

FOUR CORNER SQUARE

23800 SE KENT KANGLEY RD | MAPLE VALLEY, WA 98038

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Property Details

Owned GLA 119,231 SF
Availability 2 Suites | 4,726 SF

Overview

- Situated at the intersection of SE Kent Kangley Rd and Black Diamond Rd, Four Corner Square offers unparalleled visibility and accessibility, attracting both local residents and visitors.
- Located just minutes from Tahoma High School, the property benefits from the daily influx of students, faculty, and parents, enhancing visibility and potential customer base.
- Located near Lake Wilderness and the Black Diamond Open Space, the area offers scenic views and recreational opportunities, enhancing the overall appeal of the location.

Tenant Mix



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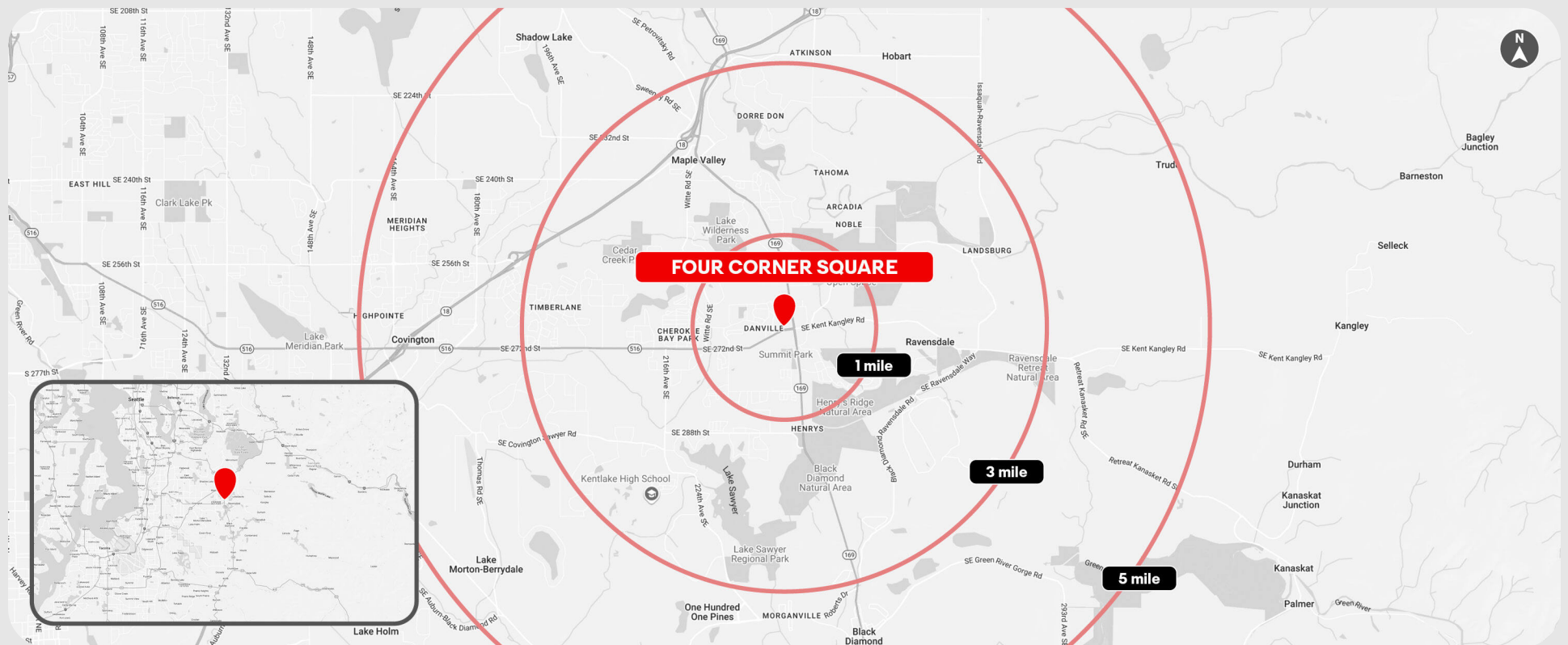
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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	8,420	9,563	2,579	\$191,783	\$166,816
3-MILE RADIUS	44,540	30,220	14,975	\$182,346	\$158,024
5-MILE RADIUS	74,920	55,941	25,813	\$181,794	\$153,835

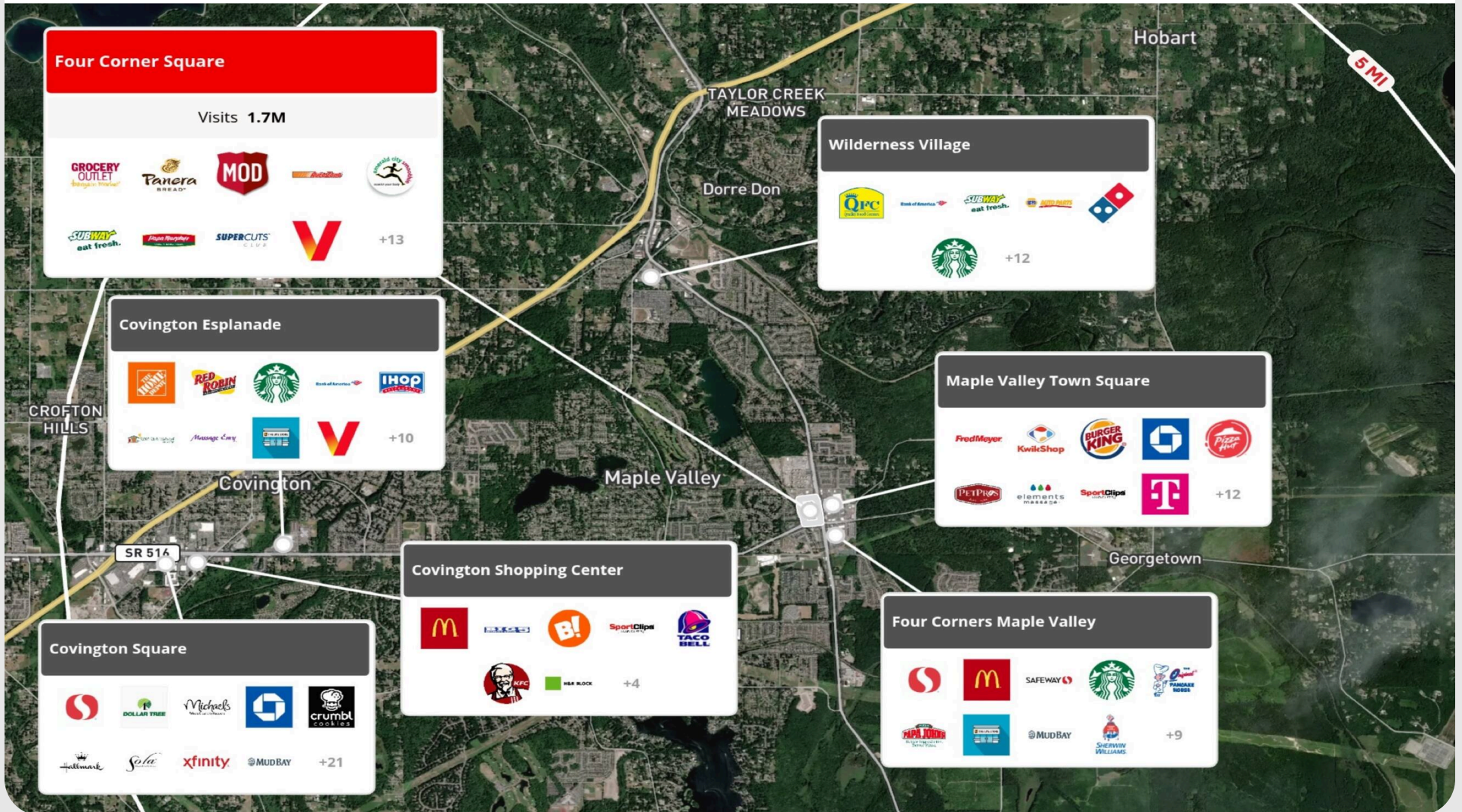


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Market Aerial



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Site Plan



Suite	Tenant	GLA (SF)
K-150	AVAILABLE	3,781
23916E	AVAILABLE	945
J	JOHNSONS HOME & GARDEN	35,000
K	GROCERY OUTLET	18,226
OLB	WALGREENS	14,820
OLH	AUTOZONE	7,381
OLJ	PANERA BREAD	4,200
327	SONORA STEAK	4,158
307	FAIRWAY INDEPENDENT MORTGAGE	3,100
101	DAIRY QUEEN	2,515
202	MOD PIZZA	2,400
K-160	ATI PHYSICAL THERAPY	2,219
313	PARTAIN CHIROPRACTIC CLINIC	1,986
23916C	THE LOFT SALON	1,609
23916B	THE CELLULAR CONNECTION	1,600
310	FOUR CORNER CLEANERS	1,530
J-100	DOG SPAW	1,266
J-130	SUPERCUTS	1,248
J-120	SUBWAY	1,226
J-110	TACO DEL MAR	1,226
305	PAPA MURPHY'S	1,210
23916D	GRAVITY COFFEE CO.	1,176
23862	EMERALD CITY SMOOTHIE	1,126
323	ALASKA N DUMPLINGS	1,125
317	FOUR CORNERS FAMILY DENISTRY	1,122
23856	MATHNASIUM	1,112
303	FABULEUSE NAIL SALON	1,007
311	SERENA HAIR SALON	671
315	SMOKE AND VAPE	546

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Get in Touch with Us

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Learn more about Four Corner Square at performproperties.com/property/four-corner-square

