



UNDER CONSTRUCTION
OPENING Q3 2026



LAKE SAWYER ROAD SE



TEN TRAILS TOWN CENTER

FOR LEASE | FOR SALE | BUILD TO SUIT

32607 Willow Ave SE, Black Diamond, WA 98010

Owned By



VISCONSI
COMPANIES LTD



Presented by Justin Holmes & Jameson Sullivan

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6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com



Ten Trails

PROPERTY SUMMARY:



Ten Trails is a **2,200 acre**, master planned community, entitled for up to **190,000 SF of commercial space**.



The community is permitted for **6,500 homes, apartments, and senior living facility**. Over 1,250 homes are currently occupied with 1,255 permits issued.



Ten Trails will feature a new elementary, junior high, and high school as well as miles of walking trails, parks and other amenities.

TENANTS:

SAFeway
Opening Q4 2026



KeyBank



BUILD TO SUIT | GROUND LEASE | FOR SALE

AVAILABLE:

LOT 1A - 0.84 ACRES

LOT 2C - 0.55 ACRES

LOT 3C - 0.55 ACRES

LOT 4C - 0.73 ACRES

LOT 5C - 0.89 ACRES

LOT 6C - 0.68 ACRES

Lot Sizes are Flexible. Call brokers for details.

PERMITTED USES INCLUDE:

- RESTAURANT
- COFFEE
- DRIVE-THRU OPPORTUNITY
- MEDICAL/DENTAL
- GENERAL RETAIL
- GENERAL OFFICE



Scan/click for aerial
tour of the project.



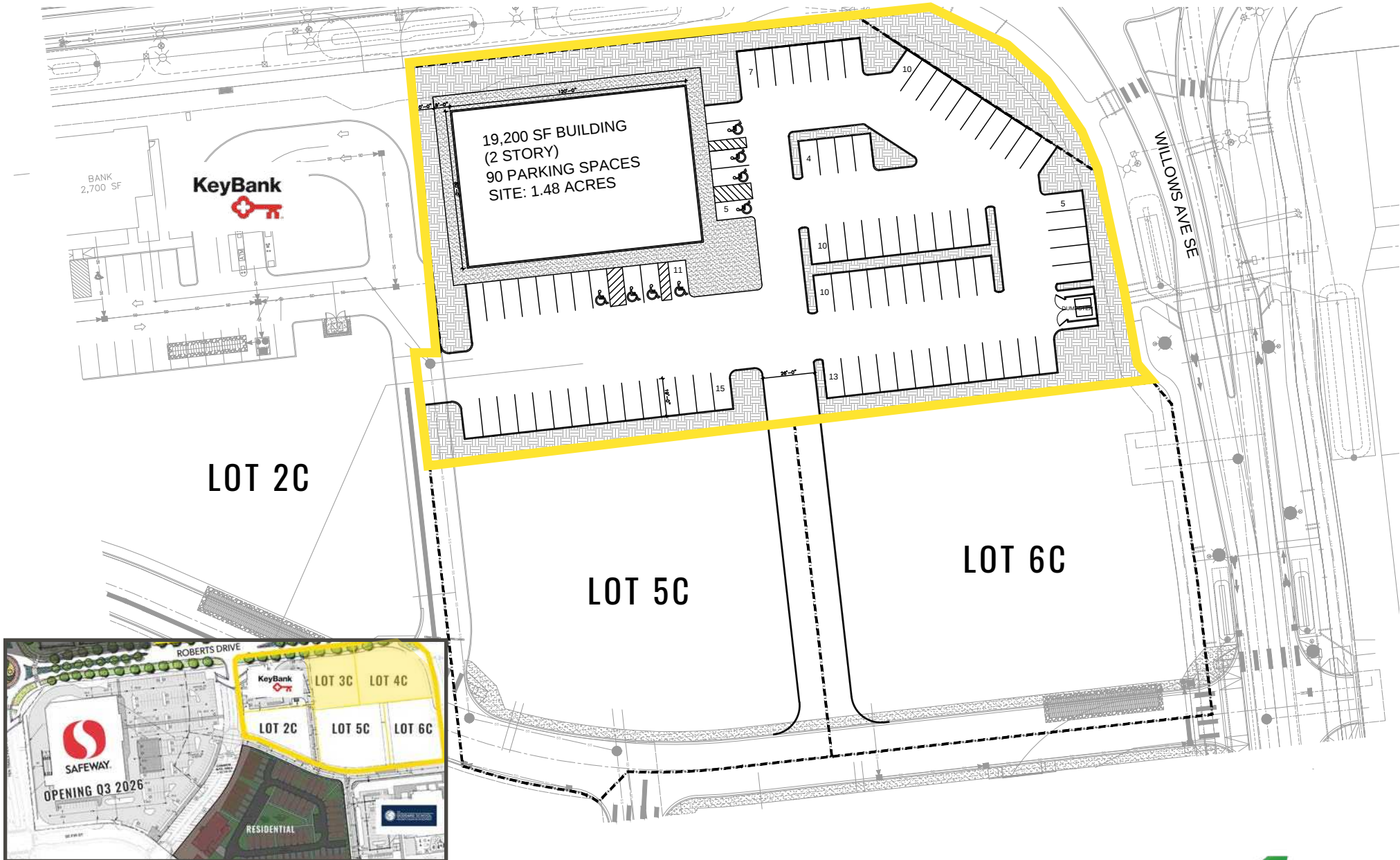




Scan/click for aerial
tour of the project.

LOT 3C & 4C CONCEPTUAL SITE PLAN

Proposed Medical Office Building - Subject to change.





TRADE AREA DESCRIPTION

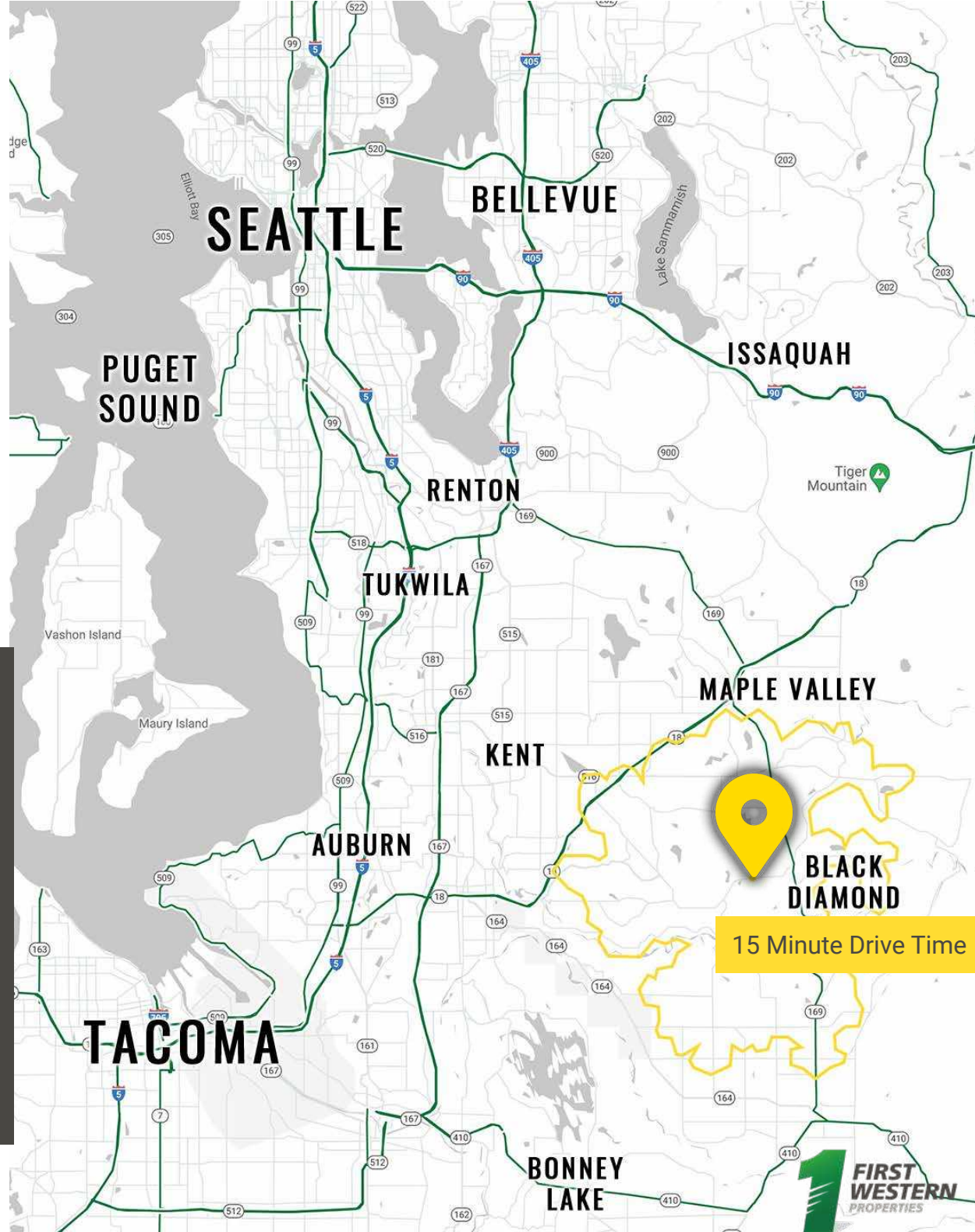
The trade area serves a growing residential population in southeastern King County, positioned between Maple Valley, Covington, Auburn, and Enumclaw. This region has seen steady population growth as homebuyers seek more space, affordability, and a high quality of life while remaining within commuting distance of major employment centers in Seattle, Bellevue, and Kent. The area is characterized by strong household incomes, a high concentration of families and working professionals, and limited local retail supply — creating opportunities for new neighborhood-serving retail, dining, and personal services.

A **15-minute drive time** captures a broad and expanding customer base supported by continued residential development, improving transportation connectivity, and increasing consumer demand for convenient, locally accessible goods and services. Surrounded by established communities, the market offers a compelling combination of growth, spending power, and unmet retail demand.

TRADE AREA DEMOGRAPHICS

	10 MIN	15 MIN	20 MIN
POPULATION	23,219	57,080	109,235
DAYTIME POP.	8,224	22,621	51,242
AVG HOUSEHOLD INCOME	\$183,402	\$182,625	\$174,247
NO. OF HOUSEHOLDS	8,180	19,755	38,409
LABOR FORCE	18,547	45,560	87,794
COLLEGE EDUCATION +	7,973	17,702	30,834

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RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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