

CENTERPOINT SHOPS

FOR LEASE | LAKE OSWEGO, OREGON



LOCATION

I-5 & Kruse Way, Lake Oswego, Oregon

AVAILABLE SPACE

1,020 SF | 2,000 SF (up to 3,020 SF combined)

RENTAL RATE

Please call for details

HIGHLIGHTS

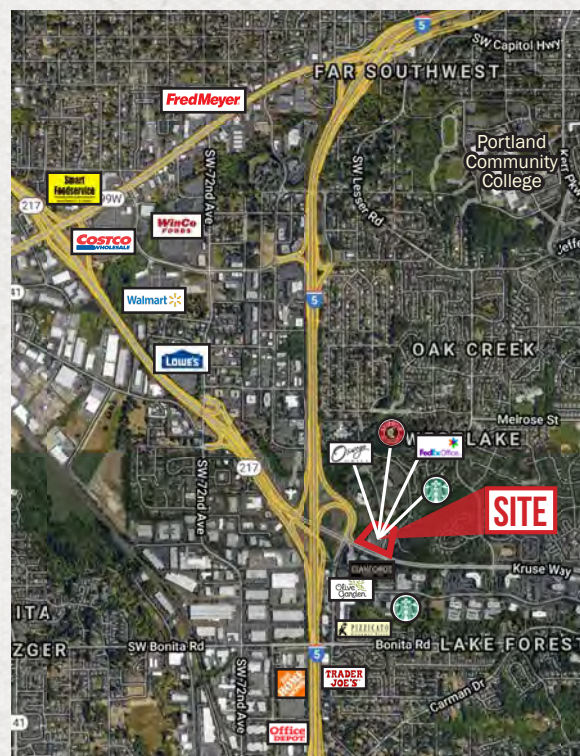
- Prominent retail center located at I-5 and Hwy 217, at the gateway to Lake Oswego/Kruse Way.
- Surrounded by SW Portland's highest income households and densest concentration of suburban office space, providing easy access to full-day customers and activity.

TRAFFIC COUNTS

I-5 – 166,081 ADT ('20)

Hwy 217 – 106,151 ADT ('20)

Kruse Way – 25,331 ADT ('20)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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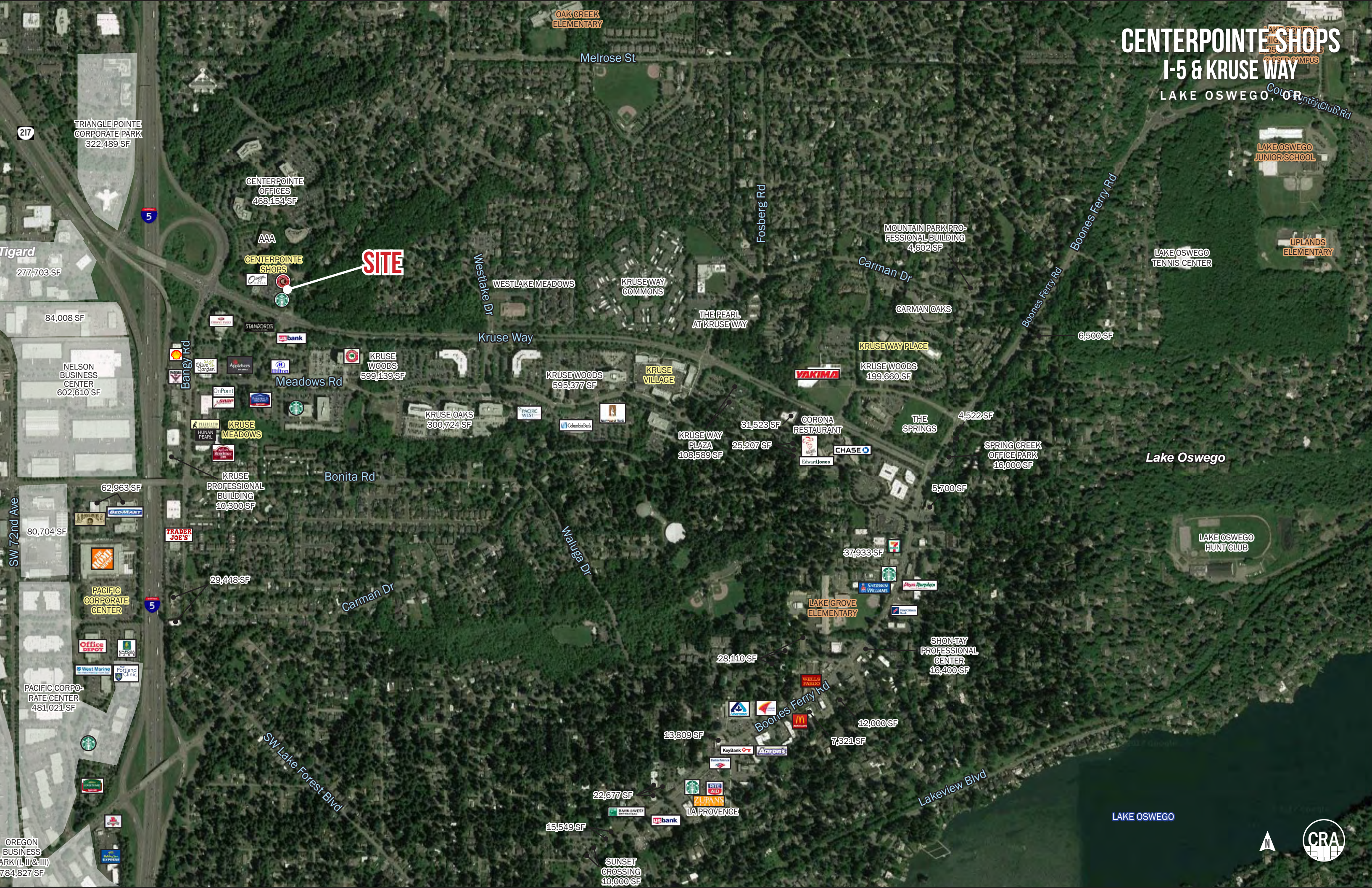
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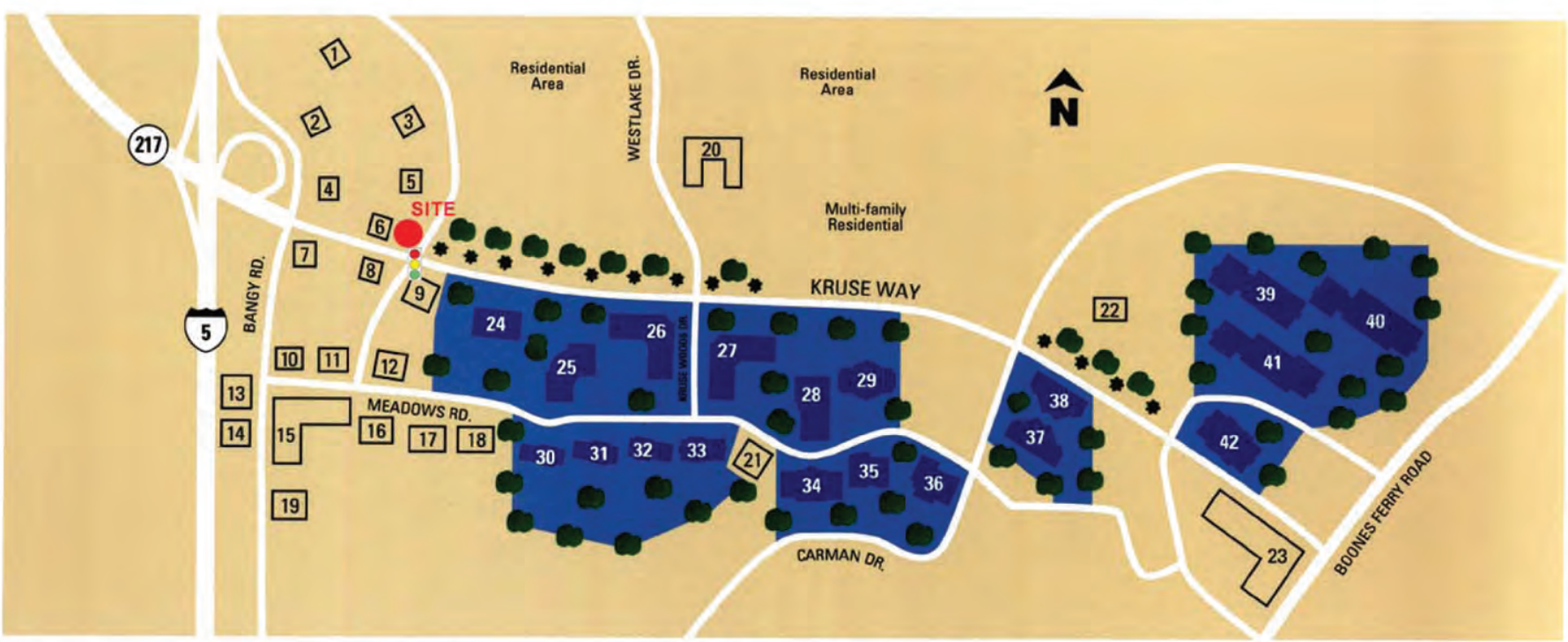
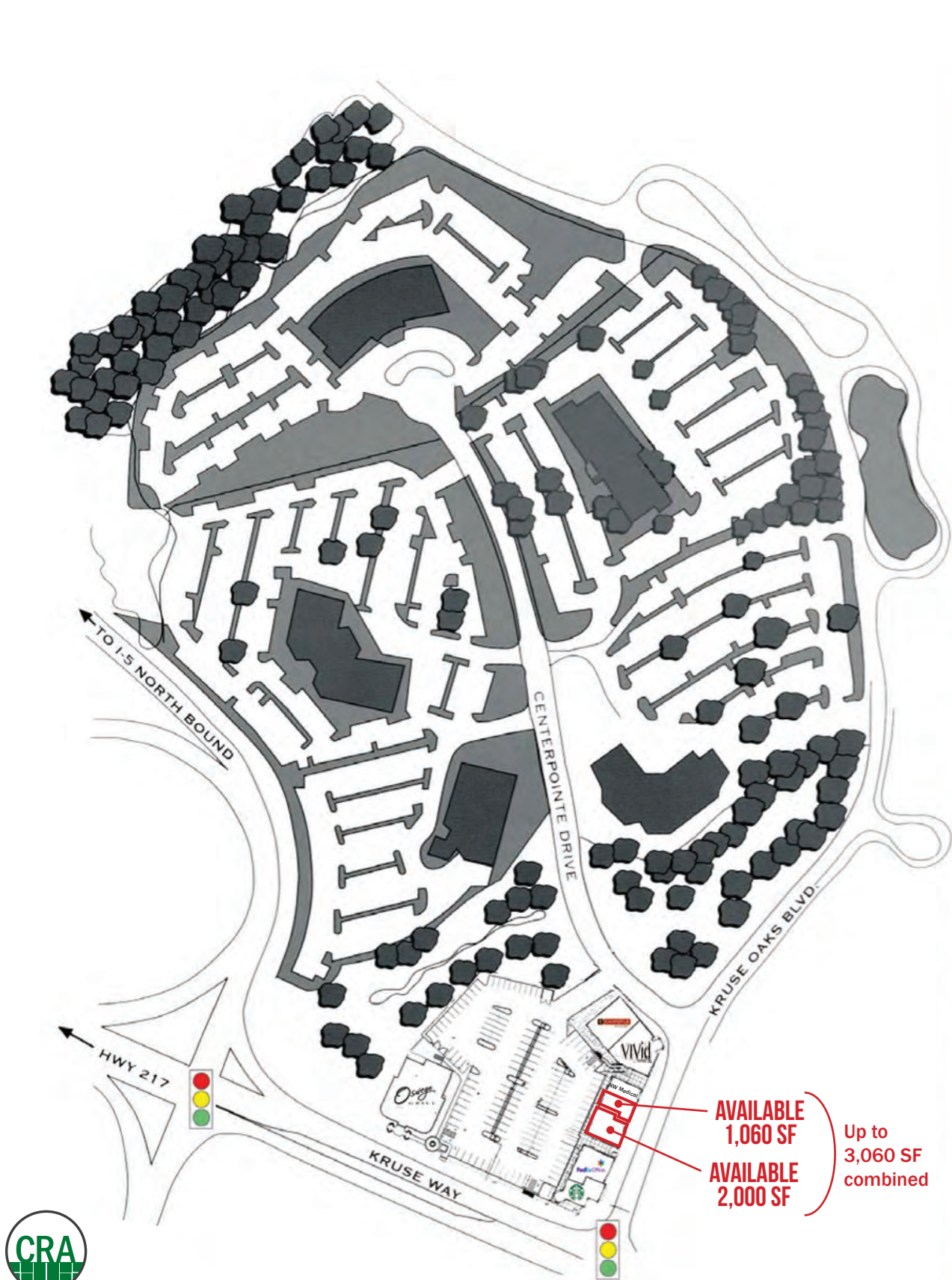
CENTERPOINTE SHOPS I-5 & KRUSE WAY

LAKE OSWEGO, OR



AREA SITE PLAN

CENTERPOINTE SHOPS
I-5 & KRUSE WAY
LAKE OSWEGO, OR



- | | | | | |
|-------------------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------------------|
| 1. Three Centerpointe | 10. Olive Garden Restaurant | 19. Marriott Residence Inn | 28. KRUSE WOODS III | 37. KRUSEWAY PLAZA II |
| 2. Five Centerpointe | 11. Applebee's Restaurant | 20. Westlake Village | 29. 4949 MEADOWS | 38. KRUSEWAY PLAZA I |
| 3. Two Centerpointe | 12. Hilton Garden Inn | 21. Oregon Bar Building | 30. KRUSE OAKS IV (future) | 39. 4000 KRUSE WAY PLACE - Building C |
| 4. AAA Building | 13. Phoenix Inn | 22. Safeco Insurance Building | 31. KRUSE OAKS III (future) | 40. 4000 KRUSE WAY PLACE - Building B |
| 5. One Centerpointe | 14. Chevy's Restaurant | 23. Mercantile Village | 32. KRUSE OAKS II (future) | 41. 4000 KRUSE WAY PLACE - Building A |
| 6. Oswego Grill - Lake Oswego | 15. Kruse Meadows Shopping | 24. KRUSE WOODS V | 33. KRUSE OAKS I | 42. 4004 KRUSE WAY |
| 7. Crowne Plaza Hotel | 16. Fairfield Inn | 25. KRUSE WOODS IV | 34. 5000 MEADOWS | |
| 8. Stanford's Restaurant | 17. 6000 Meadows | 26. KRUSE WOODS II | 35. 4900 MEADOWS | |
| 9. U.S. Bank | 18. 5800 Meadows | 27. KRUSE WOODS I | 36. 4800 MEADOWS | |

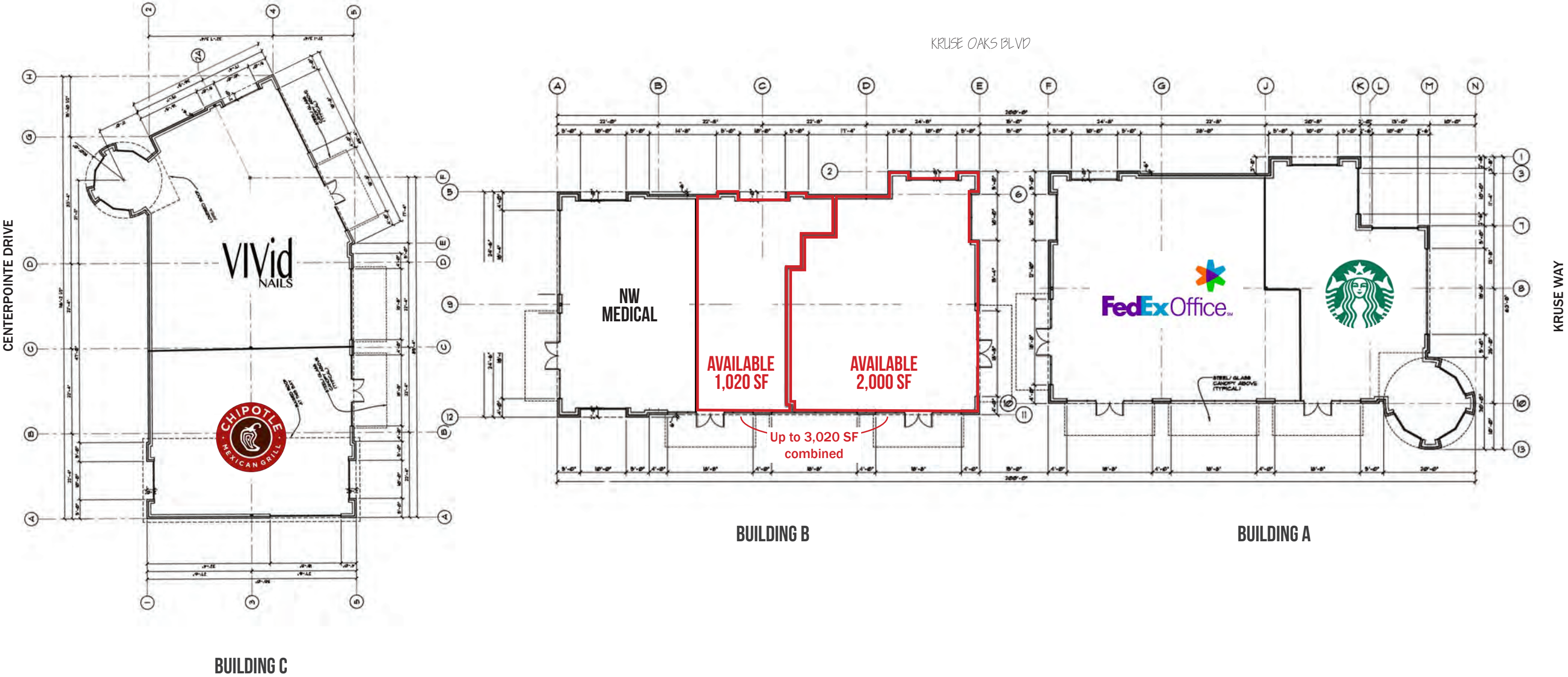


AVAILABLE
1,060 SF
AVAILABLE
2,000 SF
Up to
3,060 SF
combined

SITE PLAN

CENTERPOINTE SHOPS
I-5 & KRUSE WAY
LAKE OSWEGO, OR





CENTERPOINTE SHOPS I-5 & KRUSE WAY

LAKE OSWEGO, OR

DEMOGRAPHIC SUMMARY

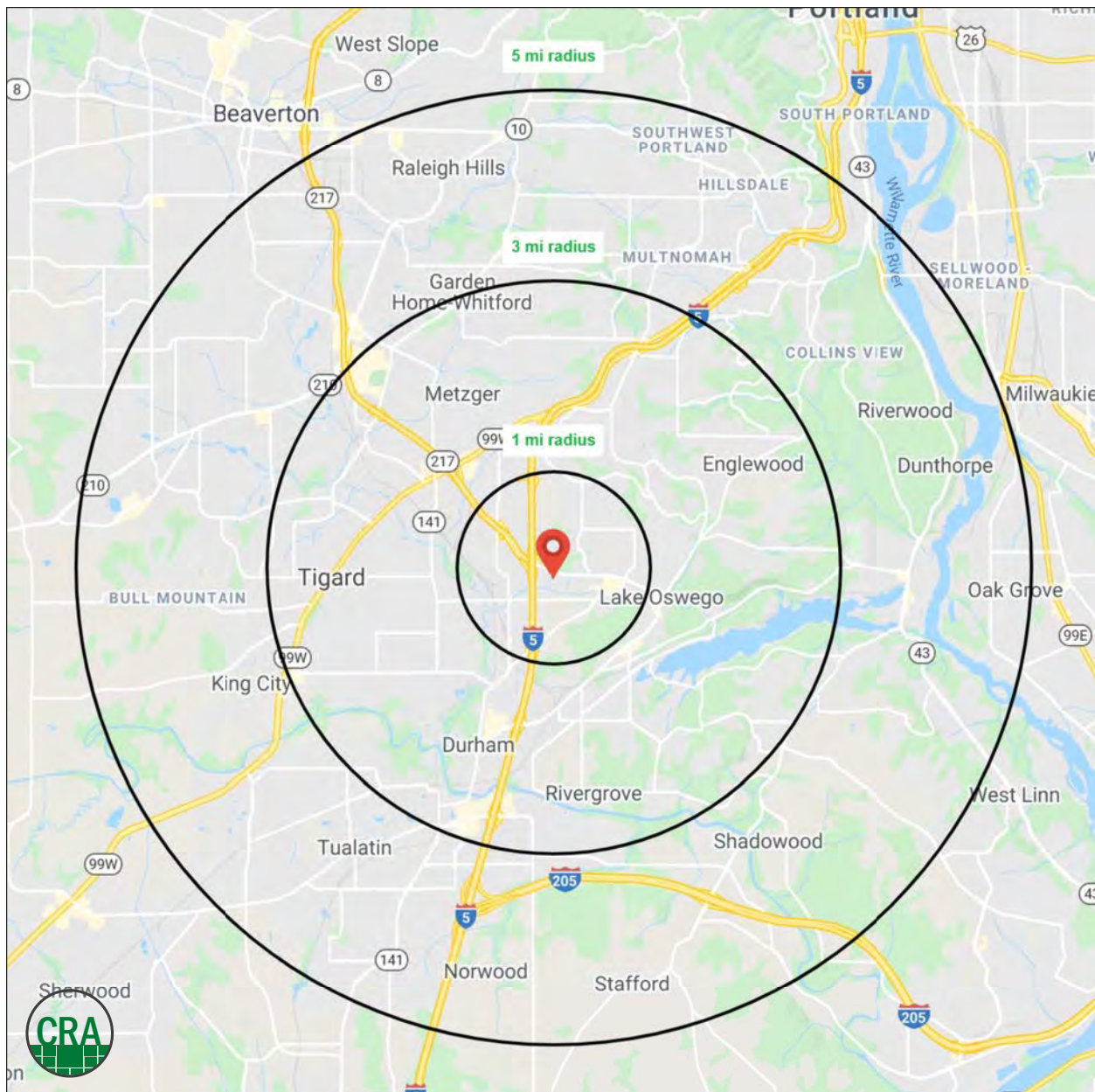
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	10,425	109,302	273,606
Projected Population 2025	10,794	113,465	284,856
Average HH Income	\$141,447	\$133,079	\$126,498
Median Home Value	\$578,020	\$505,466	\$489,911
Daytime Demographics 16+	22,834	108,651	210,792
Some College or Higher	85.9%	82.7%	82.6%

\$141,447

Average Household Income
1 MILE RADIUS

108,651

Daytime Demographics
Age 16 Years or Over
3 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.42/-122.7393

RS1

10 Centerpointe Dr

Lake Oswego, OR 97035

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	10,425	109,019	273,676
	2025 Projected Population	10,794	113,169	284,926
	2010 Census Population	9,751	99,196	249,519
	2000 Census Population	9,915	93,989	231,193
	Projected Annual Growth 2020 to 2025	0.7%	0.8%	0.8%
	Historical Annual Growth 2000 to 2020	0.3%	0.8%	0.9%
	2020 Median Age	40.0	41.9	41.6
HOUSEHOLDS	2020 Estimated Households	4,391	45,743	115,453
	2025 Projected Households	4,591	48,142	121,807
	2010 Census Households	4,085	41,477	104,616
	2000 Census Households	3,959	38,680	95,658
	Projected Annual Growth 2020 to 2025	0.9%	1.0%	1.1%
	Historical Annual Growth 2000 to 2020	0.5%	0.9%	1.0%
RACE AND ETHNICITY	2020 Estimated White	79.3%	80.6%	80.3%
	2020 Estimated Black or African American	2.4%	2.5%	2.3%
	2020 Estimated Asian or Pacific Islander	11.8%	7.3%	7.8%
	2020 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
	2020 Estimated Other Races	6.0%	9.0%	9.0%
	2020 Estimated Hispanic	6.9%	11.0%	11.0%
INCOME	2020 Estimated Average Household Income	\$141,447	\$133,050	\$126,502
	2020 Estimated Median Household Income	\$104,029	\$98,874	\$94,654
	2020 Estimated Per Capita Income	\$59,608	\$55,883	\$53,480
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.9%	2.0%	2.0%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.9%	3.0%
	2020 Estimated High School Graduate	10.8%	12.4%	12.4%
	2020 Estimated Some College	14.6%	20.2%	20.1%
	2020 Estimated Associates Degree Only	7.1%	7.2%	7.3%
	2020 Estimated Bachelors Degree Only	39.8%	33.5%	33.4%
	2020 Estimated Graduate Degree	24.4%	21.9%	21.8%
BUSINESS	2020 Estimated Total Businesses	1,932	7,996	14,384
	2020 Estimated Total Employees	20,110	78,575	135,158
	2020 Estimated Employee Population per Business	10.4	9.8	9.4
	2020 Estimated Residential Population per Business	5.4	13.6	19.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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