

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:

- 1,156 SF

ANNOUNCING!



NAI Elliott

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Bob LeFeber
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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 (2022)

| RADIUS | 1 MILE | 2 MILE | 3 MILE |
|-----------------------|-----------|-----------|-----------|
| Population | 13,803 | 41,010 | 97,988 |
| Avg. Household Income | \$148,645 | \$157,435 | \$139,765 |
| Estimated Employees | 13,562 | 48,566 | 76,087 |

TRAFFIC COUNTS (2022)

| LOCATION | ADT |
|--------------|--------|
| Kruse Way | 20,463 |
| Carman Drive | 9,998 |
| Meadows Road | 3,220 |



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GRAMOR
DEVELOPMENT

SITE IMAGES



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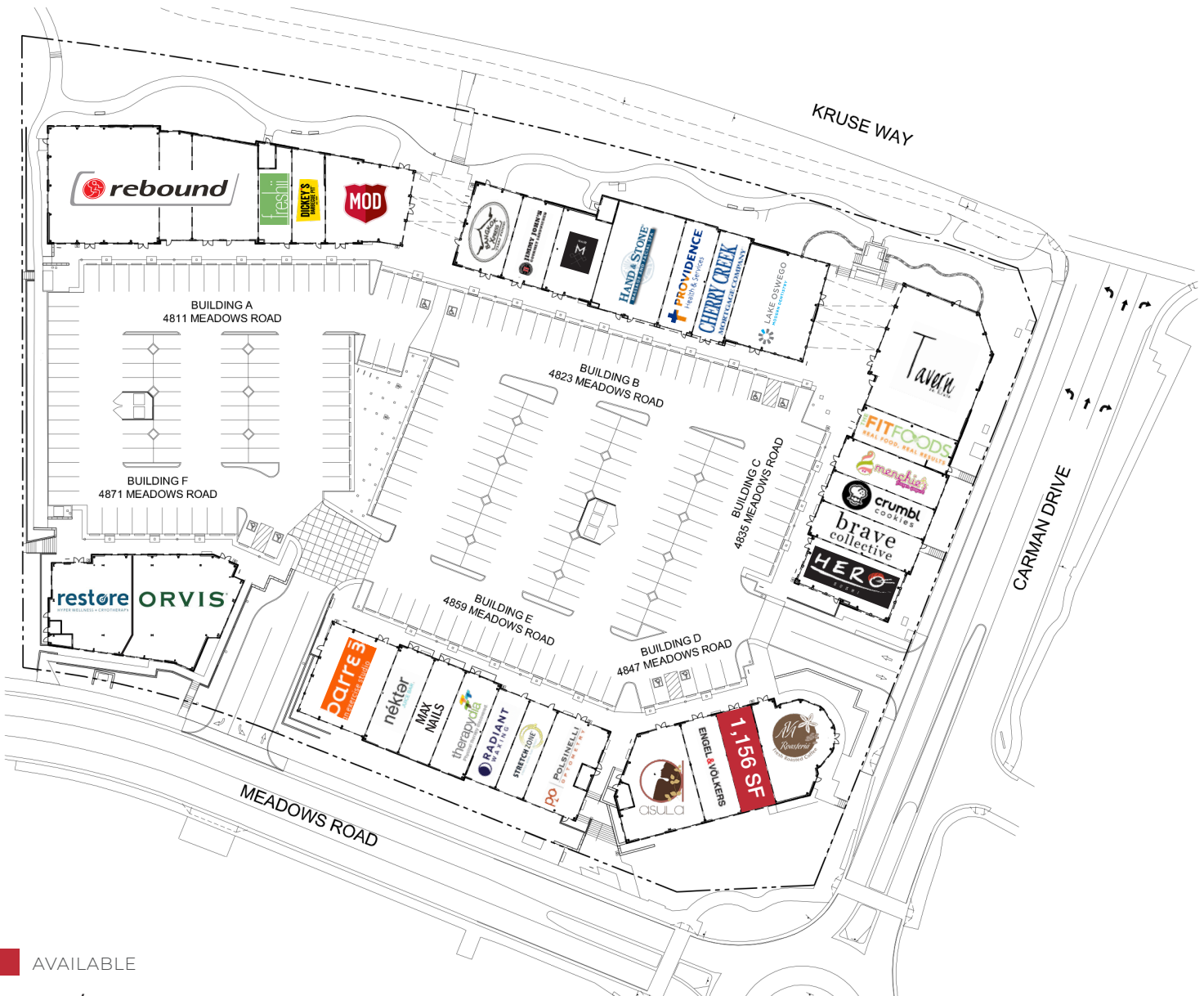
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SITE PLAN



■ AVAILABLE

RETAIL/OFFICE:

1,156 SF AVAILABLE



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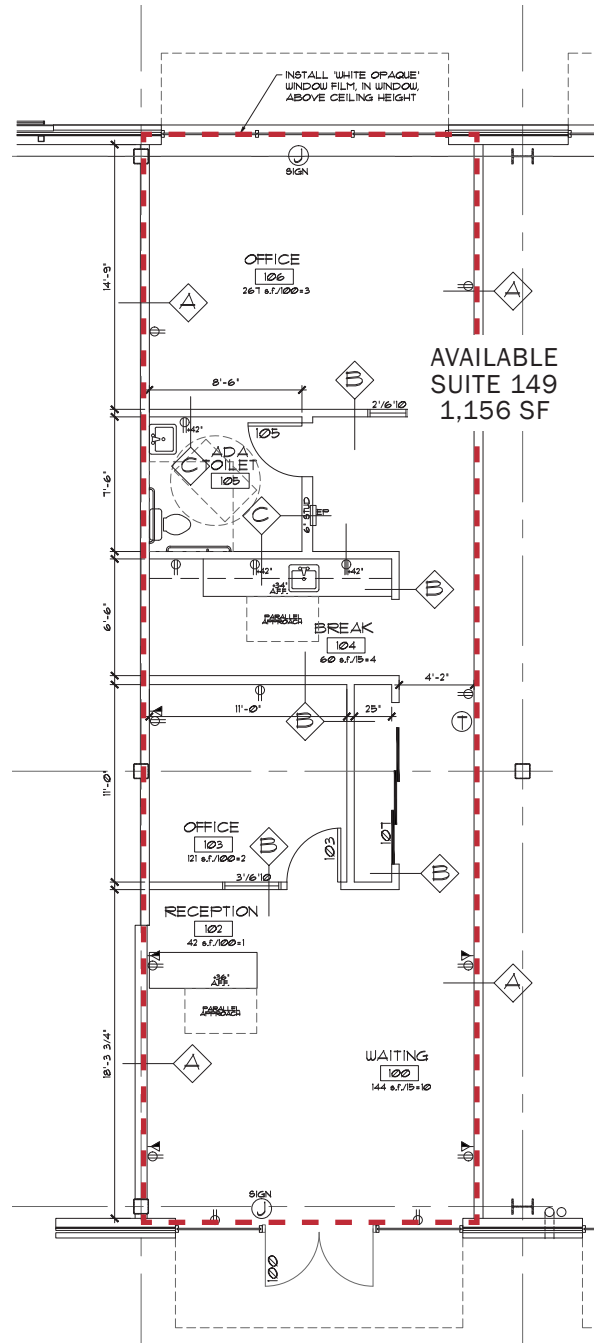
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LEASING PLAN

RETAIL/OFFICE
SUITE 149
1,156 SF AVAILABLE



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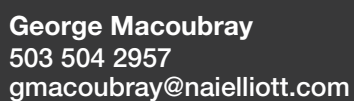
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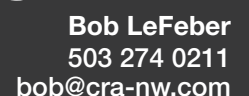
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