



For Lease | For Sale | Build to Suit

# Site Plan



Lot	Acres	Tenant
1C	0.68	Key Bank
2C	0.55	AVAILABLE
3A	0.69	AVAILABLE
3C	0.55*	AVAILABLE
4C	0.73*	AVAILABLE
5C	0.89*	AVAILABLE
6C	0.68*	AVAILABLE
7C	1.68	Pending Daycare
*	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**

PENDING

KeyBank



Quick Quack  
CAR WASH

PENDING

**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



7 min drive time

10,381

Population

\$176,244

Average Household Income

41.2

Median Age

10 min drive time

24,787

Population

\$178,801

Average Household Income

40.0

Median Age

15 min drive time

64,366

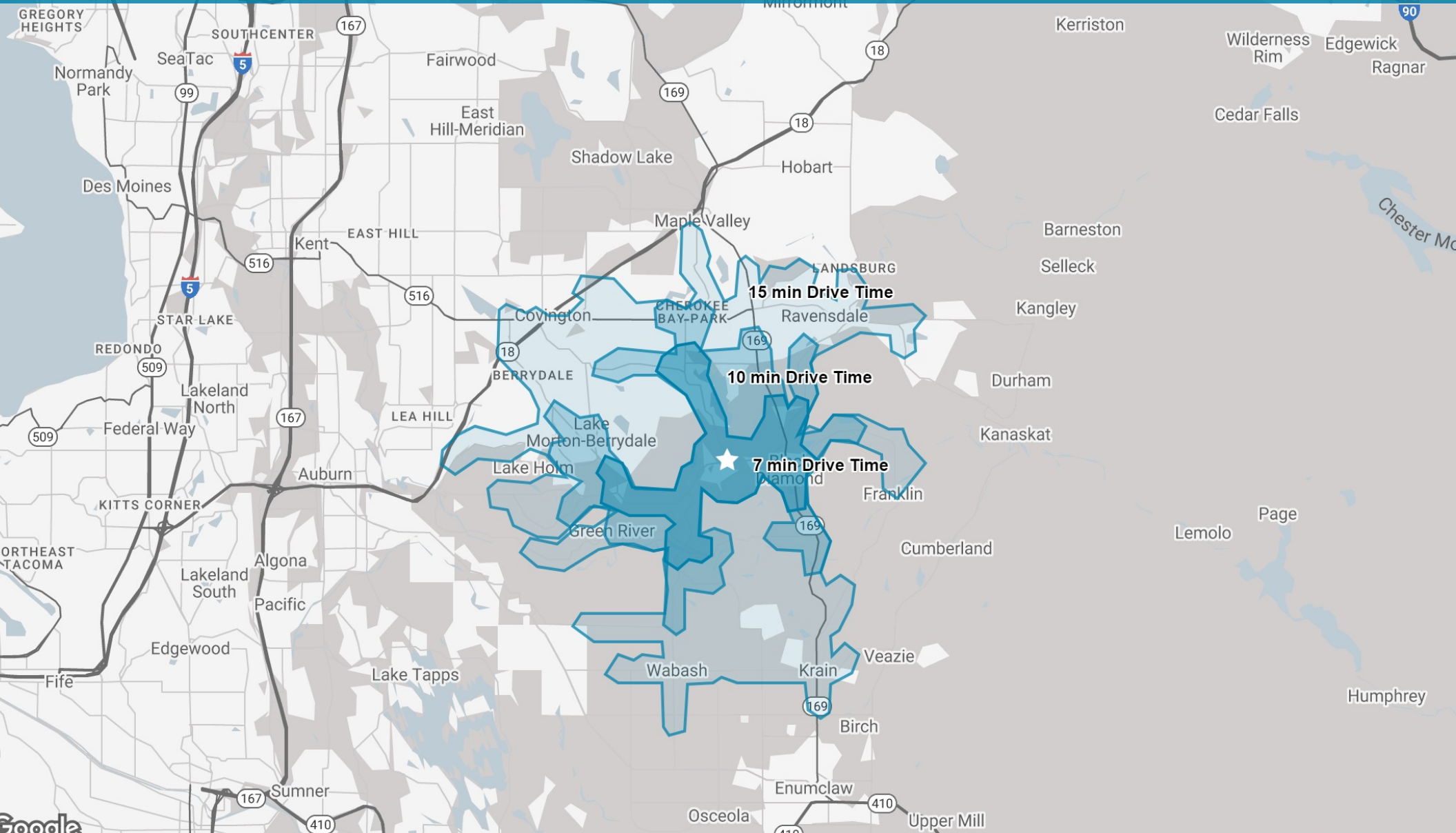
Population

\$174,846

Average Household Income

39.7

Median Age





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