



FOR LEASE
19881 US Highway 2
Monroe, Washington 98272



MONROE PLAZA

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

19881 US HIGHWAY 2

1,200-13,047 SF \$24.00 PSF, NNN

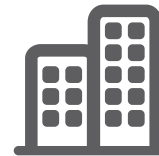
- Busy Center Anchored by Coastal Farm & Home Supply
- Excellent Access and Great Visibility from US Highway 2
- Ample Parking
- Co-tenants Include Dollar Tree, Starbucks, Taco Time, Pizza Hut, Papa Murphy's, Bank of America, Jack in the Box, Hair Masters, Mallory Paint - Benjamin Moore, and Many More!
- Welcoming Dickey's Barbeque Pit - Coming Soon!



Population



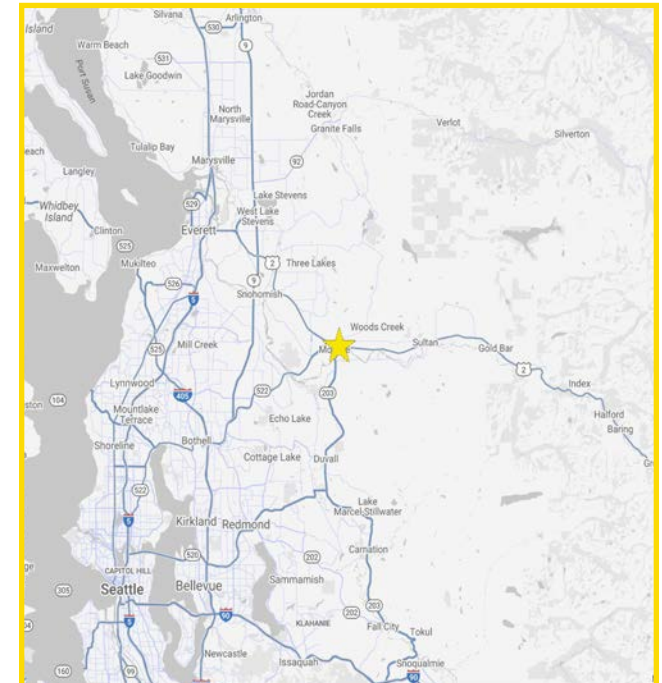
Average HH Income



Daytime Population

Regis - 2021

	Population	Average HH Income	Daytime Population
Mile 1	7,406	\$81,116	3,907
Mile 3	29,443	\$107,939	10,819
Mile 5	39,430	\$118,125	11,955





Suite	Tenant	SF
A1	Kindness Animal Clinic	3,000
A3	Dickey's Barbeque Pit	1,500
B1	AVAILABLE	1,800
B2	AVAILABLE	1,200
B4	AVAILABLE	3,500
B5	Hair Masters	1,500
C	Coastal Farm & Home Supply	7,103
C1	AVAILABLE	2,080
C2	Dollar Tree	16,800
D1	Jakes Hwy 2 Sports	930
D2	Saigon Pho	1,740
D3	Glamour Nails	1,170
D4	AVAILABLE	2,400
D6	State Farm	960
D7	Monroe Cigar & Tobacco	1,200
D8	Fresh and Fancy Donuts	1,200
D9-10	AVAILABLE	2,640
D11	Papa Murphy's	1,200
D12	Rosemary Spa	960
E1	Starbucks	1,200
E2	Pizza Hut - Coming Soon!	1,200
E3	Teriyaki Bowl	960
E4-6	Mallory Paint - Benjamin Moore	3,450
E7	Stout Taproom	2,675
F	Coastal Farm & Home Supply	52,198
G	AVAILABLE	13,047
Total		127,613

NAP
 NEW LEASE
 LEASE EXTENSION

SITE PLAN



22,021 ADT
State Route 2



5,890 ADT
Woods Creek Road



Intersection of
SR 2 & SR 203



New Anchor Tenant
Coastal Farm & Home







MONROE, WA is a city in Snohomish County, WA. It is thirty miles NE of Seattle. During the first decade of the 21st Century, Monroe saw an unexpected proportion of retail growth along SR 2. The city's residential areas have greatly expanded as well. The new developments have added to the city and influx of people into the surrounding area, but not erased much of the city's charm.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

ADAM GREENBERG

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