

# FOR LEASE

19881 US Highway 2  
Monroe, WA 98272



## MONROE PLAZA

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

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

**MONROE PLAZA** is a highly visible retail center located directly on US Highway 2, the primary east-west corridor through Monroe and a key connector to Stevens Pass and Eastern Washington. Positioned in a high-traffic, high-growth area, the plaza benefits from strong daily commuter volumes, national retailers, and a growing residential population. With ample parking and excellent frontage, the center presents a prime opportunity for retailers looking to establish a presence in one of Snohomish County's fastest-growing communities.

**AVAILABLE:**

**SUITE A3      1,500 SF**

- Estimate NNN expense: \$5.50 PSF
- Anchored by Coastal Farm & Ranch, Planet Fitness, and Dollar Tree
- Offers ample parking, visibility from HWY 2, and excellent co-tenancy.



Population



Average HH Income



Daytime Population

Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	6,485	\$109,396	5,027
Mile 3	28,445	\$154,519	18,791
Mile 5	38,361	\$170,386	23,465

**TENANTS**



# SITE PLAN



Suite	Tenant	SF
A1	Kindness Animal Clinic	3,000
<b>A3</b>	<b>AVAILABLE</b>	<b>1,500</b>
B1	T3MA - Martial Arts	1,800
B2	T3MA - Martial Arts	1,200
B4	KidStrong - Coming Soon!	3,500
B5	Hair Masters	1,500
C	Coastal Farm & Home Supply	7,103
C1	Coastal Farm	2,080
C2	Dollar Tree	16,800
D1	Pharmacy	930
D2	Saigon Pho	1,740
D3	Glamour Nails	1,170
D4	Stem Tree	2,400
D6	State Farm	960
D7	Monroe Cigar & Tobacco	1,200
D8	Swagath Indian Restaurant	1,200
D9-10	Swagath Indian Grocery	2,640
D11	Papa Murphy's	1,200
D12	Rosemary Spa	960
E1	Starbucks	1,200
E2	Pizza Hut	1,200
E3	Teriyaki Bowl	960
E4-6	Mallory Paint - Benjamin Moore	3,450
E7	Route 2 Taproom	2,675
F	Coastal Farm & Home Supply	52,198
G	Planet Fitness	13,047
<b>Total</b>		<b>127,613</b>

LOCATION DETAILS



Located near intersection of US HWY 2 & SR 203



Located at the entrance of the Monroe retail core

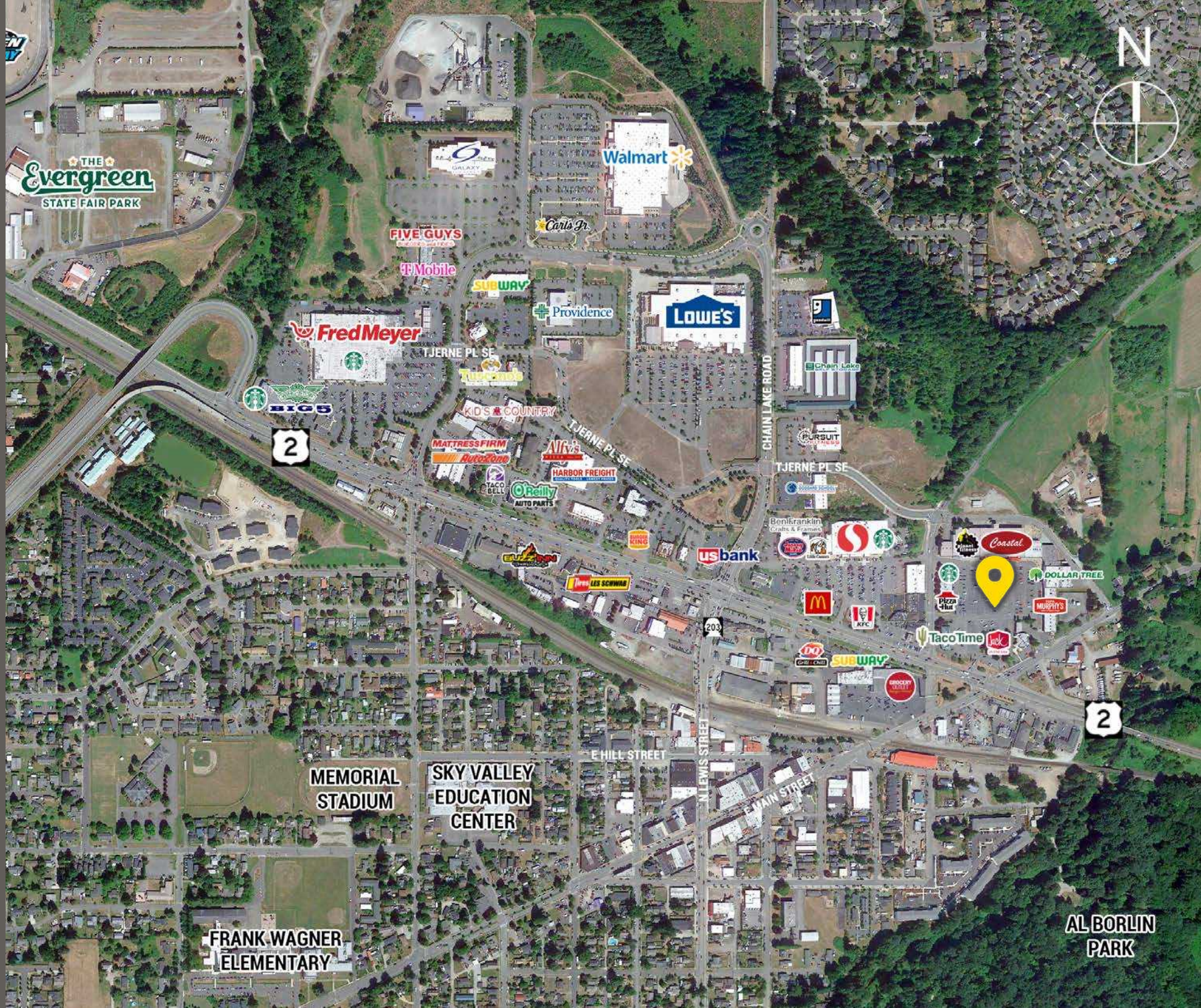


24,955 CPD Highway 2



7,735 CPD Old Owen Rd

LOCATION AERIAL



THE Evergreen STATE FAIR PARK

Walmart

FIVE GUYS

Carl's Jr.

T-Mobile

SUBWAY

Providence

LOWE'S

Fred Meyer

TJERNE PL SE

TURKEY LEGS

KID'S COUNTRY

MATTRESS FIRM

AutoZone

AT&T

HARBOR FREIGHT

BELL

O'Reilly AUTO PARTS

CHAIN LAKE ROAD

9

Chain Lake

PURSUIT

TJERNE PL SE

usbank

Benjamin Franklin Crafts & Frames

McDonald's

KFC

Pizza Hut

TacoTime

Wendy's

Subway

Wendy's

Coastal

Starbucks

DOLLAR TREE

MURPHY'S

TacoTime

Wendy's

2

2

MEMORIAL STADIUM

SKY VALLEY EDUCATION CENTER

E HILL STREET

203

N LEWIS STREET

E MAIN STREET

FRANK WAGNER ELEMENTARY

AL BORLIN PARK



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

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