



FOR LEASE

Kent Kangley Rd & Maple Valley-Black Diamond
Maple Valley, WA 98038

OWNED AND OPERATED BY: DONAHUE SCHRIEN



MAPLE VALLEY FOUR CORNERS

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

MAPLE VALLEY FOUR CORNERS SHOPPING CENTER

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.

TENANTS



KENT KANGLEY & MAPLE VALLEY-BLACK DIAMOND:

SUITE A4 - 1,513 SF AVAILABLE

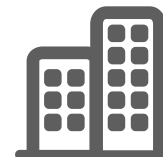
- 21,000 cars per day on Maple Valley Road
- 14,000 cars per day on SE Kent Kangley Road
- Plentiful on-site parking
- No food users please
- Close to new master planned residential development in Black Diamond with 2,000+ new home coming soon



Population



Average HH Income

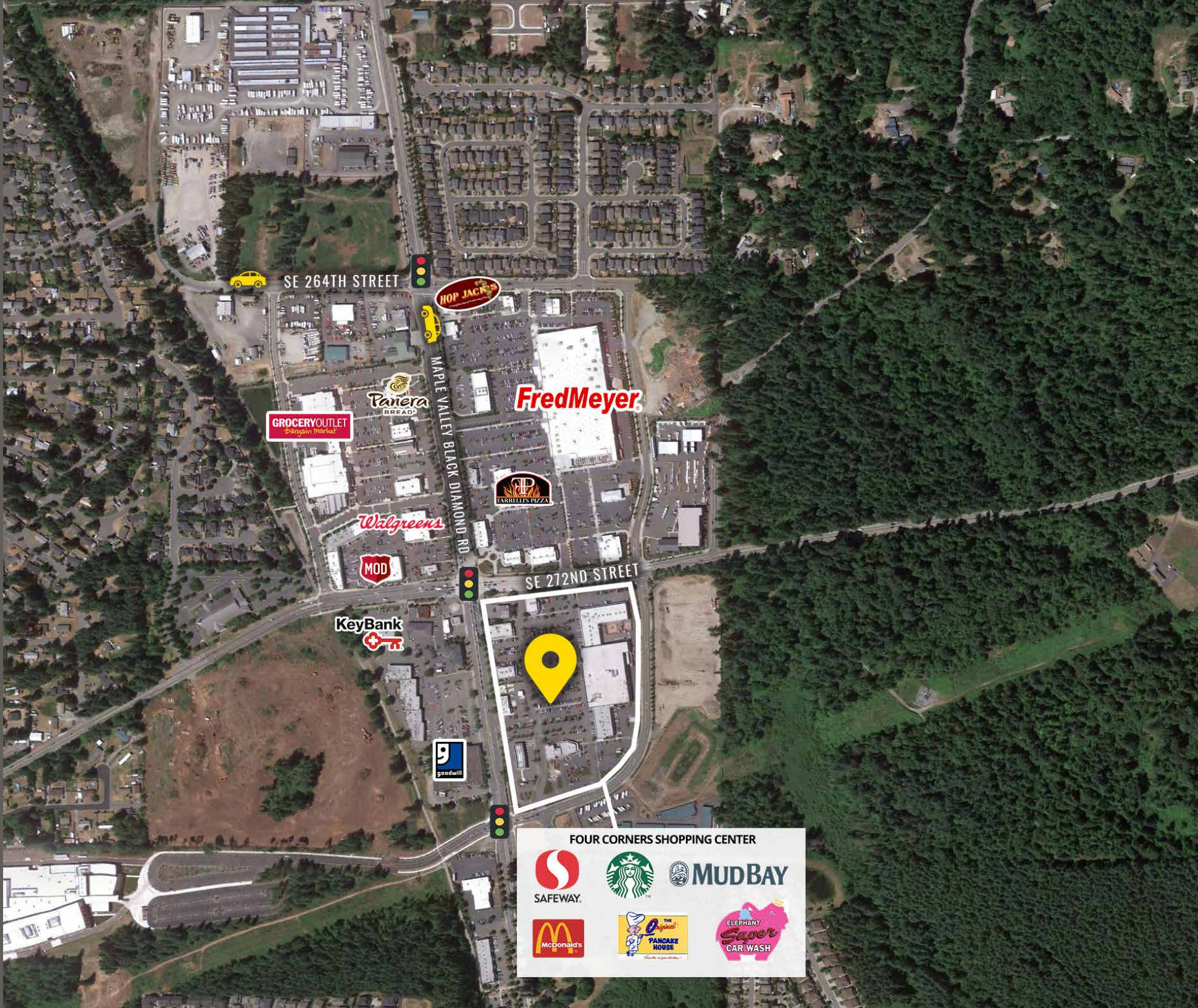


Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	9,118	\$118,865	3,219
Mile 3	40,220	\$112,633	14,774
Mile 5	69,333	\$107,615	29,966

LOCATION AERIAL



SE 264TH STREET

MAPLE VALLEY BLACK DIAMOND RD

SE 272ND STREET

GROCERY OUTLET
Parsippany Market

Panera
BREAD

Fred Meyer

FARRELL'S PIZZA

Walgreens

MOD

KeyBank

goodwill

FOUR CORNERS SHOPPING CENTER

SAFEWAY

STARBUCKS

MUD BAY

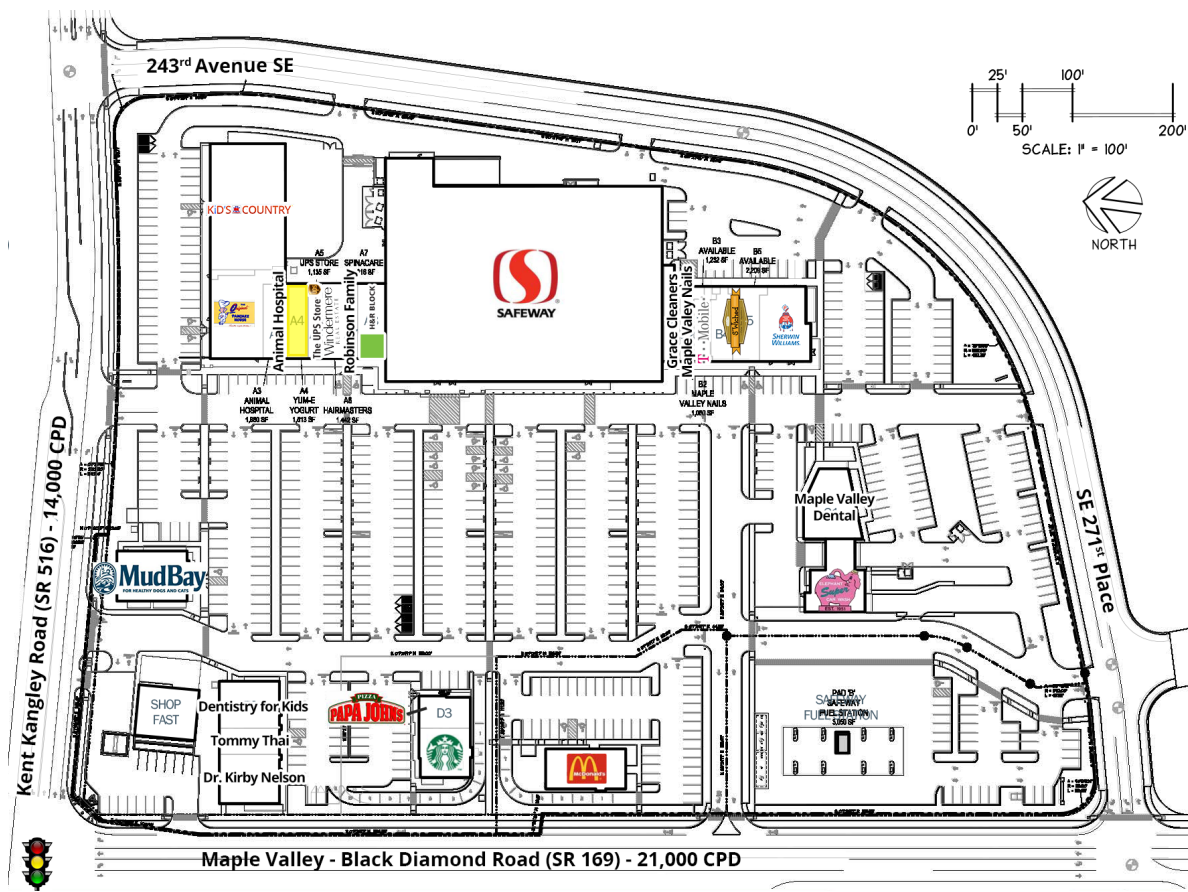
MUD BAY

McDonald's

THE PANCAKE HOUSE

ELEPHANT
Super
CAR WASH

SITE PLAN



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	Available
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	Grace Cleaners
B-2	1,050	Maple Valley Nails
B-3	1,189	T-Mobile

Suite	SF	Tenant
B-4 & B-5		S'Wiched
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



MAPLE VALLEY, WA The City of Maple Valley incorporated August 31, 1997. The City is 5.8 square miles, located east of Kent and Covington, and north of Black Diamond. Maple Valley is located about 30 minutes east of Seattle and Tacoma, equidistant from the water of Puget Sound and the landscapes of the Cascade Mountains. Maple Valley offers an extraordinary location to enjoy all that our region has to offer.

TACOMA | KIRKLAND | SEATTLE | PORTLAND

RETAIL FOCUSED. RESULTS DRIVEN.

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