



For Lease | For Sale | Build to Suit

Site Plan

NORTH PHASE

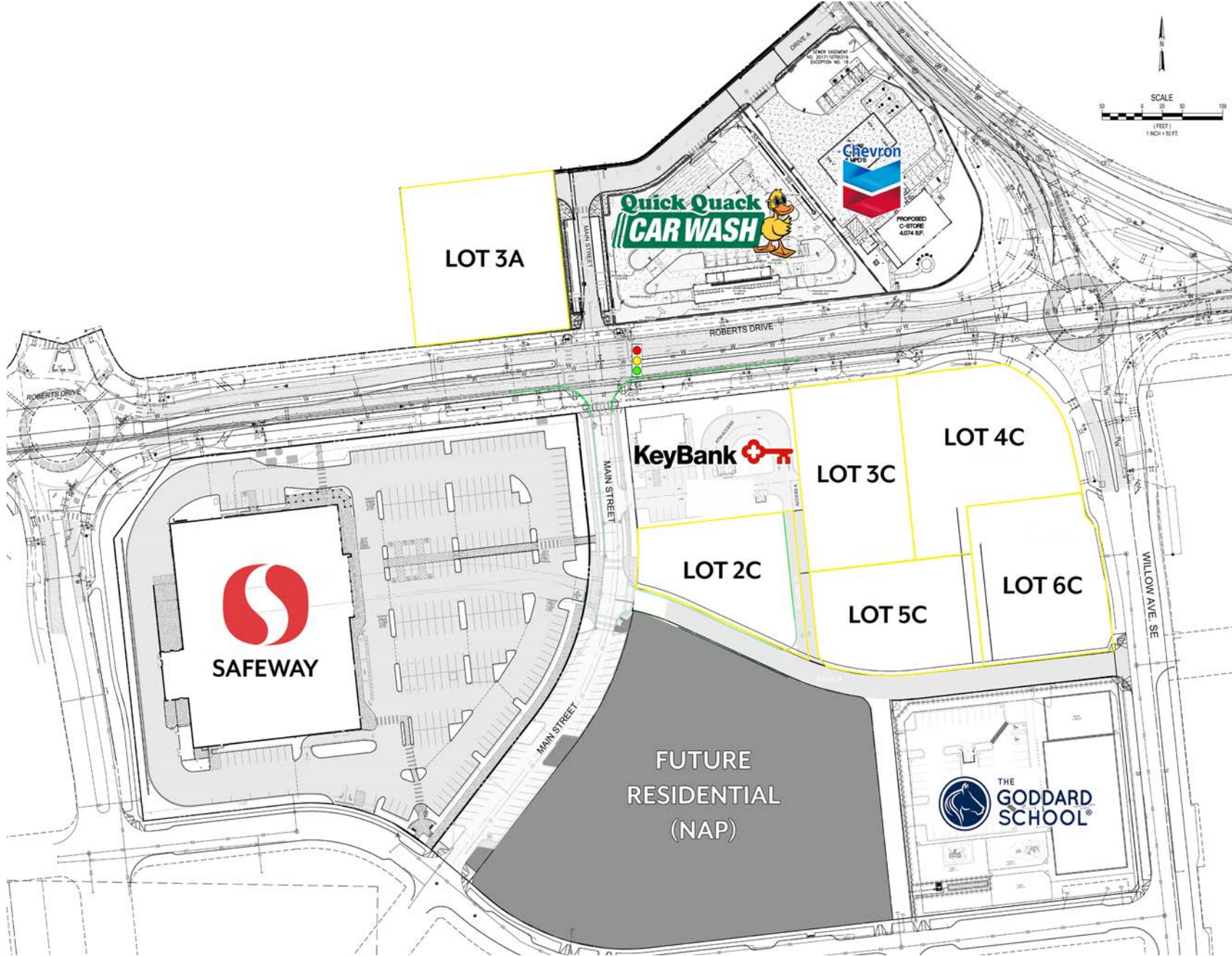
Lot	Acres	Tenant
1A	0.82	Chevron
2A	1.20	Quick Quack
3A	0.83	AVAILABLE

SOUTHWEST PHASE

Lot	Acres	Tenant
1B	5.45	Safeway

SOUTHEAST PHASE

Lot	Acres	Tenant
1C	0.69	Key Bank
2C	0.50	AVAILABLE
3C	0.70*	AVAILABLE
4C	0.82*	AVAILABLE
5C	0.57*	AVAILABLE
6C	0.64*	AVAILABLE
7C	1.64	Goddard School
*	Flexible Lot Sizes	



About the Property

TEN TRAILS RETAIL is the retail core for the Ten Trails Master Planned Community and the City of Black Diamond anchored by Safeway. Surrounding the project are brand new single family homes, apartments, as well as senior living developments.

**BUILD TO SUIT,
GROUND LEASE, AND
SALE OPPORTUNITIES.**

Permitted uses include:

- Restaurant
- Coffee
- Medical/Dental
- Genral Retail
- General Office

TOTAL PROJECT SIZE: 14.5 AC

- Phase 1 Under Construction Now!
- Drive-Thru Opportunity
- No Traffic Impact Fees
- Flexible Lot Sizes



SITE

**FUTURE
RESIDENTIAL** **COMING SOON!
SAFEWAY**

THE GODDARD SCHOOL

KeyBank

Chevron

Quick Quack
CAR WASH

**NEW
PIPELINE
ROAD**

A	Civic
B	Park & Community Center
C	Mixed Use
D	Regional Trail

Residential Summary

Ten Trails is a 2,200 acre, master planned community located in Black Diamond. The community is permitted for 6,500 homes, apartments, senior living facility, new elementary, junior high and high schools. Ten Trails features miles of walking & biking trails, town center parks and other amenities.

- Homes Sold: 1,052
- Homes Occupied: 1,039
- Apartment Occupancy: 100% (176 Units)
- Single Family Rentals: 61/61
- Homes Occupied Including Rentals: 1,276
- Lots Currently Committed to Builders: 3,597
- Permits Issued: 1,255
- Permitted Units: 1,390

January 2025



Market Aerial



COVINGTON

MAPLE VALLEY

TRADER JOE'S LA FITNESS

HomeGoods
Marshalls
ULTA

COSTCO WHOLESALE

Fred Meyer

KOHL'S

petco

18

516

Walmart

Walgreens

516

169

Fred Meyer
UW Medicine
WALSH MEDICAL CENTER

169

NORTH GATEWAY

LAKE SAMMAMISH

FUTURE DEVELOPMENT

NEW PIPELINE ROAD

SITE →

Ten Trails

BLACK DIAMOND

LAWSON HILLS

RESERVE AT WOODLANDS

169

SOUTH OPTION

FUTURE DEVELOPMENT

7 min drive time

10,053

Population

\$185,700

Average Household Income

40.6

Median Age

10 min drive time

25,796

Population

\$183,138

Average Household Income

39.4

Median Age

15 min drive time

60,434

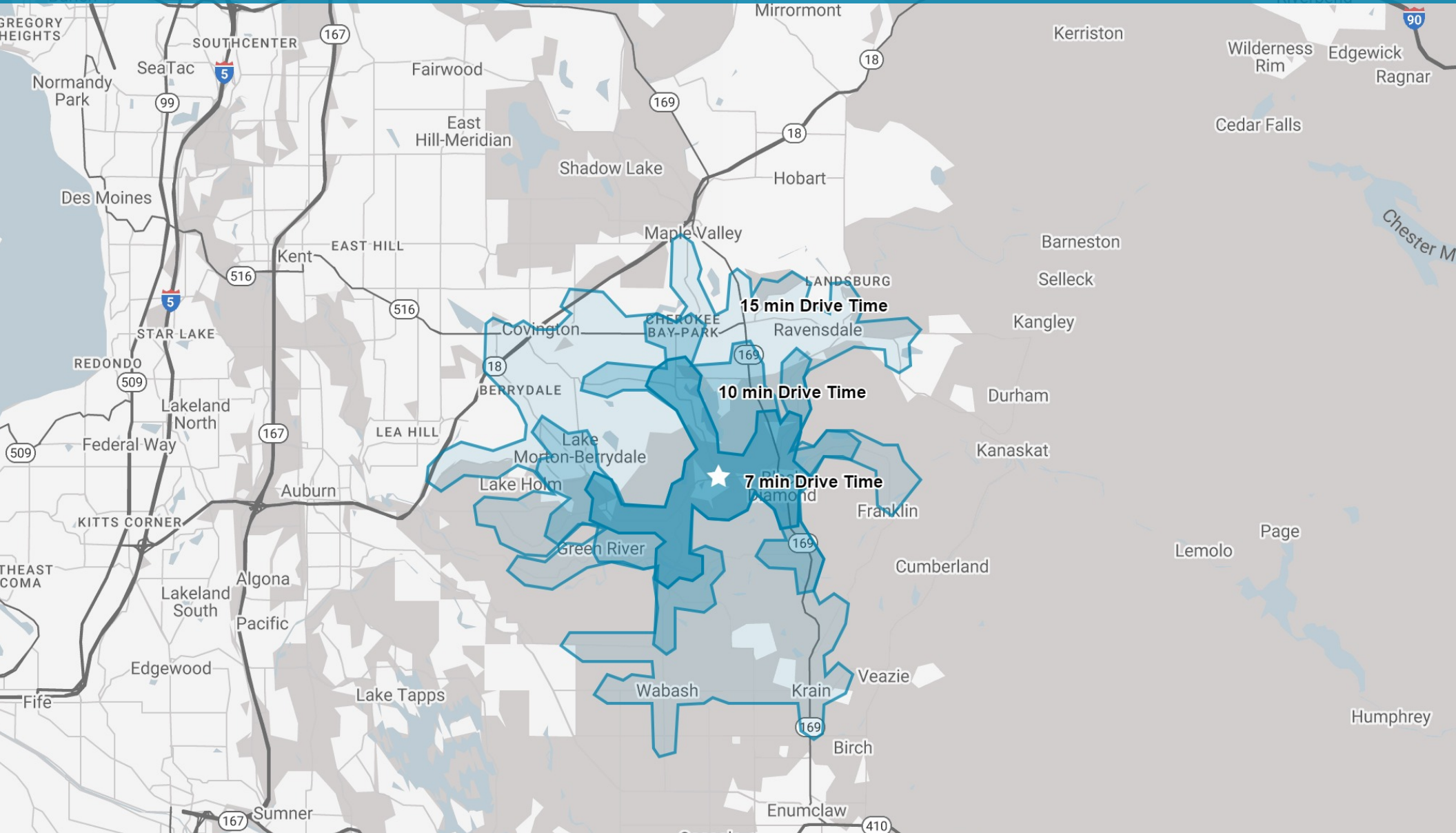
Population

\$178,728

Average Household Income

39.7

Median Age





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