



**PHASE II
PRE LEASING**

FOR LEASE/BTS

31107 - 31317 3rd Ave
Black Diamond, WA 98277

**PHASE I
FULLY LEASED**

Phase 1 Complete



BLACK DIAMOND CROSSING “PHASE II”

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

PHASE I - COMPLETE



GLASS HOUSE
Dine, Drink, Relax

SHARKEY'S
CUTS & KIDS

GRAVITY
COFFEE CO.

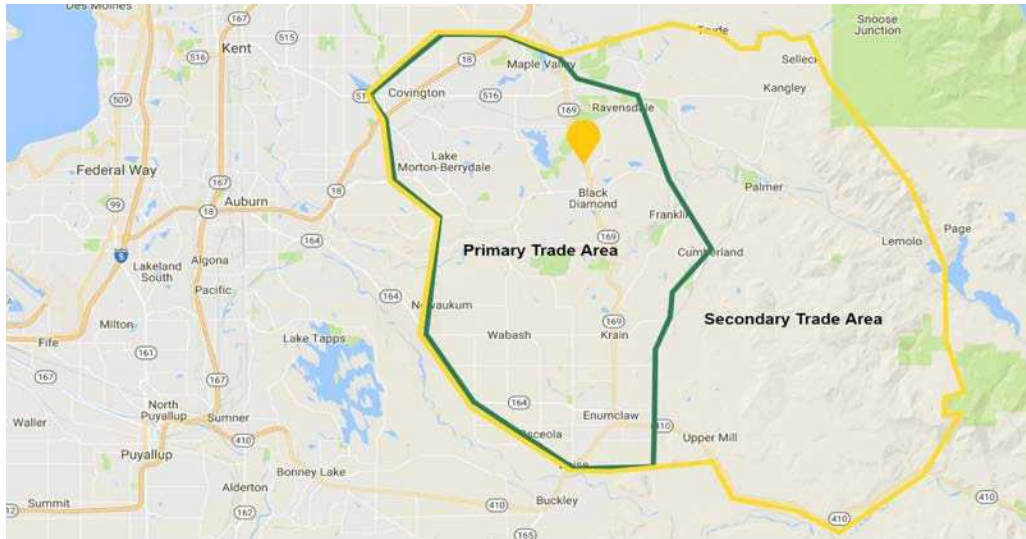
Our Hive

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

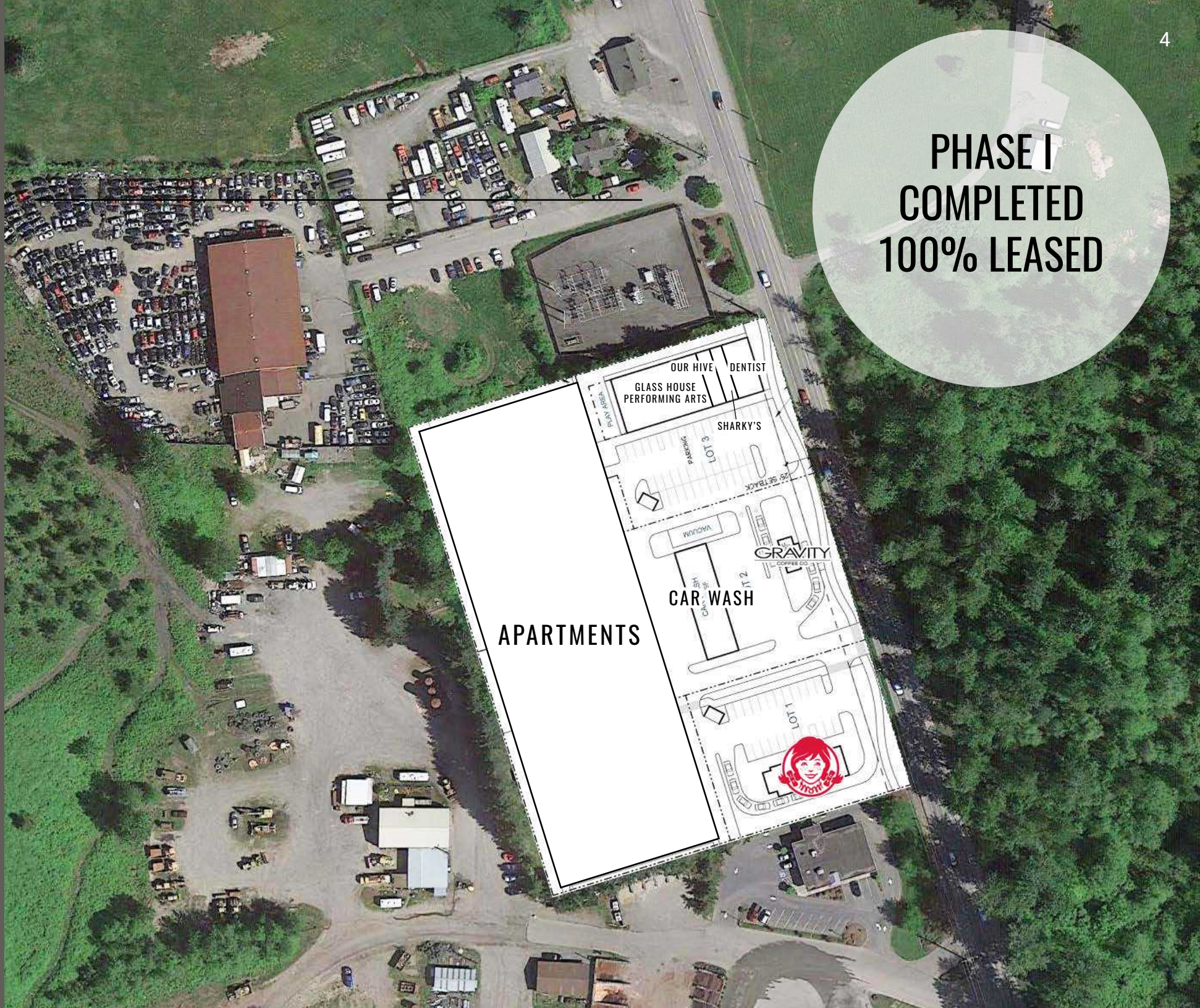
92,488

\$168,309





PHASE I SITE PLAN



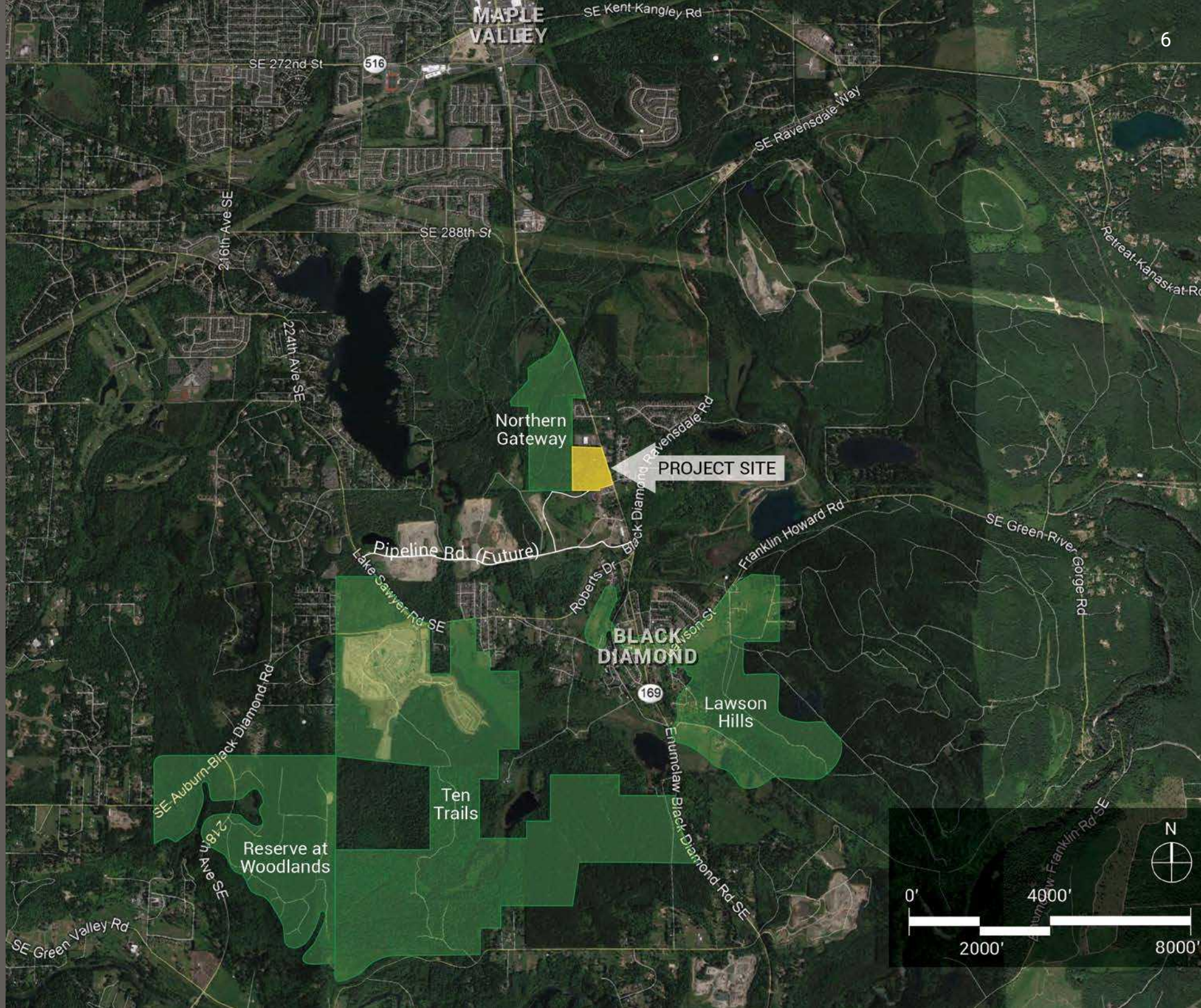
**PHASE I
COMPLETED
100% LEASED**

PHASE II SITE PLAN



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

RESIDENTIAL PLAN



RETAIL AERIAL

MAPLE
VALLEY

7

Epops

Tribulation

Summit Dr

Northern
Gateway

BLACK
DIAMOND
RETAIL

PHASE II

PHASE I
FULLY LEASED

FUTURE INDUSTRIAL SITE

Pipeline Rd. (Future)

Roberts Dr

169

Cumberland Way

Palmer Pl

Cumberland Dr

Lake Ginder Rd

Black Diamond Ravensdale Rd

SE 310th St

0'

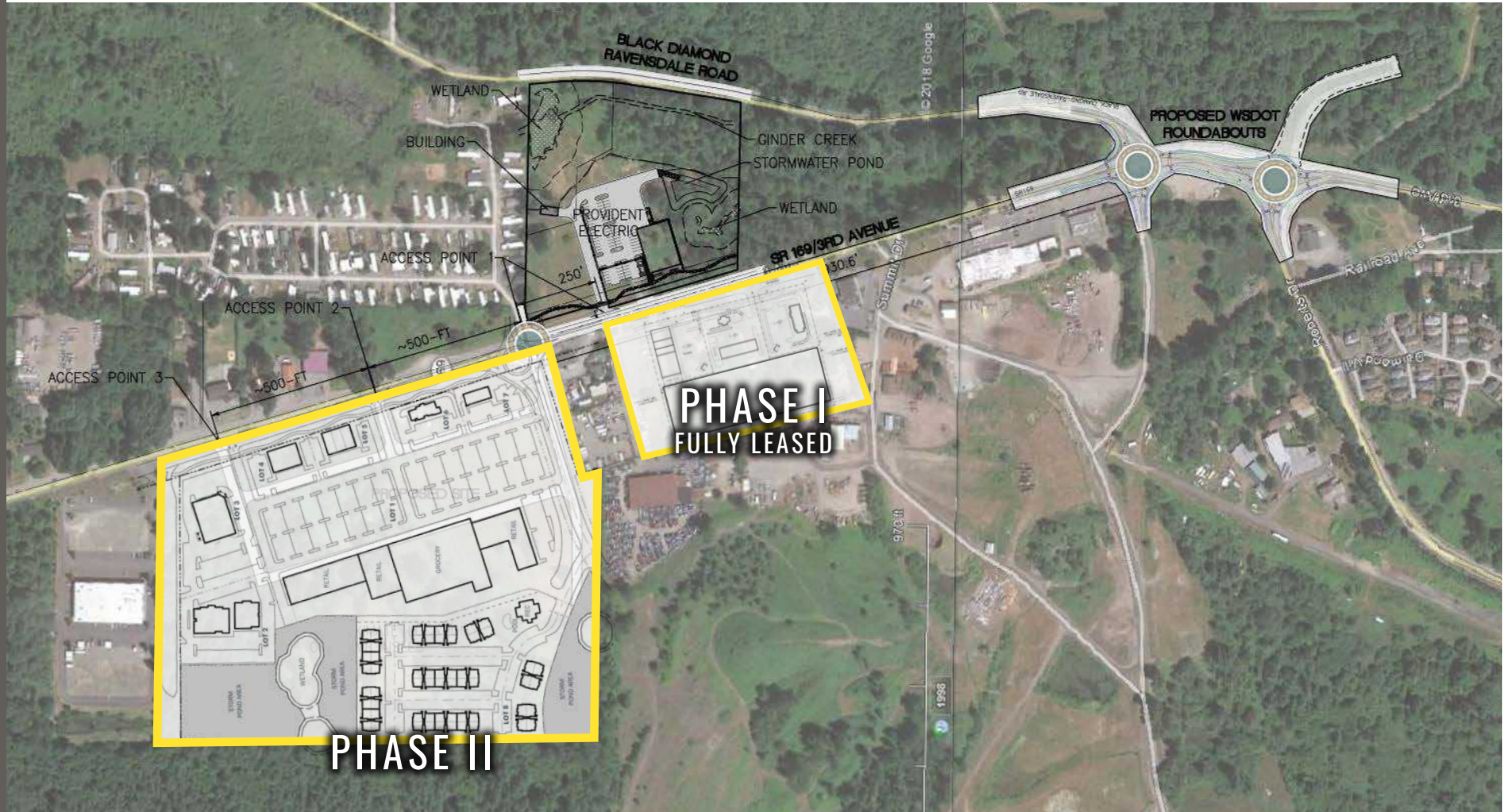
1400'

700'

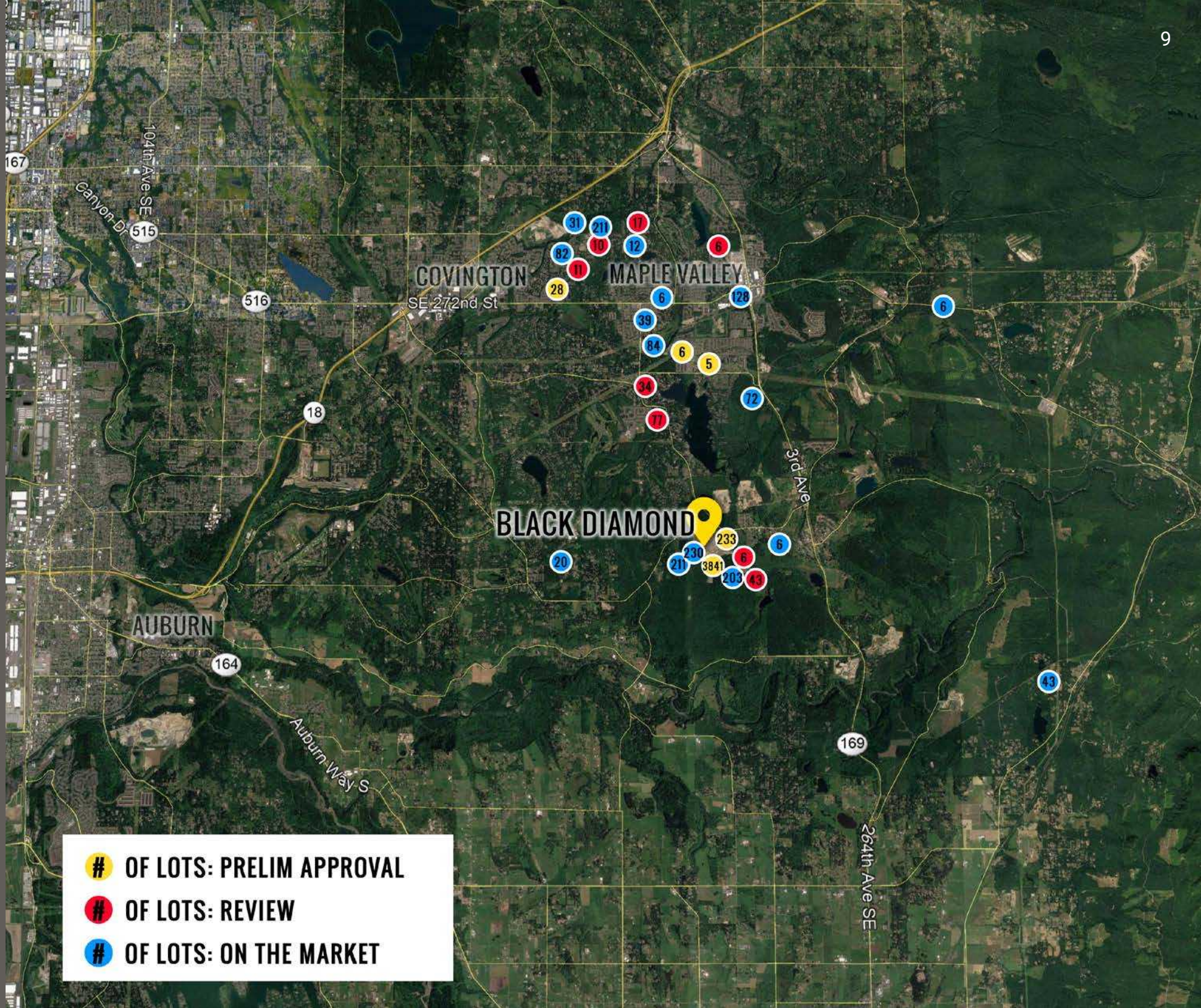
2800'



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.

TIM WEBER

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