



AVAILABLE
(Do not disturb Tenant)
1,184 SF
\$28.00/sf + NNN



Monroe Center

19551 STATE ROUTE 2, MONROE, WASHINGTON, 98272

Alex Vlaski
425-505-2700
alexv@jshproperties.com



RETAIL
AVAILABLE
1,184 SF

JSH | PROPERTIES, INC.

7325 166TH AVENUE NE, SUITE F-260 | REDMOND, WA 98052
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.

2022 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



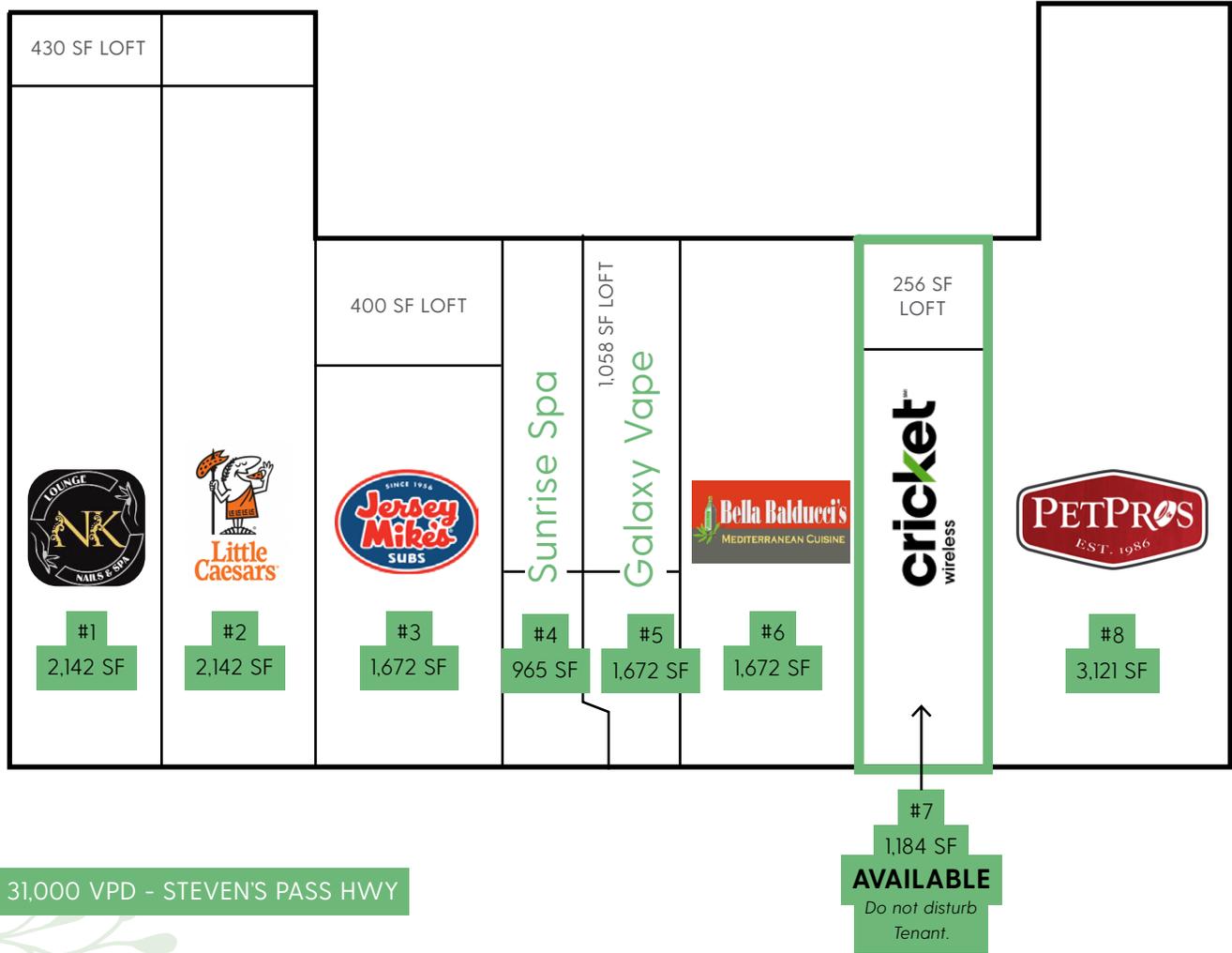
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MONROE RETAIL CENTER SITE PLAN



AVAILABLE	SF	RENT	NNN*
SUITE#8	1,184	\$28.00/SF	\$7.19/SF

7,577 VPD - CHAIN LAKE ROAD



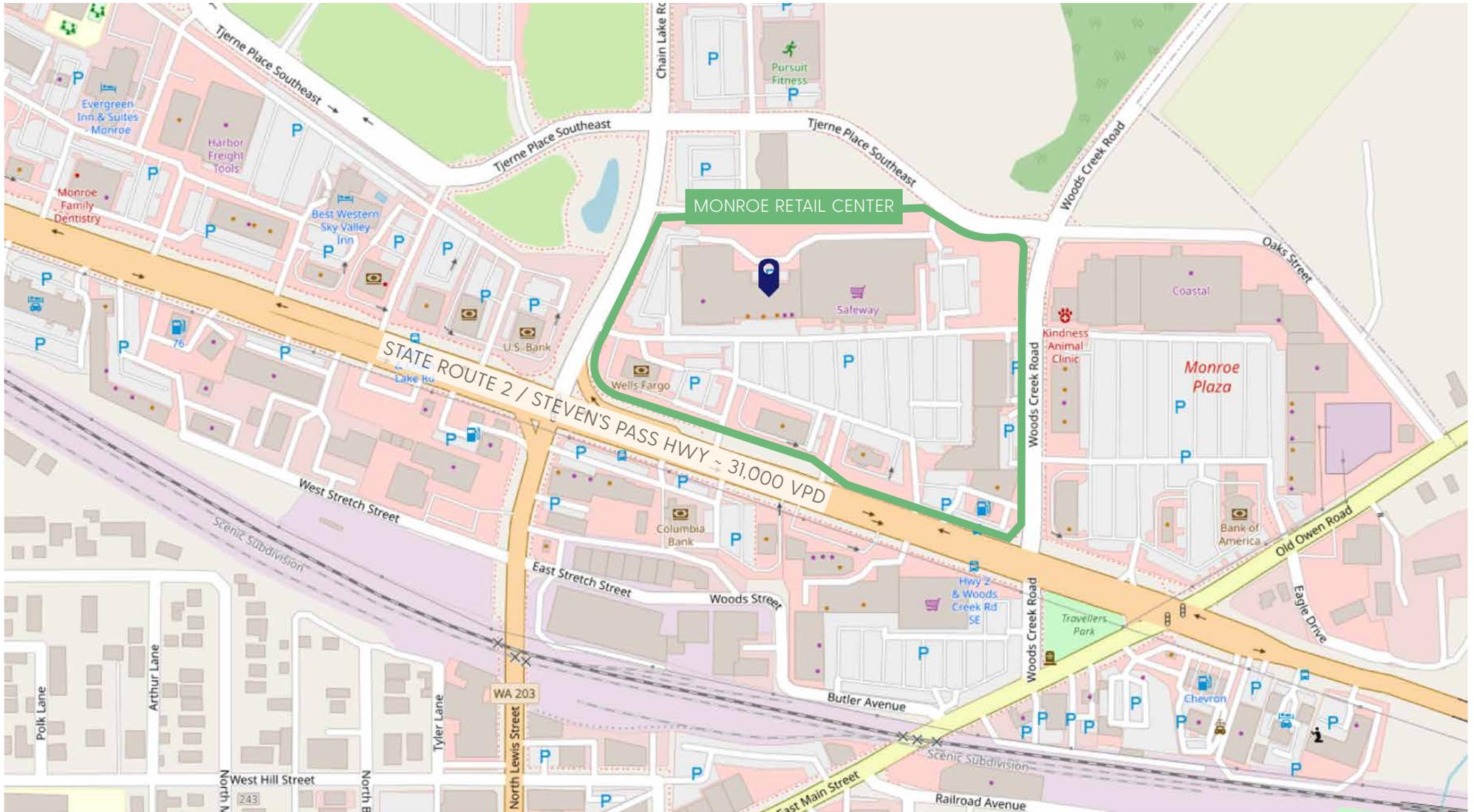
31,000 VPD - STEVEN'S PASS HWY

- Anchor Ben Franklin
- #1 NK Nail Lounge
- #2 Little Caesars
- #3 Jersey Mike's
- #4 Sunrise Spa
- #5 Galaxy Vape
- #6 Bella Balducci
- #7 **AVAILABLE**
- #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

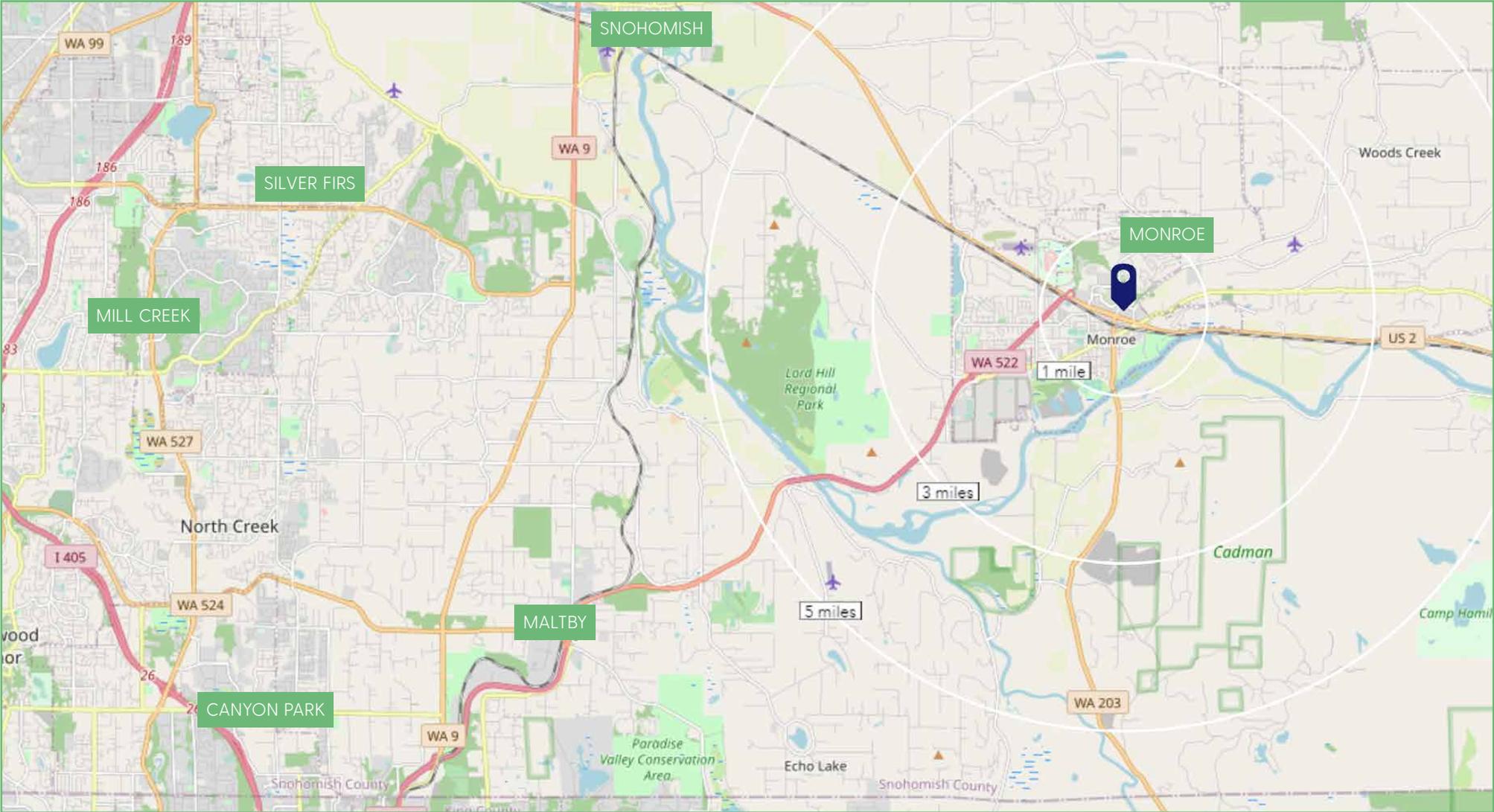


Median Age
1-Mile Radius

34.6

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MONROE RETAIL CENTER REGIONAL MAP



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