



Monroe Center

19551 STATE ROUTE 2, MONROE, WASHINGTON, 98272

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**RETAIL
AVAILABLE
707-1,672 SF**

*Spaces can be combined or leased individually.

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.

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,861	27,484	38,557
HOUSEHOLDS	2,900	9,004	12,799
AVERAGE HOUSEHOLD INCOME	\$113,171	\$145,790	\$156,788
DAYTIME POPULATION	10,500	25,694	33,158

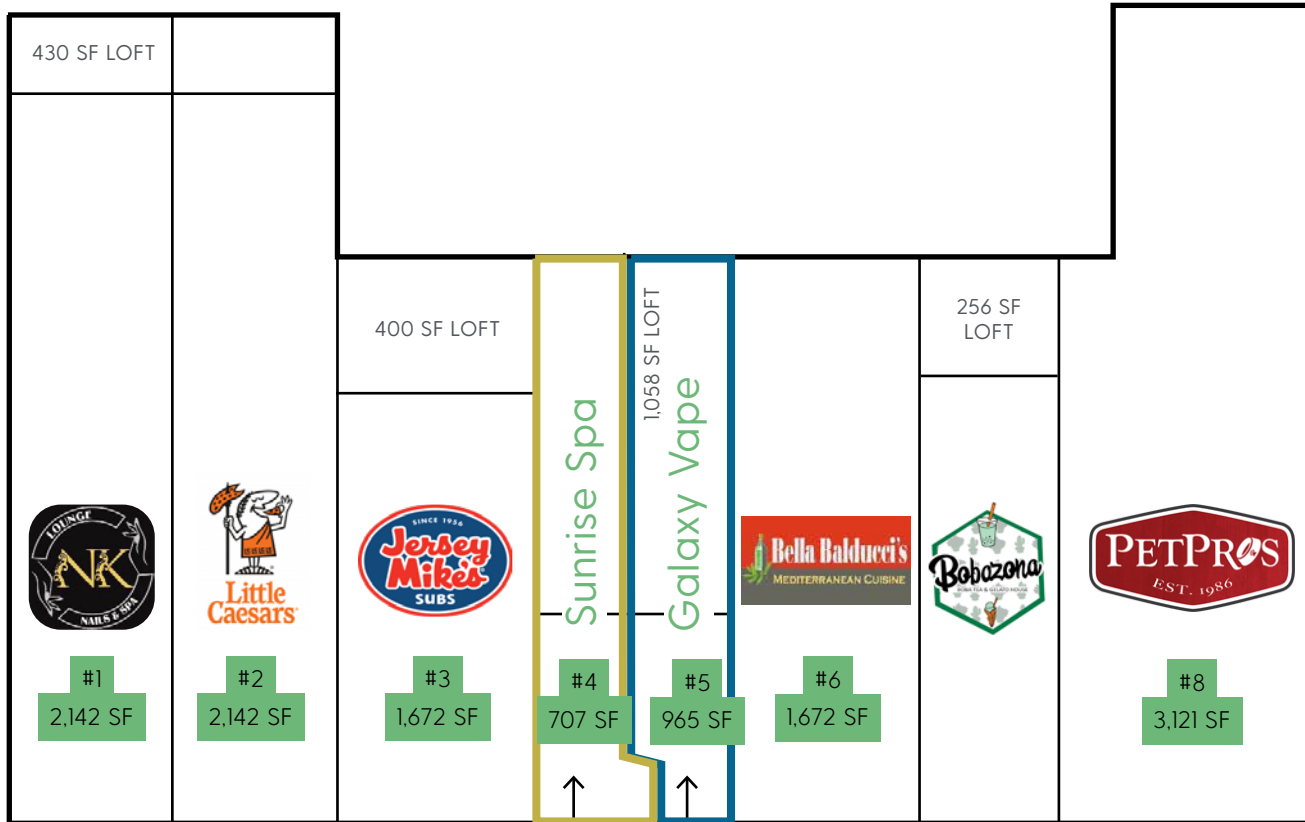
Signage Available



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7,577 VPD - CHAIN LAKE ROAD



AVAILABLE 01/01/2025
 \$28-\$30/sf, NNN \$9.50/sf
 Do not disturb Tenant.

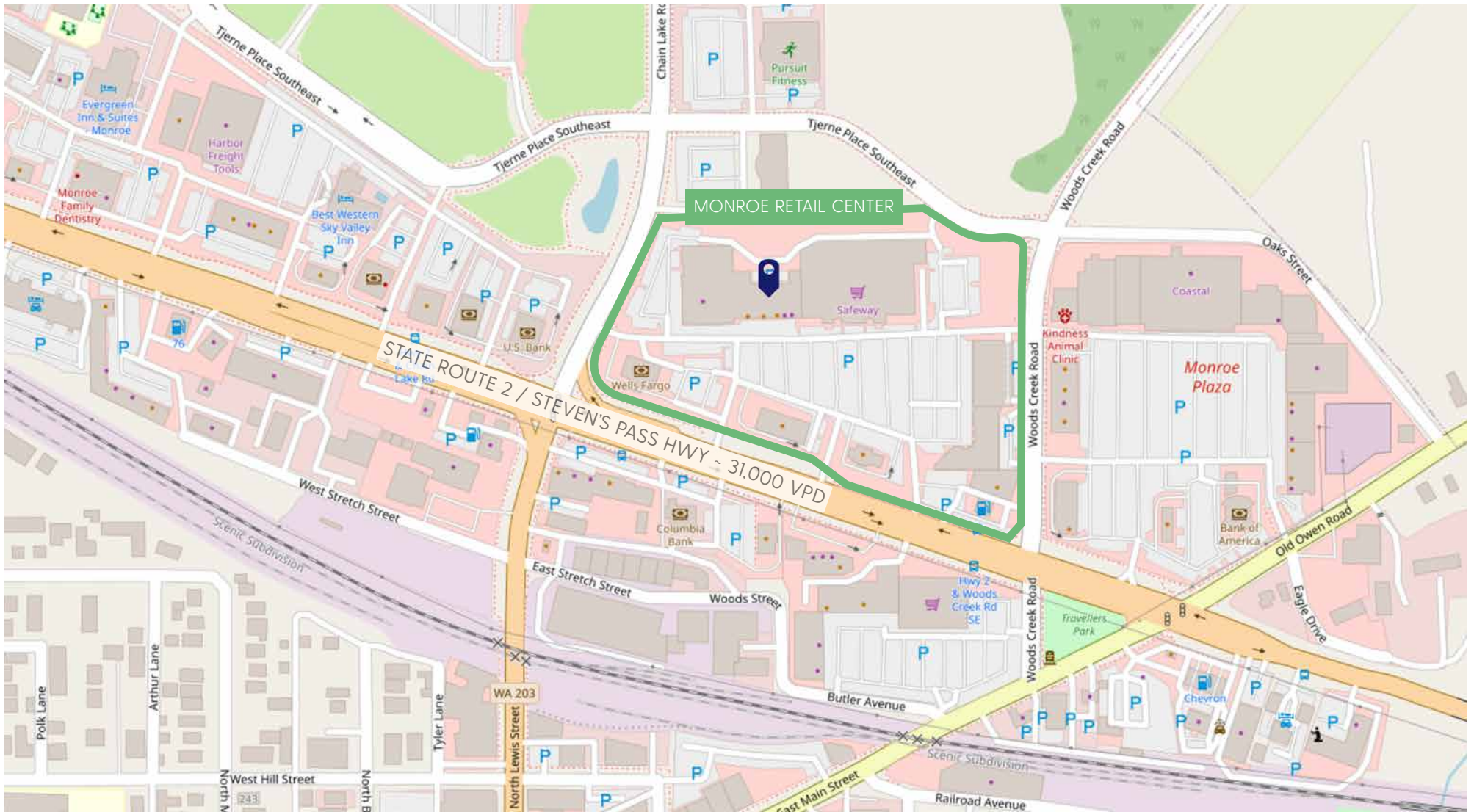
AVAILABLE
 \$28-\$30/sf, NNN \$9.50/sf
 Do not disturb Tenant.

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31,000 VPD - STEVEN'S PASS HWY

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.

Anchor	Ben Franklin
#1	NK Nail Lounge
#2	Little Caesar's
#3	Jersey Mike's
#4	Sunrise Spa - Available 01/01/25
#5	Galaxy Vape - Available
#6	Bella Balducci
#7	Bobazona
#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



Vehicles per Day
State Route 2

31,000



Average Household Income
3 Mile Radius

\$145,790



2021 Average Family Size
3-Mile Radius

3.39

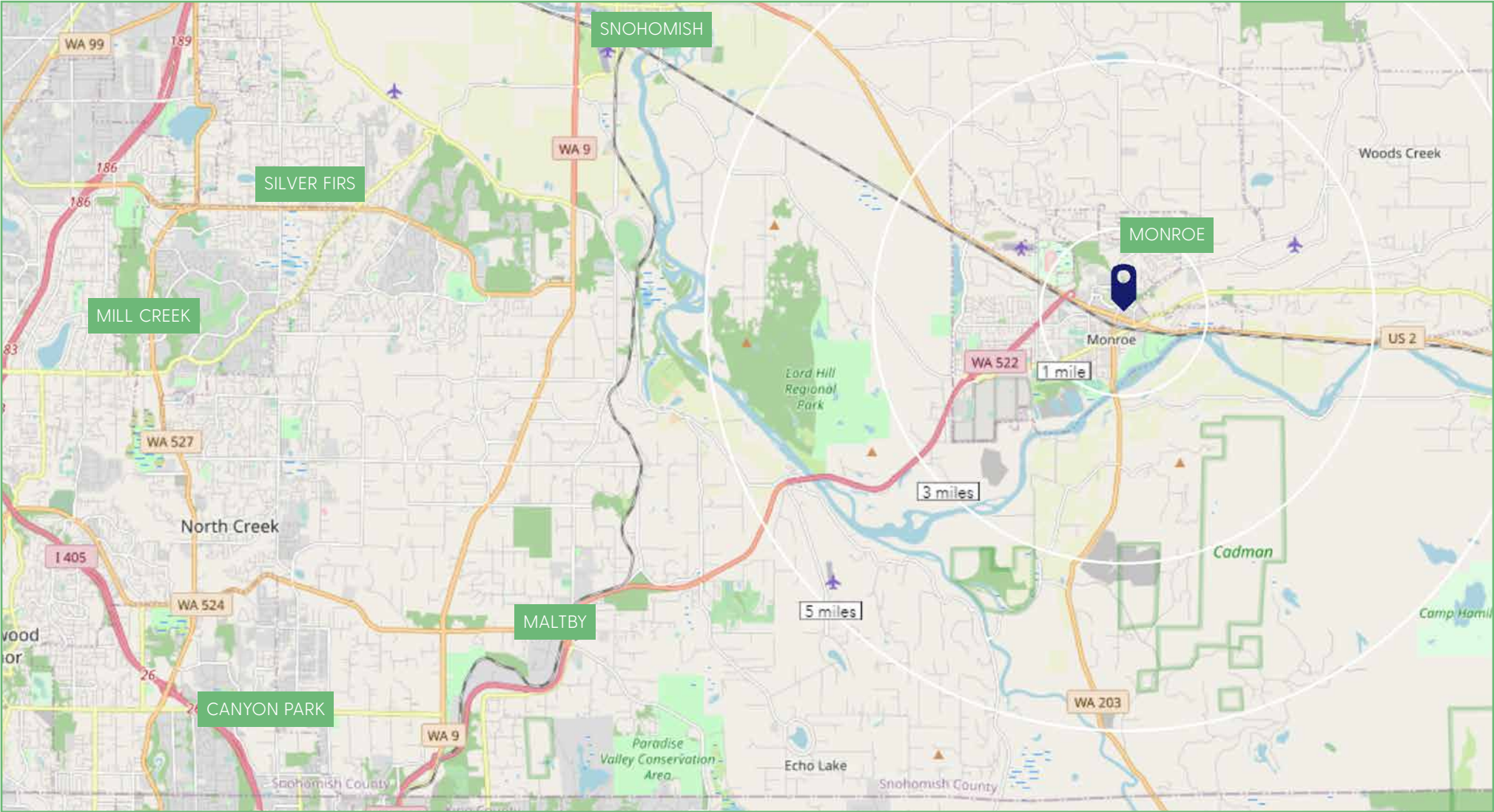


Median Age
1-Mile Radius

34.6

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MONROE RETAIL CENTER REGIONAL MAP



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