



Monroe Center

19551 STATE ROUTE 2, MONROE, WASHINGTON, 98272

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RETAIL
AVAILABLE
1,184 SF



JSH | PROPERTIES, INC.

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425.455.0500 | www.jshproperties.com



Property Highlights

- Anchored by Safeway, Ben Franklin, McDonalds, Wells Fargo & KFC
- Neighborhood center with excellent visibility and access.
- Over 31,000 cars per day on State Route 2 / Steven's Pass Hwy
- Opportunity for Pylon sign placement.

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,572	27,824	39,021
HOUSEHOLDS	3,022	8,514	12,501
AVERAGE HOUSEHOLD INCOME	\$97,458	\$118,759	\$127,921
DAYTIME EMPLOYEES	9,696	24,964	33,916

Signage
Available



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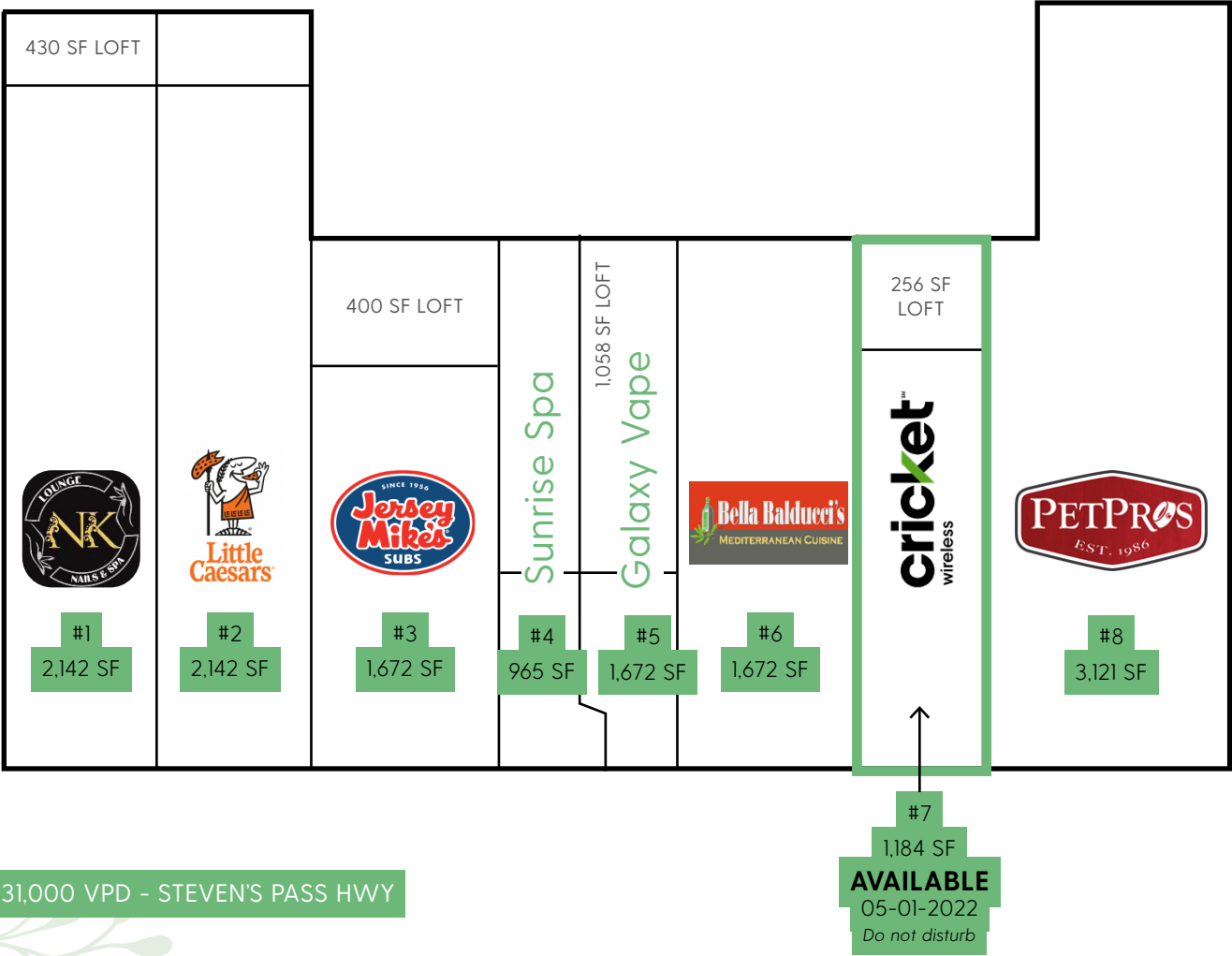
MONROE RETAIL CENTER | JSHPROPERTIES.COM

MONROE RETAIL CENTER SITE PLAN



AVAILABLE	SF	RENT	NNN
SUITE#8	3,121	\$28.00/SF	\$8.67/SF

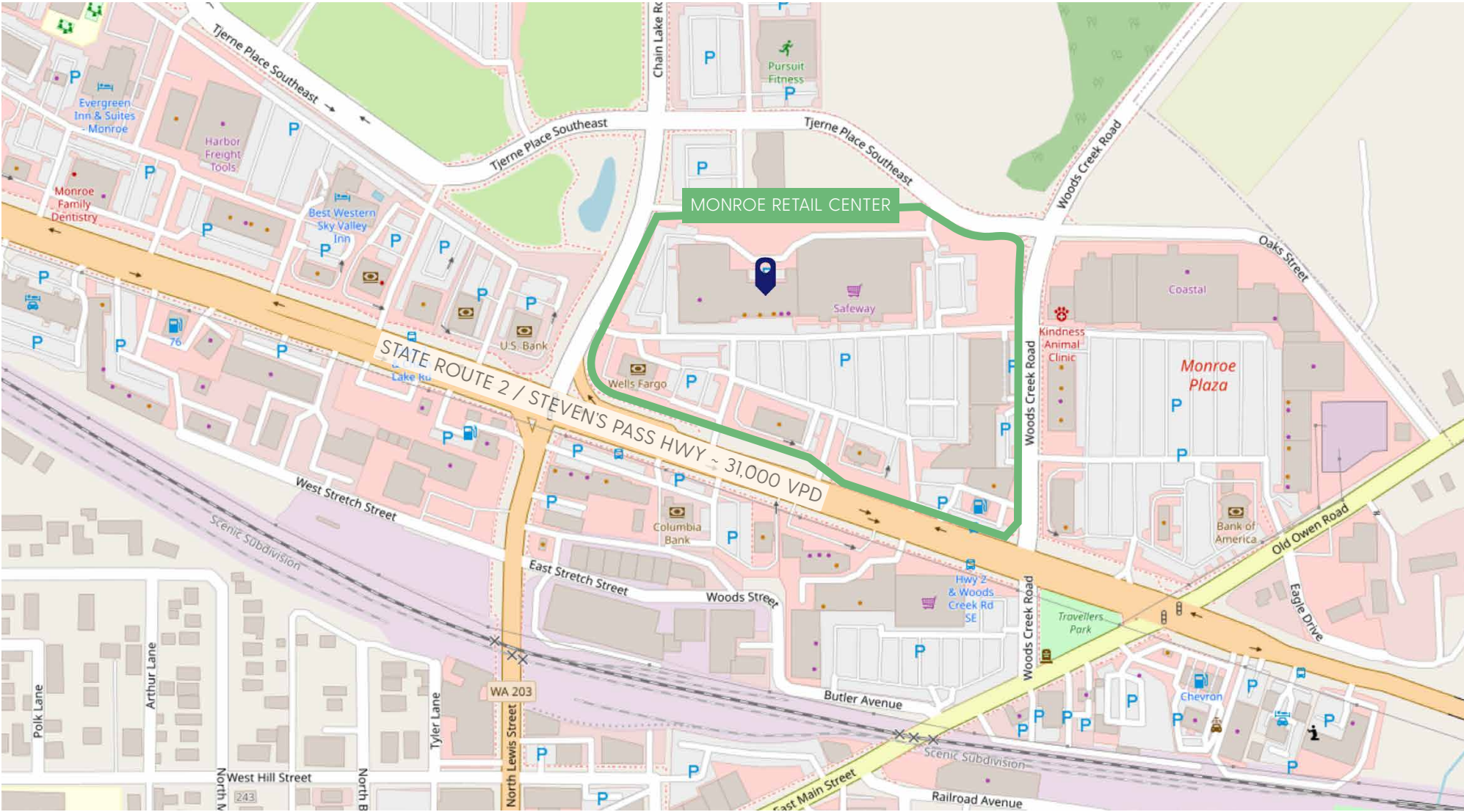
7,577 VPD - CHAIN LAKE ROAD



Anchor	Ben Franklin
#1	NK Nail Lounge
#2	Little Caesar's
#3	Jersey Mike's
#4	Sunrise Spa
#5	Galaxy Vape
#6	Bella Balducci
#7	Cricket Wireless (Available 05-01-22)
#8	Pet Pros
Anchor	Safeway
Pad	Wells Fargo
Pad	McDonalds
Pad	KFC
	Wild Birds Unlimited
	Elite Lock & Safe
	Whitfield's Auto Licensing
	Pet Shop
	Sky Valley Dance Center
	Fusion Diner
	Shell

Anchored by Safeway, Ben Franklin, McDonalds, and KFC with excellent visibility and access.
Located in the heart of Monroe, projected to grow 7.2% in population by 2026.

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Vehicles per Day
State Route 2

31,000



Average Household Income
3 Mile Radius

\$118,759



2021 Average Family Size
3-Mile Radius

3.39

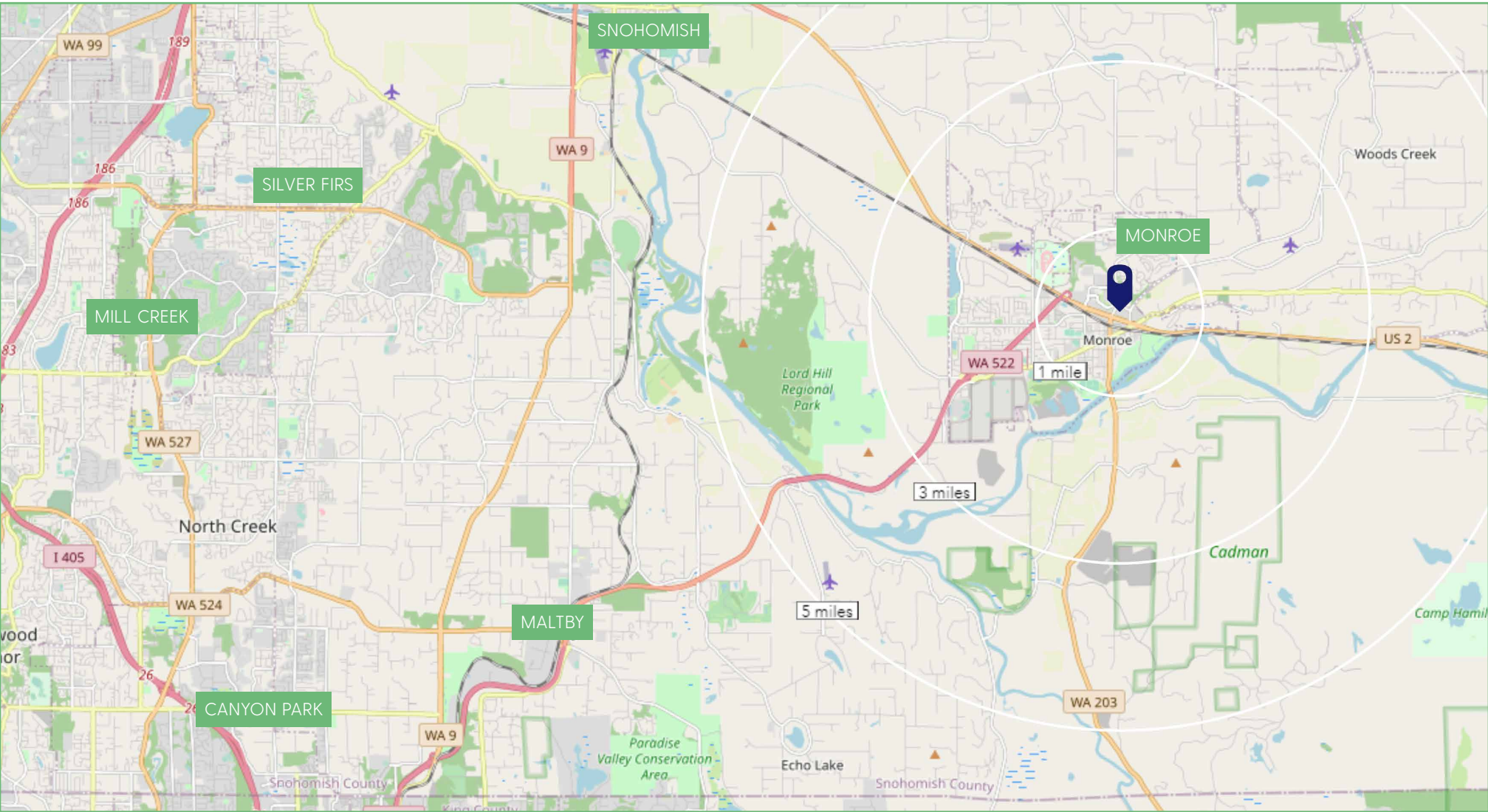


Median Age
1-Mile Radius

34.6

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MONROE RETAIL CENTER REGIONAL MAP



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