

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 B4 3,500 SF \$22 PSF PLUS NNN

- 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

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
A3	European Deli	1,500
B1	T3MA - Martial Arts	1,800
B2	T3MA - Martial Arts	1,200
B4	AVAILABLE	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
Total		127,613

LOCATION DETAILS



Located near intersection
of US HWY 2 & SR 203



Located at the entrance
of the Monroe retail core

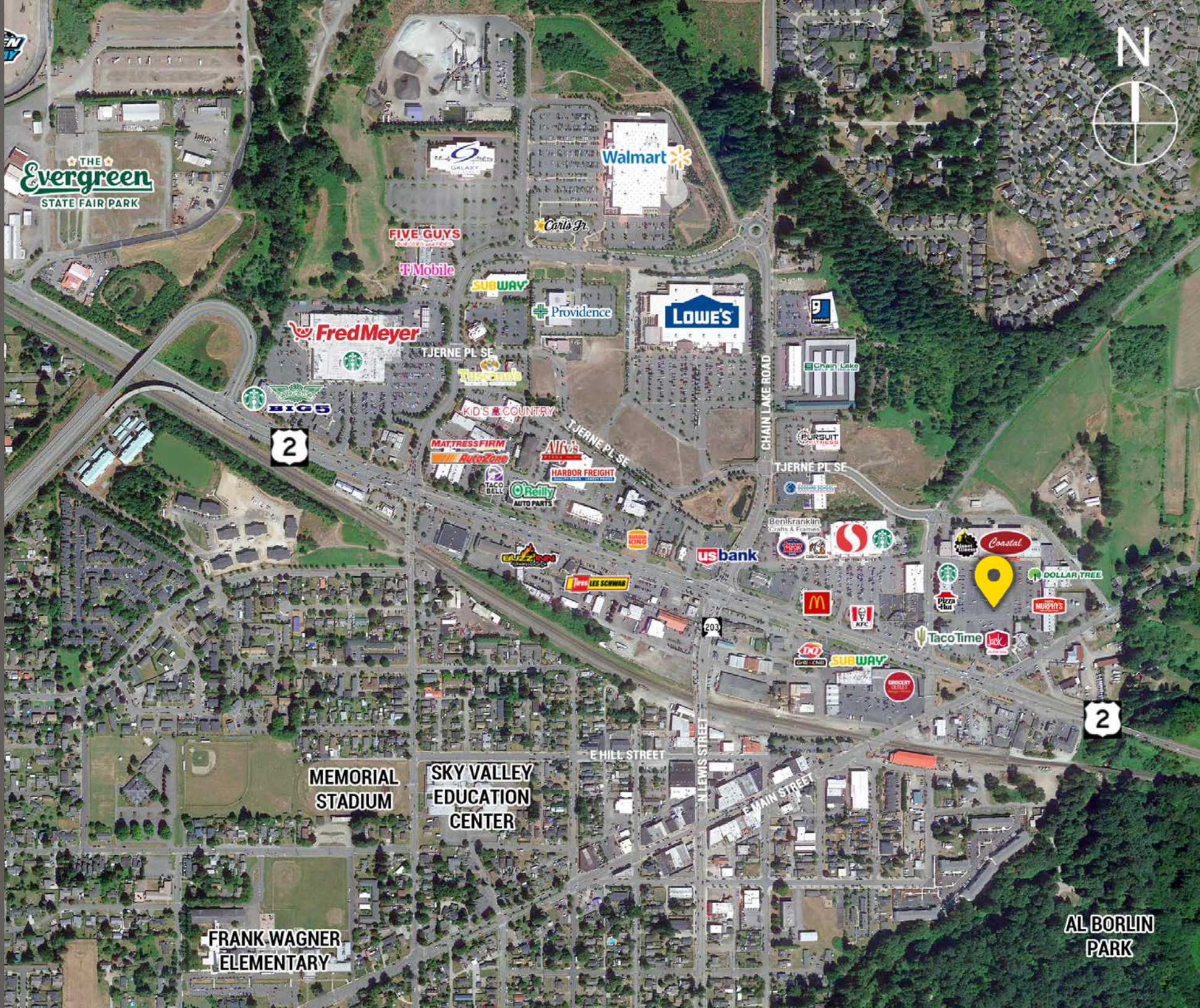


24,955 CPD
Highway 2



7,735 CPD
Old Owen Rd

LOCATION AERIAL



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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