

For Lease

Rutledge Plaza

Retail \$ 15.00 PSF + NNN

1,060 SF (Suite 194) Available



1129 W MAIN ST., SUITE 194, MONROE, WA 98272

Property Assets

- ✓ Beautiful building on the corner of West Main Street & Dennis Way
- ✓ Easy access to Highway 2 & Highway 522
- ✓ Fantastic Signage
- ✓ Beautiful office build-out



Rodney Talley, Jr.
Sales & Leasing Broker

425-345-4431
Rodney@Key-CC.com
License Number 111936

Natalie Foskey, CPM, CCIM
Designated Broker

425-343-7176
Natalie@Key-CC.com
License Number 26699

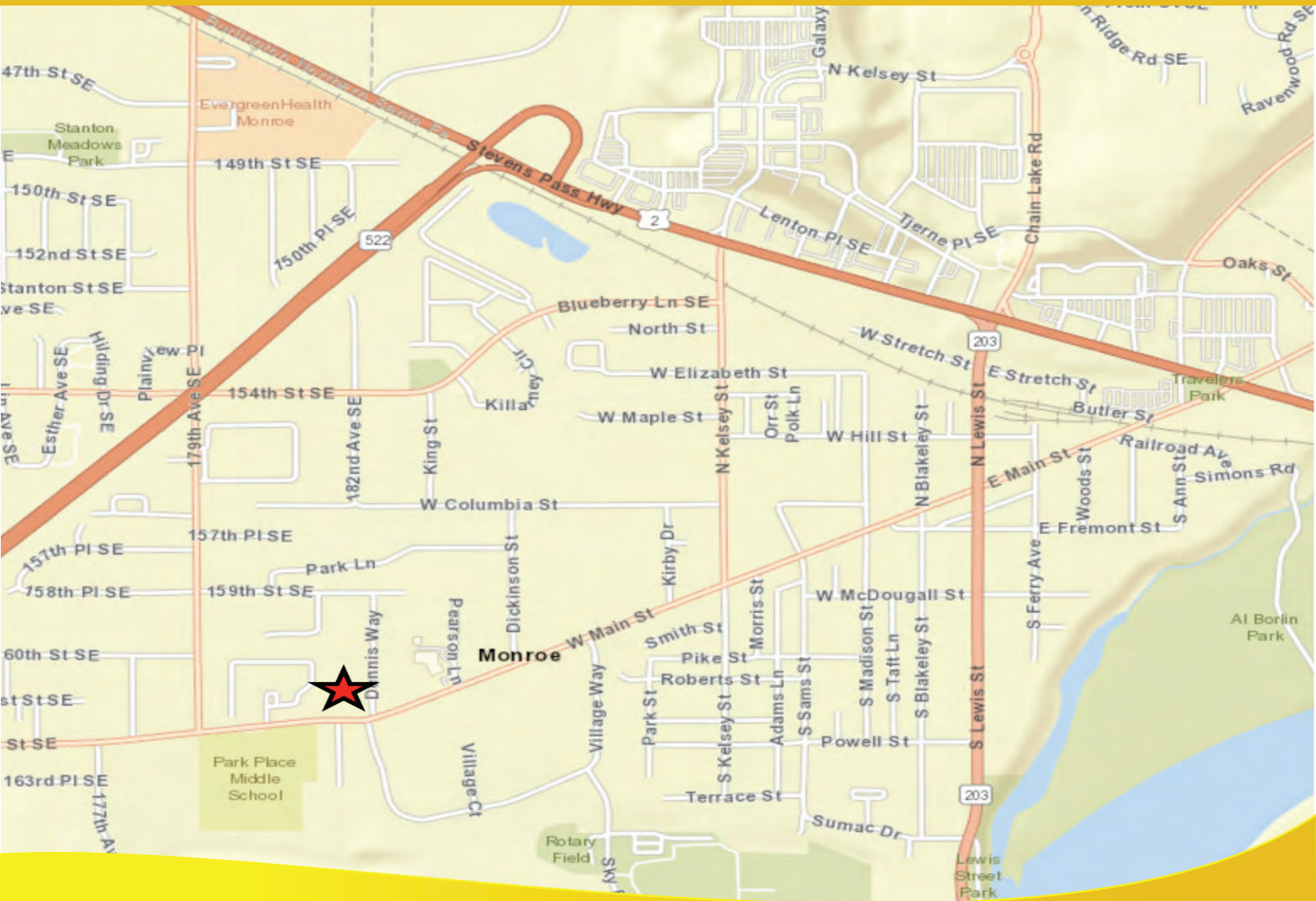
Shivani Sterling
Sales & Leasing Broker

425-503-1678
Shivani@Key-CC.com
License Number 138760

FOR LEASE

Retail \$15.00 PSF + NNN | 1,060 SF (Suite 194) Available

Rutledge Plaza
1129 W MAIN ST., SUITE 194
MONROE, WA 98272



Beautiful building on the corner of West Main St. and Dennis Way. The building is centrally located and easy to access from Hwy 2 and Hwy 522. Fantastic signage, ample parking, and a beautiful office build-out, make this a great space of any office usage. Join these great tenants: Efinity Technologies, Re/Max Legacy, and Monroe Medical Massage. Commission: 3% 1ST 5-YR BASE RENT, 1.5% REMAINING TERM, NON-NEGOTIABLE. 1/2 pd at execution, 1/2 pd when Tenant opens.

Join These Tenants

- Efinity Technologies, INC
- RE/MAX Legacy
- Monroe Medical Massage



Firm License #7894

Rodney Talley, Jr.
Sales & Leasing Broker
425-345-4431
Rodney@Key-CC.com
License Number 111936

Natalie Foskey, CPM, CCIM
Designated Broker
425-343-7176
Natalie@Key-CC.com
License Number 26699

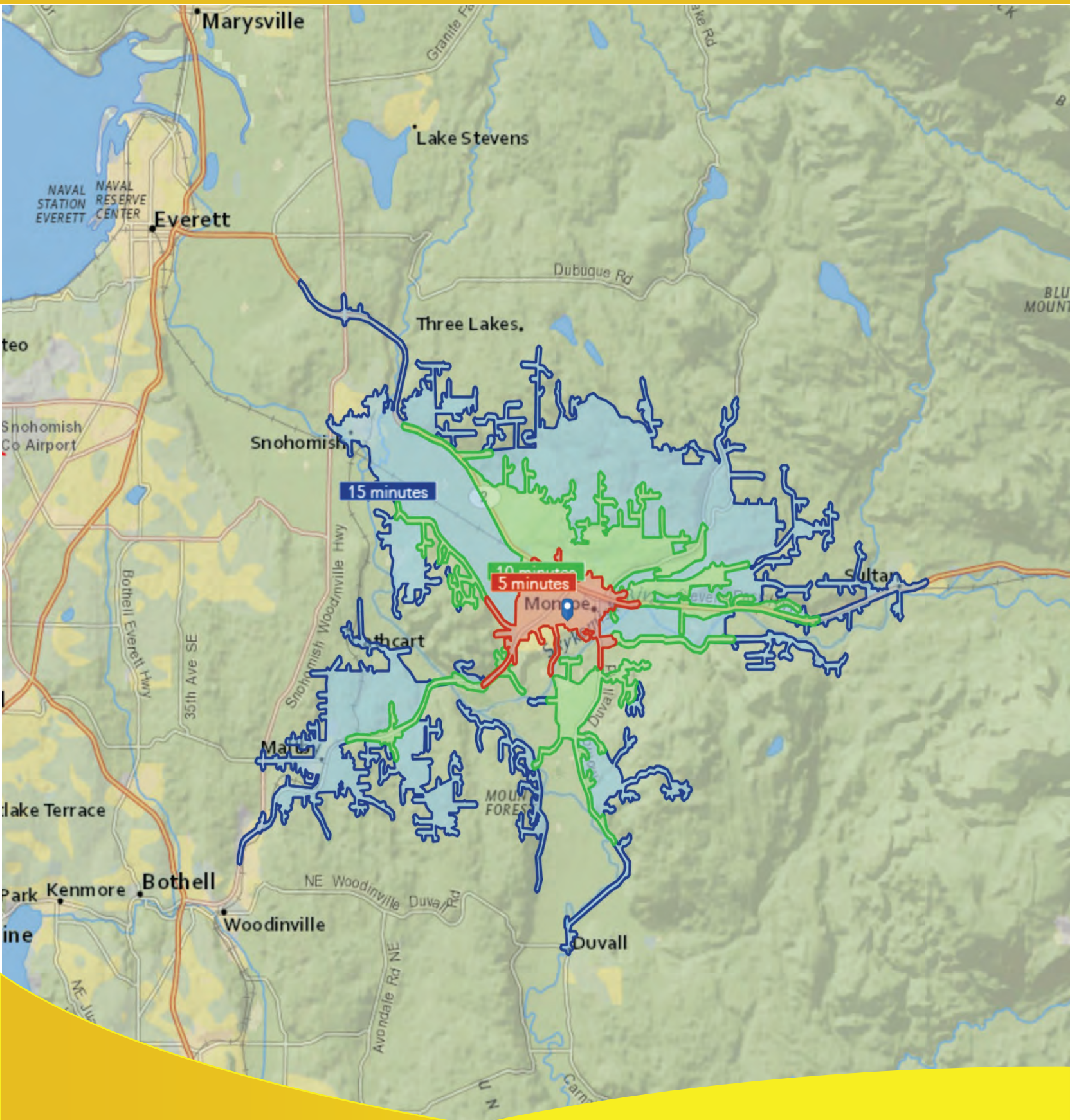
Shivani Sterling
Sales & Leasing Broker
425-503-1678
Shivani@Key-CC.com
License Number 138760

6116 211th St. SW #203 | Lynnwood, WA 98036 | 425-658-3288 | KEYCHOICECOMMERCIAL.COM

FOR LEASE

Retail \$15.00 PSF + NNN | 1,060 SF (Suite 194) Available

Rutledge Plaza
1129 W MAIN ST., SUITE 194
MONROE, WA 98272



Firm License #7894

Rodney Talley, Jr.
Sales & Leasing Broker
425-345-4431
Rodney@Key-CC.com
License Number 111936

Natalie Foskey, CPM, CCIM
Designated Broker
425-343-7176
Natalie@Key-CC.com
License Number 26699

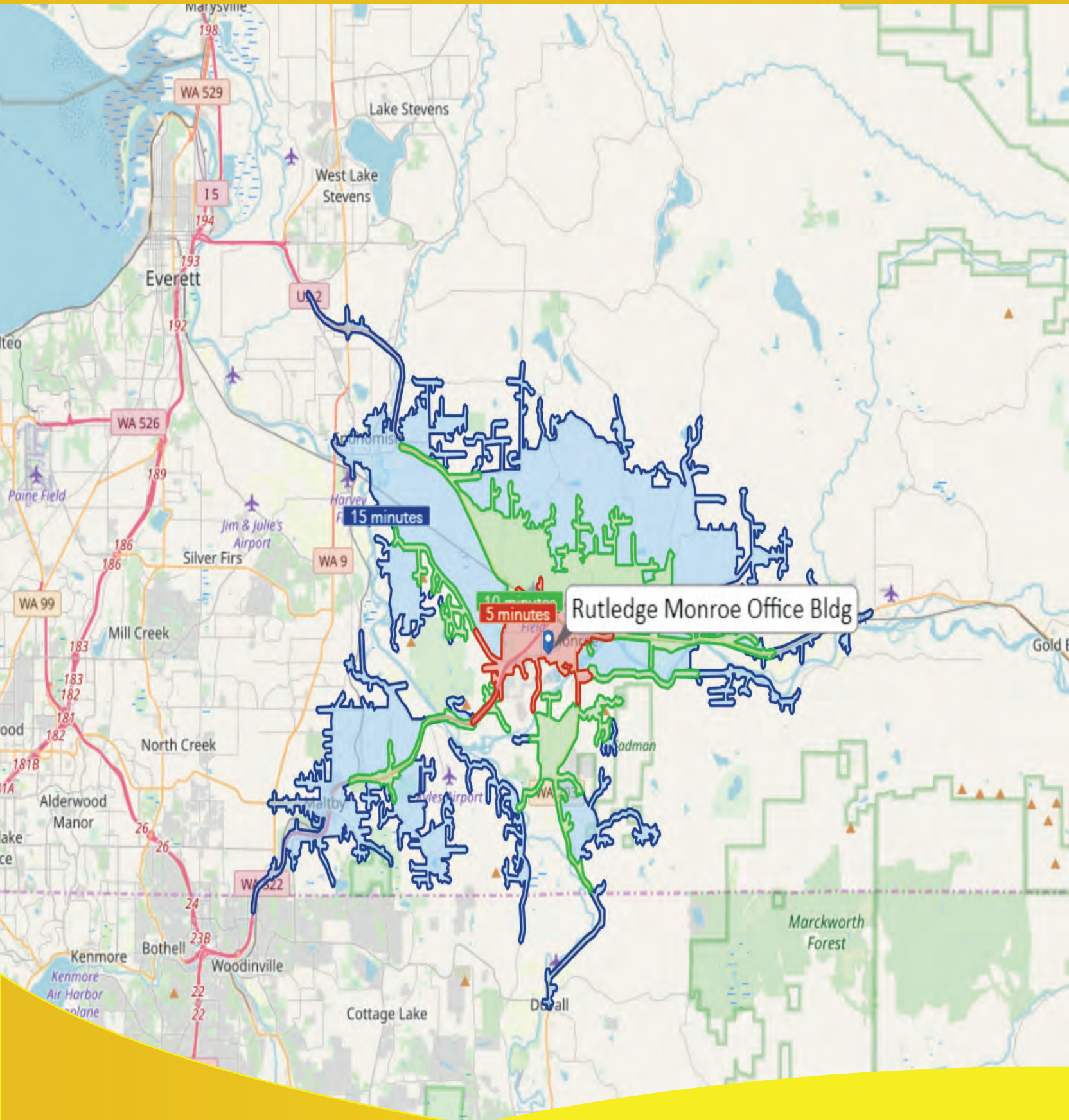
Shivani Sterling
Sales & Leasing Broker
425-503-1678
Shivani@Key-CC.com
License Number 138760

6116 211th St. SW #203 | Lynnwood, WA 98036 | 425-658-3288 | KEYCHOICECOMMERCIAL.COM

FOR LEASE

Retail \$15.00 PSF + NNN | 1,060 SF (Suite 194) Available

Rutledge Plaza
1129 W MAIN ST., SUITE 194
MONROE, WA 98272



Firm License #7894

Rodney Talley, Jr.
Sales & Leasing Broker
425-345-4431
Rodney@Key-CC.com
License Number 111936

Natalie Foskey, CPM, CCIM
Designated Broker
425-343-7176
Natalie@Key-CC.com
License Number 26699

Shivani Sterling
Sales & Leasing Broker
425-503-1678
Shivani@Key-CC.com
License Number 138760

6116 211th St. SW #203 | Lynnwood, WA 98036 | 425-658-3288 | KEYCHOICECOMMERCIAL.COM

FOR LEASE

Retail \$15.00 PSF + NNN | 1,060 SF (Suite 194) Available

Rutledge Plaza
1129 W MAIN ST., SUITE 194
MONROE, WA 98272



Market Profile

1129 W Main St, Monroe, Washington, 98272
Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Natalie Foskey 425-343-7176

Latitude: 47.85096

Longitude: -121.98634

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population Summary			
2000 Total Population	10,254	4,176	16,786
2010 Total Population	11,054	6,157	18,258
2019 Total Population	11,883	7,702	20,023
2019 Group Quarters	468	64	94
2024 Total Population	12,437	8,480	21,203
2019-2024 Annual Rate	0.92%	1.94%	1.15%
2019 Total Daytime Population	11,699	8,012	15,657
Workers	5,570	4,560	6,423
Residents	6,129	3,452	9,234
Household Summary			
2000 Households	3,506	1,414	6,076
2000 Average Household Size	2.80	2.90	2.75
2010 Households	3,797	2,044	6,854
2010 Average Household Size	2.79	2.98	2.65
2019 Households	4,059	2,520	7,466
2019 Average Household Size	2.81	3.03	2.67
2024 Households	4,252	2,769	7,900
2024 Average Household Size	2.81	3.04	2.67
2019-2024 Annual Rate	0.93%	1.90%	1.14%
2010 Families	2,634	1,660	5,031
2010 Average Family Size	3.30	3.26	3.04
2019 Families	2,786	2,041	5,451
2019 Average Family Size	3.34	3.32	3.06
2024 Families	2,907	2,241	5,761
2024 Average Family Size	3.35	3.33	3.07
2019-2024 Annual Rate	0.85%	1.89%	1.11%
Housing Unit Summary			
2000 Housing Units	3,682	1,509	6,356
Owner Occupied Housing Units	56.6%	82.6%	72.5%
Renter Occupied Housing Units	38.6%	11.2%	23.1%
Vacant Housing Units	4.8%	6.2%	4.4%
2010 Housing Units	4,000	2,183	7,341
Owner Occupied Housing Units	55.6%	81.0%	70.6%
Renter Occupied Housing Units	39.3%	12.6%	22.7%
Vacant Housing Units	5.1%	6.4%	6.6%
2019 Housing Units	4,218	2,619	7,886
Owner Occupied Housing Units	56.1%	84.4%	71.7%
Renter Occupied Housing Units	40.1%	11.8%	22.9%
Vacant Housing Units	3.8%	3.8%	5.3%
2024 Housing Units	4,399	2,862	8,303
Owner Occupied Housing Units	57.3%	85.6%	72.9%
Renter Occupied Housing Units	39.4%	11.2%	22.2%
Vacant Housing Units	3.3%	3.2%	4.9%
Median Household Income			
2019	\$75,903	\$110,264	\$101,432
2024	\$88,398	\$120,657	\$112,674
Median Home Value			
2019	\$291,798	\$424,857	\$493,881
2024	\$334,785	\$559,192	\$606,236
Per Capita Income			
2019	\$29,844	\$41,816	\$47,031
2024	\$36,527	\$47,279	\$53,806
Median Age			
2010	31.6	35.9	40.9
2019	32.8	36.6	43.1
2024	32.3	37.2	43.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

July 03, 2019

Disclaimer: The information contained in this document has been obtained from sources believed to be reliable. While Bradley Commercial Real Estate LLC (BCRE LLC) does not doubt its accuracy, BCRE LLC has not verified and will not verify any of the information contained herein and makes no guarantee, warranty or representations to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Properties are subject to change in price and/or availability without notice.



Firm License #7894

Rodney Talley, Jr.
Sales & Leasing Broker
425-345-4431
Rodney@Key-CC.com
License Number 111936

Natalie Foskey, CPM, CCIM
Designated Broker
425-343-7176
Natalie@Key-CC.com
License Number 26699

Shivani Sterling
Sales & Leasing Broker
425-503-1678
Shivani@Key-CC.com
License Number 138760

6116 211th St. SW #203 | Lynnwood, WA 98036 | 425-658-3288 | KEYCHOICECOMMERCIAL.COM

FOR LEASE

Retail \$15.00 PSF + NNN | 1,060 SF (Suite 194) Available

Rutledge Plaza
1129 W MAIN ST., SUITE 194
MONROE, WA 98272



Year Built	2006
County	Snohomish County
Parcel Number	27060100305300
Asking Rate	\$15.00/SF/YR + NNN
NNN Rate	\$ 6.40



Firm License #7894

Rodney Talley, Jr.
Sales & Leasing Broker
425-345-4431
Rodney@Key-CC.com
License Number 111936

Natalie Foskey, CPM, CCIM
Designated Broker
425-343-7176
Natalie@Key-CC.com
License Number 26699

Shivani Sterling
Sales & Leasing Broker
425-503-1678
Shivani@Key-CC.com
License Number 138760

6116 211th St. SW #203 | Lynnwood, WA 98036 | 425-658-3288 | KEYCHOICECOMMERCIAL.COM