

FOR LEASE

31329 3RD AVE

BLACK DIAMOND, WA

*3,076 SF Retail Building with
Drive-Thru Available for Lease in
Black Diamond, WA*



KIDDER.COM

km Kidder
Mathews

PROPERTY OVERVIEW

Property Highlights

Size: ±3,076 SF freestanding retail building

Year Built: 1998

Frontage: Direct exposure along Highway 169 (3rd Ave) with 11,500+ vehicles per day

Drive-Thru: Two lanes—ideal for banking, café, or quick-service use

Parking: ±3.9 stalls per 1,000 SF (ample on-site parking)

Condition: Well-maintained, move-in ready

Zoning/Flexibility: Suitable for financial, medical, retail, or food service users

Location & Market Overview

Located in Black Diamond, WA, a rapidly growing community in southeast King County

Strategic position between Seattle, Bellevue, and Tacoma with easy access to SR-169 & SR-18

Population has nearly doubled to 7,000+, projected to reach ~20,000 within 15-20 years

Significant growth from Ten Trails Master Planned Community (6,000+ homes and new commercial development)

Ongoing infrastructure upgrades—roads, sewer, and utilities—to support long-term expansion

Key Features

Exceptional visibility and access on main arterial

Drive-thru capability enhances tenant versatility

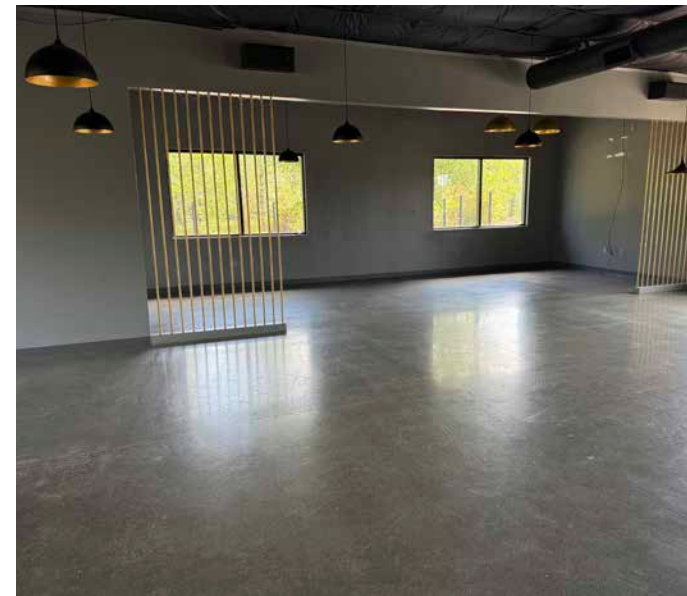
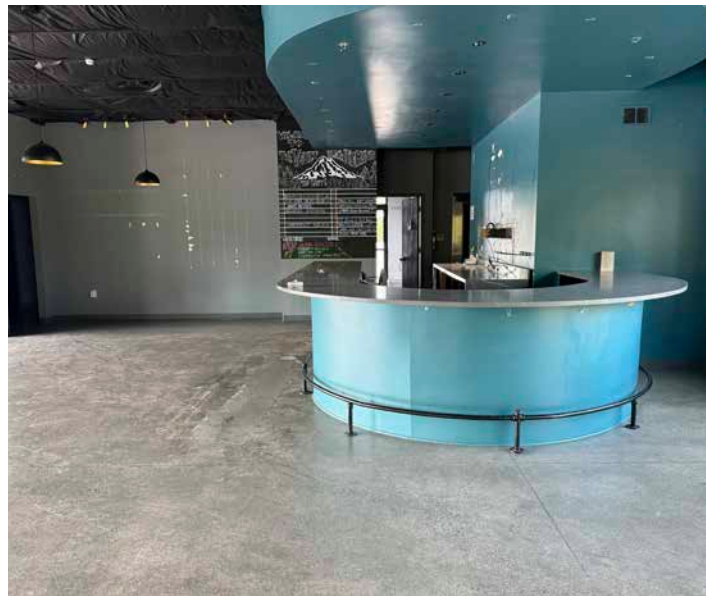
Freestanding layout allows full branding and exclusive use

Located in one of King County's fastest-growing trade areas with strong consumer demand

Perfect for banks, medical/professional offices, or food/retail tenants seeking exposure and convenience



31329 3RD AVE



AVAILABLE FOR LEASE

KIDDER MATHEWS



7 MIN DRIVE TO
MAPLE VALLEY
TOWN SQUARE



6 MIN DRIVE
TO HWY 516



14 MIN DRIVE
TO HWY 18



12,951 CPD ON
WA 169



800 to 113,000 SF retail
or 10,000 to 771,00 SF land

Pads or anchor space available
for ground lease or build-to-suit

Site plan can be altered for
tenants specific requirements.
Binding site plan approved.

DEMOGRAPHICS

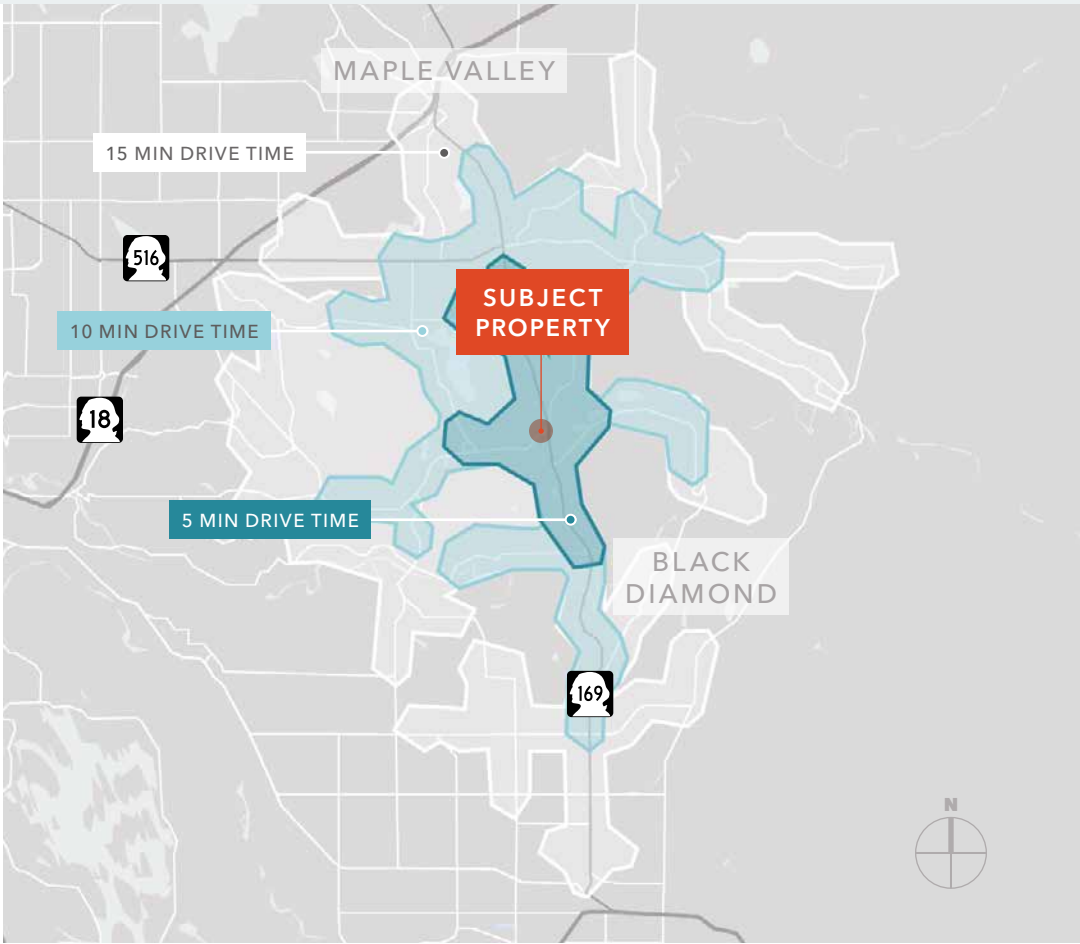
POPULATION

	5 Min	10 Min	15 Min
2010 CENSUS	7,186	24,469	49,888
2020 CENSUS	8,203	29,599	57,723
2025 ESTIMATED	8,377	29,899	59,981
2030 PROJECTED	9,109	31,116	61,218

HOUSEHOLD INCOME

	5 Min	10 Min	15 Min
2025 MEDIAN	\$149,924	\$151,297	\$140,068
2030 MEDIAN PROJECTED	\$148,403	\$150,676	\$139,466
2025 AVERAGE	\$187,308	\$185,913	\$176,162
2030 AVERAGE PROJECTED	\$185,533	\$185,529	\$175,406

Data Source: ©2025, Sites USA



31329 3RD AVE

RESIDENTIAL PLAN

6,000 HOMES
PLANNED OR UNDER
CONSTRUCTION

RESERVE AT
WOODLANDS

TEN TRAILS

NORTHERN
GATEWAY

SUBJECT
PROPERTY

169

LAWSON
HILLS

SAFEWAY

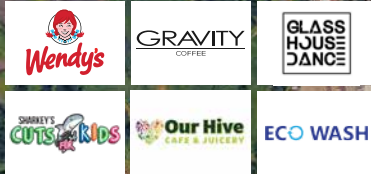
Chevron

Quick's Quick
CAR WASH

Starbucks



BLACK DIAMOND CROSSING



12,507+ VEHICLES
Average Daily Traffic



ROBERTS DR

3RD AVE

Exclusively listed by

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