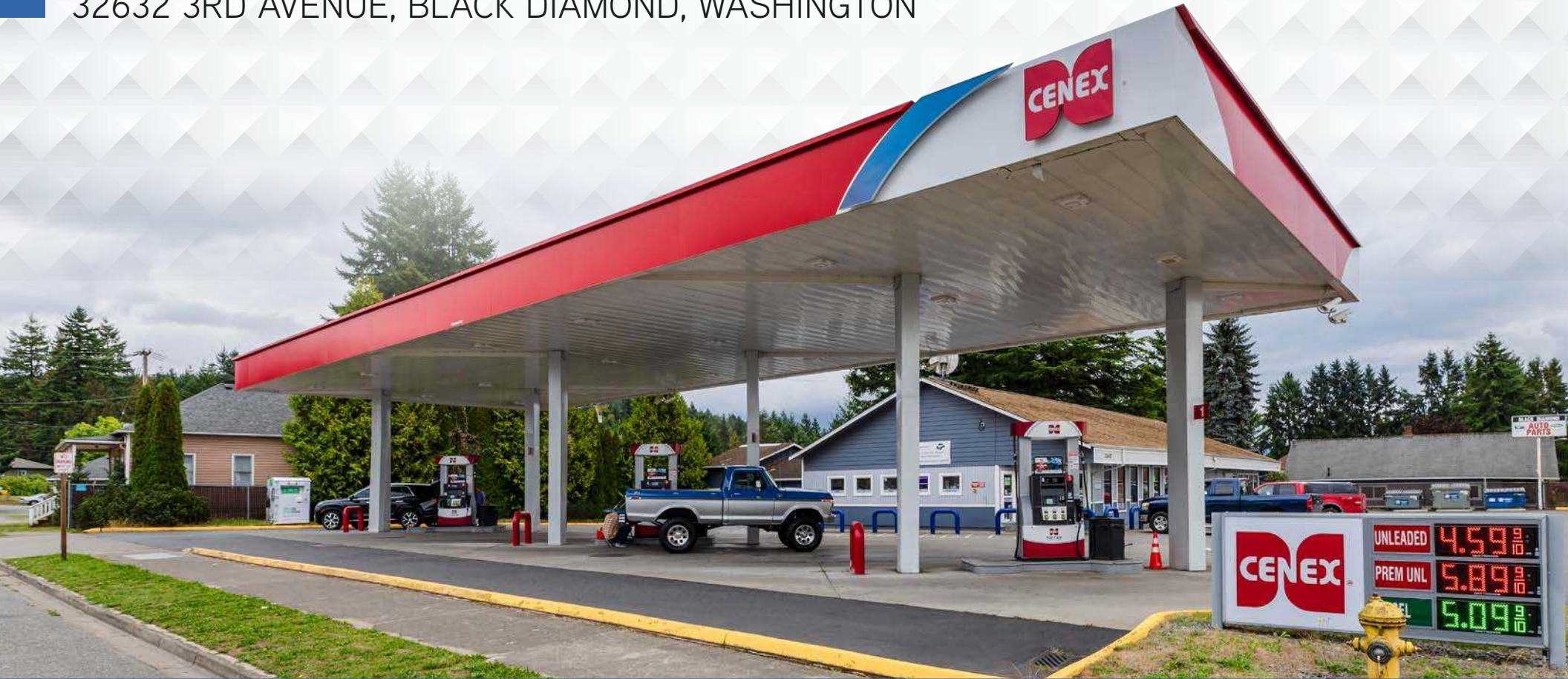


# BLACK DIAMOND FUEL CENTER C STORE

32632 3RD AVENUE, BLACK DIAMOND, WASHINGTON



- 1 of 2 fuel stations in all of Black Diamond, along SR-169
- Black Diamond was recognized in 2023 as the fastest growing city in King County
- Within minutes from a new 2,200-acre master planned community located at 32607 Willow Avenue SE. <https://www.tentrails.com> that will provide housing for families, adults, 55+ adults and will provide up to 6,000 homes, with the first homes being delivered back in 2018
- High barrier to entry for future fuel stations
- Potential space to add Espresso or propane adjacent to the C-Store

*Branding is not included in the sale. Cenex branding is subject to CHS Inc. approval and entering in a branding agreement.*



# PROPERTY OVERVIEW



## PROPERTY ADDRESS

32632 3rd Avenue,  
Black Diamond, Washington



## PARCEL NUMBERS

0844001340, 0844001330,  
0844001325



## PARCEL SIZE

29,306



## BUILDING SIZE

6,742



## PROPANE

No



## DESCRIPTION OF EXISTING BUSINESS

- Diesel: Yes, Premium Diesel
- 24 Hour Fuel
- Store Hours:  
Monday - Friday: 5:00 AM - 8:00 PM  
Saturday: 6:00 AM - 8:00 PM  
Sunday: 7:00 AM - 5:00 PM
- ATM: Yes
- Espresso: No, but could be a potential additional revenue source with larger lot and adjacent building



## ASKING PRICE

\$5,206,948



## AVG GASOLINE VOLUME/MONTH

81,653 Gallons/Month



## AVERAGE C-STORE SALES/MONTH

\$147,669.50



## CURRENT FUEL MARGIN:

15.25% - \$0.71/Gallon



## C STORE/FEED STORE MARGIN

34.24%



## ANNUAL GROSS PROFIT (2024)

\$1,322,843

# PROPERTY PHOTOS



# AERIAL

**32632 THIRD AVE  
PARCEL #: 0844001325  
PARCEL SIZE: 7,718 SF**

**32632 THIRD AVE  
PARCEL #: 0844001340  
PARCEL SIZE: 12,788 SF**

**LAWSON ST.**

**3RD AVE**

**32632 THIRD AVE  
PARCEL #: 0844001330  
PARCEL SIZE: 8,800 SF**

# LOCATION OVERVIEW



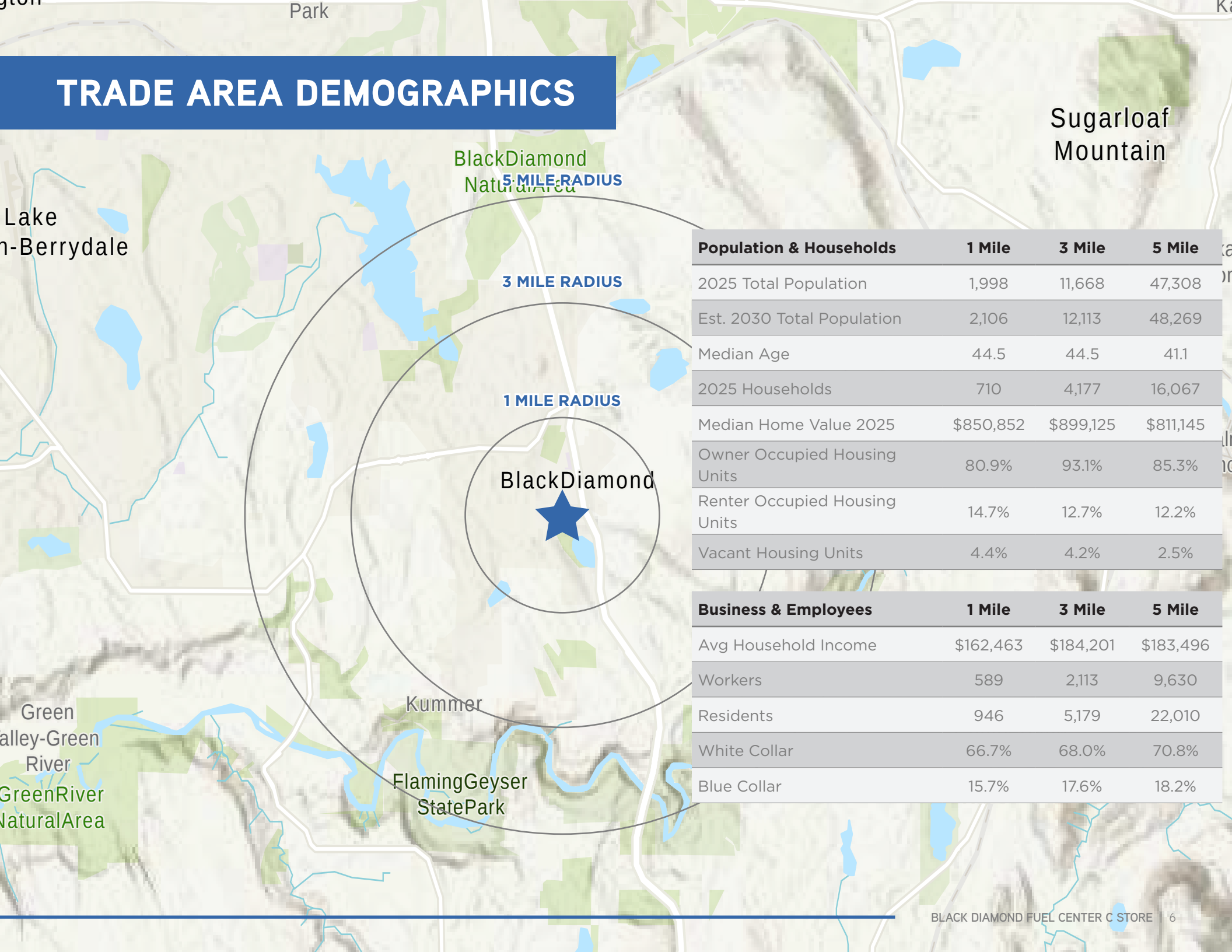
BLACK DIAMOND  
FUEL CENTER C STORE

Ten Trails



# TRADE AREA DEMOGRAPHICS

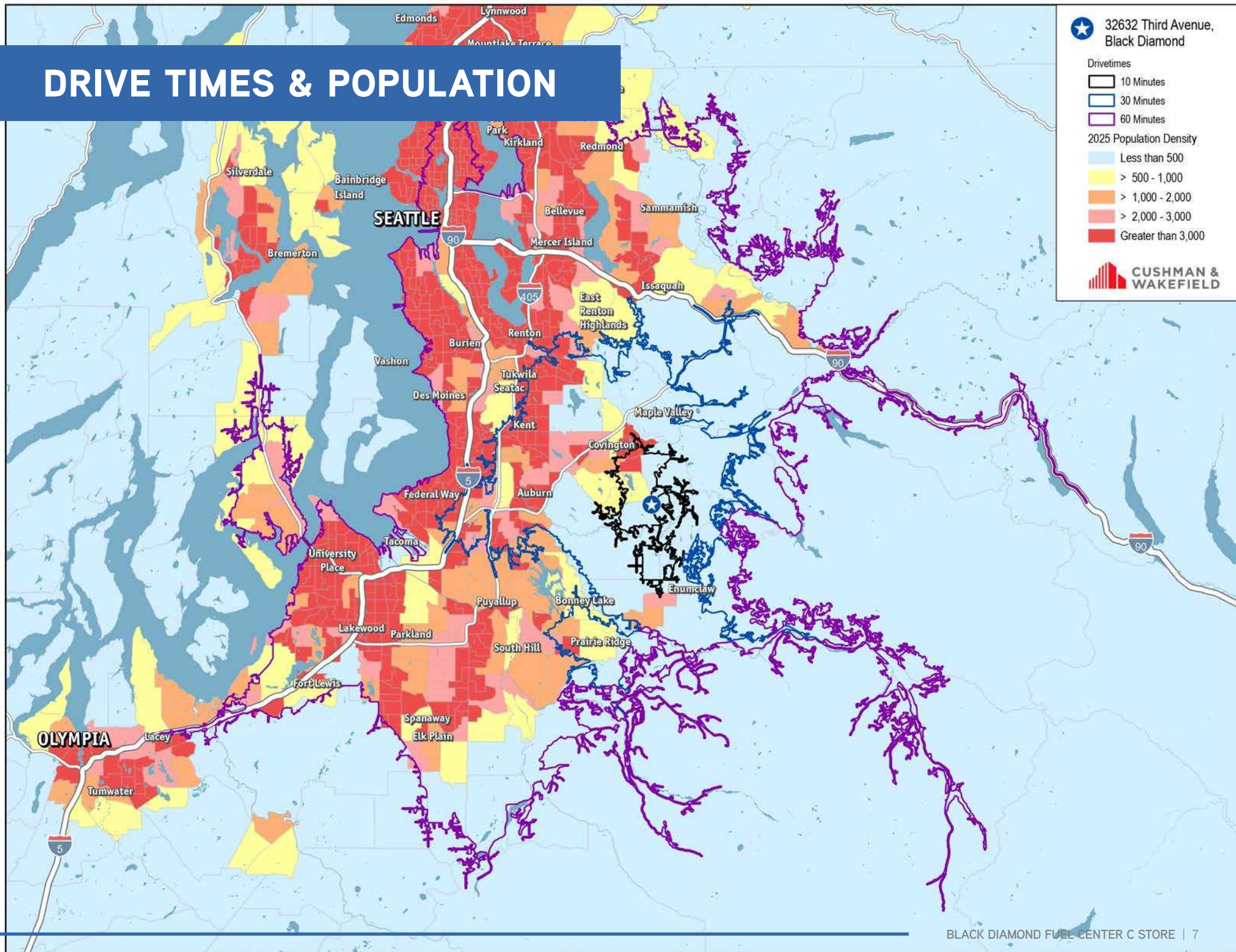
Sugarloaf Mountain



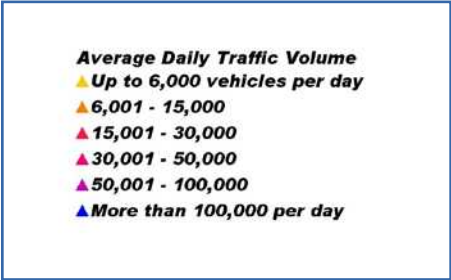
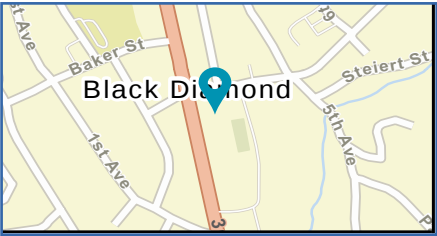
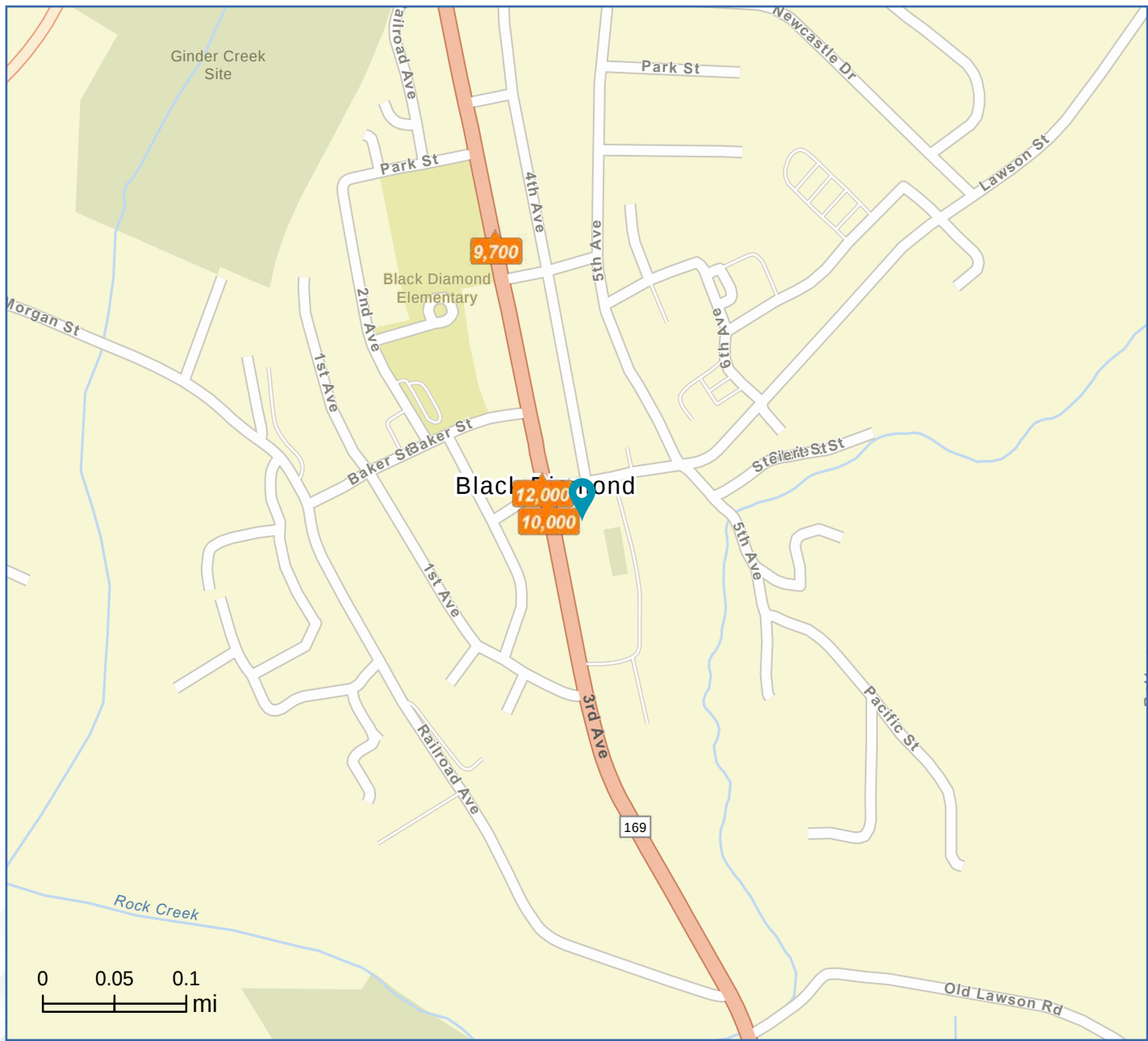
| Population & Households       | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------------------|-----------|-----------|-----------|
| 2025 Total Population         | 1,998     | 11,668    | 47,308    |
| Est. 2030 Total Population    | 2,106     | 12,113    | 48,269    |
| Median Age                    | 44.5      | 44.5      | 41.1      |
| 2025 Households               | 710       | 4,177     | 16,067    |
| Median Home Value 2025        | \$850,852 | \$899,125 | \$811,145 |
| Owner Occupied Housing Units  | 80.9%     | 93.1%     | 85.3%     |
| Renter Occupied Housing Units | 14.7%     | 12.7%     | 12.2%     |
| Vacant Housing Units          | 4.4%      | 4.2%      | 2.5%      |

| Business & Employees | 1 Mile    | 3 Mile    | 5 Mile    |
|----------------------|-----------|-----------|-----------|
| Avg Household Income | \$162,463 | \$184,201 | \$183,496 |
| Workers              | 589       | 2,113     | 9,630     |
| Residents            | 946       | 5,179     | 22,010    |
| White Collar         | 66.7%     | 68.0%     | 70.8%     |
| Blue Collar          | 15.7%     | 17.6%     | 18.2%     |

# DRIVE TIMES & POPULATION



# TRAFFIC COUNTS



# BLACK DIAMOND FUEL CENTER C STORE

32632 3RD AVENUE, BLACK DIAMOND, WASHINGTON



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