



\*Spaces can be combined or leased individually.



AVAILABLE  
(Do not disturb Tenant)  
707 SF

AVAILABLE  
(Do not disturb Tenant)  
965 SF



# Monroe Safeway Shopping Center

19551 STATE ROUTE 2, MONROE, WASHINGTON, 98272

Alex Vlaski  
425-505-2700  
alexv@jshproperties.com



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

 JSH | PROPERTIES, INC.

7325 166TH AVENUE NE, SUITE F-260 | REDMOND, WA 98052  
425.455.0500 | www.jshproperties.com



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(Do not disturb Tenant)  
707 SF

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965 SF

## 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



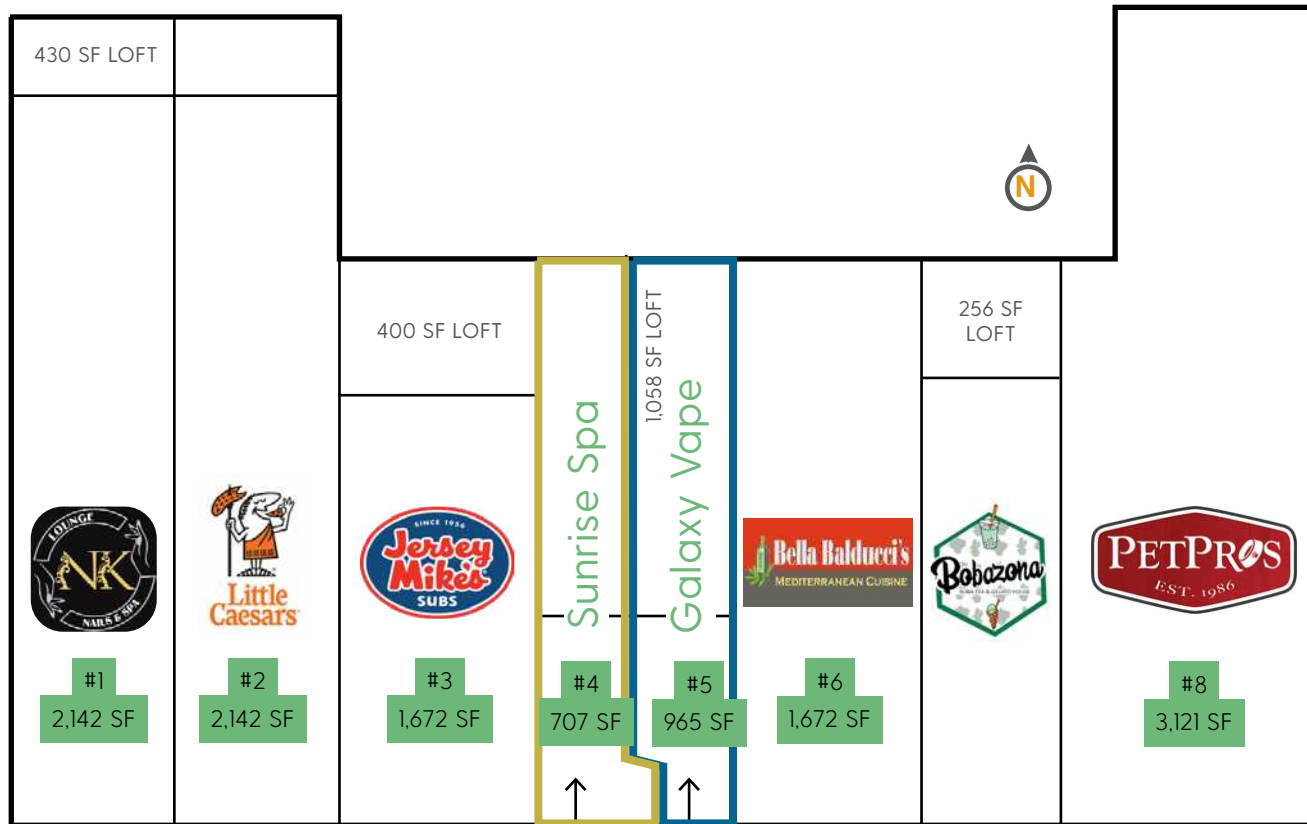
Signage Available



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# MONROE SAFEWAY SHOPPING CENTER SITE PLAN

7,577 VPD - CHAIN LAKE ROAD



**AVAILABLE 01/01/2025**  
 \$28-\$30/sf, NNN \$9.50/sf  
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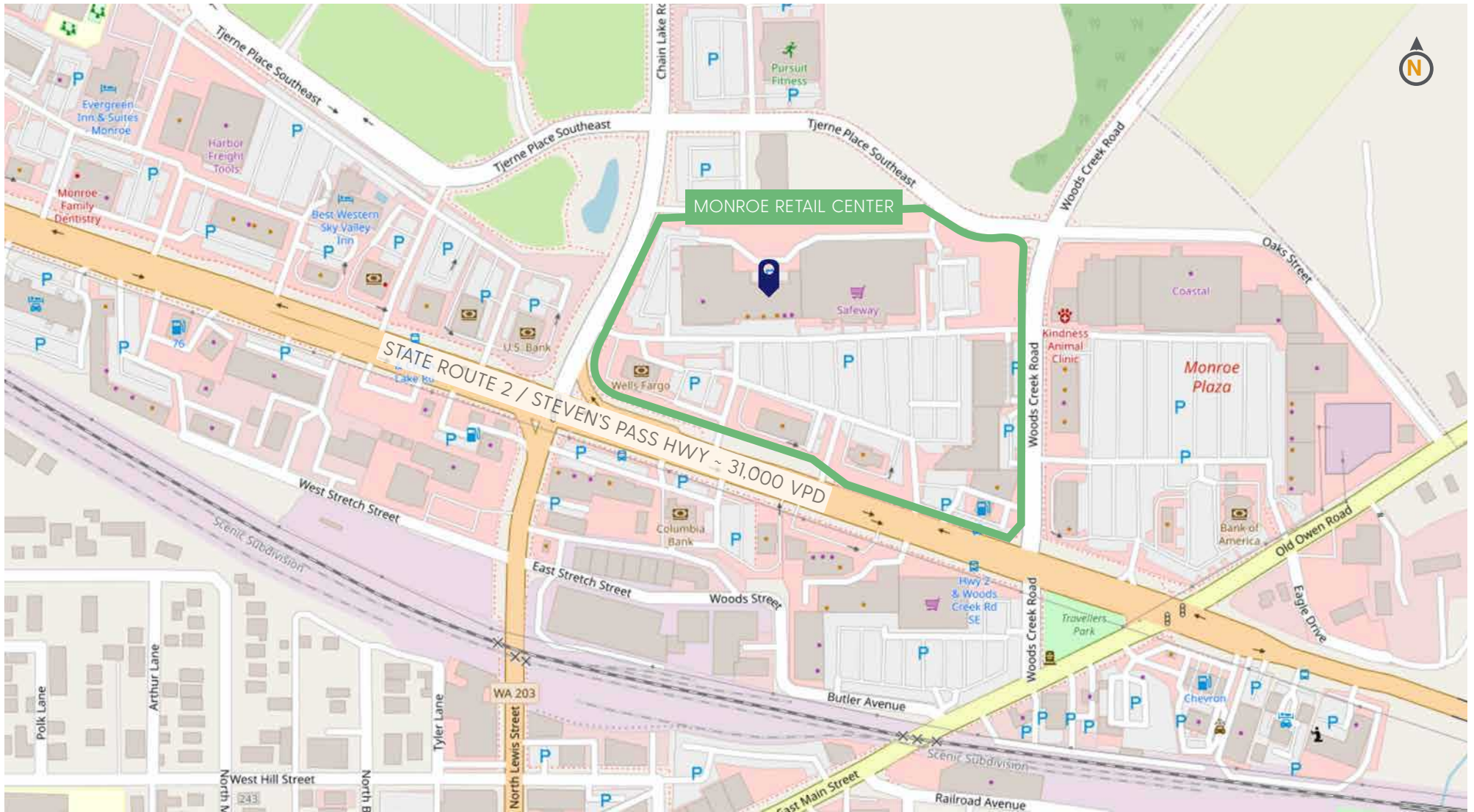
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31,000 VPD - STEVEN'S PASS HWY

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 Caesars
#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

**MONROE SAFEWAY SHOPPING CENTER AERIAL SITE MAP**



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**

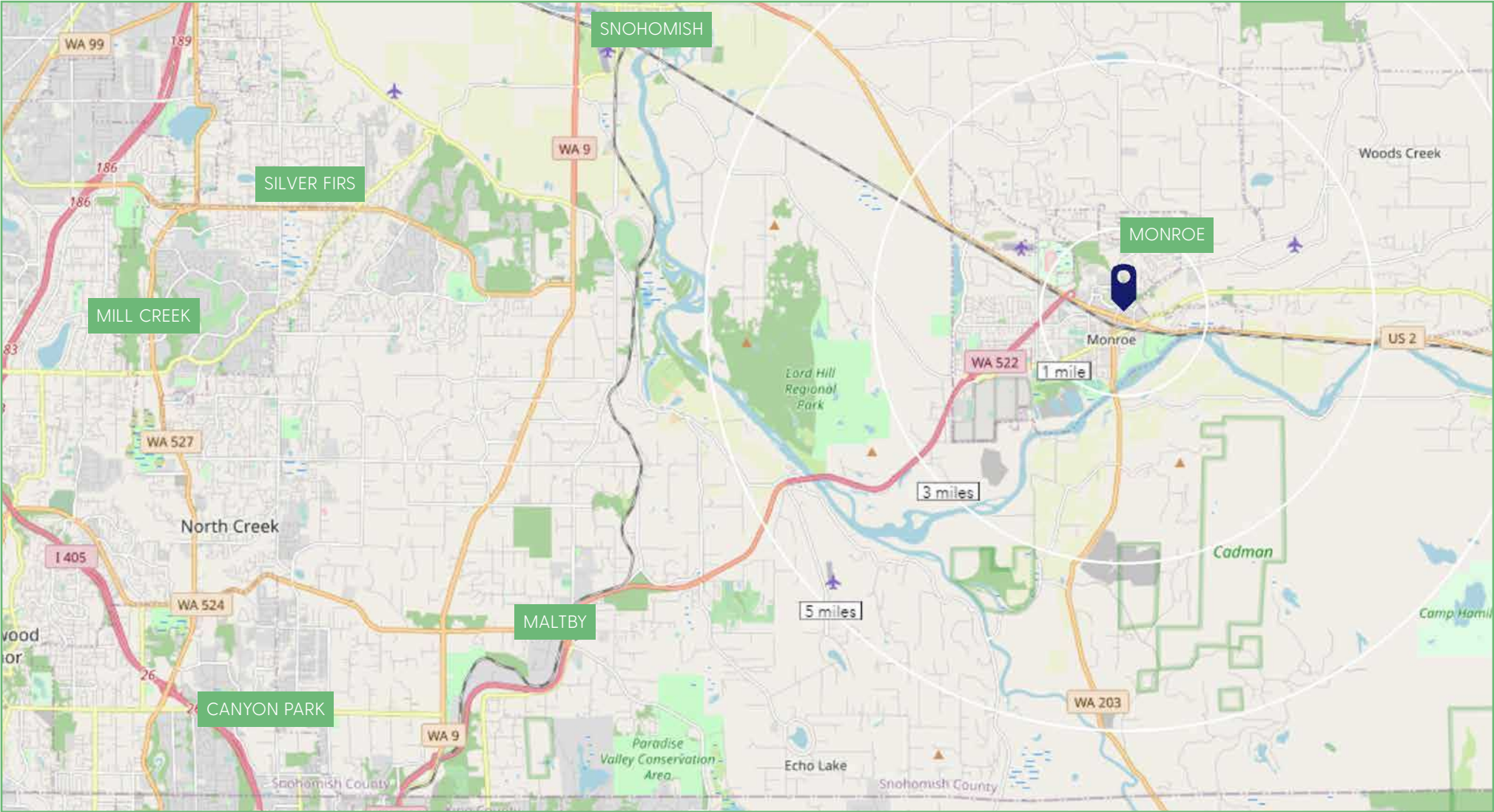


Median Age  
1-Mile Radius

**34.6**

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**MONROE RETAIL CENTER REGIONAL MAP**



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