

KRUSE VILLAGE

4811-4871 MEADOWS ROAD, LAKE OSWEGO, OR



NOW LEASING IN LAKE OSWEGO, OREGON

Designed for busy successful urban professionals and families, Kruse Village is located at the key intersection of Kruse Way and Carman Dr in the prosperous Lake Oswego trade area. This retail and restaurant service hub spans five acres and 62,000 SF in six buildings. Kruse Village includes more than 250 parking spaces and easy access to I-5 as well as the surrounding neighborhood.

Kruse Way has a high concentration of finance, insurance, real estate and professional services as well as more than 2.3 million SF of office space (which is the largest concentration of office space outside of Downtown Portland). There are over 7,000 employees within walking distance of the site.

AVAILABLE SPACE

Retail/Office:

- 1,049 SF

ANNOUNCING!

po | **POLSINELLI**
OPTOMETRY



NAI Elliott

George Macoubray
503 504 2957
gmacoubray@naielliott.com

Nick Stanton
503 784 0407
nstanton@naielliott.com

CRA COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Bob LeFeber
503 274 0211
bob@cra-nw.com

KRUSE VILLAGE

4811-4871 MEADOWS ROAD, LAKE OSWEGO, OR



PROJECT DETAILS



PROPERTY HIGHLIGHTS

- Located in the Kruse Way trade area.
- High density employment and strong demographics.
- Excellent co-tenancy.
- Call for pricing.

TENANTS INCLUDE



DEMOGRAPHICS (2020)

RADIUS	1 MILE	2 MILE	3 MILE
Population	13,628	42,074	99,301
Avg. Household Income	\$154,793	\$156,641	\$141,574
Estimated Employees	16,050	44,562	69,074

TRAFFIC COUNTS (2020)

LOCATION	ADT
Kruse Way	25,540
Carman Drive	8,702
Meadows Road	5,197



George Macoubray
503 504 2957
gmacoubray@naielliott.com

Nick Stanton
503 784 0407
nstanton@naielliott.com



Bob LeFeber
503 274 0211
bob@cra-nw.com

KRUSE VILLAGE

4811-4871 MEADOWS ROAD, LAKE OSWEGO, OR



SITE IMAGES



George Macoubray
503 504 2957
gmacoubray@naielliott.com

Nick Stanton
503 784 0407
nstanton@naielliott.com



Bob LeFeber
503 274 0211
bob@cra-nw.com

KRUSE VILLAGE

4811-4871 MEADOWS ROAD, LAKE OSWEGO, OR



SITE PLAN



■ AVAILABLE

RETAIL/OFFICE:

1,049 SF AVAILABLE



George Macoubray
503 504 2957
gmacoubray@naielliott.com

Nick Stanton
503 784 0407
nstanton@naielliott.com



Bob LeFeber
503 274 0211
bob@cra-nw.com

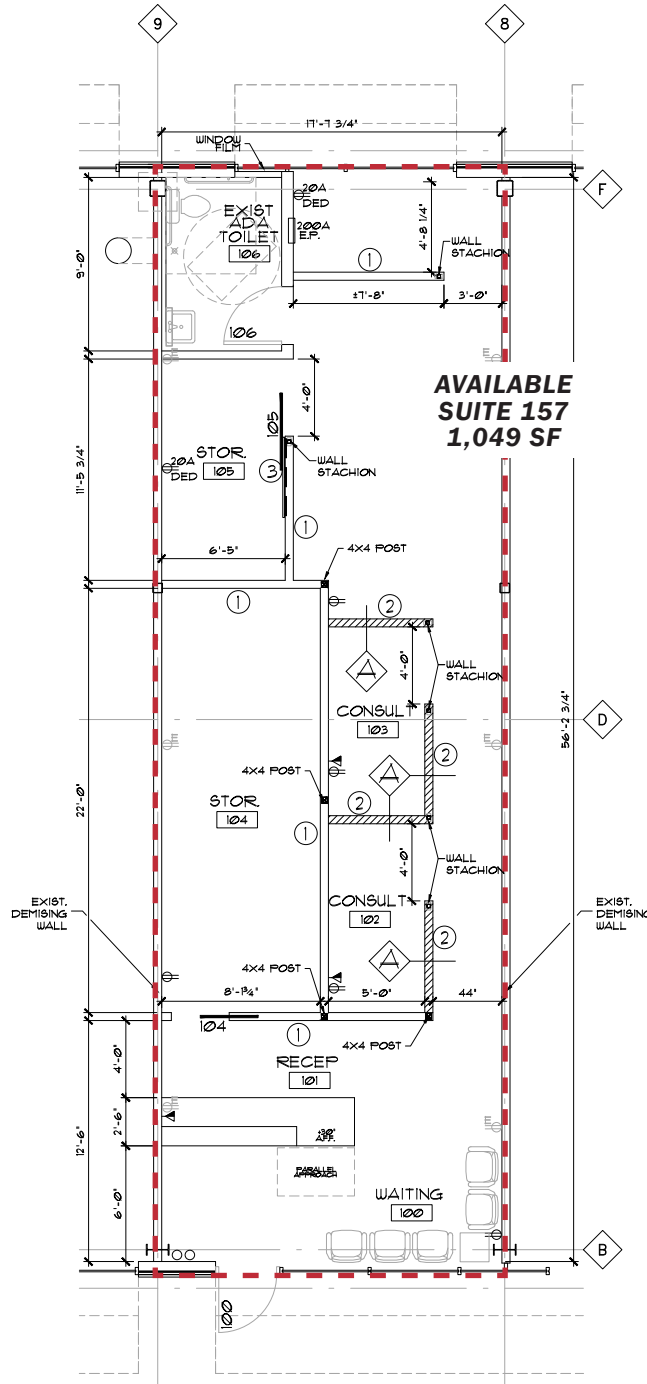
KRUSE VILLAGE

4811-4871 MEADOWS ROAD, LAKE OSWEGO, OR



LEASING PLAN

RETAIL/OFFICE
SUITE 157
1,049 SF AVAILABLE



George Macoubray
503 504 2957
gmacoubray@naielliott.com

Nick Stanton
503 784 0407
nstanton@naielliott.com



Bob LeFeber
503 274 0211
bob@cra-nw.com

KRUSE VILLAGE

4811-4871 MEADOWS ROAD, LAKE OSWEGO, OR



TRADE AREA AERIAL



George Macoubray
503 504 2957
gmacoubray@naielliott.com

Nick Stanton
503 784 0407
nstanton@naielliott.com



Bob LeFeber
503 274 0211
bob@cra-nw.com