



*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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707 SF

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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.

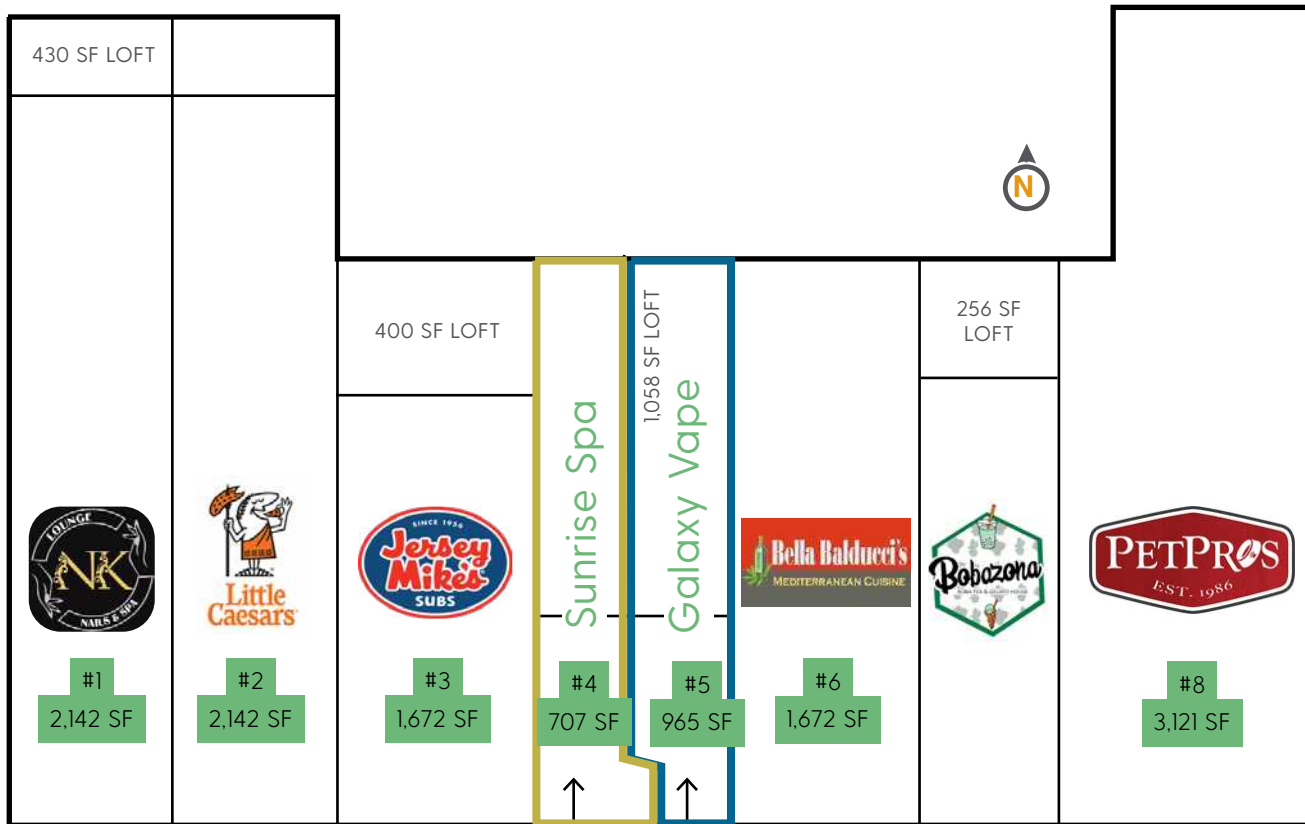
2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,861	27,484	38,557
HOUSEHOLDS	2,900	9,004	12,799
AVERAGE HOUSEHOLD INCOME	\$113,171	\$145,790	\$156,788
DAYTIME POPULATION	10,500	25,694	33,158

Signage
Available



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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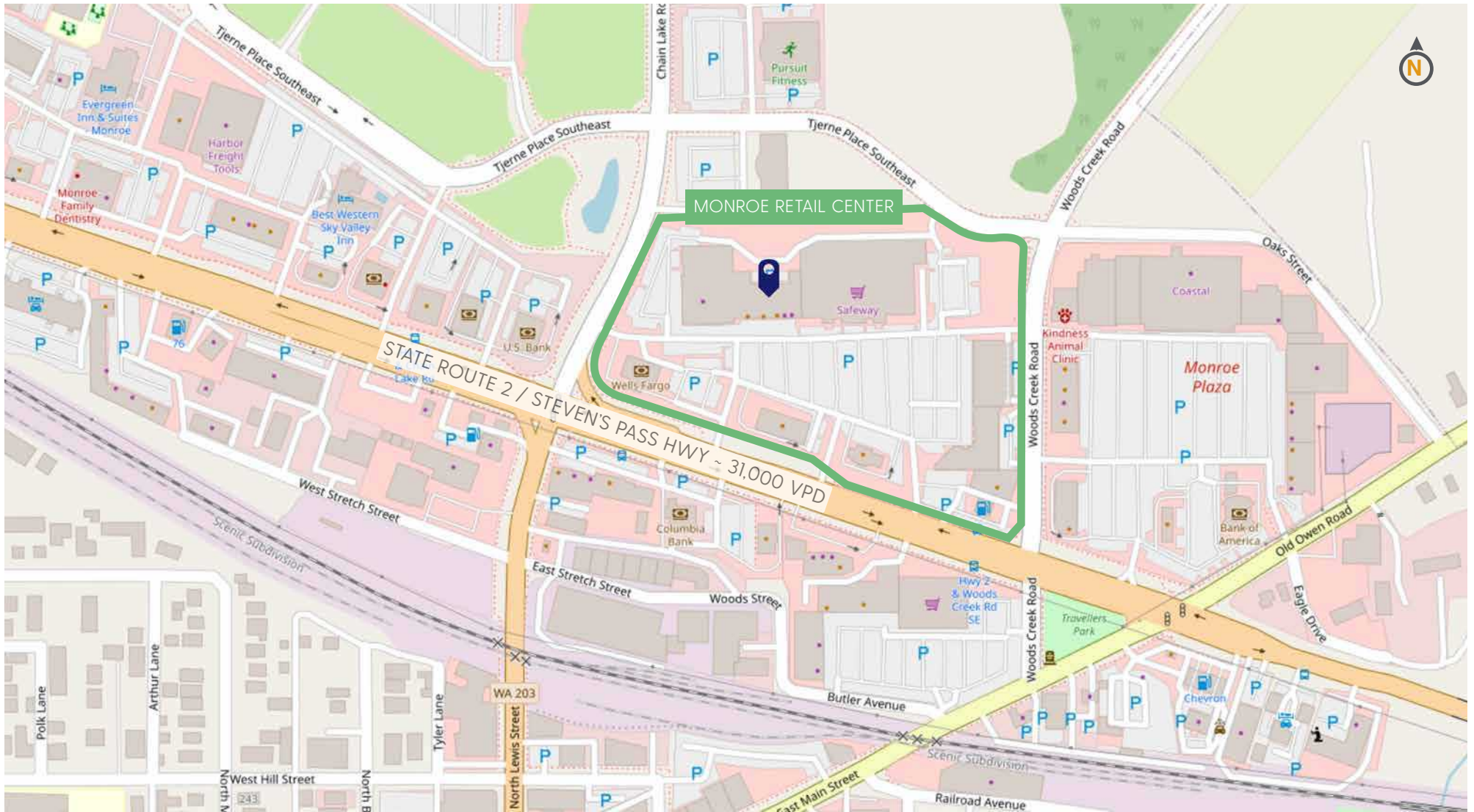
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31,000 VPD - STEVEN'S PASS HWY

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 Caesar's
#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

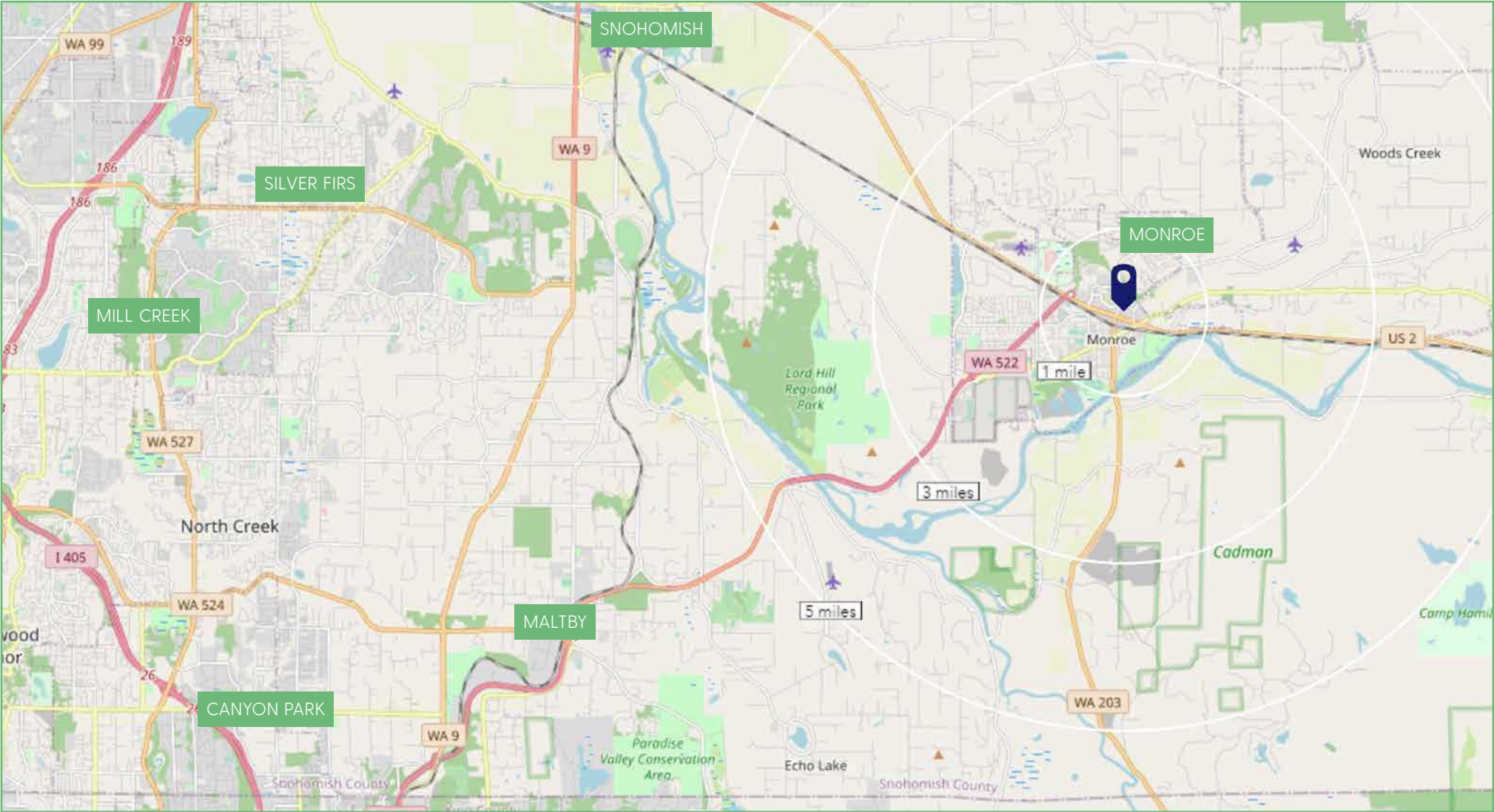


Median Age
1-Mile Radius

34.6

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MONROE RETAIL CENTER REGIONAL MAP



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