

FOR SALE OR LEASE

Owner/User Retail Building

ABRA Auto Body & Glass Building

17368 W Main Street
Monroe, WA 98272



Excellent owner user opportunity

Great visibility on West Main Street in Monroe

Large open space, perfect for a fitness club

14,000 SF available immediately

SALE PRICE

\$2,000,000, \$142 PSF

RENTAL RATE

\$7.20/RSF NNN

\$1.80 Nets

TRAFFIC

Nearly 30,000 cars per day on State Highway -522

AVAILABLE SPACE

Entire Building.....14,000 SF

LOT SIZE

99,752 SF

PARKING

48 surface spaces, 100% free parking

**** Opportunity to buy the building and a NNN leased investment to ABRA Auto Body**



EXCLUSIVELY REPRESENTED BY

AARON MATHIEU

206.210.5207

aaron@agmrealestate.com

JIM REED

206.210.5202

jimr@agmrealestate.com



*asset
growth
management*

AGM Incorporated 2100 124th Avenue NE | Suite 100 | Bellevue, Washington 98005 | tel 425.576.8700 | fax 425.576.8976 www.agmrealestate.com

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Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2019 Projection	12,848		23,502		37,752	
2014 Estimate	12,189		22,292		35,938	
2010 Census	11,802		21,569		35,193	
Growth 2014 - 2019	5.41%		5.43%		5.05%	
Growth 2010 - 2014	3.28%		3.35%		2.12%	
2014 Population by Hispanic Origin	2,216		3,440		4,144	
2014 Population By Race	12,189		22,292		35,938	
White	10,645	87.33%	19,866	89.12%	32,690	90.96%
Black	508	4.17%	688	3.09%	770	2.14%
American Indian & Alaskan	202	1.66%	327	1.47%	426	1.19%
Asian	349	2.86%	596	2.67%	826	2.30%
Hawaiian & Pacific Island	60	0.49%	94	0.42%	119	0.33%
Other	425	3.49%	721	3.23%	1,107	3.08%
Households						
2019 Projection	3,650		7,150		12,197	
2014 Estimate	3,449		6,760		11,587	
2010 Census	3,303		6,486		11,296	
Growth 2014 - 2019	5.83%		5.77%		5.26%	
Growth 2010 - 2014	2.10%		1.85%		0.56%	
Owner Occupied	2,146	62.22%	4,631	68.51%	8,848	76.36%
Renter Occupied	1,303	37.78%	2,129	31.49%	2,740	23.65%
2014 Households by HH Income	3,449		6,761		11,588	
Income: <\$25,000	481	13.95%	750	11.09%	1,077	9.29%
Income: \$25,000 - \$50,000	700	20.30%	1,109	16.40%	1,690	14.58%
Income: \$50,000 - \$75,000	951	27.57%	1,717	25.40%	2,536	21.88%
Income: \$75,000 - \$100,000	570	16.53%	1,194	17.66%	1,877	16.20%
Income: \$100,000 - \$125,000	323	9.37%	819	12.11%	1,625	14.02%
Income: \$125,000 - \$150,000	155	4.49%	477	7.06%	964	8.32%
Income: \$150,000 - \$200,000	204	5.91%	535	7.91%	1,203	10.38%
Income: \$200,000+	65	1.88%	160	2.37%	616	5.32%
2014 Avg Household Income	\$73,648		\$83,326		\$96,324	
2014 Med Household Income	\$62,896		\$72,204		\$81,539	

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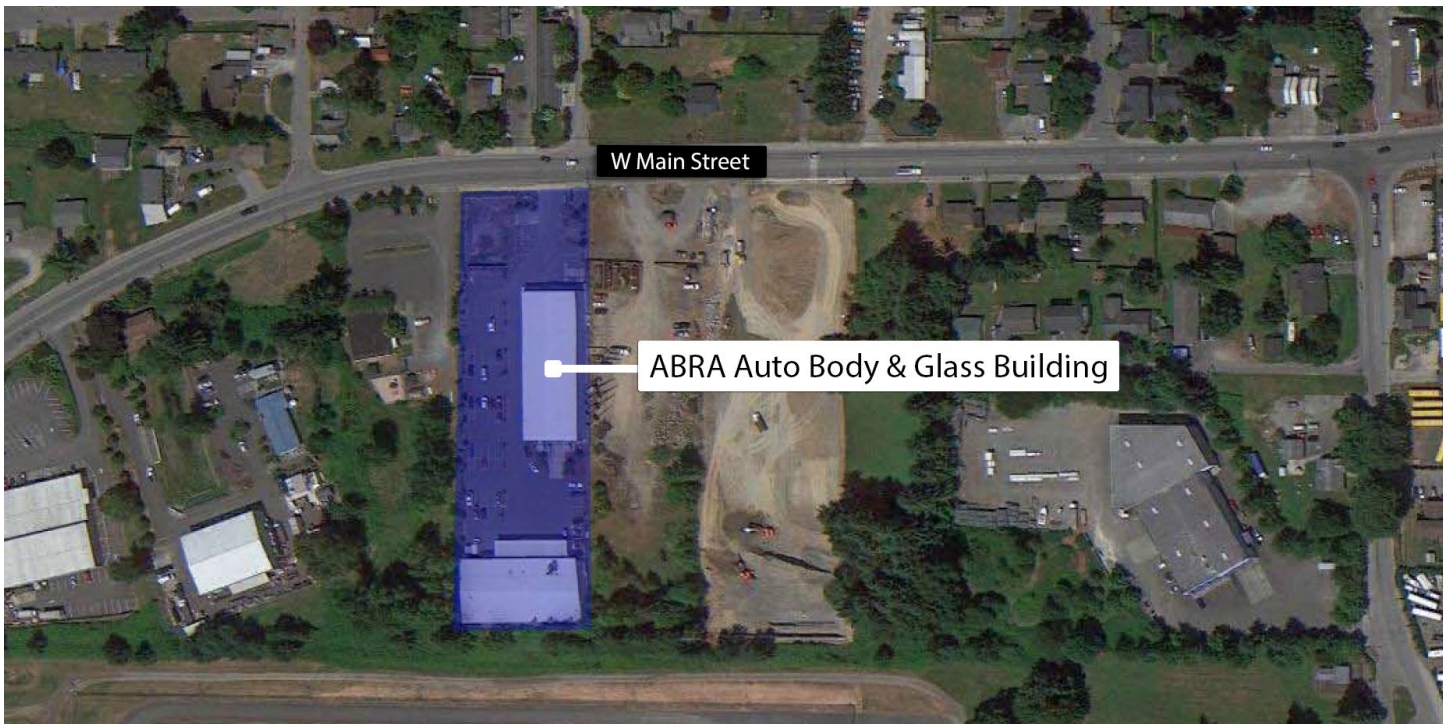
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Traffic Report

Street	Cross Street	Cross Street Distance	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
State Hwy 522	164th St SE	0.09 SW	2012	657	MPSI	.36
164th St SE	Tester Rd	0.03 E	2008	12,194	ADT	.41
W Main St	Tester Rd	0.01 E	2012	12,781	MPSI	.41
Currie Rd	164th St SE	0.19 W	2010	1,300	AADT	.48
Tester Rd	167th Ave SE	0.02 S	2010	6,000	AADT	.49
State Hwy 522	164th St SE	0.26 NE	2007	26,609	AADT	.72
State Hwy 522	164th St SE	0.30 NE	2012	26,647	MPSI	.72
164th St SE	162nd Dr SE	0.03 E	2012	6,107	MPSI	.74
164th St SE	180th Ave SE	0.02 E	2012	1,098	MPSI	.96



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