



FOR SALE/LEASE
31107 - 31317 3rd Ave
Black Diamond, WA 98277



BLACK DIAMOND CROSSING

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

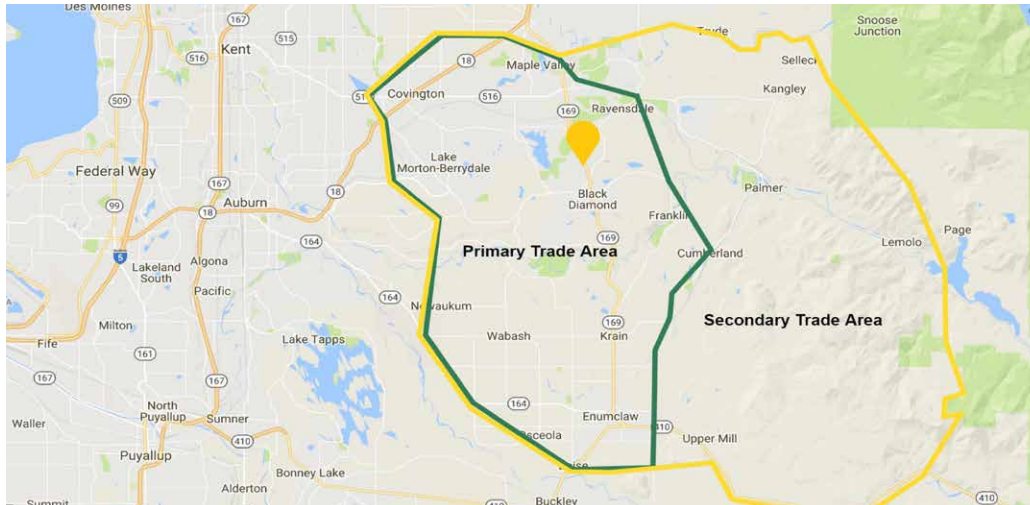
PHASE I - NOW LEASING

1,500 - 47,200 SF RETAIL OR UP TO 207,932 SF OF LAND

PHASE 2 - PLANNED FOR 2024

1,500 - 168,438 SF RETAIL OR UP TO 1,351,159 SF OF LAND

- Pads and anchor space available for sale or lease (Call for details)
- Site plan can be altered for tenants special requirements



Population



Average HH Income

Primary Trade Area

82,078

\$122,068

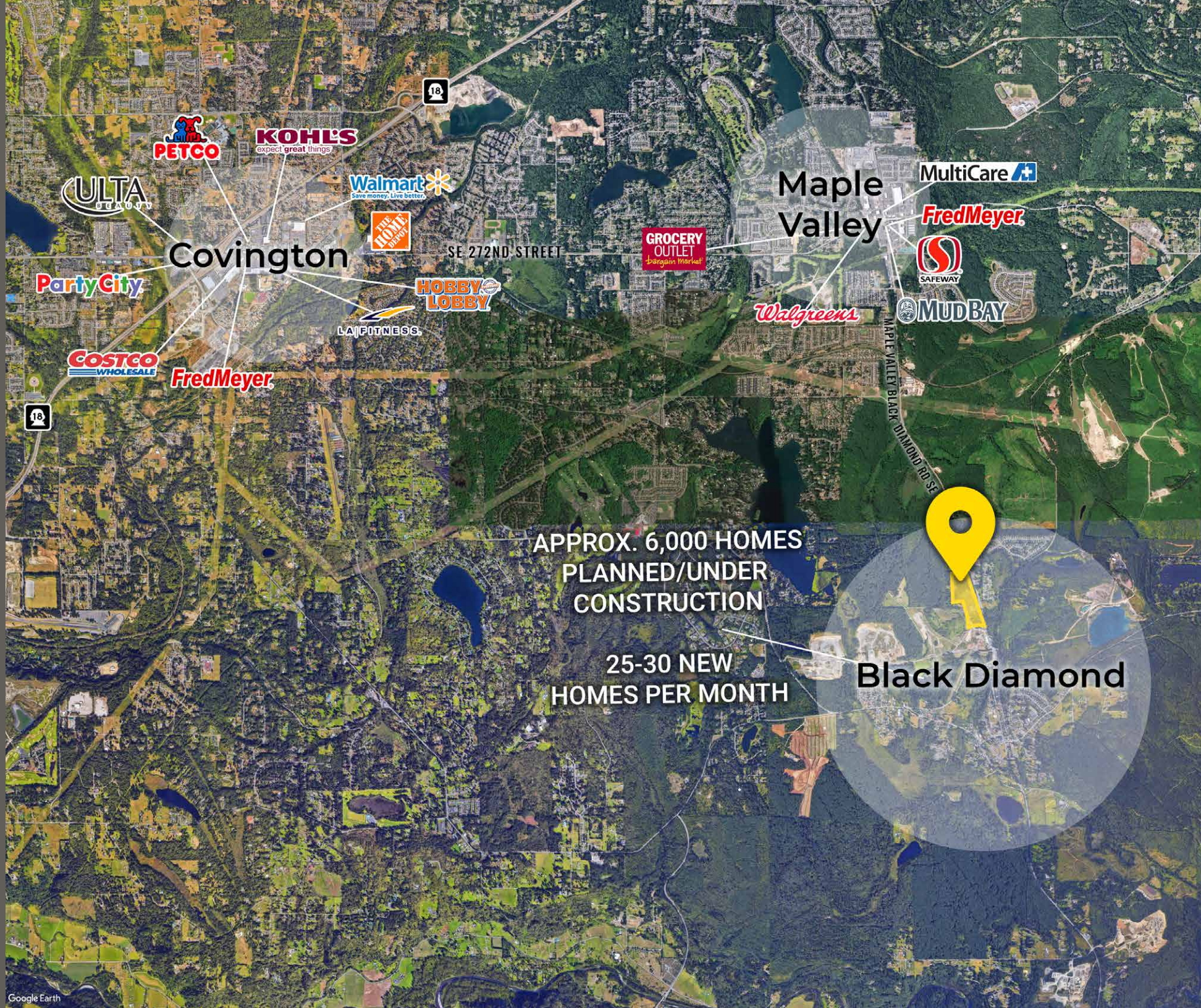
Secondary Trade Area

90,227

\$124,059



LOCATION AERIAL



Covington

Maple Valley

Black Diamond

APPROX. 6,000 HOMES
PLANNED/UNDER
CONSTRUCTION

25-30 NEW
HOMES PER MONTH



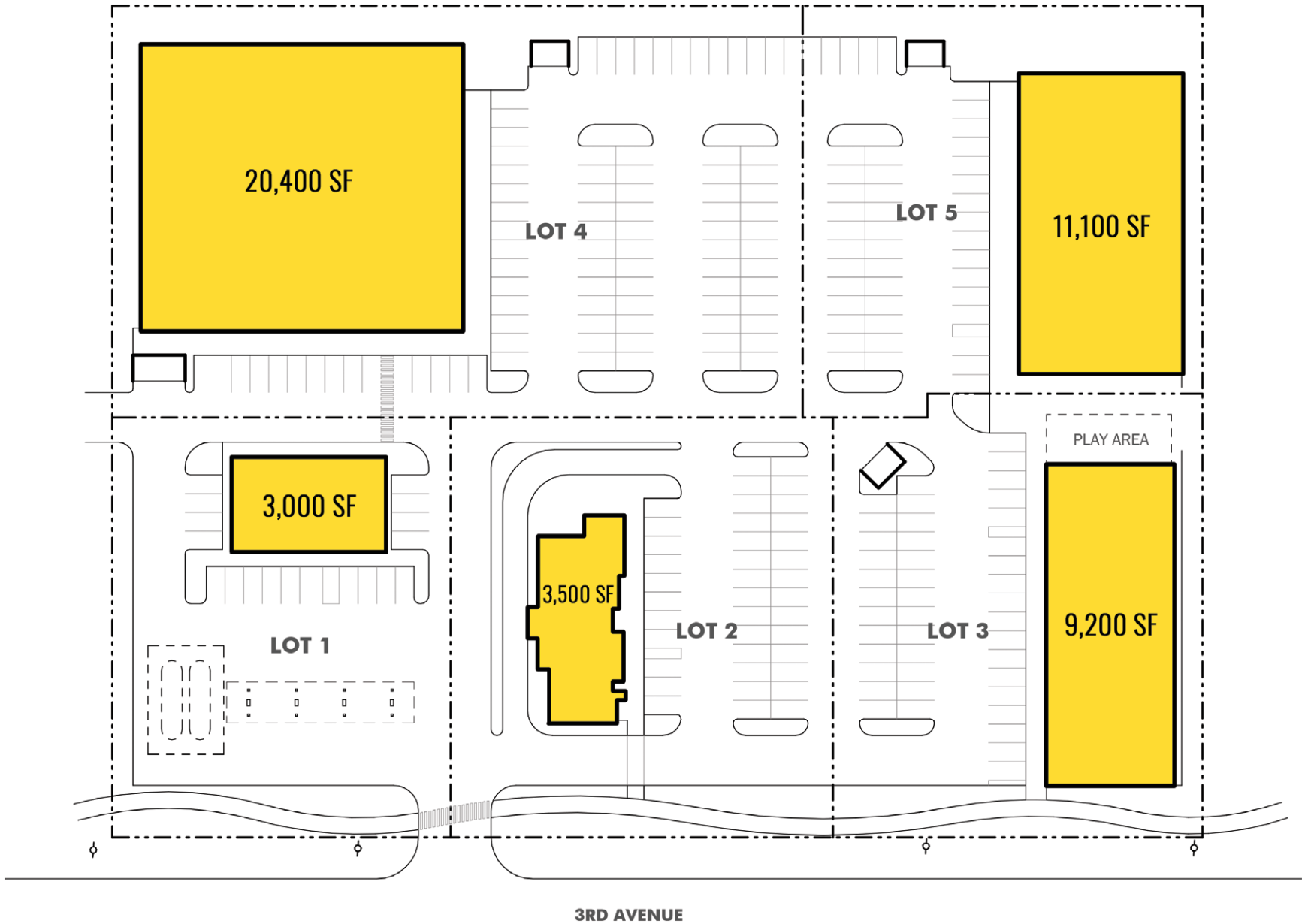
PHASE I SITE PLAN

Lot Name	Lot Area	Tenant	Building Area (SF)	Parking Provided
Lot 1	32,874	AVAILABLE	3,000	18
Lot 2	37,144	AVAILABLE	3,500	39
Lot 3	37,404	AVAILABLE	9,200	43
Lot 4	65,769	AVAILABLE	20,400	90
Lot 5	36,583	AVAILABLE	11,100	45
	209,775		47,200	235

PHASE I
PAD SIZES AND
CONFIGURATION
CAN BE ALTERED



PHASE I SITE PLAN

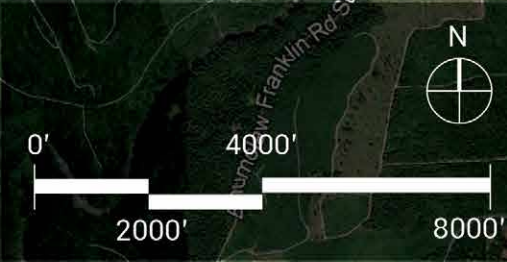
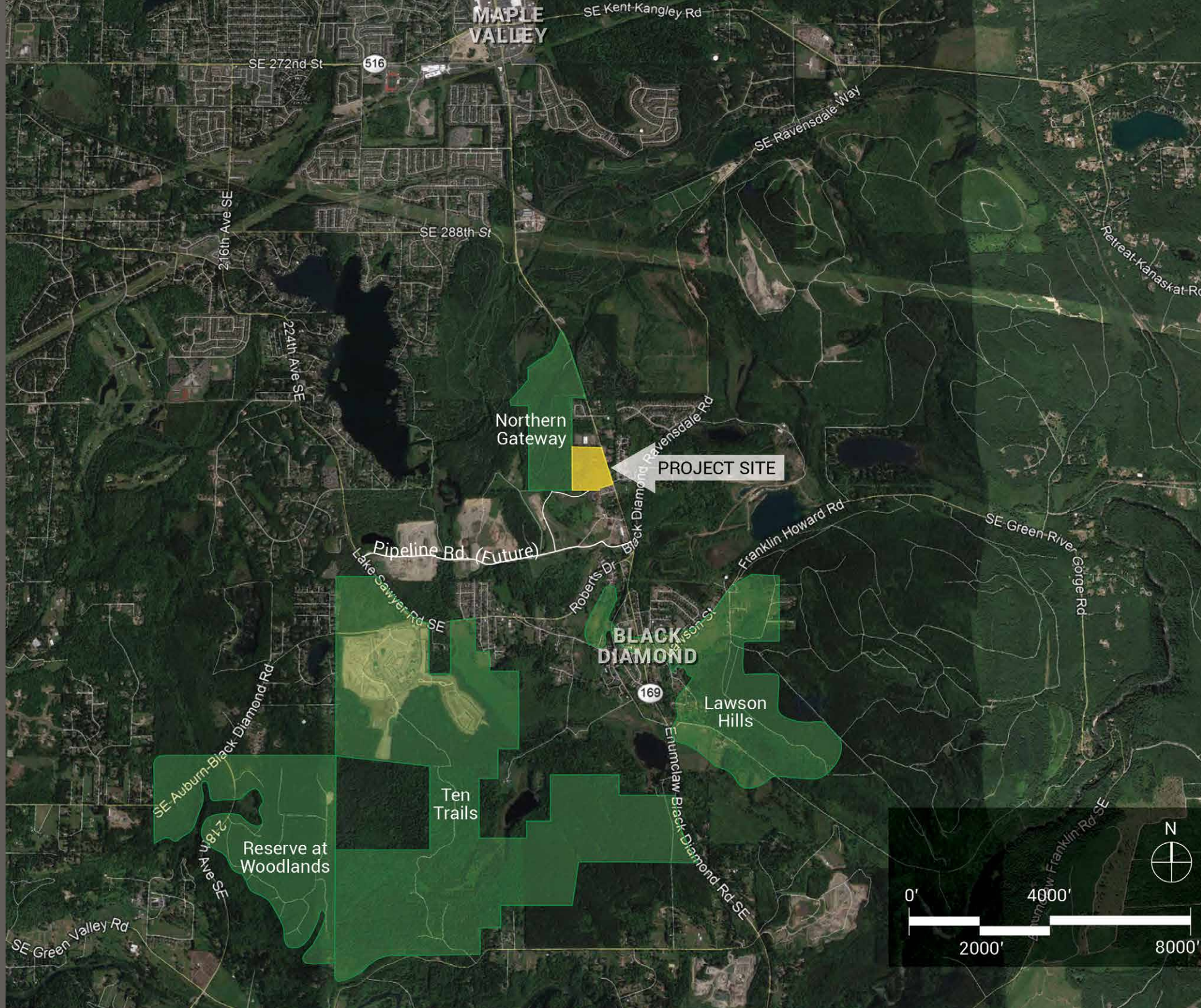


PHASE II SITE PLAN



**PHASE II SHOWN
AS EXAMPLE ONLY -
CAN BE ALTERED**

RESIDENTIAL PLAN





RETAIL AERIAL



MAPLE VALLEY

Eradus

Tribulation

Summit Dr

Cumberland Way

Palmer Pl

Cumberland Dr

Lake Ginder Rd

Black-Diamond Ravensdale Rd

SE 310th St

169

Roberts Dr

3rd Ave

Pipeline Rd. (Future)

Northern Gateway

BLACK DIAMOND RETAIL

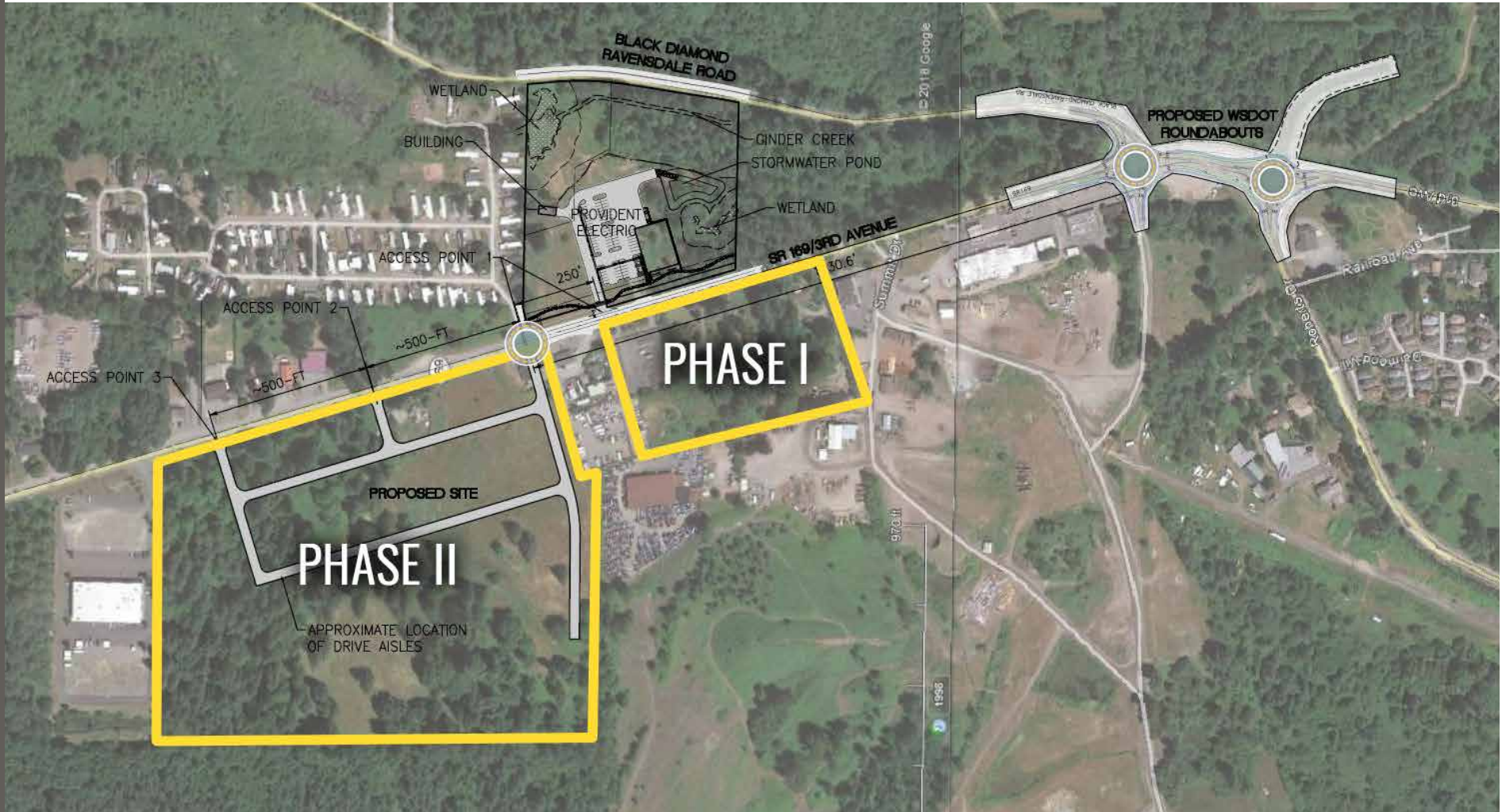
PHASE II

PHASE I

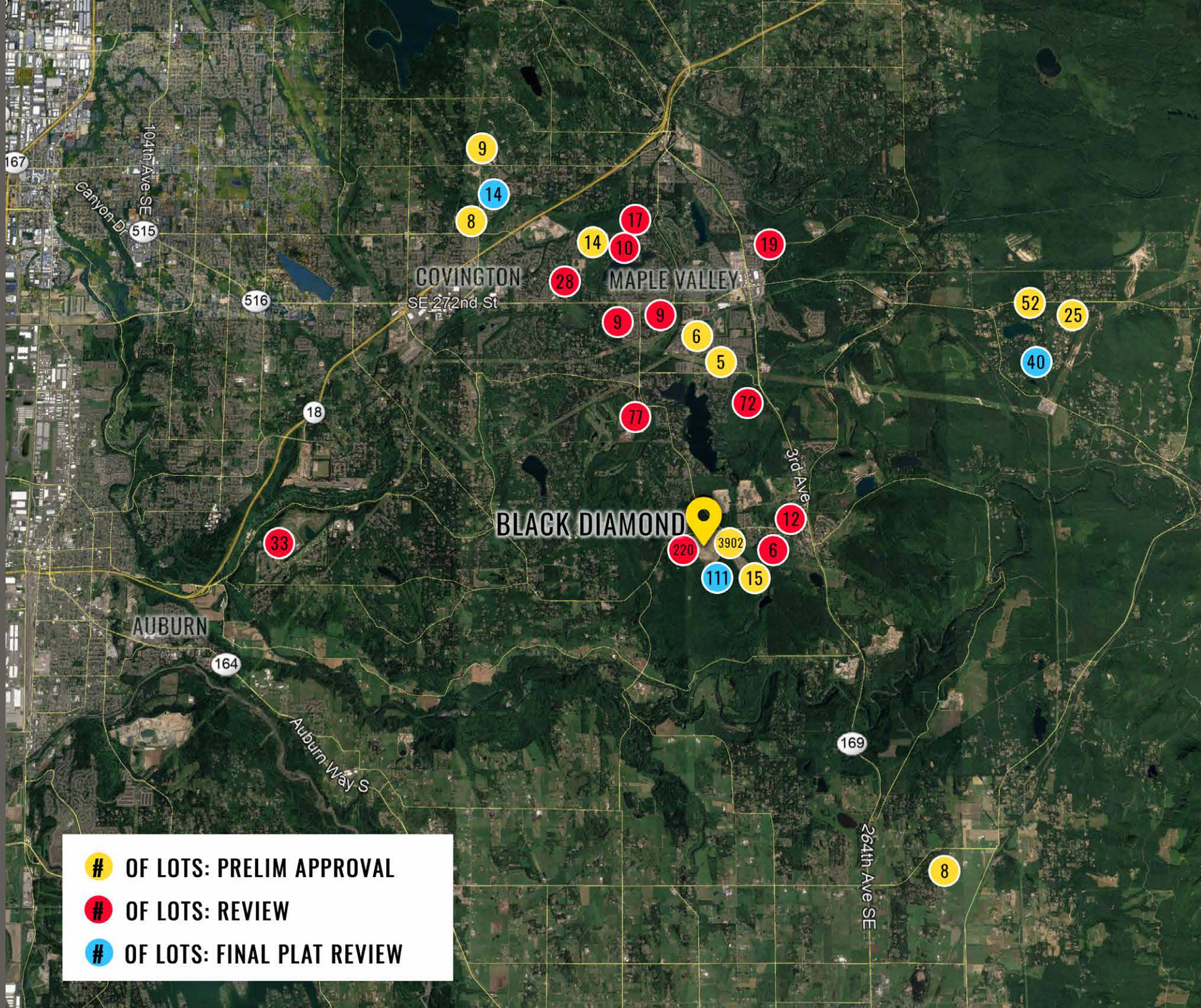
FUTURE INDUSTRIAL SITE



WSDOT PROPOSAL



HOUSING AERIAL



- # OF LOTS: PRELIM APPROVAL**
- # OF LOTS: REVIEW**
- # OF LOTS: FINAL PLAT REVIEW**



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



RETAIL FOCUSED. RESULTS DRIVEN.

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