

LAKE PLACE



FOR LEASE > LAKE OSWEGO, OR

ADDRESS

333 South State Street in Lake Oswego, Oregon

AVAILABLE SPACE

- 1,223 SF
- 1,340 SF (please do not disturb tenant)
- 1,410 SF
- 1,407 SF

RENTAL RATE

\$32.00/SF/YR, NNN (approx. \$7.68/SF/YR)

TRAFFIC COUNTS

State Street – 30,250 ADT (18)

HIGHLIGHTS

- Located on Hwy 43/State Street just south of downtown Lake Oswego.
- Close proximity to Whole Foods Market 365.
- Co-tenants include Petco, Massage Envy, Trainer's Club and US Bank.
- Affluent neighborhood with the average income over \$160,000 per household.



COMMERCIAL
REALTY ADVISORS
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LAKE PLACE

333 SOUTH STATE STREET

LAKE OSWEGO, OR

22,911 ADT (18)

17,520 ADT (18)

30,330 ADT (20)

29,490 ADT (20)

The Windward

DOMAINE SERENE

BAMBOO

SALT & STRAW

Chuckie Pie

STRECH LAB

MILLENNIUM PLAZA PARK

LOUIS VUITTON

CHICO'S

MANZANA

Five Pointe

SITE

GEORGE ROGERS PARK



LAKE PLACE 333 SOUTH STATE STREET

LAKE OSWEGO, OR

SITE PLAN



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

LAKE PLACE

333 SOUTH STATE STREET

LAKE OSWEGO, OR

DEMOGRAPHIC SUMMARY

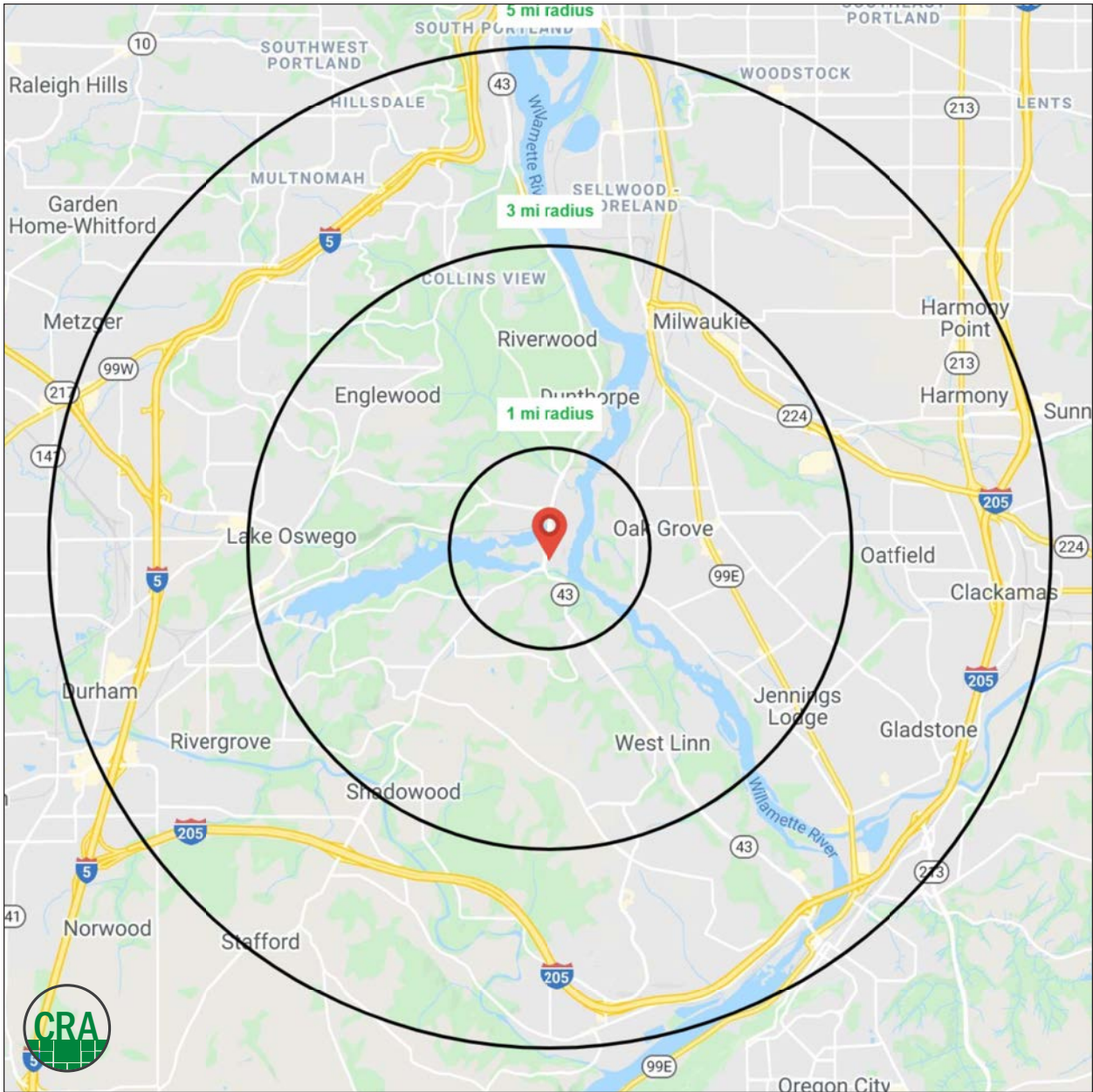
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	10,267	79,601	260,655
Projected Population 2025	10,703	82,385	268,509
Average HH Income	\$160,291	\$143,926	\$125,420
Median Home Value	\$623,613	\$539,109	\$487,976
Daytime Demographics 16+	7,314	60,161	216,131
Some College or Higher	86.2%	82.4%	80.1%

\$160,291

Average Household Income
1 MILE RADIUS

47.8

Median Age
1 MILE RADIUS



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4139/-122.6634

RF1

Lake Place

Lake Oswego, OR 97034

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	10,267	79,601	260,655
	2025 Projected Population	10,703	82,385	268,509
	2010 Census Population	9,268	73,872	238,441
	2000 Census Population	9,049	72,279	228,168
	Projected Annual Growth 2020 to 2025	0.8%	0.7%	0.6%
	Historical Annual Growth 2000 to 2020	0.7%	0.5%	0.7%
HOUSEHOLDS	2020 Estimated Households	4,619	33,546	109,431
	2025 Projected Households	4,864	35,223	114,931
	2010 Census Households	4,118	30,796	99,025
	2000 Census Households	3,939	29,543	93,071
	Projected Annual Growth 2020 to 2025	1.1%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	0.9%	0.7%	0.9%
AGE	2020 Est. Population Under 10 Years	9.1%	9.2%	10.3%
	2020 Est. Population 10 to 19 Years	10.3%	11.3%	10.8%
	2020 Est. Population 20 to 29 Years	9.1%	10.5%	12.1%
	2020 Est. Population 30 to 44 Years	16.4%	16.8%	20.9%
	2020 Est. Population 45 to 59 Years	21.9%	20.9%	20.6%
	2020 Est. Population 60 to 74 Years	24.3%	21.1%	17.9%
	2020 Est. Population 75 Years or Over	8.9%	10.2%	7.4%
	2020 Est. Median Age	47.8	45.8	41.4
MARITAL STATUS & GENDER	2020 Est. Male Population	47.3%	47.9%	48.7%
	2020 Est. Female Population	52.7%	52.1%	51.3%
	2020 Est. Never Married	20.2%	26.2%	28.8%
	2020 Est. Now Married	58.3%	54.4%	51.0%
	2020 Est. Separated or Divorced	17.0%	13.6%	15.1%
	2020 Est. Widowed	4.6%	5.7%	5.1%
INCOME	2020 Est. HH Income \$200,000 or More	19.7%	17.7%	14.6%
	2020 Est. HH Income \$150,000 to \$199,999	12.1%	10.2%	9.3%
	2020 Est. HH Income \$100,000 to \$149,999	18.1%	17.5%	18.3%
	2020 Est. HH Income \$75,000 to \$99,999	13.7%	12.8%	13.0%
	2020 Est. HH Income \$50,000 to \$74,999	12.7%	14.8%	16.2%
	2020 Est. HH Income \$35,000 to \$49,999	9.1%	10.0%	10.0%
	2020 Est. HH Income \$25,000 to \$34,999	5.5%	5.5%	6.0%
	2020 Est. HH Income \$15,000 to \$24,999	4.7%	6.4%	6.6%
	2020 Est. HH Income Under \$15,000	4.5%	5.2%	6.0%
	2020 Est. Average Household Income	\$160,291	\$143,926	\$125,420
	2020 Est. Median Household Income	\$104,437	\$100,910	\$92,943
	2020 Est. Per Capita Income	\$72,132	\$60,869	\$52,783
2020 Est. Total Businesses	656	3,363	14,381	
2020 Est. Total Employees	4,065	34,801	140,284	

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Lake Place		1 mi radius	3 mi radius	5 mi radius
Lake Oswego, OR 97034				
RACE	2020 Est. White	89.2%	88.2%	84.5%
	2020 Est. Black	1.2%	1.3%	2.0%
	2020 Est. Asian or Pacific Islander	3.7%	4.2%	5.2%
	2020 Est. American Indian or Alaska Native	0.5%	0.6%	0.7%
	2020 Est. Other Races	5.3%	5.6%	7.6%
HISPANIC	2020 Est. Hispanic Population	644	4,967	22,577
	2020 Est. Hispanic Population	6.3%	6.2%	8.7%
	2025 Proj. Hispanic Population	6.5%	6.5%	9.1%
	2010 Hispanic Population	5.1%	5.4%	7.6%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	7,869	59,222	191,338
	2020 Est. Elementary (Grade Level 0 to 8)	1.0%	1.4%	1.8%
	2020 Est. Some High School (Grade Level 9 to 11)	1.5%	2.9%	3.2%
	2020 Est. High School Graduate	11.3%	13.3%	14.8%
	2020 Est. Some College	19.1%	20.6%	21.3%
	2020 Est. Associate Degree Only	5.0%	6.6%	7.6%
	2020 Est. Bachelor Degree Only	33.6%	32.0%	30.7%
	2020 Est. Graduate Degree	28.6%	23.2%	20.5%
HOUSING	2020 Est. Total Housing Units	4,816	34,694	112,475
	2020 Est. Owner-Occupied	60.4%	65.1%	61.3%
	2020 Est. Renter-Occupied	35.5%	31.6%	36.0%
	2020 Est. Vacant Housing	4.1%	3.3%	2.7%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	2.8%	2.4%	3.8%
	2020 Homes Built 2000 to 2009	7.5%	6.3%	7.4%
	2020 Homes Built 1990 to 1999	15.0%	14.0%	15.6%
	2020 Homes Built 1980 to 1989	14.5%	15.4%	14.1%
	2020 Homes Built 1970 to 1979	14.8%	24.5%	20.7%
	2020 Homes Built 1960 to 1969	14.7%	12.2%	11.1%
	2020 Homes Built 1950 to 1959	12.3%	9.2%	8.6%
	2020 Homes Built Before 1949	14.3%	12.6%	16.0%
HOME VALUES	2020 Home Value \$1,000,000 or More	8.5%	5.5%	3.2%
	2020 Home Value \$500,000 to \$999,999	53.1%	45.3%	41.7%
	2020 Home Value \$400,000 to \$499,999	14.7%	19.0%	22.1%
	2020 Home Value \$300,000 to \$399,999	15.5%	20.7%	24.2%
	2020 Home Value \$200,000 to \$299,999	6.4%	7.5%	9.3%
	2020 Home Value \$150,000 to \$199,999	0.7%	1.3%	1.5%
	2020 Home Value \$100,000 to \$149,999	0.2%	1.0%	1.1%
	2020 Home Value \$50,000 to \$99,999	0.3%	0.5%	0.8%
	2020 Home Value \$25,000 to \$49,999	0.4%	1.1%	1.2%
	2020 Home Value Under \$25,000	0.8%	1.9%	1.9%
	2020 Median Home Value	\$623,613	\$539,109	\$487,976
	2020 Median Rent	\$1,426	\$1,317	\$1,230

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	8,672	67,000	216,592
	2020 Est. Civilian Employed	62.5%	62.1%	64.9%
	2020 Est. Civilian Unemployed	1.5%	2.3%	2.6%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	35.9%	35.6%	32.4%
	2020 Labor Force Males	46.7%	47.2%	48.1%
	2020 Labor Force Females	53.3%	52.8%	51.9%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	5,423	41,620	140,673
	2020 Mgmt, Business, & Financial Operations	21.0%	22.0%	20.3%
	2020 Professional, Related	33.7%	29.6%	29.0%
	2020 Service	11.4%	13.1%	14.1%
	2020 Sales, Office	19.7%	20.4%	20.7%
	2020 Farming, Fishing, Forestry	0.5%	0.4%	0.4%
	2020 Construction, Extraction, Maintenance	5.2%	5.5%	5.8%
	2020 Production, Transport, Material Moving	8.6%	9.1%	9.7%
	2020 White Collar Workers	74.4%	72.0%	70.0%
	2020 Blue Collar Workers	25.6%	28.0%	30.0%
	TRANSPORTATION TO WORK	2020 Drive to Work Alone	72.5%	70.1%
2020 Drive to Work in Carpool		8.3%	8.5%	8.5%
2020 Travel to Work by Public Transportation		2.8%	5.0%	5.9%
2020 Drive to Work on Motorcycle		-	-	0.1%
2020 Walk or Bicycle to Work		3.8%	3.8%	4.7%
2020 Other Means		0.6%	1.1%	0.9%
2020 Work at Home		12.1%	11.4%	10.0%
TRAVEL TIME		2020 Travel to Work in 14 Minutes or Less	17.1%	18.1%
	2020 Travel to Work in 15 to 29 Minutes	38.4%	37.6%	39.7%
	2020 Travel to Work in 30 to 59 Minutes	42.3%	39.2%	35.4%
	2020 Travel to Work in 60 Minutes or More	3.9%	4.8%	5.3%
	2020 Average Travel Time to Work	26.8	25.7	24.1
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$463.13 M	\$3.08 B	\$9.06 B
	2020 Est. Apparel	\$16.6 M	\$110.1 M	\$323.18 M
	2020 Est. Contributions, Gifts	\$29.22 M	\$192.44 M	\$551.79 M
	2020 Est. Education, Reading	\$16.98 M	\$111.06 M	\$317.37 M
	2020 Est. Entertainment	\$26.95 M	\$178.68 M	\$521.84 M
	2020 Est. Food, Beverages, Tobacco	\$69.06 M	\$461.01 M	\$1.37 B
	2020 Est. Furnishings, Equipment	\$16.65 M	\$110.46 M	\$323.13 M
	2020 Est. Health Care, Insurance	\$41.44 M	\$276.98 M	\$815.93 M
	2020 Est. Household Operations, Shelter, Utilities	\$148.11 M	\$986.07 M	\$2.91 B
	2020 Est. Miscellaneous Expenses	\$8.87 M	\$58.93 M	\$172.7 M
	2020 Est. Personal Care	\$6.21 M	\$41.28 M	\$121.54 M
	2020 Est. Transportation	\$83.05 M	\$553.99 M	\$1.64 B

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For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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