

HIGHLY DESIRED SPACE FOR OFFICE OR RETAIL ON HIGH TRAFFIC ARTERIAL IN MONROE

19139 Highway 2 ♦ Monroe, WA 98272



- Prime location for medical, financial, consulting services, and traditional retail.
- Ample parking and easy access.
- Creative landlord willing to look at compatible sizes and uses.

FULLY LEASED

THE EVERGREEN STATE FAIRGROUNDS
350,000+
Annual
Attendees

EvergreenHealth
Monroe

INOVA FAIRFAX
HOSPITAL

VALLEY
GENERAL
HOSPITAL

522

2

Denny's

RITE
AID

RED ROBIN

Fred Meyer

Evergreen
INN & SUITES

GALAXY
THEATRES

N. Kelsey St.

LOWE'S
Home Improvement Warehouse

HARBOR FREIGHT TOOLS

Best
Western

usbank

BURGER
KING

Washington
Federal
invested here

COASTAL
COMMUNITY BANK

WELLS
FARGO

Ben Franklin
Crafts & Frame Shop

McDonald's

Kentucky Fried Chicken

2

41,000+ vehicles per day at State Route 2

WestCoast
Commercial
REALTY

For more information call:
(206) 283-5212
TIFFINI CONNELL

Retail Commercial Specialists
2101 Fourth Avenue, Suite 920
Seattle, WA 98121
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

CoStar
POWERBROKER
2017 Top Broker Award

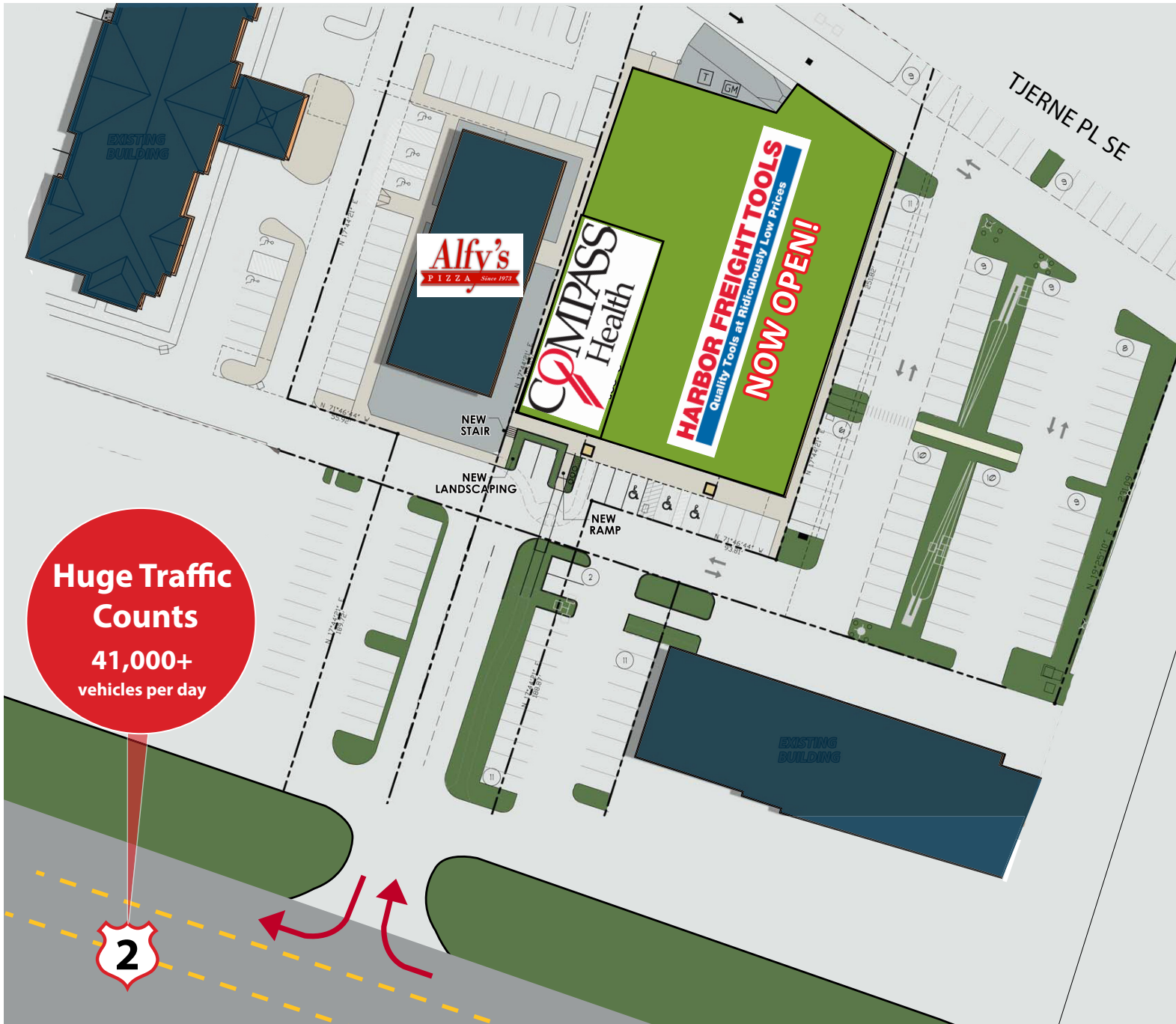
CoStar
POWERBROKER
2014 Top Firm Award

CBA COMMERCIAL BROKERS
ASSOCIATION

ICSC
International Council of Shopping Centers

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Strong Location

The available space is located in Monroe's retail core, directly on Hwy 2, the main arterial junction for Monroe and the secondary trade areas who frequent this established retail destination area. This area is currently being master-planned by the City of Monroe to be developed with mixed-use multi-family residential and retail, plus a community park. Quickly becoming a highly desired bedroom community for Seattle corridor urban employees, Monroe is on a fast track for population growth. Hwy 2 is also the main feed to the Cascade Loop Scenic Highway with rush hour-like traffic activity on weekends and holidays.

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



DEMOGRAPHICS	3 MILE
POPULATION	26,136
AVG HH INCOME	\$91,487
DEMOGRAPHICS	5 MILE
POPULATION	35,913
AVG HH INCOME	\$97,644
DEMOGRAPHICS	10 MILE
POPULATION	164,862
AVG HH INCOME	\$117,472

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