

Monroe Safeway Center

RETAIL FOR LEASE

19651 Highway 2 Monroe WA 98272



THE OPPORTUNITY

The available space is located in Monroe's retail core, directly on Hwy 2, with huge visibility and easy access. Hwy 2 is the main arterial for Monroe and residents and visitors from the secondary trade areas who frequent this established retail destination. Monroe has long been and is now quickly becoming a highly desired bedroom community for the Everett/Seattle/Bellevue corridor urban employees. Hwy 2 is also the main access to the Cascade Loop Scenic Highway with rush hour-like traffic activity on weekends and holidays.



Tiffini Connell
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(206) 283-5212
www.wccommercialrealty.com

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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Monroe's Economic Development Council forecasts 6,000 new residents & 800 new single family homes to be built by 2021.

DEMOGRAPHICS

TOTAL POPULATION

3-Mile: 25,721
5-Mile: 36,863
10-Mile: 154,890

TOTAL Q2 2018 EMPLOYEES

3-Mile: 9,397
5-Mile: 10,630
10-Mile: 33,851

AVERAGE HOUSEHOLD INCOME

3-Mile: \$101,437
5-Mile: \$110,290
10-Mile: \$129,429

DAYTIME POPULATION

3-Mile: 25,518
5-Mile: 30,575
10-Mile: 108,887

TRAFFIC COUNTS

Estimated 41,000
vehicles per day
at State Route 2



41,000+

Vehicles per Day on Highway 2



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SITE PLAN



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