



CBRE

ONLY ANCHOR SPACE AVAILABLE
FOR LEASE IN ENUMCLAW



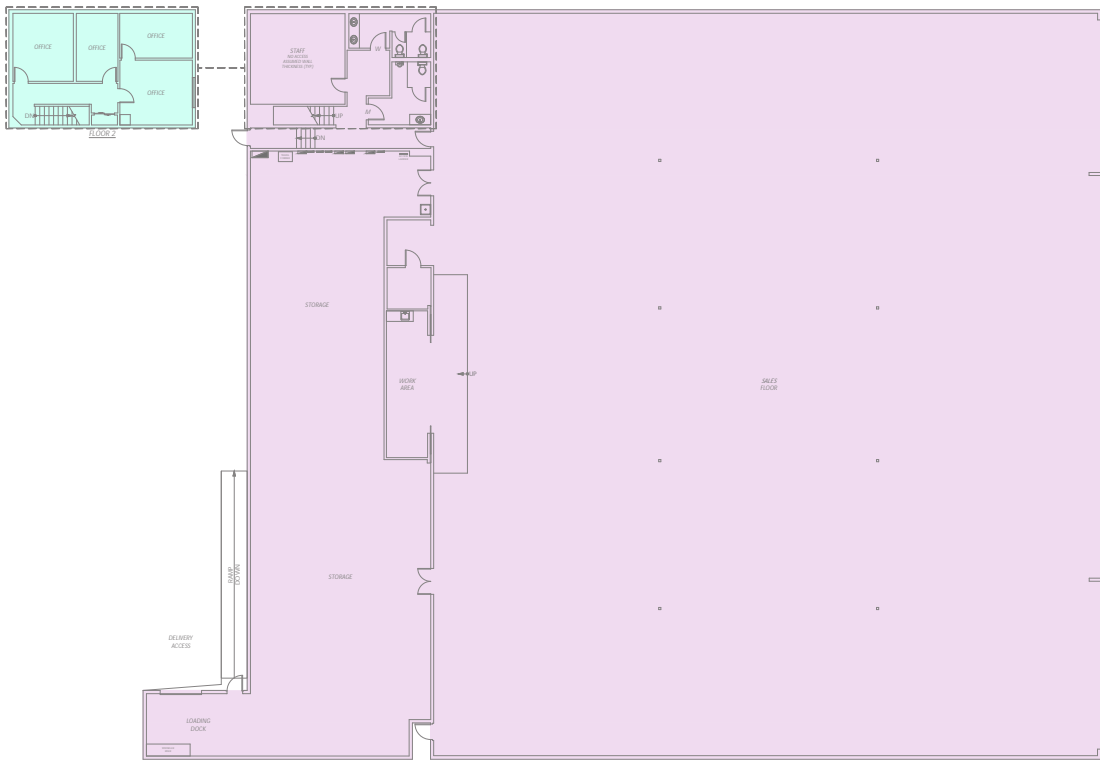
232 ROOSEVELT AVE

ENUMCLAW, WA, 98022



SITE PLAN

25,121 SF



Roosevelt Ave

SR410

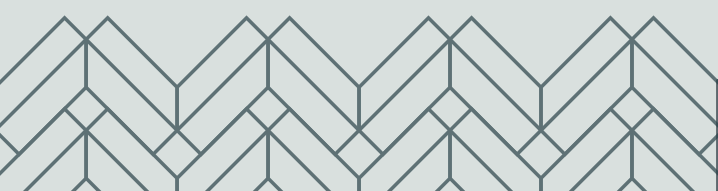
Roosevelt Ave

PROPERTY DETAILS

- ◆ Size: +/- 25,121 sq ft
- ◆ Rates: Please call broker
- ◆ Anchored by a market-dominant Safeway grocery store and Safeway gas (a subsidiary of Albertsons)
- ◆ Free-standing retail building, and only anchor space available for lease in the entire trade area.
- ◆ Over 25,000 people within a 5-mile
- ◆ Trade area tenants include Taco Time, Jack in the Box, McDonald's, Starbucks, Chase, QFC, Wallgreens, Dollar Tree, Grocery Outlet, Tractor Supply, and more!

- ◆ Exceptional exposure to SR 410 (Roosevelt Avenue), Enumclaw's most desirable commercial highway corridor.
- ◆ Ample parking

2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,097	18,660	27,673
Average Household Income	\$117,338	\$128,640	\$138,758
Daytime Population	8,922	18,921	25,579



RENOWNED AS THE GATEWAY TO CRYSTAL MOUNTAIN AND MOUNT RAINIER NATIONAL PARK, ENUMCLAW OFFERS AN ARRAY OF OUTDOOR ADVENTURES—HIKING, MOUNTAIN BIKING, SKIING, AND GOLFING. STRATEGICALLY LOCATED AN HOUR FROM SEATTLE, THIS CHARMING CITY SEAMLESSLY BLENDS A THRIVING FARMING COMMUNITY WITH AN URBAN VIBE, FEATURING ATTRACTIONS SUCH AS A CAR MUSEUM, HOT AIR BALLOON FLIGHTS, UPSCALE BOUTIQUES, ART GALLERIES, RESTAURANTS, DIVERSE WINE AND BEER TASTING ROOMS, AND MORE!



Subject Site

Proposed New
Signal Or Roundabout
**Enumclaw Gateway
Future**
45,000+ Sf Of Retail/medical/
Commercial And
Over 200 New Residences

ENUMCLAW EXPO CENTER
Enumclaw Expo And Events Center
Bringing Over 180,000 Visitors Per Year

CRYSTAL

MAZATLAN
(Cocina Tequila)

Crystal Plaza
PUB

Virginia Mason
Franciscan Health

169

164

410

NATURE'S
INVENTORY

TRACTOR
SUPPLY CO

True Value

DOLLAR TREE

Key Bank

Qrc

W

Starbucks

UMPQUA BANK

Jack
in the box

SUBWAY

Pizza
Hut

Santitas

usbank

O'Reilly
AUTO PARTS

AutoZone

GROCERY
OUTLET

Jeep

Ford

CHRYSLER

RAM

COPELAND

McDonald's

TacoTime

SAFeway

Enumclaw
Ski's & Mountain Sports

Enumclaw Expo And Events Center
Bringing Over 180,000 Visitors Per Year

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CONTACTS

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