



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

19121 HIGHWAY 2 | MONROE, WA

FOR SALE

OWNER/USER | DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

The site is situated along the primary Hwy 2 corridor, a high-exposure gateway within one of Snohomish County’s most resilient growth submarkets. Defined by excellent visibility and access, the location benefits from prominent pylon signage in a well-established commercial hub offers a rare opportunity to secure a site with proximity to Monroe’s dense retail core and expanding residential base.

| | |
|------------------------|--------------------------|
| Opportunity | Owner/User Development |
| Address | 19121 Highway 2 |
| Total Land Area | 43,124 SF (0.99 Acres) |
| Building Size | 6,552 SF |
| Year Built | 1998 |
| Zoning | GC |
| Jurisdiction | City of Monroe |
| Parcel | 00808900000502 |
| Price | \$2,599,000 |



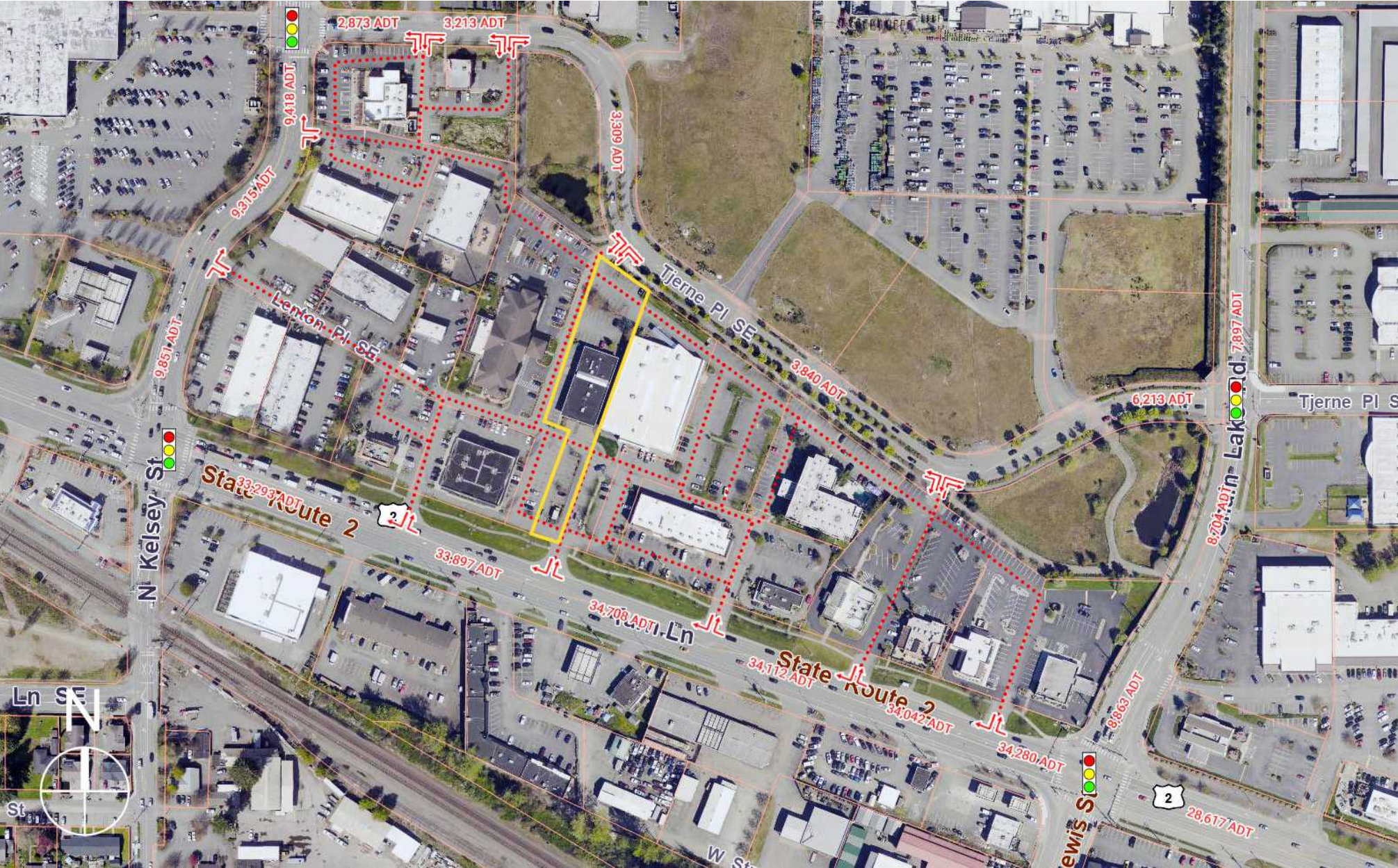
INGRESS/EGRESS HIGHWAY 2



INGRESS/EGRESS TJERNE PLACE SE



PROPERTY SUMMARY



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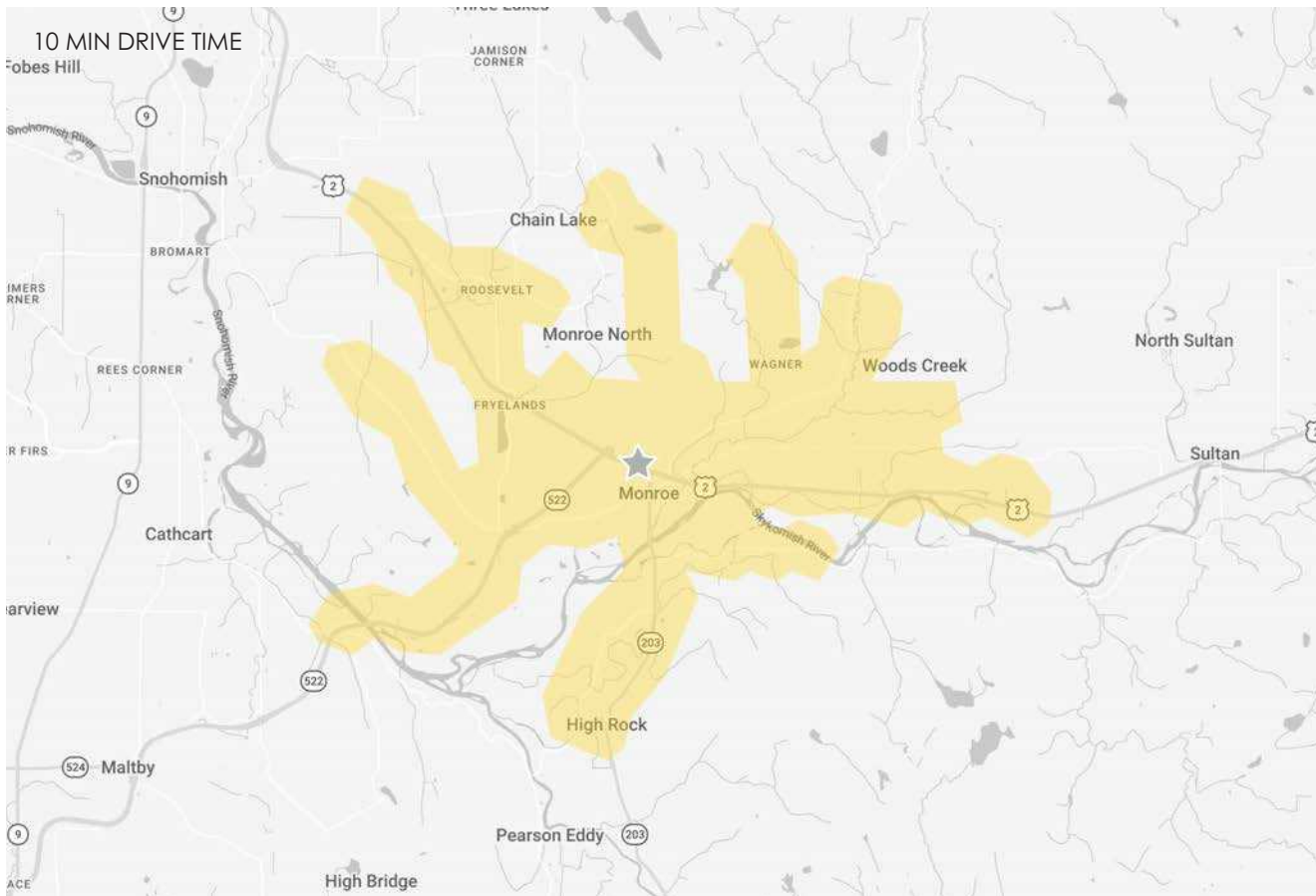


LOCATION AERIAL



DEMOGRAPHICS

MONROE, WA, serves as a vital inland crossroads where the Puget Sound lowlands meet the foothills of the Cascade Range. Located at the strategic junction of Highway 2 and Highway 522, Monroe has transformed from a historic agricultural and timber hub into a thriving regional destination and essential commuter gateway. The city's economy is anchored by a resilient mix of high-traffic retail centers, light manufacturing, and a growing healthcare sector, supported by its role as the home of the Evergreen State Fairgrounds. With its high-visibility commercial corridors and rapid residential expansion, Monroe offers a unique competitive advantage for businesses seeking to capture the consistent consumer momentum of the Skykomish Valley. Its blend of small-town heritage and modern economic vitality makes it a cornerstone of Snohomish County's eastern growth.



25,614

POPULATION
10 MIN DT



8,812

NO OF HOUSEHOLDS
10 MIN DT



\$151,496

AVERAGE HH INCOME
10 MIN DT



\$701,334

MEDIAN PROPERTY VALUE
10 MIN DT



37.3

YEARS OLD
MEDIAN AGE



\$581.99M

TOTAL NON-RETAIL
EXPENDITURE



16,381

DAYTIME ADJ. POPULATION
10 MIN DT



33,982

IS HIGHWAY 2
ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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