

RETAIL at FRED MEYER - MONROE

18805 STATE ROUTE 2, MONROE, WA 98272



About The Property

- Fred Meyer anchored Retail
- Shopping Center total GLA is approximately 177,000 SF
- Located at the intersection of SR 2 and SR 522, which carries a combined traffic count of 58,000 VPD
- Good Access and Parking
- Neighboring Tenants Include Lowes, Walmart, Galaxy Theatre, and The Evergreen State Fairgrounds
- Ideal location for retail and service-oriented tenants
- Fred Meyer Fuel Station

FRED MEYER ANCHORED RETAIL SPACE FOR LEASE

Royce Cottle
Vice President
+1 206-999-3483
rcottle@leibsohn.com

Ron Waldbaum
CEO
+1 425-586-4640
rwaldbaum@leibsohn.com

Tyler Jones
Vice President
+1 425-445-7550
tjones@leibsohn.com

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PROPERTY MANAGED BY



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Property Description

- **Available Square Footage**
Unit 18813 – 1,970 SF
- **Lease Rate**
Call Broker For Details
- **Zoning**
General Commercial (GC)

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 **Leibsohn & Company** 

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 **1045**
LLC

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Center Details

UNIT	TENANT	SQ. FT
18805	Vista Optical	725 SF
18813	Available 12/1/2022	1,970 SF
18817	Great Clips	985 SF

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2022 Demographics

POPULATION

1 Mile	3 Miles	5 Miles
8,839	23,647	38,189

MEDIAN AGE

1 Mile	3 Miles	5 Miles
33.8	35.7	37.7

COLLEGE EDUCATION

1 Mile	3 Miles	5 Miles
27.8%	28.1%	27.6%

MEDIAN HH INCOME

1 Mile	3 Miles	5 Miles
\$88,024	\$102,172	\$108,850

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
6,365	11,157	12,213

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