

FOR LEASE

# Lake Grove Retail

Lake Oswego, Oregon



**Location:** 16320 Bryant Rd, Lake Oswego, Oregon

**Available Space:** 2,600 SF retail/office space

**Lease Rates:** \$18.00/SF/YR, NNN

**Comments:**

- Very competitive rates
- Across the street from the new Lake Grove Zupan's
- Landlord may consider demising the space

**Traffic Count:** Bryant Rd – 9,946 ADT (10)  
Boones Ferry Rd – 21,838 ADT (10)

<b>Demographics:</b>	1 Mile	3 Mile	5 Mile
Est. Population 2010	9,810	82,309	227,013
Projected Population 2015	10,041	87,043	239,894
2010 Average HH Income	\$114,527	\$109,330	\$96,206
Employees	10,343	60,893	123,194

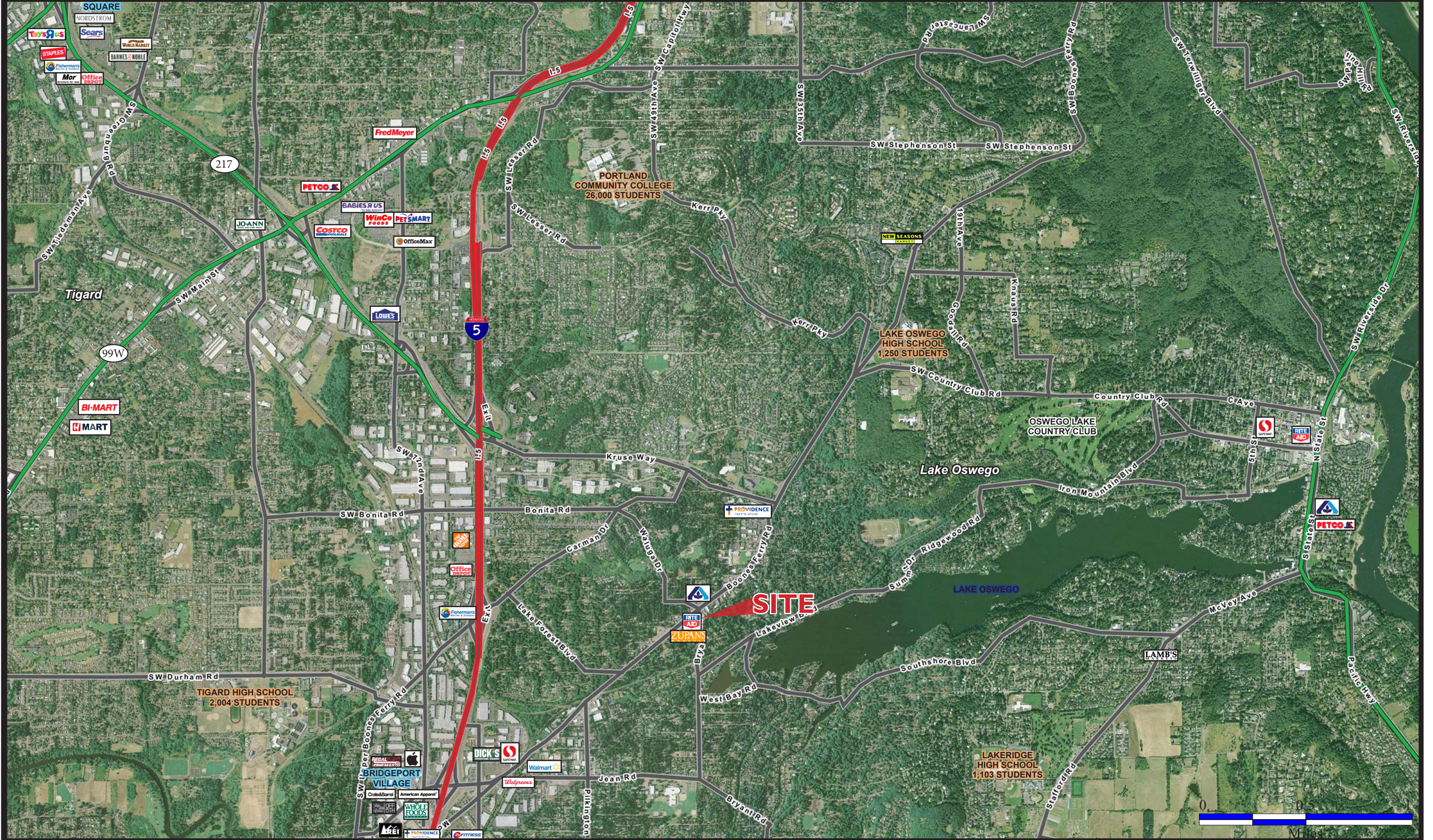
Source: Regis - SitesUSA

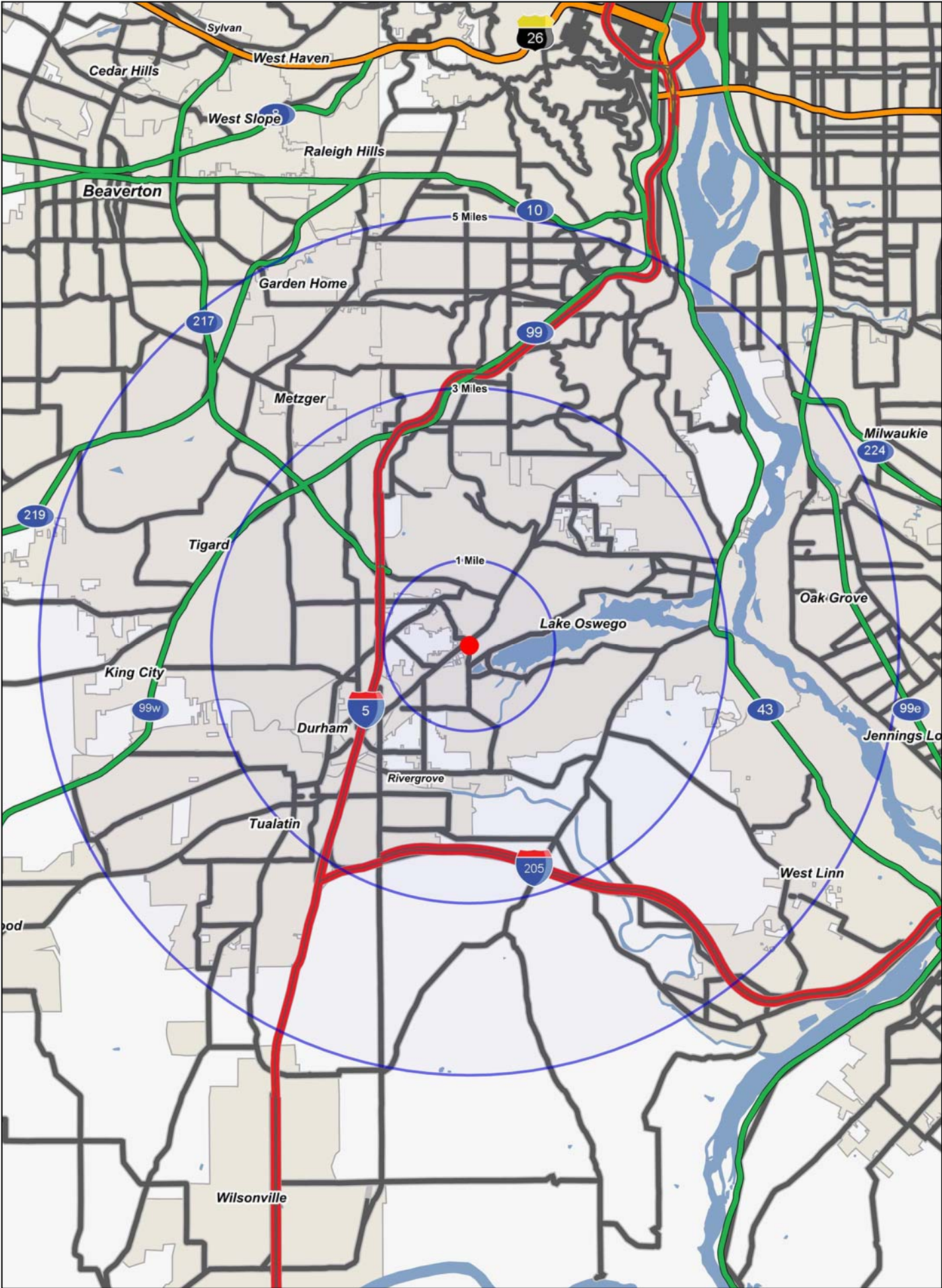


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# LAKE OSWEGO, OREGON





# FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 45.40774/-122.7227

## 16320 Bryant Road

## Lake Grove, OR

		1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	2010 Estimated Population	9,810	82,309	227,013
	2015 Projected Population	10,041	87,043	239,894
	2000 Census Population	9,375	74,138	202,542
	1990 Census Population	8,336	62,279	169,272
	Historical Annual Growth 1990 to 2010	0.9%	1.6%	1.7%
	Projected Annual Growth 2010 to 2015	0.5%	1.2%	1.1%
<b>HOUSEHOLDS</b>	2010 Est. Households	4,033	33,009	91,391
	2015 Proj. Households	4,120	34,512	95,504
	2000 Census Households	3,890	30,262	83,554
	1990 Census Households	3,359	25,032	69,291
	Historical Annual Growth 1990 to 2010	1.0%	1.6%	1.6%
	Projected Annual Growth 2010 to 2015	0.4%	0.9%	0.9%
<b>AGE</b>	2010 Est. Population 0 to 9 Years	9.7%	11.5%	11.7%
	2010 Est. Population 10 to 19 Years	12.7%	12.7%	12.5%
	2010 Est. Population 20 to 29 Years	11.9%	11.3%	11.2%
	2010 Est. Population 30 to 44 Years	19.8%	20.8%	21.1%
	2010 Est. Population 45 to 59 Years	26.5%	25.4%	24.3%
	2010 Est. Population 60 to 74 Years	14.1%	13.3%	13.2%
	2010 Est. Population 75 Years Plus	5.2%	4.9%	5.9%
	2010 Est. Median Age	41.1	40.2	40.1
<b>MARITAL STATUS &amp; SEX</b>	2010 Est. Male Population	48.4%	49.3%	49.0%
	2010 Est. Female Population	51.6%	50.7%	51.0%
	2010 Est. Never Married	23.9%	24.0%	25.2%
	2010 Est. Now Married	57.9%	57.9%	55.4%
	2010 Est. Separated or Divorced	13.2%	13.5%	14.0%
	2010 Est. Widowed	5.1%	4.5%	5.4%
<b>INCOME</b>	2010 Est. HH Income \$200,000 or More	11.1%	10.2%	7.6%
	2010 Est. HH Income \$150,000 to \$199,999	8.9%	8.4%	7.1%
	2010 Est. HH Income \$100,000 to \$149,999	19.2%	19.9%	18.0%
	2010 Est. HH Income \$75,000 to \$99,999	14.6%	14.1%	13.8%
	2010 Est. HH Income \$50,000 to \$74,999	17.4%	17.1%	17.8%
	2010 Est. HH Income \$35,000 to \$49,999	10.8%	10.6%	11.8%
	2010 Est. HH Income \$25,000 to \$34,999	6.6%	7.7%	8.7%
	2010 Est. HH Income \$15,000 to \$24,999	5.5%	6.0%	7.9%
	2010 Est. HH Income \$0 to \$14,999	5.8%	6.1%	7.3%
	2010 Est. Average Household Income	\$114,527	\$109,330	\$96,206
	2010 Est. Median HH Income	\$81,513	\$82,403	\$73,720
	2010 Est. Per Capita Income	\$47,147	\$43,891	\$39,196
	2010 Est. Number of Businesses	1,025	5,232	11,359
	2010 Est. Total Number of Employees	10,343	60,893	123,194

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### Lake Grove, OR

	1 Mile	3 Miles	5 Miles	
<b>RACE</b>	2010 Est. White Population	90.1%	90.2%	90.5%
	2010 Est. Black Population	1.1%	1.4%	1.6%
	2010 Est. Asian & Pacific Islander	6.8%	5.9%	5.4%
	2010 Est. American Indian & Alaska Native	0.4%	0.6%	0.7%
	2010 Est. Other Races Population	1.7%	1.9%	1.9%
<b>HISPANIC</b>	2010 Est. Hispanic Population	433	7,703	20,627
	2010 Est. Hispanic Population Percent	4.4%	9.4%	9.1%
	2015 Proj. Hispanic Population Percent	5.2%	10.6%	10.6%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	7,098	58,058	159,820
	2010 Est. Elementary (0 to 8)	0.6%	1.7%	2.2%
	2010 Est. Some High School (9 to 11)	2.0%	2.5%	3.4%
	2010 Est. High School Graduate (12)	11.3%	12.7%	16.2%
	2010 Est. Some College (13 to 16)	25.1%	22.4%	22.9%
	2010 Est. Associate Degree Only	7.8%	6.9%	7.3%
	2010 Est. Bachelor Degree Only	34.3%	33.3%	30.1%
	2010 Est. Graduate Degree	18.8%	20.5%	17.9%
<b>HOUSING</b>	2010 Est. Total Housing Units	4,333	35,327	97,531
	2010 Est. Owner Occupied Percent	64.2%	62.7%	61.6%
	2010 Est. Renter Occupied Percent	28.9%	30.8%	32.1%
	2010 Est. Vacant Housing Percent	6.9%	6.6%	6.3%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	1.4%	1.6%	1.9%
	2000 Homes Built 1995 to 1998	6.4%	9.1%	8.5%
	2000 Homes Built 1990 to 1994	10.5%	11.9%	11.1%
	2000 Homes Built 1980 to 1989	24.8%	23.4%	19.3%
	2000 Homes Built 1970 to 1979	24.0%	25.7%	25.1%
	2000 Homes Built 1960 to 1969	11.0%	12.0%	13.6%
	2000 Homes Built 1950 to 1959	9.2%	7.8%	8.9%
	2000 Homes Built Before 1949	12.7%	8.4%	11.6%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	0.9%	1.3%	1.1%
	2000 Home Value \$500,000 to \$999,999	7.1%	7.5%	5.0%
	2000 Home Value \$400,000 to \$499,999	7.7%	7.4%	4.9%
	2000 Home Value \$300,000 to \$399,999	15.7%	15.5%	11.9%
	2000 Home Value \$200,000 to \$299,999	40.8%	33.8%	30.3%
	2000 Home Value \$150,000 to \$199,999	19.9%	24.1%	30.6%
	2000 Home Value \$100,000 to \$149,999	5.8%	8.7%	13.8%
	2000 Home Value \$50,000 to \$99,999	1.7%	1.3%	2.1%
	2000 Home Value \$25,000 to \$49,999	-	0.2%	0.2%
	2000 Home Value \$0 to \$24,999	0.2%	0.1%	0.2%
	2000 Median Home Value	\$268,533	\$261,412	\$232,708
	2000 Median Rent	\$787	\$729	\$683

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		1 Mile	3 Miles	5 Miles
<b>LABOR FORCE</b>	2010 Est. Labor: Population Age 16+	8,100	66,344	182,771
	2010 Est. Civilian Employed	62.9%	63.2%	62.4%
	2010 Est. Civilian Unemployed	5.6%	6.8%	7.3%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	31.5%	30.1%	30.3%
	2010 Labor Force: Males	47.9%	48.8%	48.4%
	2010 Labor Force: Females	52.1%	51.2%	51.6%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	4,977	39,607	107,849
	2000 Mgmt, Business, & Financial Operations	24.0%	22.0%	20.3%
	2000 Professional & Related	27.0%	26.1%	25.1%
	2000 Service	8.8%	9.6%	10.6%
	2000 Sales and Office	28.2%	29.8%	29.0%
	2000 Farming, Fishing, and Forestry	0.3%	0.2%	0.2%
	2000 Construction, Extraction, & Maintenance	5.6%	5.0%	6.0%
	2000 Production, Transport, & Material Moving	6.2%	7.2%	8.9%
	2000 Percent White Collar Workers	79.2%	78.0%	74.4%
	2000 Percent Blue Collar Workers	20.8%	22.0%	25.6%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	77.9%	77.6%	75.9%
	2000 Drive to Work in Carpool	8.8%	9.4%	9.8%
	2000 Travel to Work by Public Transportation	3.8%	4.2%	5.2%
	2000 Drive to Work on Motorcycle	-	0.1%	0.1%
	2000 Walk or Bicycle to Work	2.2%	2.1%	2.8%
	2000 Other Means	0.6%	0.3%	0.4%
	2000 Work at Home	6.7%	6.2%	5.9%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	31.9%	28.3%	27.5%
	2000 Travel to Work in 15 to 29 Minutes	40.4%	44.3%	44.2%
	2000 Travel to Work in 30 to 59 Minutes	24.2%	24.5%	25.0%
	2000 Travel to Work in 60 Minutes or More	3.6%	3.0%	3.2%
	2000 Average Travel Time to Work	20.3	20.4	20.7
<b>CONSUMER EXPENDITURE</b>	2010 Est. Total Household Expenditure	\$314 M	\$2.47 B	\$6.23 B
	2010 Est. Apparel	\$15.1 M	\$119 M	\$300 M
	2010 Est. Contributions & Gifts	\$22.6 M	\$177 M	\$433 M
	2010 Est. Education & Reading	\$9.69 M	\$76.2 M	\$186 M
	2010 Est. Entertainment	\$17.7 M	\$140 M	\$352 M
	2010 Est. Food, Beverages & Tobacco	\$48.0 M	\$378 M	\$966 M
	2010 Est. Furnishings & Equipment	\$14.4 M	\$113 M	\$283 M
	2010 Est. Health Care & Insurance	\$21.5 M	\$170 M	\$433 M
	2010 Est. Household Operations & Shelter & Utilities	\$94.0 M	\$740 M	\$1.87 B
	2010 Est. Miscellaneous Expenses	\$5.07 M	\$39.9 M	\$102 M
	2010 Est. Personal Care	\$4.49 M	\$35.4 M	\$89.6 M
	2010 Est. Transportation	\$61.0 M	\$481 M	\$1.22 B

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