

FOR
LEASE

Meridian Square

Lake Oswego, Oregon



Location: 17773 Lower Boones Ferry Rd, Lake Oswego, Oregon

Available Space:

1,169 SF – Available March 1, 2012;
Currently occupied by dry cleaners,
please do not disturb tenant

Tenants:

Safeway, Dick's Sporting Goods, Baskin
Robbins, Arby's, Subway, Starbucks and more

Rental Rate:

\$35.00 SF/YR, NNN (\$5.25)

Traffic Count:

L. Boones Ferry Rd – 30,000 ADT (2006)

Demographics:

	1 Mile	3 Miles	5 Miles
Population 2010	9,601	84,500	211,590
Population Forecast 2015	10,032	83,124	226,318
2010 Average HH Income	\$86,239	\$96,863	\$100,232
Employees	11,332	64,300	116,010

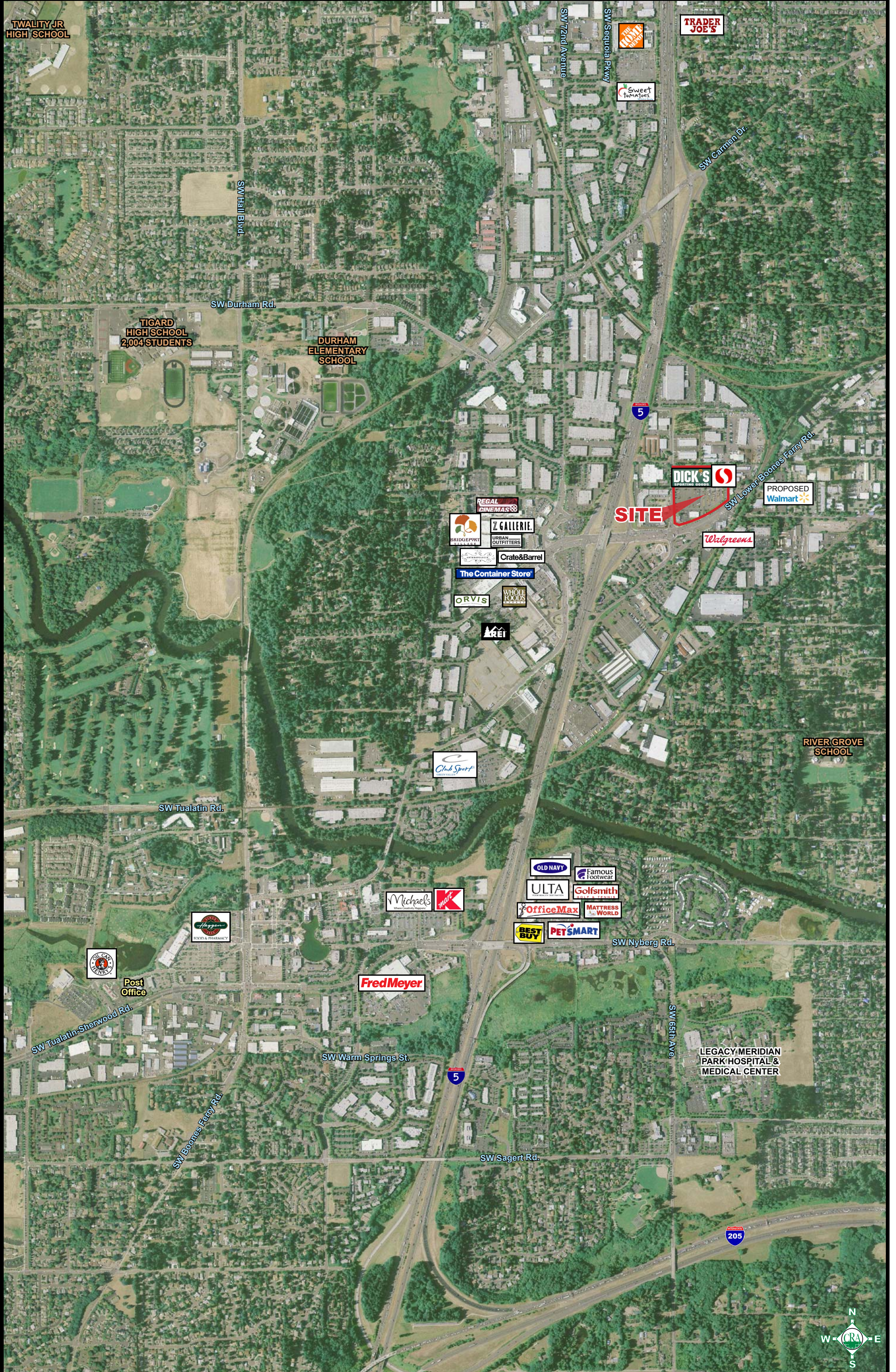
Source: Regis - SitesUSA



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TUALATIN, OREGON



TUALATIN JR HIGH SCHOOL

TIGARD HIGH SCHOOL
2,004 STUDENTS

DURHAM ELEMENTARY SCHOOL

RIVER GROVE SCHOOL

TRADER JOE'S

DICK'S SPORTING GOODS

PROPOSED Walmart

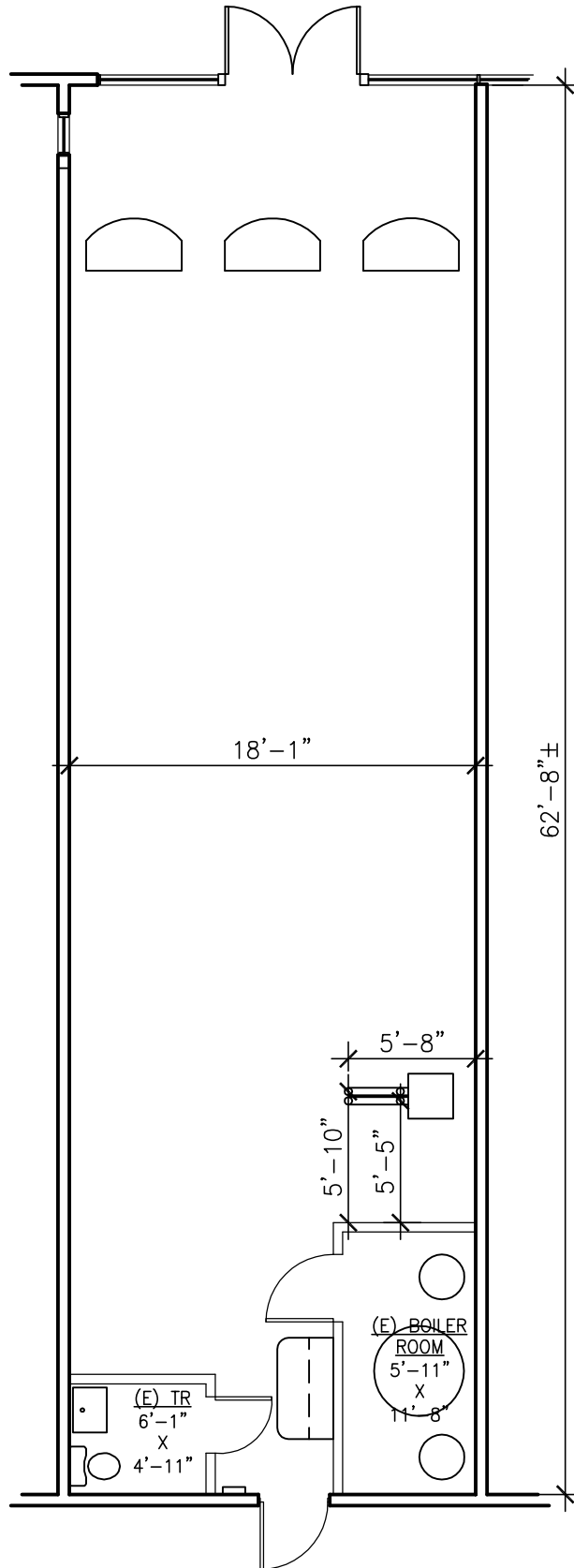
Walgreens

Fred Meyer

LEGACY MERIDIAN PARK HOSPITAL & MEDICAL CENTER

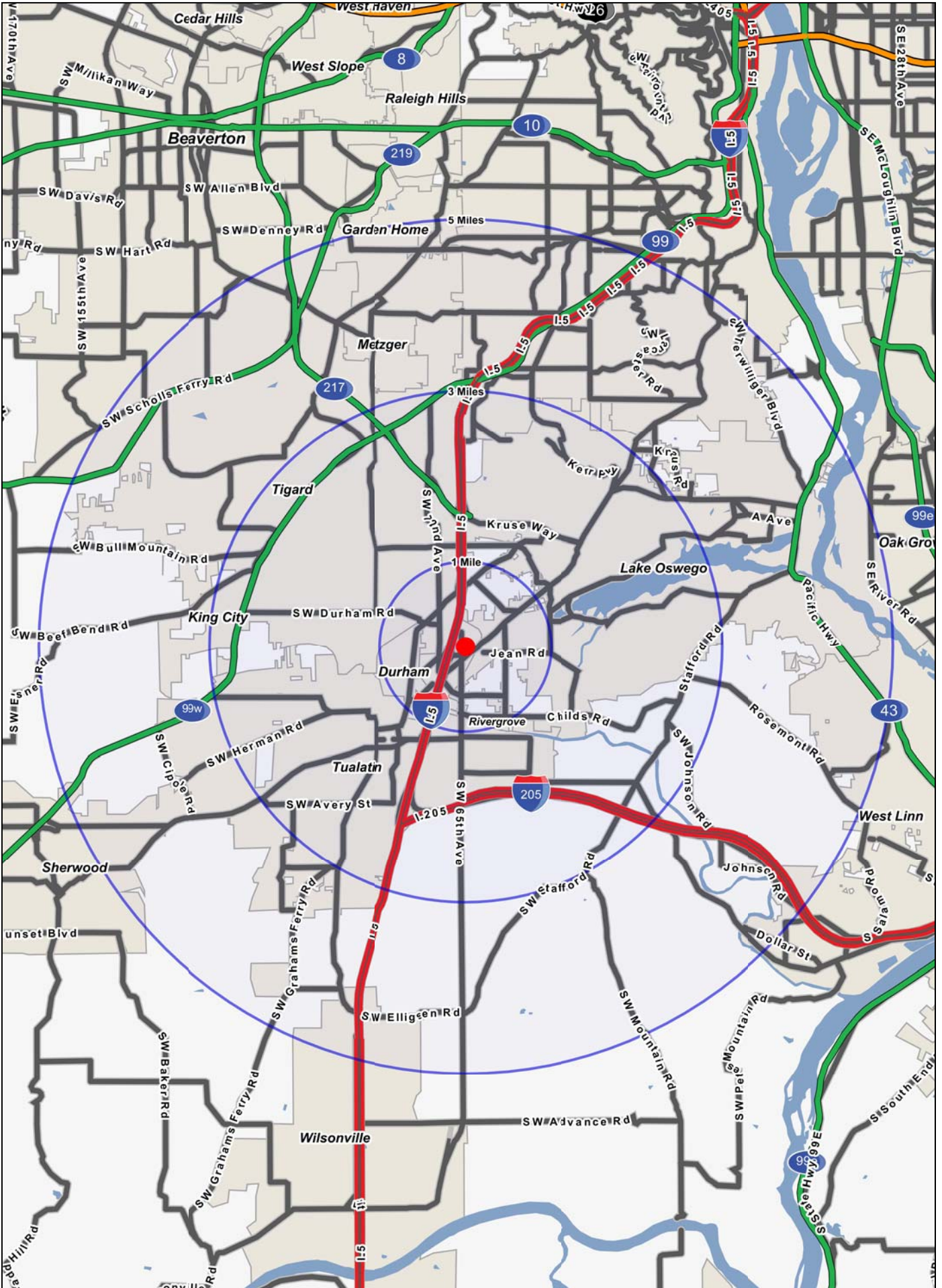


SITE PLAN



**AVAILABLE SPACE:
1,169 USF**

Logos are for identification purposes only and may be trademarks of their respective companies.



FULL PROFILE

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



Lat/Lon: 45.39816/-122.7431

17777 Lower Boones Ferry Rd

Lake Oswego, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	9,601	84,500	211,590
	2015 Projected Population	10,032	89,805	226,318
	2000 Census Population	8,890	74,338	183,871
	1990 Census Population	7,429	59,616	142,984
	Historical Annual Growth 1990 to 2010	1.5%	2.1%	2.4%
	Projected Annual Growth 2010 to 2015	0.9%	1.3%	1.4%
HOUSEHOLDS	2010 Est. Households	3,645	33,527	82,223
	2015 Proj. Households	3,675	34,362	84,773
	2000 Census Households	3,494	30,586	74,371
	1990 Census Households	2,883	24,133	57,668
	Historical Annual Growth 1990 to 2010	1.3%	1.9%	2.1%
	Projected Annual Growth 2010 to 2015	0.2%	0.5%	0.6%
AGE	2010 Est. Population 0 to 9 Years	13.2%	12.0%	12.7%
	2010 Est. Population 10 to 19 Years	13.0%	12.9%	12.9%
	2010 Est. Population 20 to 29 Years	12.8%	12.0%	11.5%
	2010 Est. Population 30 to 44 Years	22.6%	20.8%	22.0%
	2010 Est. Population 45 to 59 Years	23.0%	23.2%	23.2%
	2010 Est. Population 60 to 74 Years	11.8%	12.8%	12.2%
	2010 Est. Population 75 Years Plus	3.5%	6.3%	5.5%
	2010 Est. Median Age	37.1	39.5	38.7
MARITAL STATUS & SEX	2010 Est. Male Population	49.9%	49.0%	49.0%
	2010 Est. Female Population	50.1%	51.0%	51.0%
	2010 Est. Never Married	26.6%	24.4%	24.6%
	2010 Est. Now Married	55.7%	56.5%	57.0%
	2010 Est. Separated or Divorced	14.5%	13.7%	13.5%
	2010 Est. Widowed	3.2%	5.4%	4.9%
INCOME	2010 Est. HH Income \$200,000 or More	5.3%	7.8%	8.2%
	2010 Est. HH Income \$150,000 to \$199,999	5.3%	7.8%	7.6%
	2010 Est. HH Income \$100,000 to \$149,999	17.7%	17.9%	18.9%
	2010 Est. HH Income \$75,000 to \$99,999	16.6%	14.1%	14.2%
	2010 Est. HH Income \$50,000 to \$74,999	21.9%	17.0%	17.6%
	2010 Est. HH Income \$35,000 to \$49,999	12.5%	11.9%	11.3%
	2010 Est. HH Income \$25,000 to \$34,999	7.1%	8.7%	8.4%
	2010 Est. HH Income \$15,000 to \$24,999	7.4%	7.4%	7.1%
	2010 Est. HH Income \$0 to \$14,999	6.3%	7.3%	6.7%
	2010 Est. Average Household Income	\$86,239	\$96,863	\$100,232
	2010 Est. Median HH Income	\$69,226	\$74,926	\$76,859
	2010 Est. Per Capita Income	\$32,778	\$38,535	\$39,185
	2010 Est. Number of Businesses	771	5,224	10,292
	2010 Est. Total Number of Employees	11,332	64,300	116,010

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RACE	2010 Est. White Population	86.9%	86.8%	87.0%
	2010 Est. Black Population	1.3%	1.5%	1.7%
	2010 Est. Asian & Pacific Islander	4.5%	5.8%	5.9%
	2010 Est. American Indian & Alaska Native	0.9%	0.8%	0.8%
	2010 Est. Other Races Population	6.5%	5.2%	4.7%
HISPANIC	2010 Est. Hispanic Population	1,433	9,427	19,755
	2010 Est. Hispanic Population Percent	14.9%	11.2%	9.3%
	2015 Proj. Hispanic Population Percent	16.5%	12.6%	10.7%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	6,540	58,665	146,234
	2010 Est. Elementary (0 to 8)	2.6%	2.4%	2.2%
	2010 Est. Some High School (9 to 11)	3.3%	3.1%	3.1%
	2010 Est. High School Graduate (12)	15.4%	15.3%	15.6%
	2010 Est. Some College (13 to 16)	27.8%	23.8%	23.0%
	2010 Est. Associate Degree Only	9.3%	7.3%	7.7%
	2010 Est. Bachelor Degree Only	29.2%	30.7%	30.9%
	2010 Est. Graduate Degree	12.4%	17.4%	17.5%
HOUSING	2010 Est. Total Housing Units	3,876	35,752	87,788
	2010 Est. Owner Occupied Percent	60.5%	59.8%	62.6%
	2010 Est. Renter Occupied Percent	33.5%	34.0%	31.0%
	2010 Est. Vacant Housing Percent	6.0%	6.2%	6.3%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.7%	1.8%	2.3%
	2000 Homes Built 1995 to 1998	9.2%	10.7%	11.3%
	2000 Homes Built 1990 to 1994	11.3%	13.2%	13.2%
	2000 Homes Built 1980 to 1989	21.3%	25.5%	21.5%
	2000 Homes Built 1970 to 1979	25.6%	26.8%	25.0%
	2000 Homes Built 1960 to 1969	18.3%	11.7%	11.8%
	2000 Homes Built 1950 to 1959	7.6%	5.2%	6.8%
	2000 Homes Built Before 1949	6.1%	5.2%	8.1%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	1.0%	1.0%
	2000 Home Value \$500,000 to \$999,999	1.0%	5.7%	5.1%
	2000 Home Value \$400,000 to \$499,999	2.2%	5.8%	5.2%
	2000 Home Value \$300,000 to \$399,999	5.4%	13.6%	12.8%
	2000 Home Value \$200,000 to \$299,999	41.1%	31.9%	31.5%
	2000 Home Value \$150,000 to \$199,999	38.0%	29.2%	30.2%
	2000 Home Value \$100,000 to \$149,999	10.9%	10.9%	12.0%
	2000 Home Value \$50,000 to \$99,999	1.2%	1.6%	1.8%
	2000 Home Value \$25,000 to \$49,999	-	0.1%	0.1%
	2000 Home Value \$0 to \$24,999	0.3%	0.1%	0.2%
	2000 Median Home Value	\$207,225	\$244,019	\$237,700
	2000 Median Rent	\$690	\$711	\$695

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LABOR FORCE	2010 Est. Labor: Population Age 16+	7,578	67,648	167,611
	2010 Est. Civilian Employed	65.0%	61.9%	62.8%
	2010 Est. Civilian Unemployed	7.8%	7.3%	7.4%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	27.2%	30.8%	29.7%
	2010 Labor Force: Males	49.7%	48.3%	48.4%
	2010 Labor Force: Females	50.3%	51.7%	51.6%
OCCUPATION	2000 Occupation: Population Age 16+	4,890	39,028	97,778
	2000 Mgmt, Business, & Financial Operations	18.6%	20.8%	21.0%
	2000 Professional & Related	20.5%	23.6%	25.0%
	2000 Service	12.1%	10.5%	10.0%
	2000 Sales and Office	31.4%	30.8%	29.4%
	2000 Farming, Fishing, and Forestry	0.2%	0.2%	0.2%
	2000 Construction, Extraction, & Maintenance	7.4%	5.4%	5.7%
	2000 Production, Transport, & Material Moving	9.7%	8.7%	8.7%
	2000 Percent White Collar Workers	70.6%	75.2%	75.5%
	2000 Percent Blue Collar Workers	29.4%	24.8%	24.5%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	77.3%	77.7%	77.4%
	2000 Drive to Work in Carpool	10.1%	9.8%	9.3%
	2000 Travel to Work by Public Transportation	4.3%	4.1%	4.7%
	2000 Drive to Work on Motorcycle	-	0.1%	0.1%
	2000 Walk or Bicycle to Work	2.2%	2.3%	2.3%
	2000 Other Means	0.8%	0.3%	0.3%
	2000 Work at Home	5.3%	5.6%	5.8%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	31.7%	29.8%	27.3%
	2000 Travel to Work in 15 to 29 Minutes	40.2%	41.3%	43.6%
	2000 Travel to Work in 30 to 59 Minutes	23.5%	25.9%	26.1%
	2000 Travel to Work in 60 Minutes or More	4.7%	3.0%	3.1%
	2000 Average Travel Time to Work	21.5	20.5	20.9
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$232 M	\$2.30 B	\$5.78 B
	2010 Est. Apparel	\$11.1 M	\$111 M	\$278 M
	2010 Est. Contributions & Gifts	\$15.3 M	\$161 M	\$404 M
	2010 Est. Education & Reading	\$6.61 M	\$69.3 M	\$174 M
	2010 Est. Entertainment	\$13.0 M	\$130 M	\$326 M
	2010 Est. Food, Beverages & Tobacco	\$36.3 M	\$355 M	\$892 M
	2010 Est. Furnishings & Equipment	\$10.5 M	\$104 M	\$263 M
	2010 Est. Health Care & Insurance	\$16.2 M	\$159 M	\$399 M
	2010 Est. Household Operations & Shelter & Utilities	\$69.2 M	\$689 M	\$1.73 B
	2010 Est. Miscellaneous Expenses	\$3.82 M	\$37.4 M	\$93.8 M
	2010 Est. Personal Care	\$3.35 M	\$33.0 M	\$83.0 M
	2010 Est. Transportation	\$46.4 M	\$450 M	\$1.13 B

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