

LAKE OSWEGO RESTAURANT

6325 MEADOWS ROAD



FOR LEASE > 5,421 SF

OPERATING RESTAURANT
CONFIDENTIAL LISTING
DO NOT DISTURB TENANT

ADDRESS

6325 Meadows Road, Lake Oswego, OR

AVAILABLE SPACE

5,421 SF

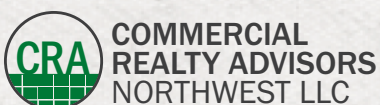
HIGHLIGHTS

- Located within close proximity to I-5 and Hwy 217
- Lease through 2027 with four five-year options
- Approximately 90 parking stalls
- Surrounded by active daytime employment and strong residential demographics

TRAFFIC COUNTS

I-5 – 154,500 ADT (16) | Meadows Rd – 7,915 ADT (18)

Bangy Rd – 13,435 ADT (18) | Kruse Way – 30,184 ADT (18)



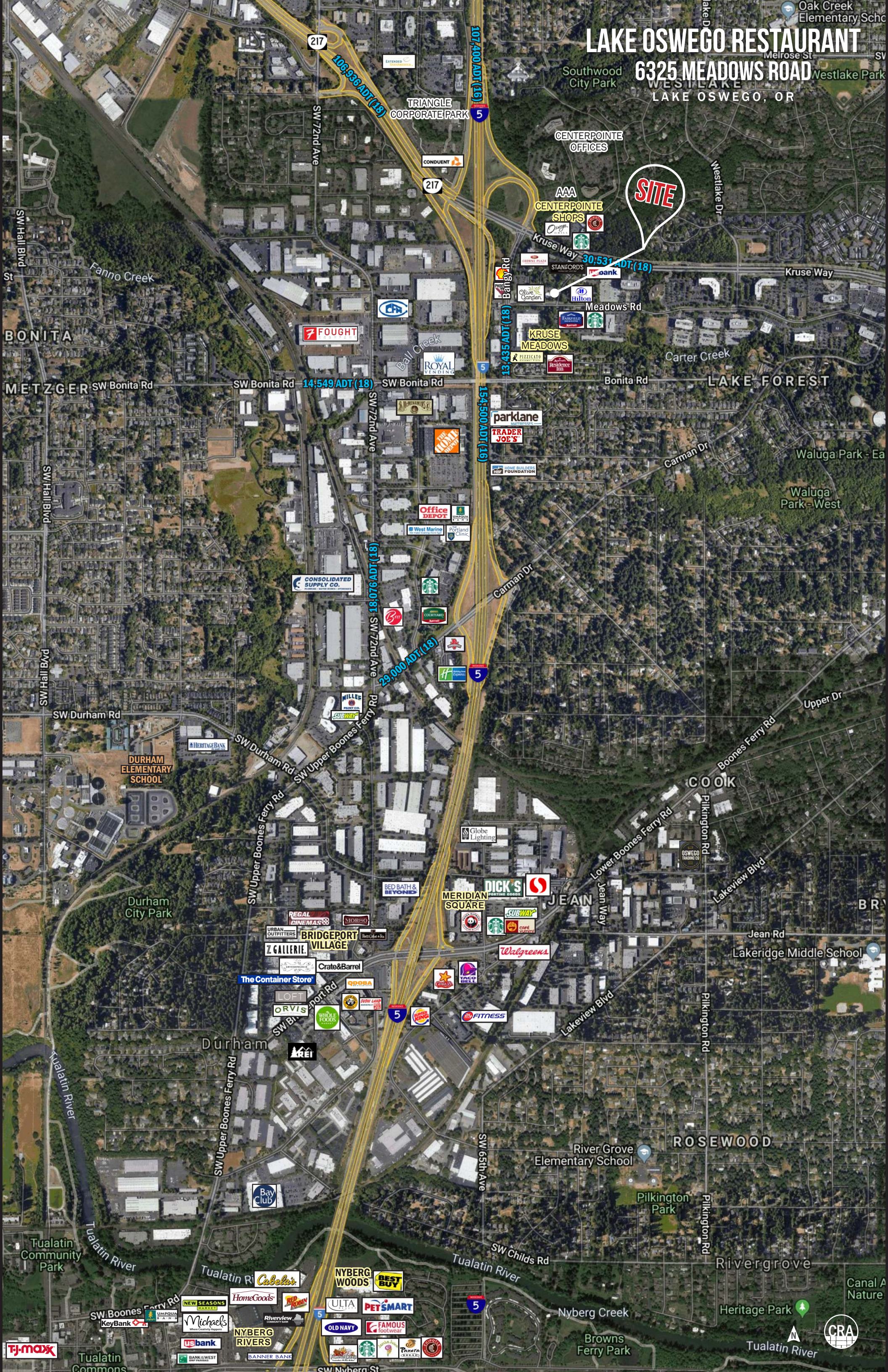
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LAKE OSWEGO RESTAURANT

6325 MEADOWS ROAD
LAKE OSWEGO, OR

SITE



LAKE OSWEGO RESTAURANT

6325 MEADOWS ROAD

LAKE OSWEGO, OR

DEMOGRAPHIC SUMMARY

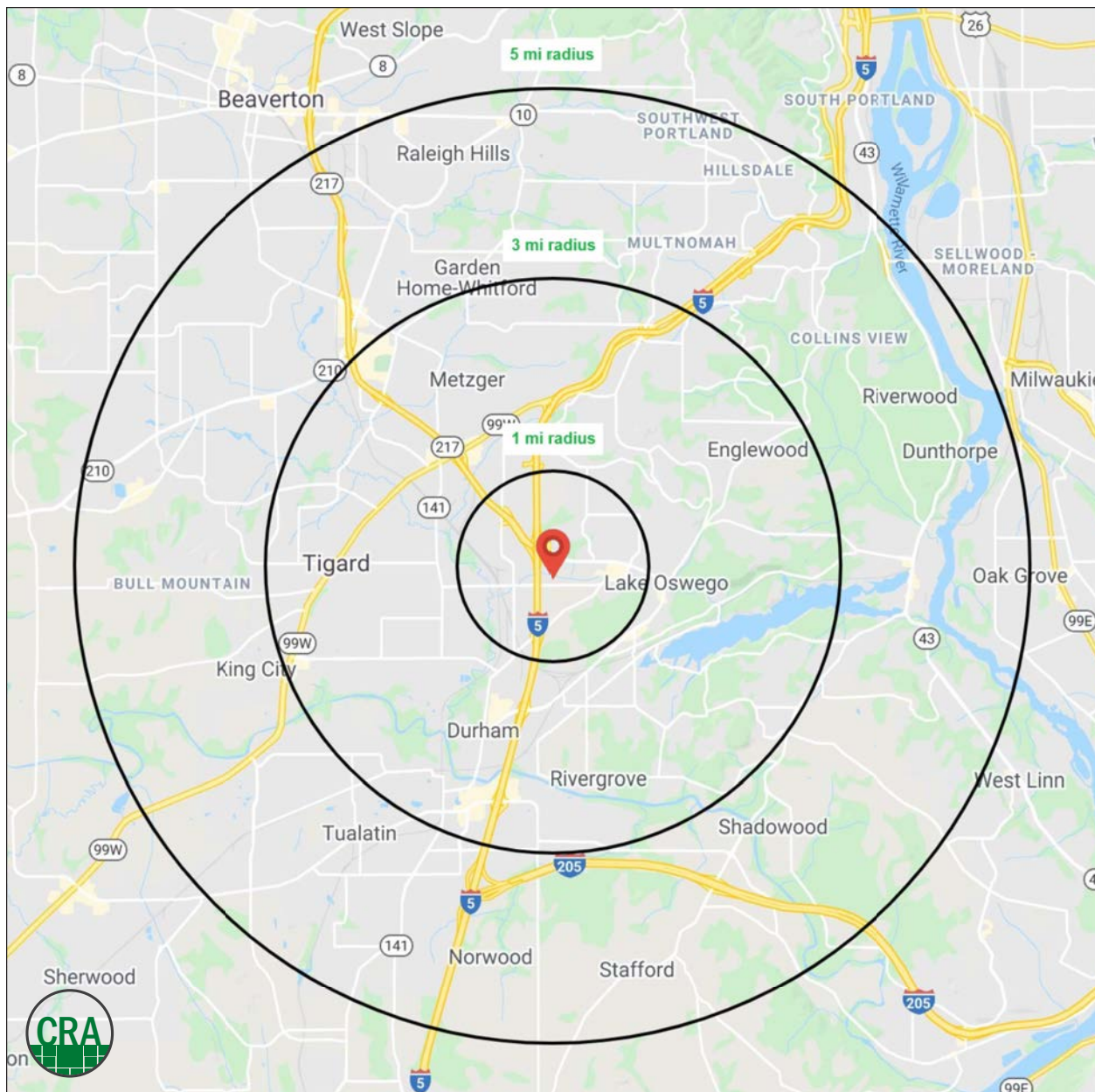
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	11,393	108,541	270,203
Average HH Income	\$137,395	\$130,743	\$126,783
Median HH Income	\$102,511	\$97,200	\$94,927
Median Home Value	\$552,201	\$503,104	\$488,753
Daytime Demographics 16+	23,044	110,513	208,255
Some College or Higher	84.5%	82.2%	82.6%

\$181,100

Average Family Income

\$1,065

Food and Beverages
Monthly HH Consumer Expenditure



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4181/-122.7408

RF1

6325 Meadows Rd

1 mi radius 3 mi radius 5 mi radius

Lake Oswego, OR 97035

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	11,393	108,541	270,203
	2025 Projected Population	11,811	112,746	281,346
	2010 Census Population	10,561	98,740	246,355
	2000 Census Population	10,522	93,183	227,288
	Projected Annual Growth 2020 to 2025	0.7%	0.8%	0.8%
	Historical Annual Growth 2000 to 2020	0.4%	0.8%	0.9%
HOUSEHOLDS	2020 Estimated Households	4,717	45,660	113,564
	2025 Projected Households	4,935	48,055	119,798
	2010 Census Households	4,370	41,411	102,906
	2000 Census Households	4,162	38,462	93,711
	Projected Annual Growth 2020 to 2025	0.9%	1.0%	1.1%
	Historical Annual Growth 2000 to 2020	0.7%	0.9%	1.1%
AGE	2020 Est. Population Under 10 Years	11.2%	10.4%	10.3%
	2020 Est. Population 10 to 19 Years	12.4%	11.1%	11.1%
	2020 Est. Population 20 to 29 Years	12.5%	12.0%	12.0%
	2020 Est. Population 30 to 44 Years	20.1%	20.4%	20.8%
	2020 Est. Population 45 to 59 Years	22.9%	21.4%	21.0%
	2020 Est. Population 60 to 74 Years	15.1%	17.7%	17.4%
	2020 Est. Population 75 Years or Over	5.8%	7.1%	7.4%
	2020 Est. Median Age	39.6	41.8	41.5
MARITAL STATUS & GENDER	2020 Est. Male Population	48.5%	48.7%	48.5%
	2020 Est. Female Population	51.5%	51.3%	51.5%
	2020 Est. Never Married	26.2%	27.7%	28.8%
	2020 Est. Now Married	55.9%	53.0%	51.7%
	2020 Est. Separated or Divorced	14.1%	14.8%	14.7%
	2020 Est. Widowed	3.8%	4.5%	4.8%
INCOME	2020 Est. HH Income \$200,000 or More	17.3%	15.9%	14.3%
	2020 Est. HH Income \$150,000 to \$199,999	12.7%	10.7%	11.1%
	2020 Est. HH Income \$100,000 to \$149,999	18.7%	17.9%	18.9%
	2020 Est. HH Income \$75,000 to \$99,999	14.7%	12.4%	12.8%
	2020 Est. HH Income \$50,000 to \$74,999	13.5%	14.7%	15.3%
	2020 Est. HH Income \$35,000 to \$49,999	8.9%	10.0%	10.2%
	2020 Est. HH Income \$25,000 to \$34,999	7.3%	6.6%	5.9%
	2020 Est. HH Income \$15,000 to \$24,999	4.6%	6.7%	6.2%
	2020 Est. HH Income Under \$15,000	2.3%	5.1%	5.3%
	2020 Est. Average Household Income	\$137,395	\$130,743	\$126,783
	2020 Est. Median Household Income	\$102,511	\$97,200	\$94,927
	2020 Est. Per Capita Income	\$56,918	\$55,055	\$53,401
	2020 Est. Total Businesses	1,919	8,090	14,187
2020 Est. Total Employees	20,079	80,660	133,741	

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1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	78.9%	80.3%	80.1%
	2020 Est. Black	2.4%	2.5%	2.4%
	2020 Est. Asian or Pacific Islander	11.5%	7.4%	7.9%
	2020 Est. American Indian or Alaska Native	0.5%	0.6%	0.6%
	2020 Est. Other Races	6.8%	9.2%	9.1%
HISPANIC	2020 Est. Hispanic Population	920	12,319	29,827
	2020 Est. Hispanic Population	8.1%	11.3%	11.0%
	2025 Proj. Hispanic Population	8.4%	11.8%	11.5%
	2010 Hispanic Population	7.3%	10.1%	9.5%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	8,097	79,521	197,823
	2020 Est. Elementary (Grade Level 0 to 8)	1.5%	2.1%	2.0%
	2020 Est. Some High School (Grade Level 9 to 11)	2.7%	3.0%	3.0%
	2020 Est. High School Graduate	11.3%	12.7%	12.4%
	2020 Est. Some College	15.0%	20.4%	20.1%
	2020 Est. Associate Degree Only	7.6%	7.2%	7.3%
	2020 Est. Bachelor Degree Only	38.4%	33.2%	33.4%
	2020 Est. Graduate Degree	23.5%	21.4%	21.7%
HOUSING	2020 Est. Total Housing Units	4,818	46,771	116,393
	2020 Est. Owner-Occupied	58.6%	59.7%	60.3%
	2020 Est. Renter-Occupied	39.3%	37.9%	37.3%
	2020 Est. Vacant Housing	2.1%	2.4%	2.4%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	4.0%	4.5%	4.6%
	2020 Homes Built 2000 to 2009	6.8%	7.8%	9.8%
	2020 Homes Built 1990 to 1999	29.2%	19.4%	19.1%
	2020 Homes Built 1980 to 1989	25.2%	19.3%	17.6%
	2020 Homes Built 1970 to 1979	12.3%	24.0%	21.2%
	2020 Homes Built 1960 to 1969	8.4%	9.6%	10.2%
	2020 Homes Built 1950 to 1959	6.4%	6.2%	7.1%
	2020 Homes Built Before 1949	5.6%	6.8%	8.0%
HOME VALUES	2020 Home Value \$1,000,000 or More	1.1%	2.6%	2.6%
	2020 Home Value \$500,000 to \$999,999	59.9%	44.4%	40.8%
	2020 Home Value \$400,000 to \$499,999	21.0%	24.7%	26.5%
	2020 Home Value \$300,000 to \$399,999	17.5%	23.0%	25.1%
	2020 Home Value \$200,000 to \$299,999	5.4%	7.6%	7.8%
	2020 Home Value \$150,000 to \$199,999	1.1%	1.7%	1.6%
	2020 Home Value \$100,000 to \$149,999	0.9%	1.1%	1.0%
	2020 Home Value \$50,000 to \$99,999	0.3%	0.6%	0.6%
	2020 Home Value \$25,000 to \$49,999	0.3%	0.7%	0.9%
	2020 Home Value Under \$25,000	0.5%	0.7%	0.8%
	2020 Median Home Value	\$552,201	\$503,104	\$488,753
	2020 Median Rent	\$1,272	\$1,229	\$1,240

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	9,221	89,863	224,028
	2020 Est. Civilian Employed	67.5%	66.7%	66.7%
	2020 Est. Civilian Unemployed	3.0%	2.2%	2.1%
	2020 Est. in Armed Forces	0.3%	-	-
	2020 Est. not in Labor Force	29.1%	31.0%	31.1%
	2020 Labor Force Males	47.9%	48.2%	47.9%
	2020 Labor Force Females	52.1%	51.8%	52.1%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	6,226	59,945	149,371
	2020 Mgmt, Business, & Financial Operations	21.7%	22.0%	21.7%
	2020 Professional, Related	31.5%	28.9%	29.4%
	2020 Service	12.8%	12.8%	12.7%
	2020 Sales, Office	22.0%	22.2%	22.0%
	2020 Farming, Fishing, Forestry	0.2%	0.3%	0.3%
	2020 Construction, Extraction, Maintenance	4.6%	4.7%	4.9%
	2020 Production, Transport, Material Moving	7.2%	9.0%	8.9%
	2020 White Collar Workers	75.2%	73.1%	73.2%
	2020 Blue Collar Workers	24.8%	26.9%	26.8%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	72.3%	72.0%	71.7%
	2020 Drive to Work in Carpool	7.0%	7.4%	7.8%
	2020 Travel to Work by Public Transportation	3.1%	5.5%	5.9%
	2020 Drive to Work on Motorcycle	0.2%	0.3%	0.2%
	2020 Walk or Bicycle to Work	4.9%	3.9%	4.3%
	2020 Other Means	0.6%	0.5%	0.5%
	2020 Work at Home	11.9%	10.4%	9.6%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	33.6%	25.2%	22.8%
	2020 Travel to Work in 15 to 29 Minutes	34.9%	41.1%	42.3%
	2020 Travel to Work in 30 to 59 Minutes	31.1%	32.2%	32.9%
	2020 Travel to Work in 60 Minutes or More	3.6%	4.6%	4.8%
	2020 Average Travel Time to Work	20.2	21.9	22.8
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$416.19 M	\$3.89 B	\$9.47 B
	2020 Est. Apparel	\$14.97 M	\$139.26 M	\$338.55 M
	2020 Est. Contributions, Gifts	\$25.54 M	\$238.99 M	\$575.67 M
	2020 Est. Education, Reading	\$14.91 M	\$138.62 M	\$333.47 M
	2020 Est. Entertainment	\$24.11 M	\$224.73 M	\$546.35 M
	2020 Est. Food, Beverages, Tobacco	\$62.51 M	\$584.73 M	\$1.43 B
	2020 Est. Furnishings, Equipment	\$14.91 M	\$139.03 M	\$338.34 M
	2020 Est. Health Care, Insurance	\$37.11 M	\$348.61 M	\$850.46 M
	2020 Est. Household Operations, Shelter, Utilities	\$133.36 M	\$1.25 B	\$3.04 B
	2020 Est. Miscellaneous Expenses	\$7.93 M	\$74.21 M	\$180.58 M
	2020 Est. Personal Care	\$5.59 M	\$52.17 M	\$127.1 M
	2020 Est. Transportation	\$75.25 M	\$701.46 M	\$1.71 B

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For more information, please contact:

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KNOWLEDGE

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