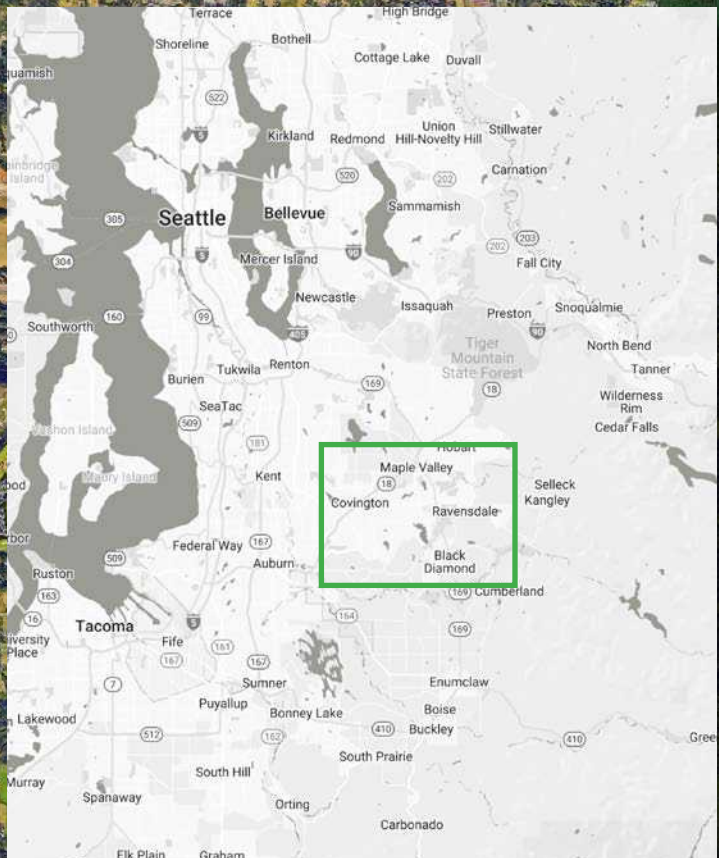
LA FITNESS

Walgreens

COSTCO  
WHOLESALE

Fred Meyer

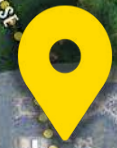
18



APPROX. 6,000 HOMES  
PLANNED/UNDER  
CONSTRUCTION

25-30 NEW  
HOMES PER MONTH

Black Diamond





TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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