

CENTERPOINTE SHOPS

FOR LEASE | LAKE OSWEGO, OREGON



LOCATION

I-5 & Kruse Way, Lake Oswego, Oregon

AVAILABLE SPACE

Up to 3,420 SF

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 - 160,729 ADT ('22)

Hwy 217 - 105,228 ADT ('22)

Kruse Way - 25,714 ADT ('22)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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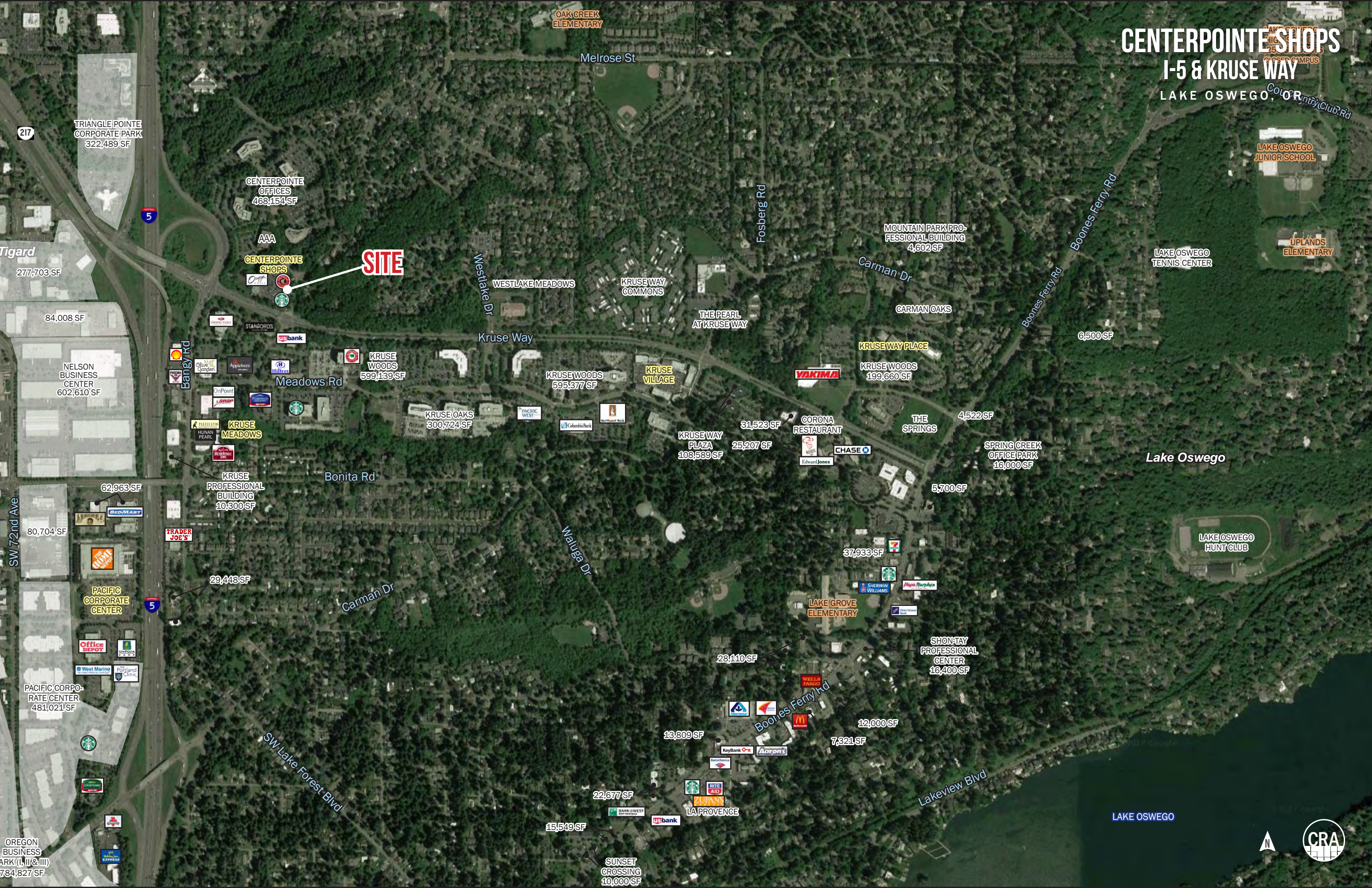
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CENTERPOINTE SHOPS I-5 & KRUSE WAY

LAKE OSWEGO, OR



217

TRIANGLE POINT
CORPORATE PARK
322,489 SF

CENTERPOINTE
OFFICES
468,154 SF

AAA

CENTERPOINTE
SHOPS

SITE

Tigard
277,703 SF

84,008 SF

NELSON
BUSINESS
CENTER
602,610 SF

STANFORD'S
US bank

Meadows Rd

KRUSE
WOODS
599,139 SF

KRUSE WOODS
595,377 SF

KRUSE
VILLAGE

KRUSE WAY PLACE

KRUSE WOODS
199,660 SF

6,500 SF

KRUSE
MEADOWS

KRUSE OAKS
300,724 SF

KRUSE WAY
PLAZA
108,589 SF

31,523 SF

CORONA
RESTAURANT

THE SPRINGS

4,522 SF

SPRING CREEK
OFFICE PARK
16,000 SF

Lake Oswego

KRUSE
PROFESSIONAL
BUILDING
10,300 SF

Bonita Rd

62,963 SF

80,704 SF

TRADER
JOE'S

29,448 SF

Carman Dr

PACIFIC
CORPORATE
CENTER

PACIFIC CORPO-
RATE CENTER
481,021 SF

Office
DEPOT

SW Lake Forest Blvd

28,110 SF

37,933 SF

LAKE GROVE
ELEMENTARY

5,700 SF

SHONTAY
PROFESSIONAL
CENTER
16,400 SF

LAKE OSWEGO
HUNT CLUB

13,309 SF

Boones Ferry Rd

12,000 SF

7,321 SF

22,677 SF

LA PROVENCE

15,549 SF

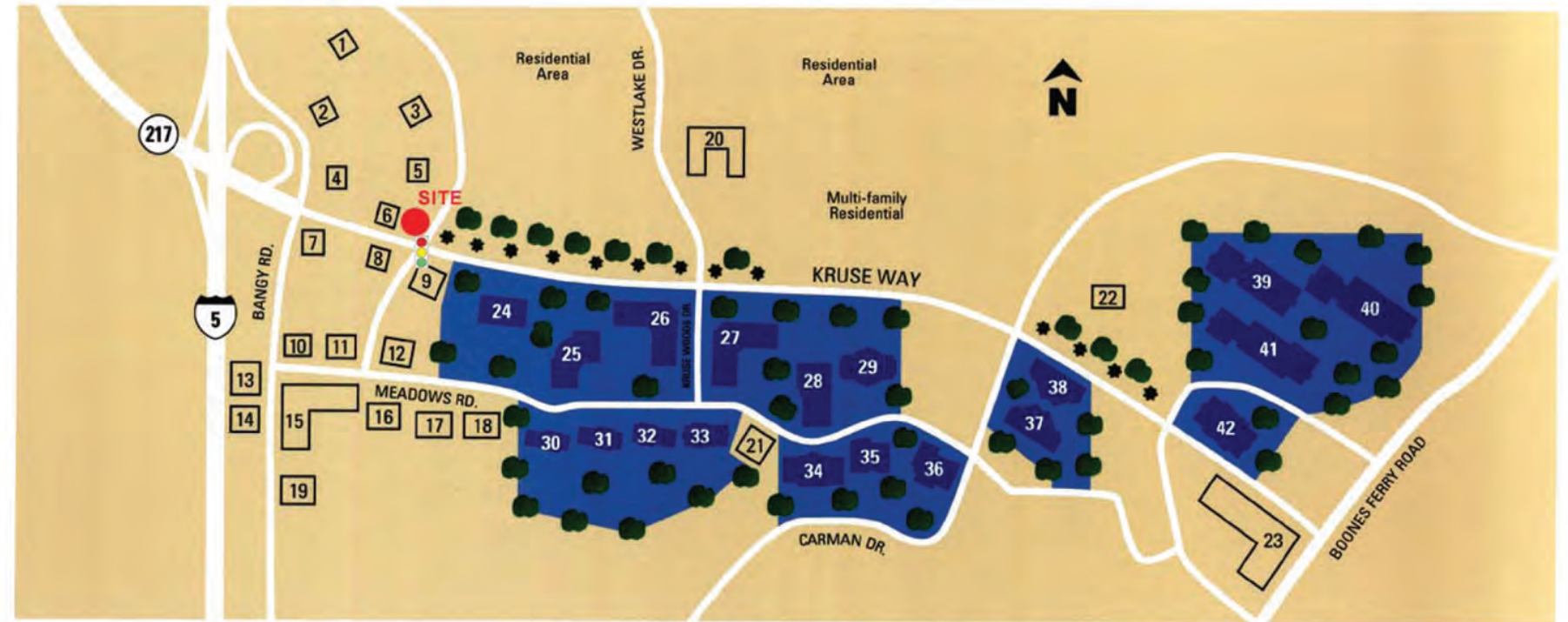
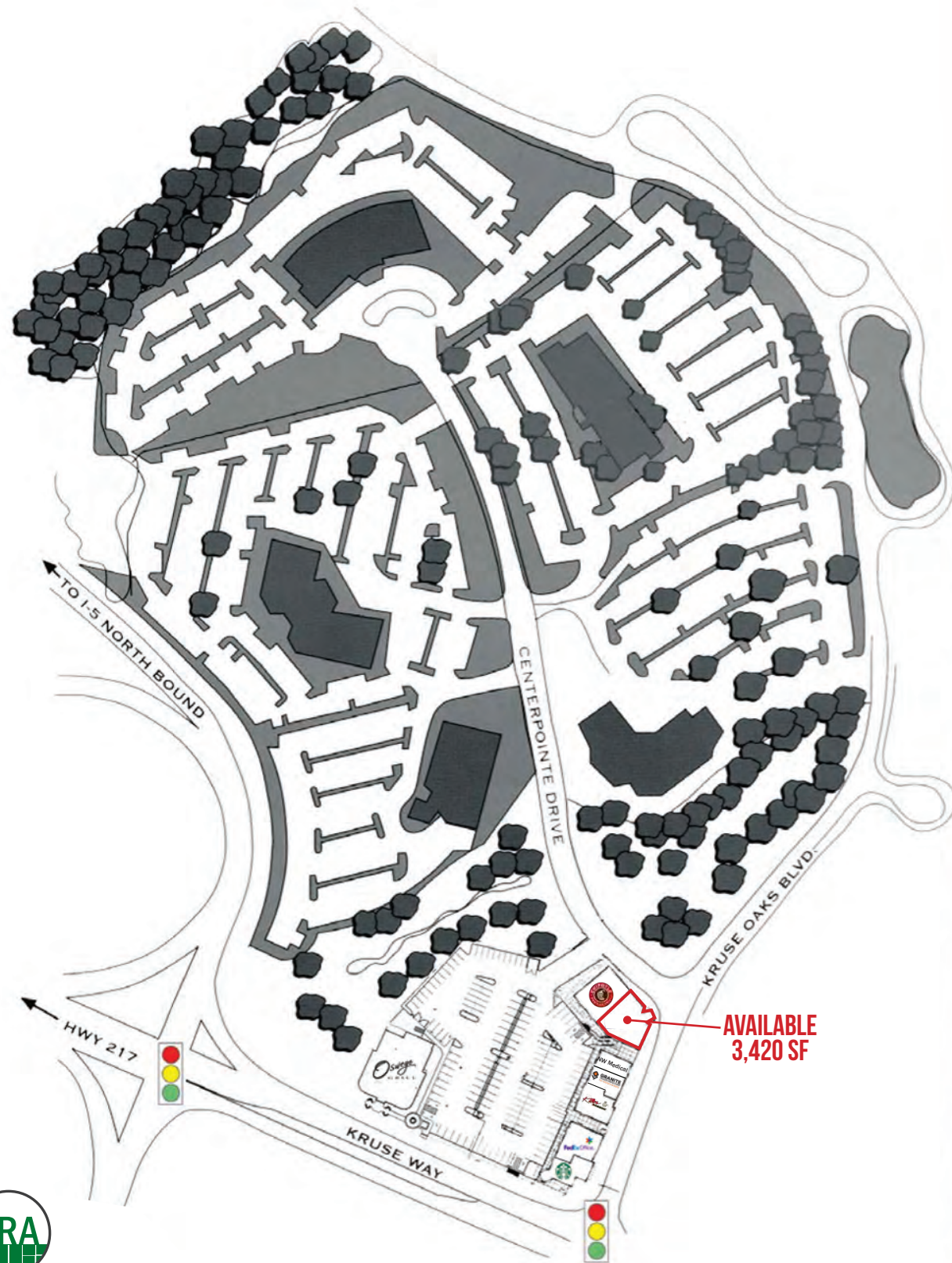
SUNSET
CROSSING
10,000 SF

Lakeview Blvd

LAKE OSWEGO

OREGON
BUSINESS
ARK (I, II & III)
784,827 SF





- | | | | | |
|-------------------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------------------|
| 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. Former Chevy's | 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 | |





CENTERPOINTE SHOPS

I-5 & KRUSE WAY

LAKE OSWEGO, OR

SITE PLAN | CLOSE-IN



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

DEMOGRAPHIC SUMMARY

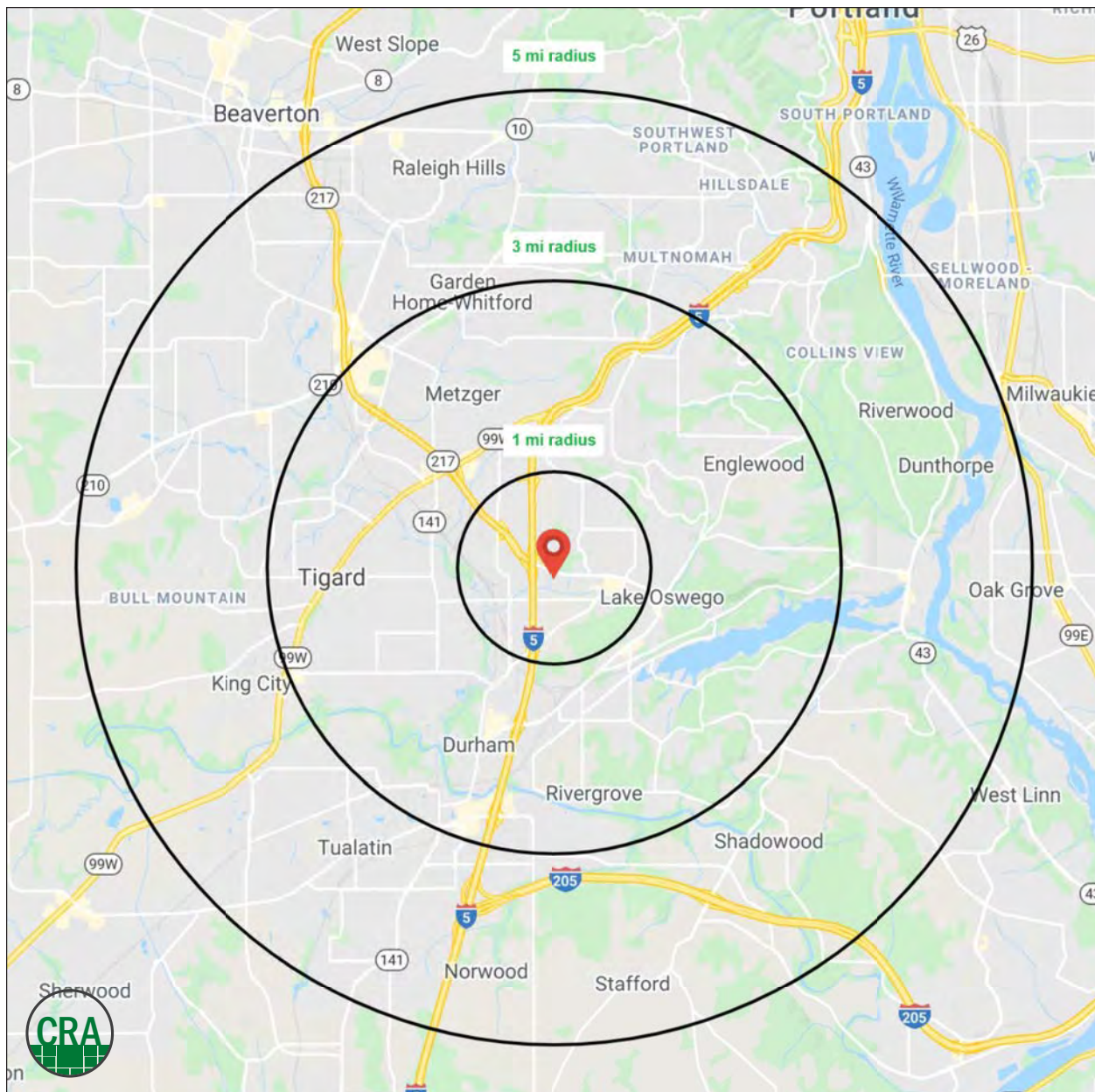
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	10,295	105,098	269,176
Projected Population 2027	10,406	107,045	273,960
Average HH Income	\$143,170	\$130,952	\$129,346
Median Home Value	\$582,790	\$520,711	\$520,393
Daytime Demographics 16+	25,888	112,374	227,012
Some College or Higher	85.3%	82.6%	82.6%

\$143,170

Average Household Income
1 MILE RADIUS

112,374

Daytime Demographics
Age 16 Years or Over
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.42/-122.7393

10 Centerpointe Dr	1 mi	3 mi	5 mi
Lake Oswego, OR 97035	radius	radius	radius
Population			
2022 Estimated Population	10,295	105,098	269,176
2027 Projected Population	10,406	107,045	273,960
2020 Census Population	10,456	105,174	269,870
2010 Census Population	9,503	97,496	250,361
Projected Annual Growth 2022 to 2027	0.2%	0.4%	0.4%
Historical Annual Growth 2010 to 2022	0.7%	0.6%	0.6%
2022 Median Age	40.2	41.3	41.2
Households			
2022 Estimated Households	4,192	43,523	111,939
2027 Projected Households	4,422	45,555	117,010
2020 Census Households	4,262	43,549	112,152
2010 Census Households	3,971	40,763	104,938
Projected Annual Growth 2022 to 2027	1.1%	0.9%	0.9%
Historical Annual Growth 2010 to 2022	0.5%	0.6%	0.6%
Race and Ethnicity			
2022 Estimated White	72.9%	74.6%	74.5%
2022 Estimated Black or African American	1.3%	1.9%	1.9%
2022 Estimated Asian or Pacific Islander	12.5%	7.2%	7.5%
2022 Estimated American Indian or Native Alaskan	0.4%	0.7%	0.7%
2022 Estimated Other Races	12.9%	15.6%	15.4%
2022 Estimated Hispanic	8.4%	11.9%	11.7%
Income			
2022 Estimated Average Household Income	\$143,170	\$130,952	\$129,346
2022 Estimated Median Household Income	\$104,303	\$99,382	\$98,855
2022 Estimated Per Capita Income	\$58,371	\$54,300	\$53,913
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.7%	1.8%
2022 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.5%	2.4%
2022 Estimated High School Graduate	11.5%	13.1%	13.3%
2022 Estimated Some College	14.7%	20.2%	20.3%
2022 Estimated Associates Degree Only	6.4%	7.1%	7.1%
2022 Estimated Bachelors Degree Only	37.2%	33.0%	33.1%
2022 Estimated Graduate Degree	27.0%	22.3%	22.1%
Business			
2022 Estimated Total Businesses	2,282	9,448	18,437
2022 Estimated Total Employees	22,944	82,486	150,281
2022 Estimated Employee Population per Business	10.1	8.7	8.2
2022 Estimated Residential Population per Business	4.5	11.1	14.6

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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