



FOUR CORNERS SHOPPING CENTER

Taking Shopping & Dining to the Heart of Maple Valley, WA

26804-27011 Maple Valley Black Diamond Rd SE . Maple Valley . WA 98038

5 MILE RADIUS	2011 ESTIMATES	2016 PROJECTIONS
POPULATION	63,009	67,167
HOUSEHOLDS	21,872	23,372
AVG HH INCOME	\$100,712	\$112,624
MEDIAN HH INCOME	\$90,440	\$96,781
HH TYPE-POP FAMILY	90.7%	
AVRG FAMILY INC.	\$104,689	
COLLEGE EDUCATED	70.9%	
BACH DEGREE/HIGHER	36.1%	

2011—5 Mile Profile Comparables

	Four Corners Safeway Maple Valley	Uptown Safeway Gig Harbor	Frontier Village Safeway Lake Stevens	Silverdale Plaza Safeway Silverdale	Mill Creek Town Ctr. Central Market Mill Creek	Canyon Crossing Safeway Puyallup, WA
Median HH Income	\$90,440	\$72,573	\$64,359	\$65,063	\$72,413	\$61,267
AVG HH Income	\$104,689	\$92,764	\$75,456	\$75,148	\$83,235	\$75,476
Household Type-Family	90.7%	79.8%	84.2%	82%	83.6%	88.1%



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Median household income is over \$90,000 and 42% of Maple Valley residents stay in Maple Valley to work.

Retail Supply and Demand OPPORTUNITY GAP

Maple Valley Black Diamond Rd SE (SR 169) & Kent Kangley Rd (516), Maple Valley, WA

Category **Gap-Leakage = Profits to Be Made**

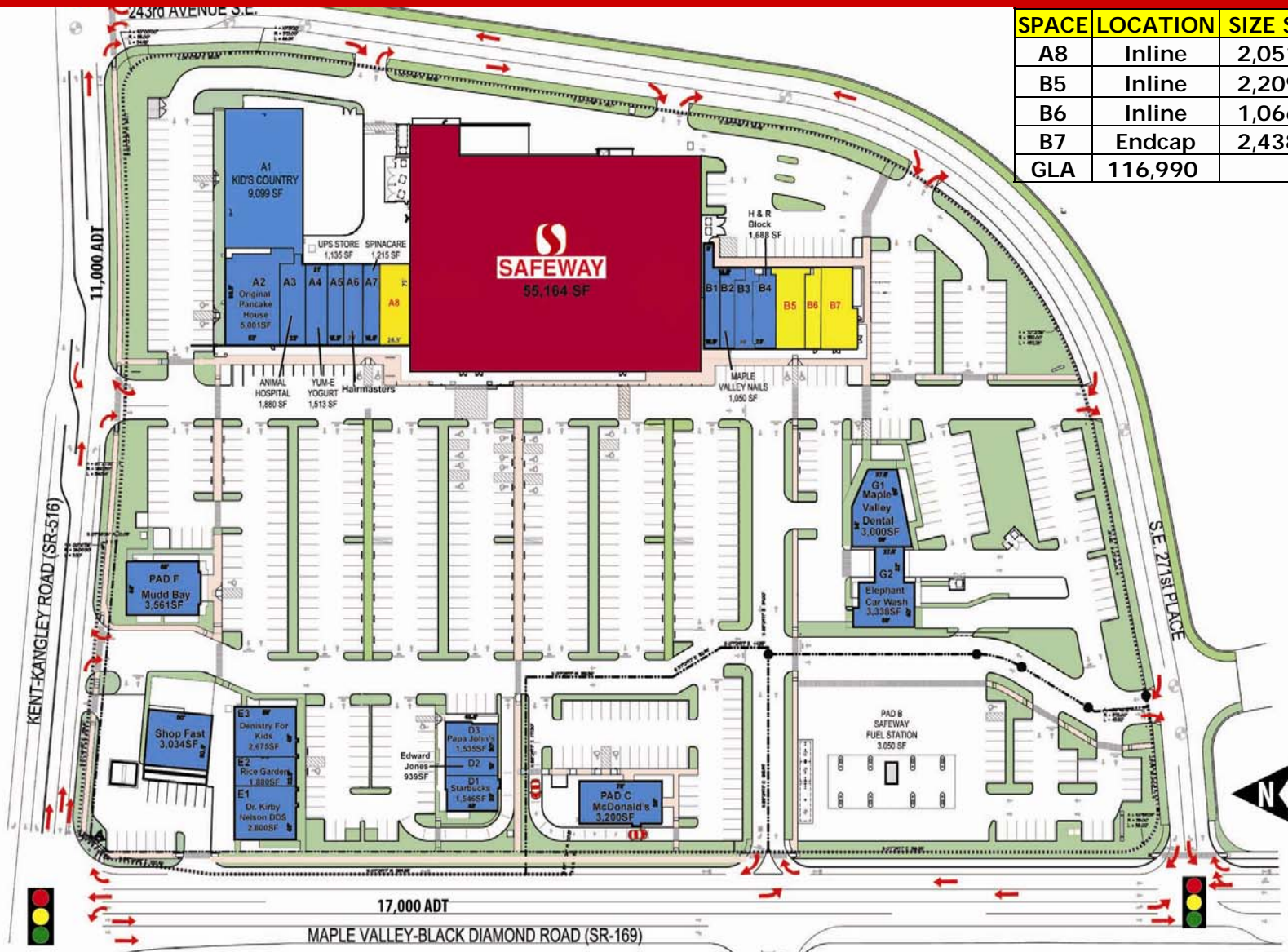
Restaurant & Drinking Places	-\$51,396,347
Clothing & Accessories—General	-\$46,185,845
Electronics & Appliance Store	-\$22,175,903
General Merchandise Stores	-\$42,753,396
Furniture & Home Furnishings	-\$15,093,466
Office Supply Store (supplies, stationary, gifts)	-\$11,794,235
Shoes	-\$6,218,575
Jewelry	-\$5,724,404
Computer Products	-\$5,896,624
Sporting Goods Store	-\$4,697,145
Toys, Hobbies & Game Products	-\$4,311,939
Radio, TV, and Electronics Store	-\$4,296,538
Office Supplies, Stationery, and Gift Stores	-\$3,479,835
Wine Store	-\$3,135,121
Audio & Musical Instruments	-\$2,658,696



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The Gap-Leakage shows specific un-met retail demands and profit opportunities. New restaurants in Maple Valley at the Four Corners are doing top sales volumes, comparable & competitive to Redmond, Lynnwood, Woodinville, Kirkland and Southcenter.

Four Corners Shopping Center



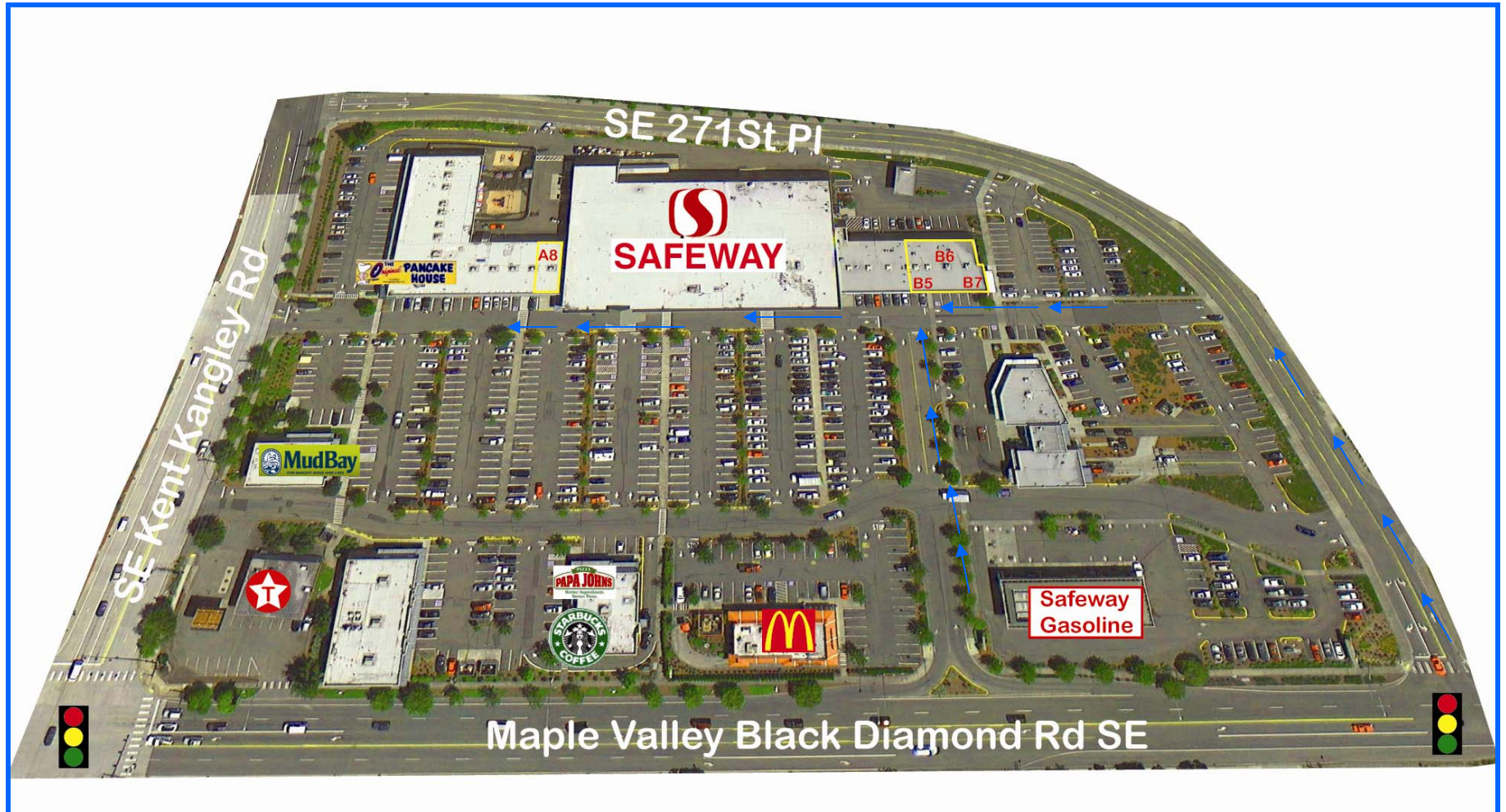
SPACE	LOCATION	SIZE SF	TIMING
A8	Inline	2,051	Retailer Ready
B5	Inline	2,209	Summer 2014
B6	Inline	1,066	Retailer Ready
B7	Endcap	2,438	Retailer Ready
GLA		116,990	



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Safeway at Four Corners Shopping Centers is one of the top performing stores in the region. Sales exceed above the average sales of both the Eastside and Seattle. A well respected owner-developer has purchased the center and new things are in the works!

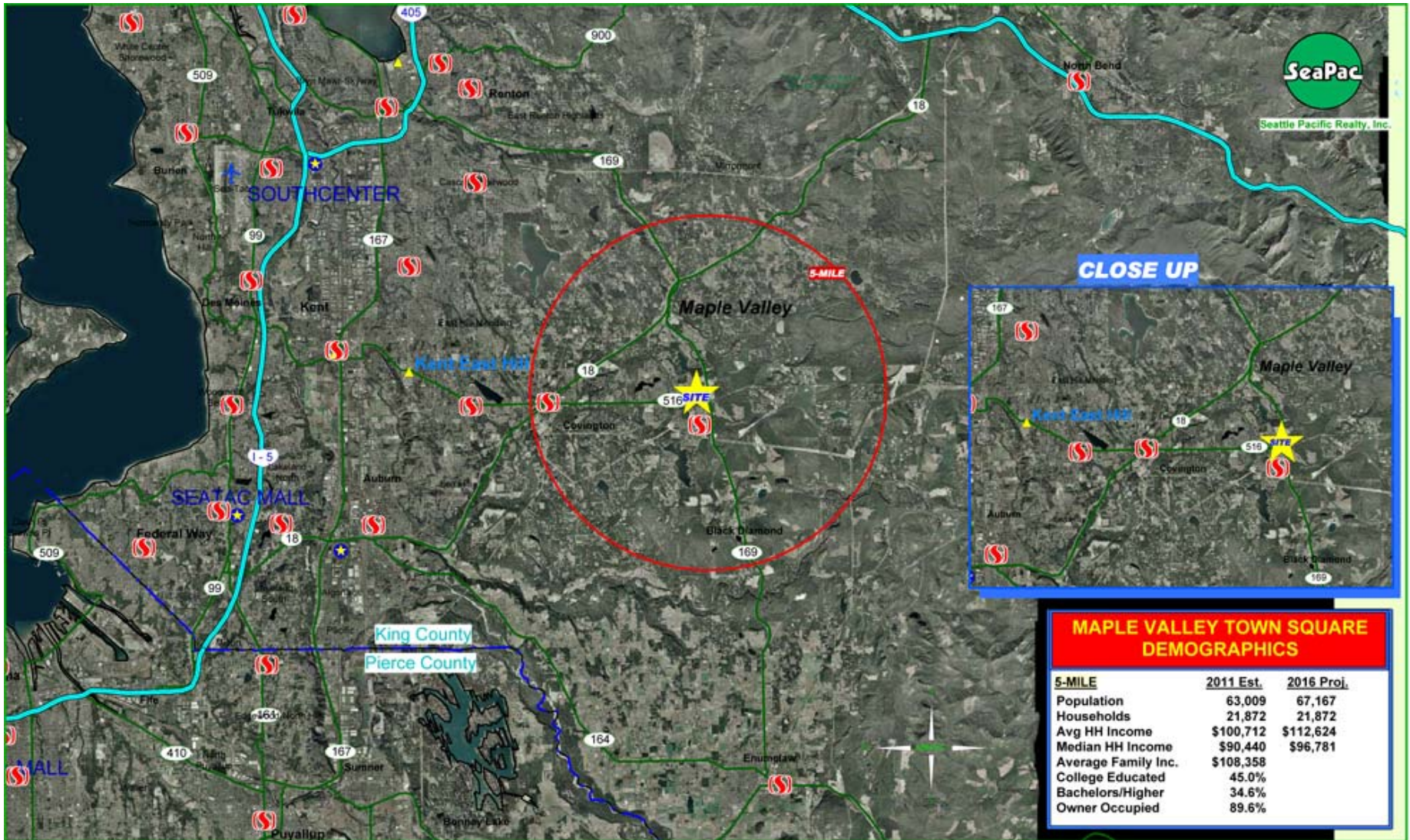
Four Corners Shopping Center



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Due to the high volume of traffic into Four Corners Shopping Center and Safeway continuing to be a top sales performer in the market—a new traffic light is scheduled to be installed January 2014 for SE 271st Place to serve the high flow of customers.

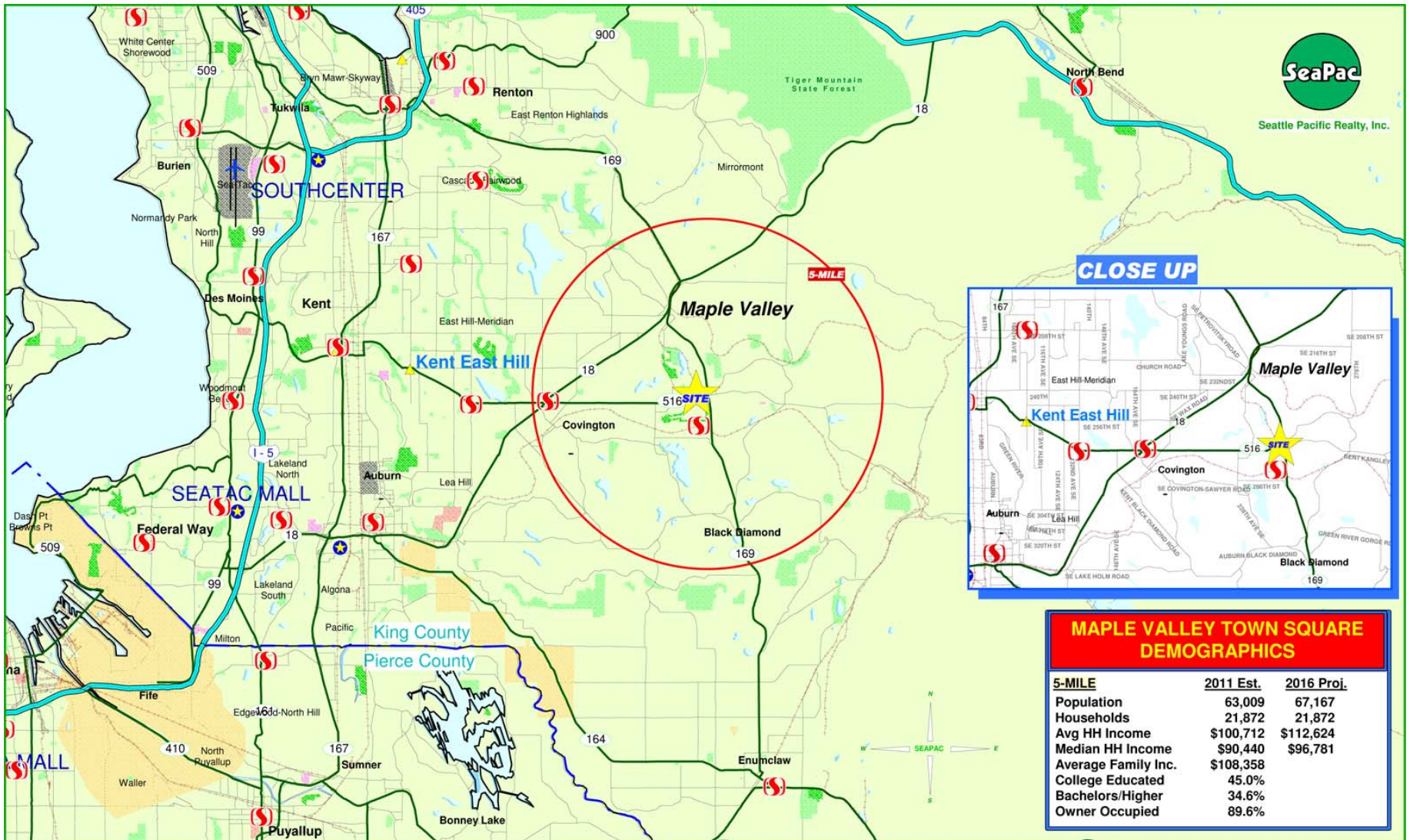
Four Corners Shopping Center



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Four Corners Shopping Center is located in an affluent and growing community. Since 2000, Maple Valley has experienced a population growth of 51%. The shopping center is located at one of the most important east-west routes and at a high trafficked intersection.

Four Corners Shopping Center



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Maple Valley is one of the fastest growing cities in the State of Washington, with over 93% of the population families. 2011 *Family Circle Magazine* calls Maple Valley, "One of the 10 Best Town for Families." Maple Valley is a 'character neighborhood.'



The City of Black Diamond is just 6 minutes and 3.7 miles south of Four Corners Shopping Center. The 'Villages' and 'Lawson Hills' planned developments are schedule to be built. These residential developments span a total of 1,567 acres, 6,050 residential units and an average of 3.86 homes per acre. Four Corners Safeway Shopping Center is at the cross roads the major high-ways to serve customers with preferred national brand retailers, restaurants and specialty retail. Four Corners Shopping Center will continue to be the significant shopping destination at the intersection of SE Kent-Kangley Road (516) and Maple Valley Black Diamond Rd., in the City of Maple Valley.