

# The Village

AT MAPLE VALLEY

Fred Meyer



MAPLE VALLEY BLACK DIAMOND RD SE



FIRST  
WESTERN  
PROPERTIES

NOW PRE-LEASING!



TEN TRAILS  
4,800 HOME SITES

LAWSON HILLS  
DEVELOPMENT  
1,200 HOMES

# The Village

AT MAPLE VALLEY  
216 APARTMENTS  
68,000 SF OF RETAIL

MAPLE VALLEY BLACK DIAMOND RD SE

20,600 CPD





# LOCATION DETAILS



TAHOMA  
HIGH SCHOOL  
2,300 STUDENTS

SE KENT KANGLEY RD - 18,400 CPD

QUADRANT  
HOMES  
DEVELOPMENT  
126 HOMES

GROCERY  
OUTLET  
Bargain Market

MultiCare

CROCKETT'S  
PUBLIC HOUSING

MOD

Walgreens

21,400 CPD

Fred Meyer

KeyBank

SE KENT KANGLEY RD

Starbucks

McDonald's

SAFeway

126 APARTMENTS

SE 271ST PL - 3,600 CPD

Tires LES SCHWAR

RE/MAX

Little Gym

Thrive fitness

PINE TREE

MAPLE VALLEY BLACK DIAMOND RD SE - 20,600 CPD

MAPLE RIDGE WAY SE



# LOCATION DETAILS

ISSAQUAH



Valley Medical Center

200 HOMES

21,400 CPD - MAPLE VALLEY BLACK DIAMOND RD SE

TACO BELL  
DOMINO'S  
QFC  
Quality Food Centers  
BARTELL DRUGS  
Columbia Bank  
Chevron  
KeyBank

DQ  
GROCERY OUTLET  
Bargain Market  
Grill & Chill  
Walgreens  
MOD  
GRAVITY  
COFFEE CO.  
verizon

Fred Meyer  
BURGER KING  
Bright Now!  
DENTAL  
HOPS & DROPS  
BECU  
Pizza Hut  
FARRELL'S  
WOOD FIRE PIZZA

COVINGTON



SE KENT KANGLEY RD - 18,400 CPD



QUADRANT HOMES DEVELOPMENT  
126 HOMES

TAHOMA HIGH SCHOOL  
2,300 STUDENTS

SAFeway  
Starbucks  
McDonald's  
ups  
KID'S COUNTRY  
LEARNING CENTERS  
MudBay



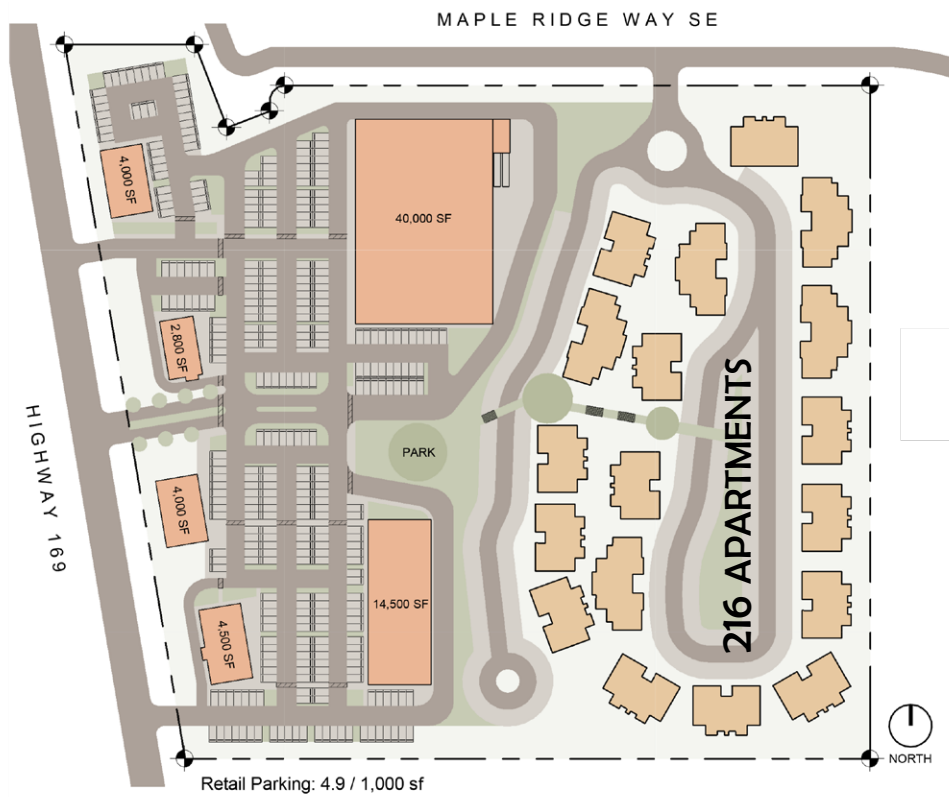
PINE TREE  
VETERINARY HOSPITAL  
Tires LES SCHWAB  
The Little Gym  
Serious Fun.  
RE/MAX  
Thrive  
fitness

BLACK DIAMOND

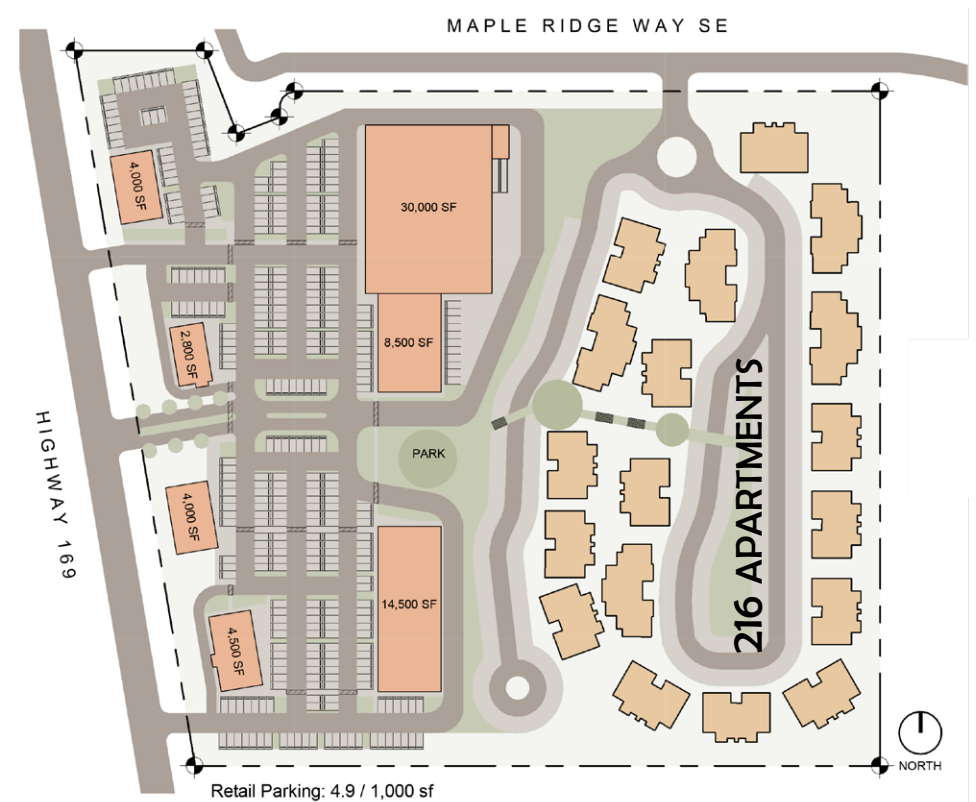




# CONCEPTUAL SITE PLANS



**A**



**B**

\* SITE PLANS ARE FOR CONCEPTUAL PURPOSES ONLY & SUBJECT TO CHANGE

# CONCEPTUAL DESIGNS







# DETAILS

Located just south of the intersection of HWY 516 & HWY 169

Close access to HWY 18 & Covington

20,500 cars per day on Maple Valley-Black Diamond Road

Direct access across from Tahoma High School serving 2,300 students

Median Home Value of \$463k

Average HH Net Worth of \$1.49m

Over 6,000 new home sites within 5 miles

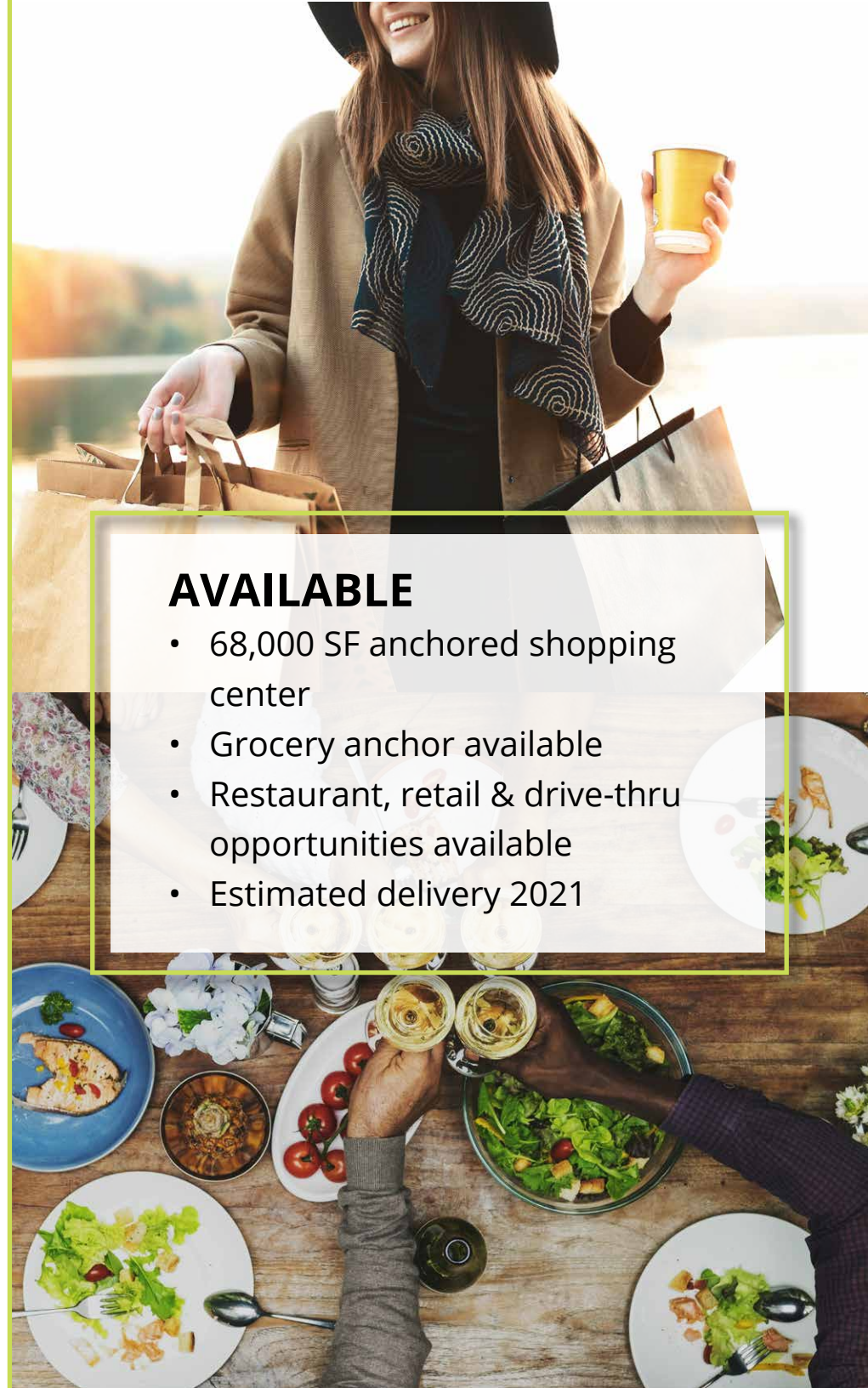


This 16-acre site, to be developed by **Pallis Properties, Inc** is home to a **216-unit A-class apartment complex and over 68,000 square feet of retail.**

Multiple access points, including a lighted intersection which provides shared access with Safeway, give this development not only unobstructed visibility from the over **20,000 vehicles per day** that travel on Maple Valley-Black Diamond Highway but also unrestricted access from all directions.

The City of Maple Valley has already reached it's **2,033 residential housing targets and with over 6,000 new home sites** in the neighboring towns of Black Diamond and Ravensdale the City of Maple Valley remains underserved by it's existing retail infrastructure. **Anchor, Pad, Shop and Drive-thru opportunities are available now!**

**Pallis Properties, Inc.** has a long history of development in Maple Valley and other Western Washington Cities. Cumulatively, including current projects, Pallis Properties Inc. is responsible for **over 900,000 square feet of retail development, 475 apartment units and 500 Self-Storage units.**



## AVAILABLE

- 68,000 SF anchored shopping center
- Grocery anchor available
- Restaurant, retail & drive-thru opportunities available
- Estimated delivery 2021



# DESTINATION

Maple Valley is located about 30 minutes Southeast of **Seattle** and Northeast of **Tacoma**, equidistant from the water of **Puget Sound** and the landscapes of the **Cascade Mountains**.

Located east of **Kent** and **Covington**, and north of **Black Diamond**, Maple Valley offers an **extraordinary** location to enjoy all that our region has to offer.

**The Village**  
AT MAPLE VALLEY





# DEMOGRAPHICS

**70K**  
TRADE AREA  
POPULATION

**\$133K**  
AVERAGE HH  
INCOME

**45%**  
4 YEAR  
DEGREE







# The Village

## AT MAPLE VALLEY



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