

- FOR SALE -

# PRIME REDEVELOPMENT SITE

PRICE  
REDUCTION!



▶ LAKE OSWEGO, OR ◀

## ADDRESS

14991 Bangy Road, Lake Oswego, Oregon

## AVAILABLE SPACE

6,822 SF building on 1.22 AC

## ECONOMICS

\$2,400,000.00

## TRAFFIC COUNTS

Interstate 5 - 166,081 ADT ('20)

Bangy Rd - 14,881 ADT ('20)

## HIGHLIGHTS

- Located in the prime Lake Oswego trade area with great visibility from I-5 and within close proximity to Hwy 217.
- Former restaurant (Chevy's Mexican Restaurant).
- Beautiful landscaping throughout the property.
- Ample off-street parking available.
- C-3 (General Commercial) Zoning by City of Lake Oswego.
- Surrounding area has strong residential demographics and active daytime employment.



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**FREE STANDING BUILDING**  
**14991 BANGY ROAD**  
**LAKE OSWEGO, OR**

**IMAGES**



# FREE STANDING BUILDING

## 14991 BANGY ROAD

LAKE OSWEGO, OR

Southwood  
City Park



**SITE**

**KRUSE MEADOWS**

**PACIFIC CORPORATE CENTER**

**TRIANGLE CORPORATE PARK**

**CENTERPOINTE OFFICES**

**CENTERPOINTE SHOPS**

15,346 ADT (20)

166,081 ADT (20)

14,981 ADT (20)

106,451 ADT (20)

109,092 ADT (20)

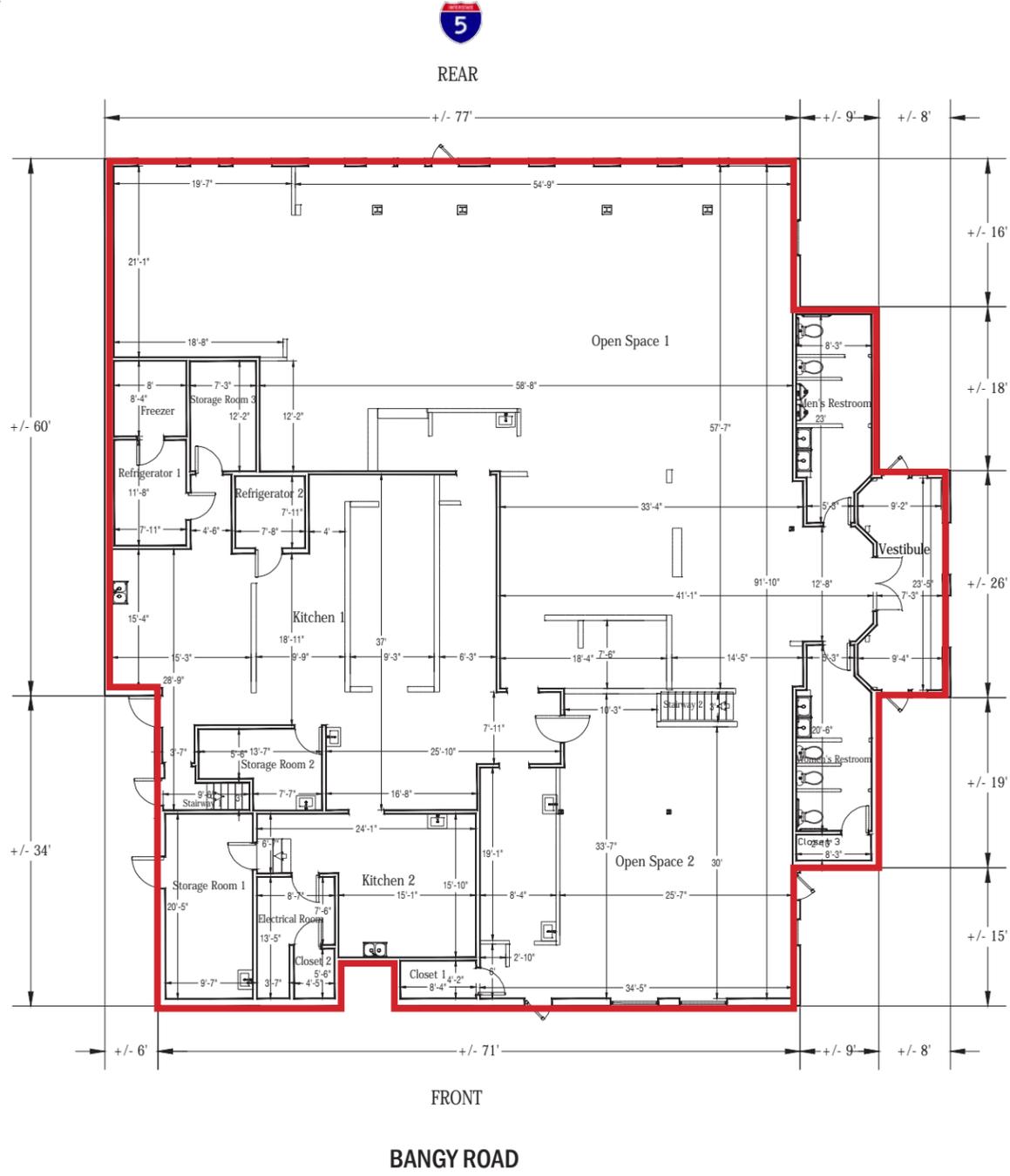
25,331 ADT (120)

31,036 ADT (20)

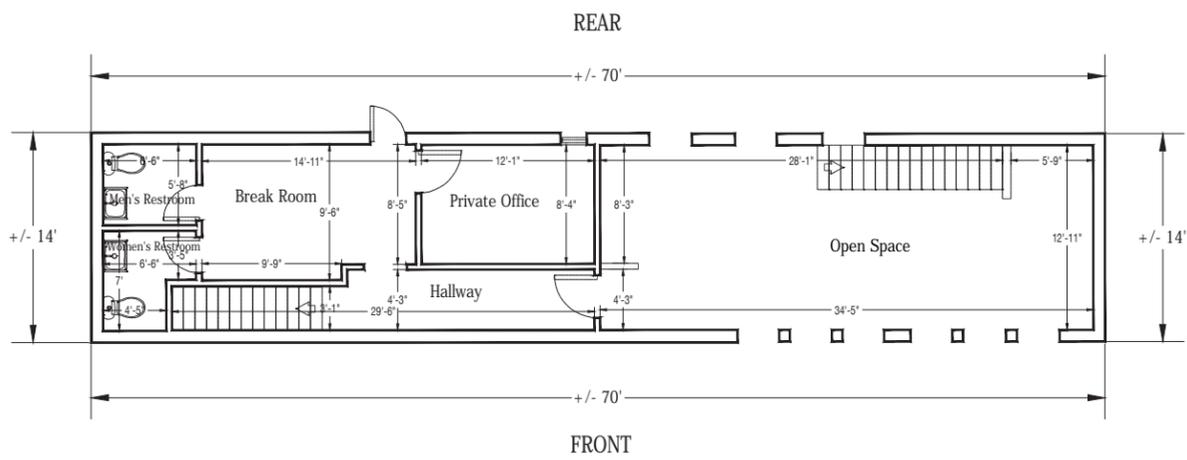


**SITE PLAN**

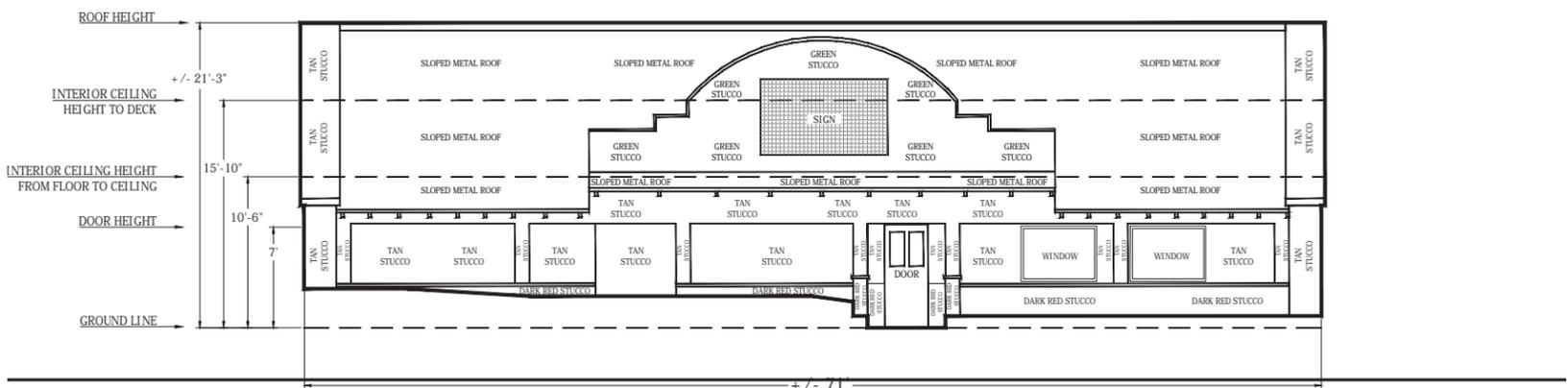
**GROUND FLOOR**



**MEZZANINE**

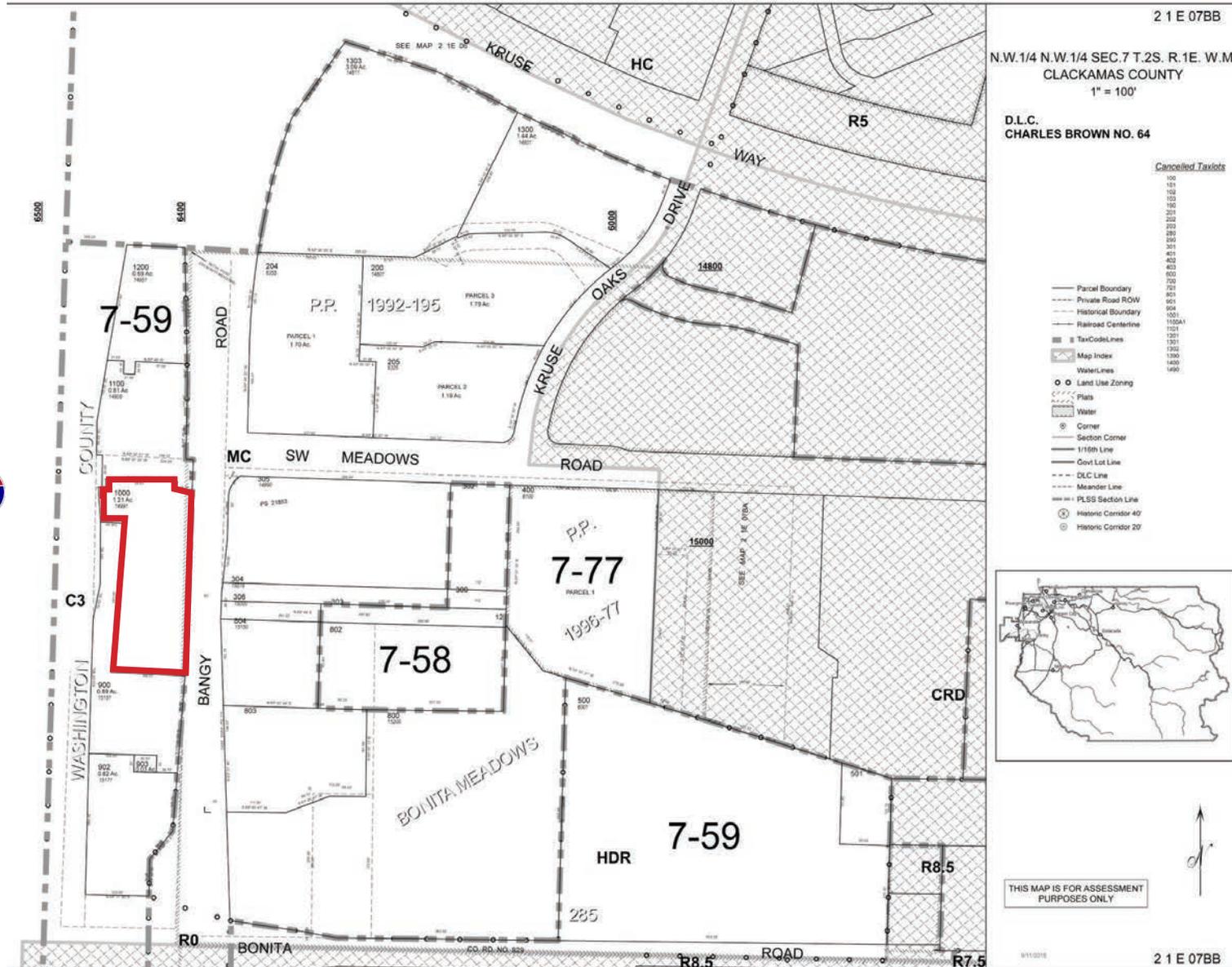


**STOREFRONT ELEVATION**



# FREE STANDING BUILDING 14991 BANGY ROAD LAKE OSWEGO, OR

## PARCEL MAP



# FREE STANDING BUILDING

## 14991 BANGY ROAD

LAKE OSWEGO, OR

### DEMOGRAPHIC SUMMARY

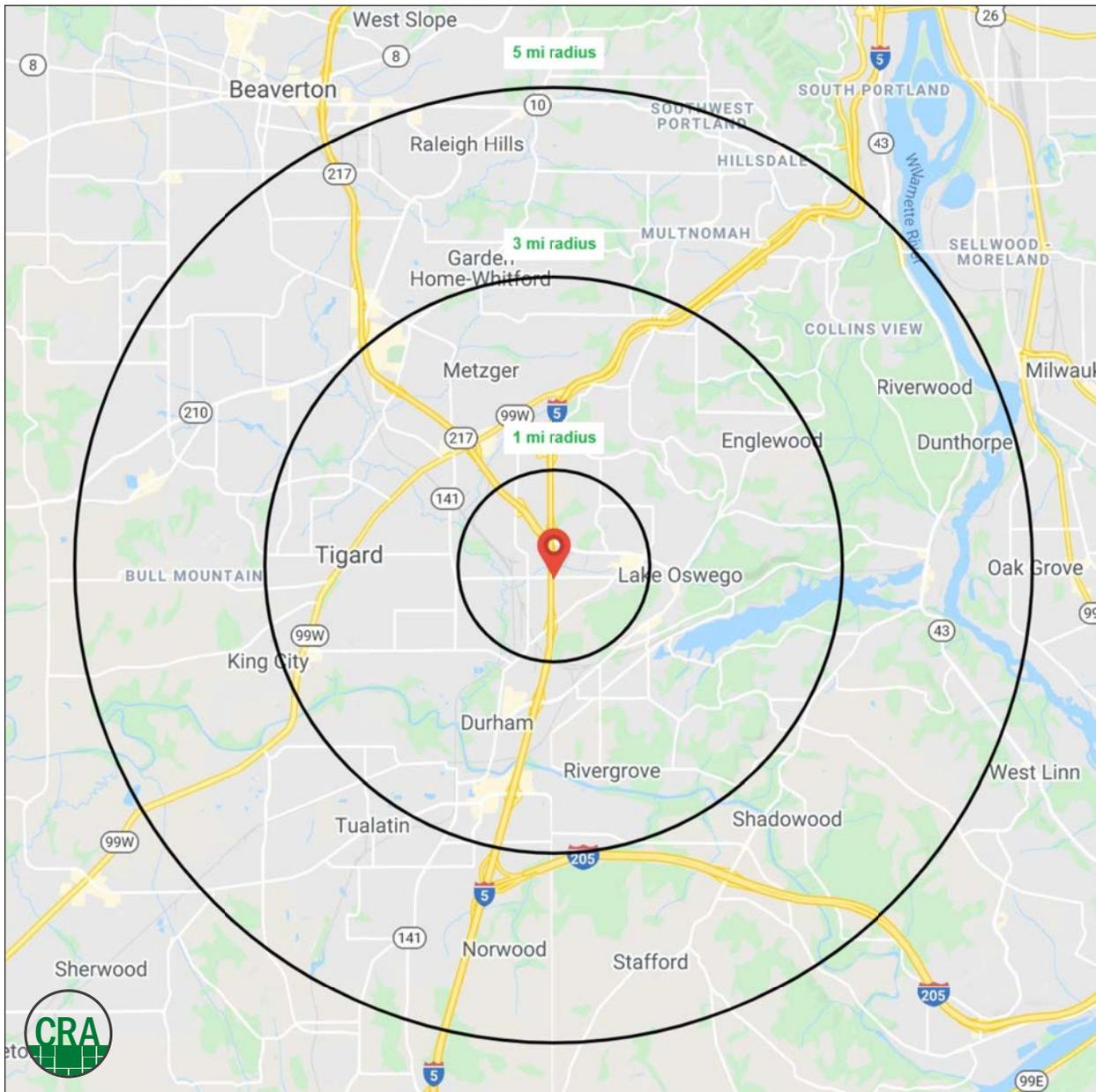
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	9,922	109,242	269,750
Projected Population 2025	10,296	113,555	281,002
Estimated Households 2020	4,023	45,985	112,814
Average HH Income	\$137,277	\$129,205	\$127,133
Median Home Value	\$536,535	\$499,872	\$488,366
Daytime Demographics 16+	21,410	112,151	207,413

**\$178,209**

Average Family Income  
1 MILE RADIUS

**38.7**

Median Age  
1 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.417/-122.7432

RS1

14991 Bangy Rd		1 mi radius	3 mi radius	5 mi radius
Lake Oswego, OR 97035				
POPULATION	2020 Estimated Population	9,922	109,242	269,750
	2025 Projected Population	10,296	113,555	281,002
	2010 Census Population	9,201	99,435	246,004
	2000 Census Population	8,986	93,574	226,137
	Projected Annual Growth 2020 to 2025	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2020	0.5%	0.8%	1.0%
	2020 Median Age	38.7	41.7	41.4
HOUSEHOLDS	2020 Estimated Households	4,023	45,985	112,814
	2025 Projected Households	4,210	48,404	119,006
	2010 Census Households	3,738	41,749	102,248
	2000 Census Households	3,510	38,681	92,812
	Projected Annual Growth 2020 to 2025	0.9%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	0.7%	0.9%	1.1%
RACE AND ETHNICITY	2020 Estimated White	78.5%	80.0%	79.8%
	2020 Estimated Black or African American	2.5%	2.5%	2.4%
	2020 Estimated Asian or Pacific Islander	11.0%	7.5%	8.2%
	2020 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
	2020 Estimated Other Races	7.5%	9.4%	9.1%
	2020 Estimated Hispanic	9.3%	11.6%	11.0%
INCOME	2020 Estimated Average Household Income	\$137,277	\$129,205	\$127,133
	2020 Estimated Median Household Income	\$102,797	\$96,044	\$95,548
	2020 Estimated Per Capita Income	\$55,685	\$54,445	\$53,284
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.1%	2.0%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.3%	3.0%	3.0%
	2020 Estimated High School Graduate	12.0%	12.9%	12.4%
	2020 Estimated Some College	15.9%	20.7%	20.1%
	2020 Estimated Associates Degree Only	8.2%	7.3%	7.4%
	2020 Estimated Bachelors Degree Only	36.5%	33.0%	33.6%
	2020 Estimated Graduate Degree	22.2%	21.0%	21.7%
BUSINESS	2020 Estimated Total Businesses	1,817	8,167	14,132
	2020 Estimated Total Employees	18,904	81,899	133,278
	2020 Estimated Employee Population per Business	10.4	10.0	9.4
	2020 Estimated Residential Population per Business	5.5	13.4	19.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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