

PRIME SECOND GENERATION RESTAURANT & RETAIL SPACE FOR LEASE 340 FIRST STREET • LAKE OSWEGO, OREGON

LOCATION

A Avenue between 1st Street & 2nd Street in downtown Lake Oswego, Oregon

AVAILABLE SPACES

340 First Street (Unit C3) - Available now!

2,324 RSF/2,000 USF

Second generation restaurant space, including full type I hood, kitchen infrastructure, grease interceptor in place, and (1) ADA restroom.

340 First Street (Unit C4) - Available now!

2,087 RSF/1,793 USF

Second generation cafe/retail space, (no kitchen vent shafts in place). Grease interceptor, existing plumbing and other infrastructure to remain, (1) ADA restroom.

RENTAL RATE

Call for details.

CRA

KATHLEEN HEALY | kathleen@cra-nw.com ASHLEY HEICHELBECH | ashley@cra-nw.com 503.274.0211 COMMENTS

- Class "A" redevelopment of the Wizer's Shopping Center includes upscale retail, restaurant, and commercial professional service/office space with luxury market rate apartments and underground parking for retail, commercial, and residential.
- Highly visible site in the heart of downtown Lake Oswego.
- Across the street from Lake View Village, a specialty retail center tenanted by Chico's, Grapevine, City Home, Mabel, Five Spice, Kassab Jewelers, and other high-profile merchants.
- Adjacent to Millennium Plaza Park, where the popular Lake Oswego Farmers' Market is held.
- Join Salt & Straw Ice Cream, Bamboo Sushi, Chuckie Pies, Adorn, StarCycle, Richard Henry, Domaine Serene, Stretch Lab, Drawn 2 Art Studios, biography, Breakside Brewery, Citrus Salon, Golden, Mad Sass Soap and more!

TRAFFIC COUNT

A Avenue – 17,802 ADT ('22) State Street – 29,480 ADT ('22)

> Commercial Realty Advisors NW LLC 15350 SW Sequoia Pkwy, Suite 198 Portland, Oregon 97224 www.cra-nw.com Licensed brokers in Oregon & Washington

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL. Photos © by: Casey Braunger of Ankrom Moisan Architects and Gregg Galbraith of Red Studio.

Y THE WINDWARD



NO NO

19

ALC: NO

VIEW LOOKING WEST FROM FIRST STREET OF CHUCKIE PIES AND **BAMBOO SUSHI & PEDESTRIAN WALKWAY**



-VIEW OF GARAGE INGRESS/EGRESS OFF FIRST STREET & ADJACENT PEDESTRIAN INGRESS/EGRESS

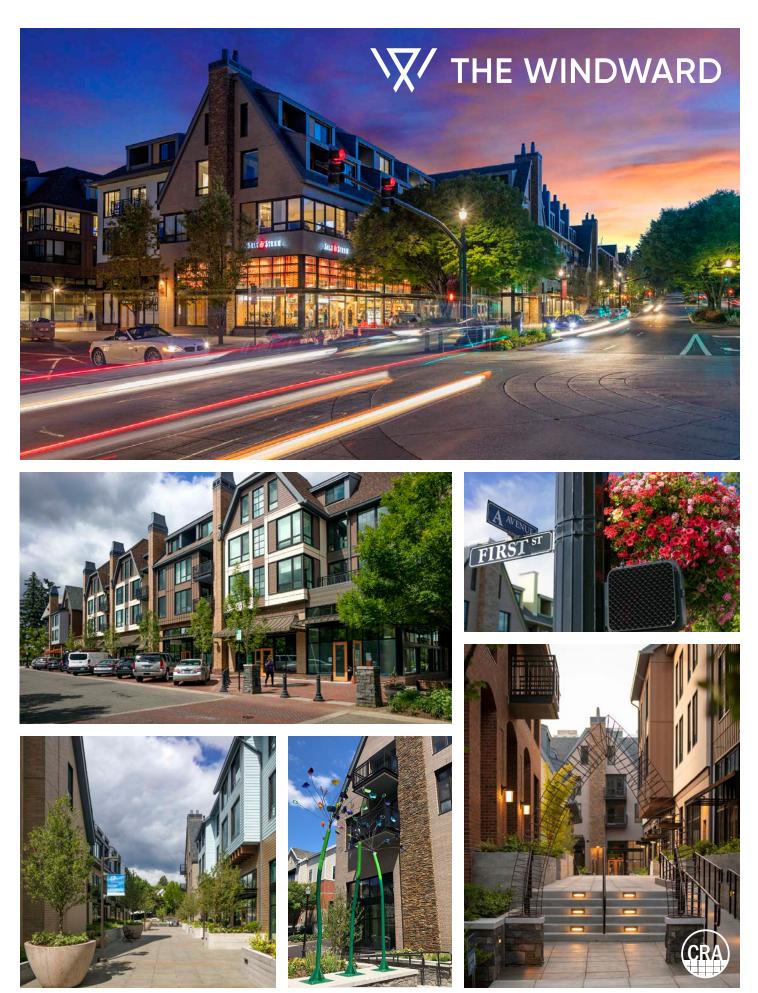


VIEW OF FIRST STREET RETAIL (ADORN & CHUCKIE PIES)

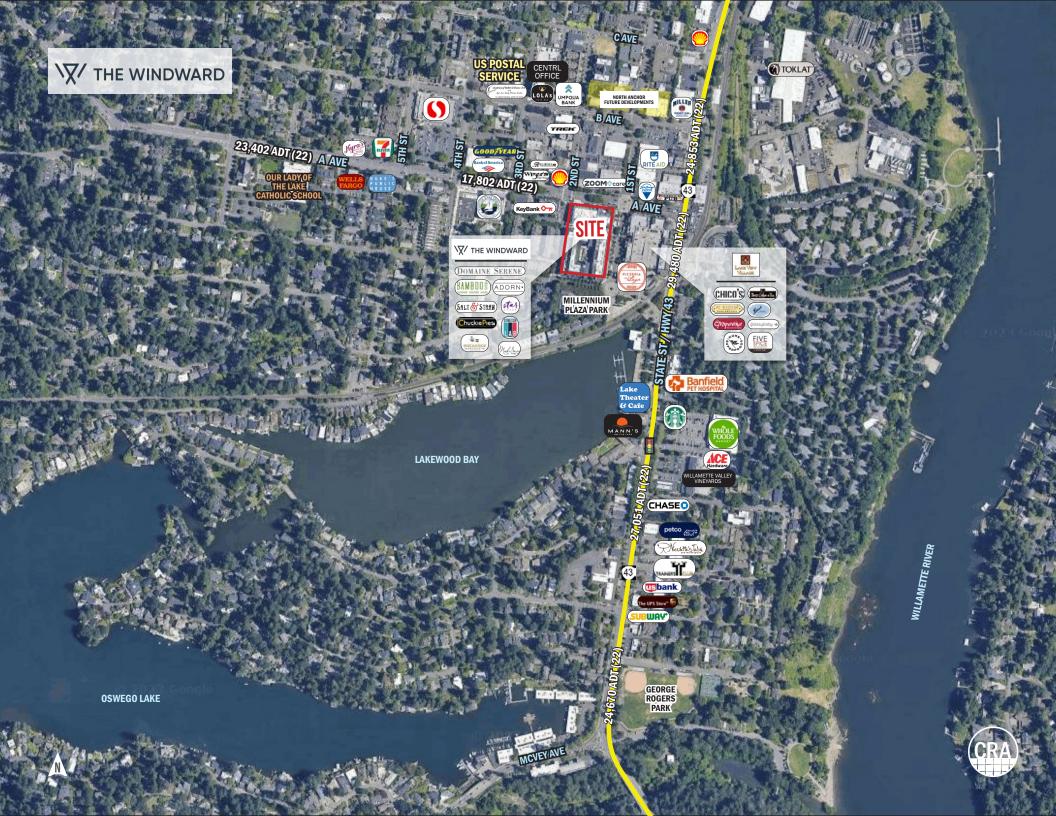
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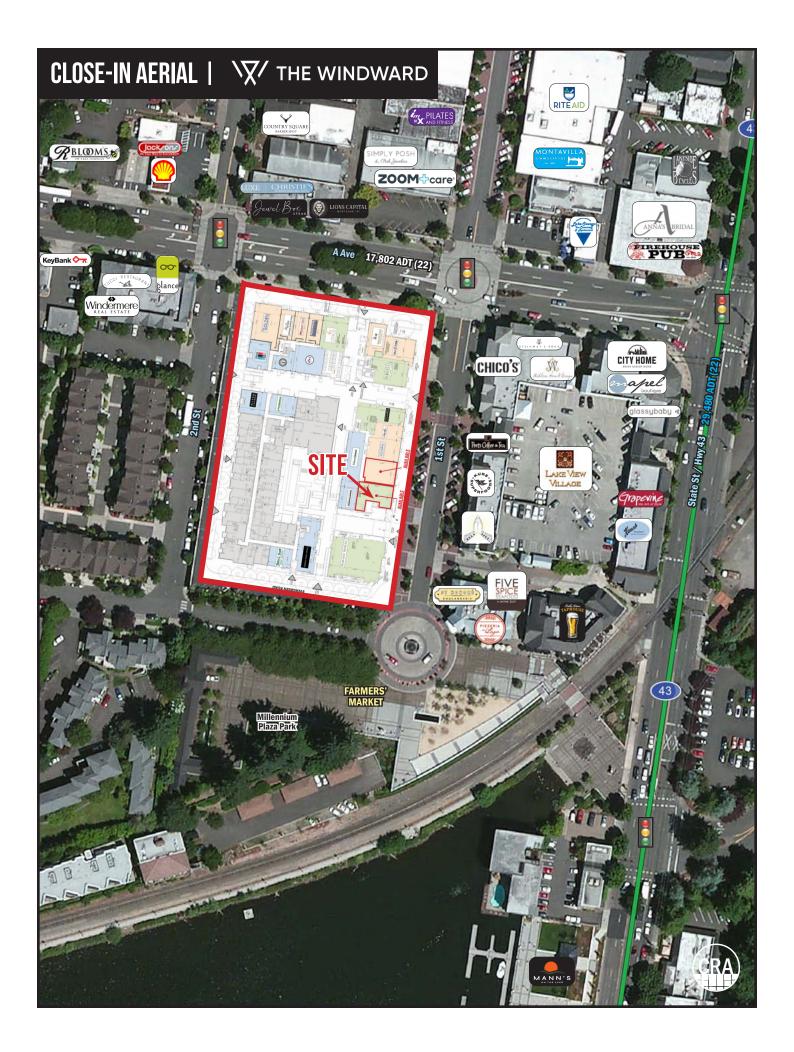


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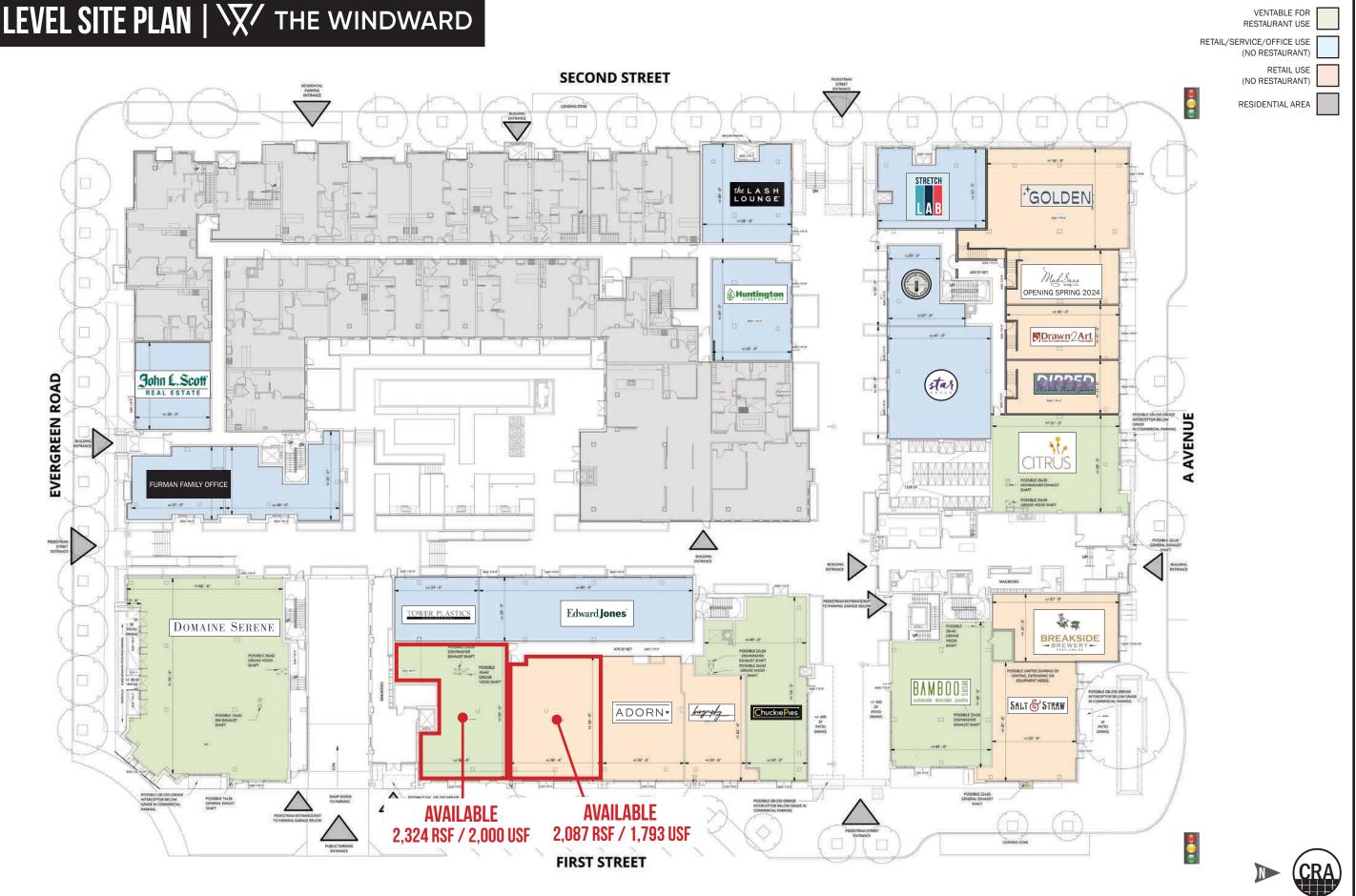


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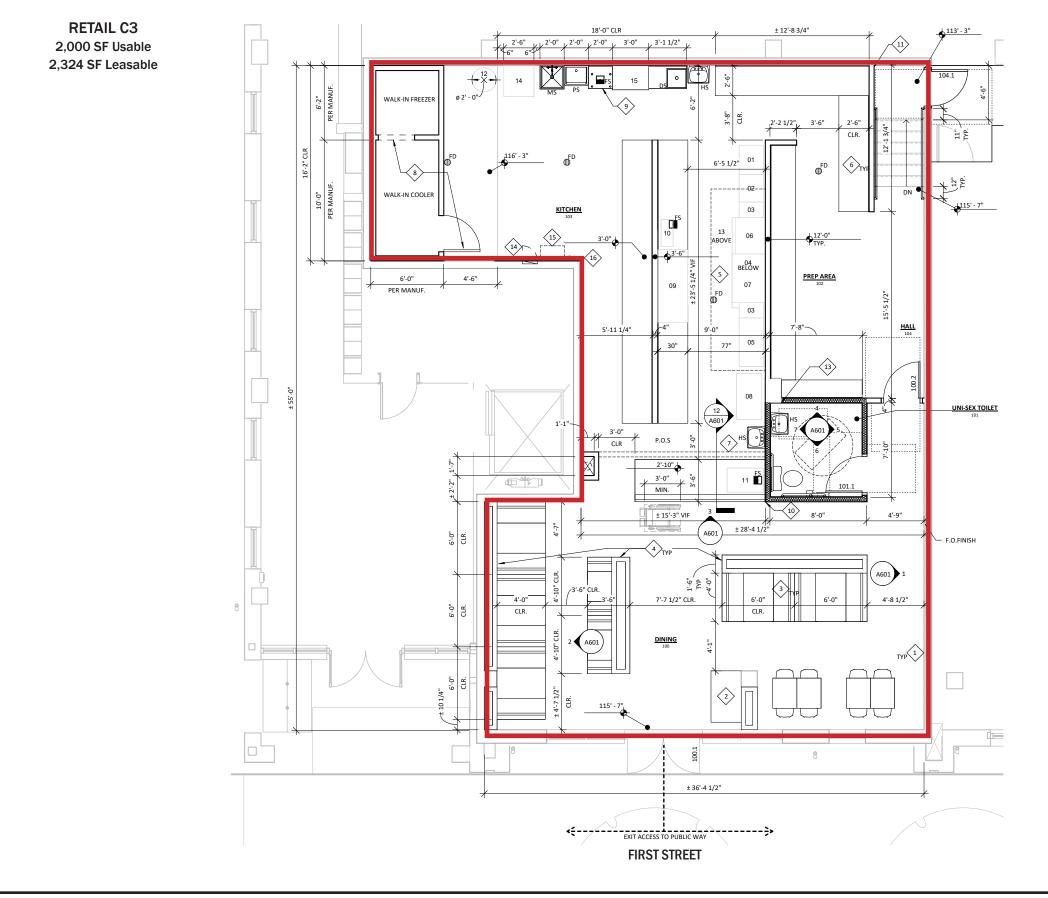


GROUND LEVEL SITE PLAN | V/ THE WINDWARD



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FLOOR PLAN | RETAIL C3



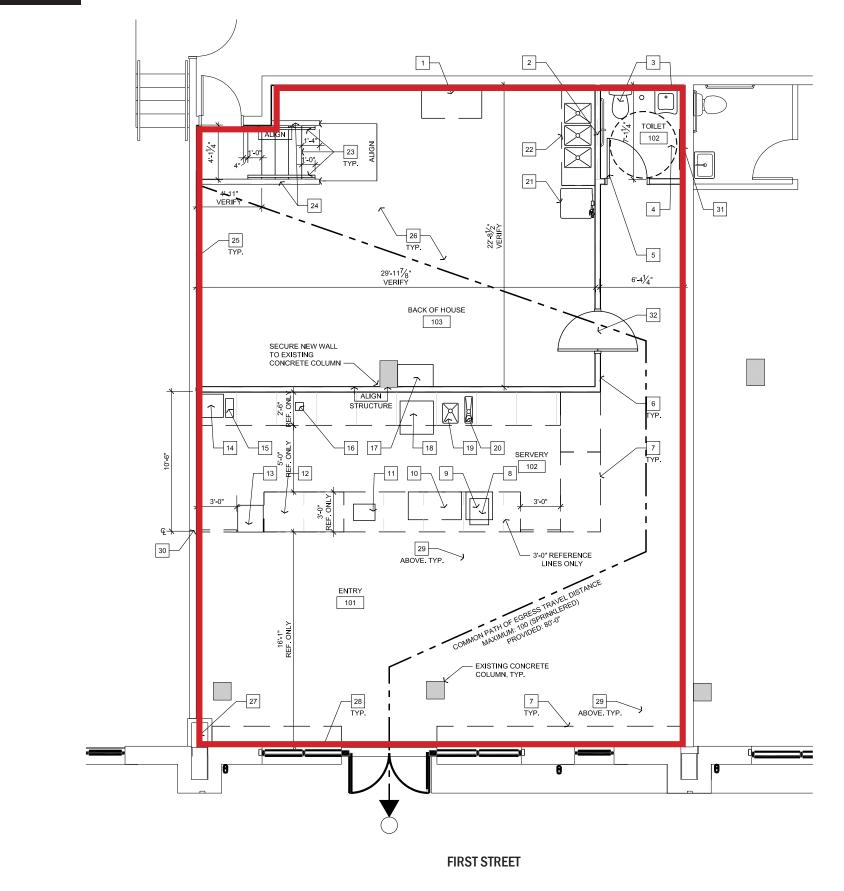




FLOOR PLAN | RETAIL C4

RETAIL C4 1,793 SF Usable

2,087 SF Leasable







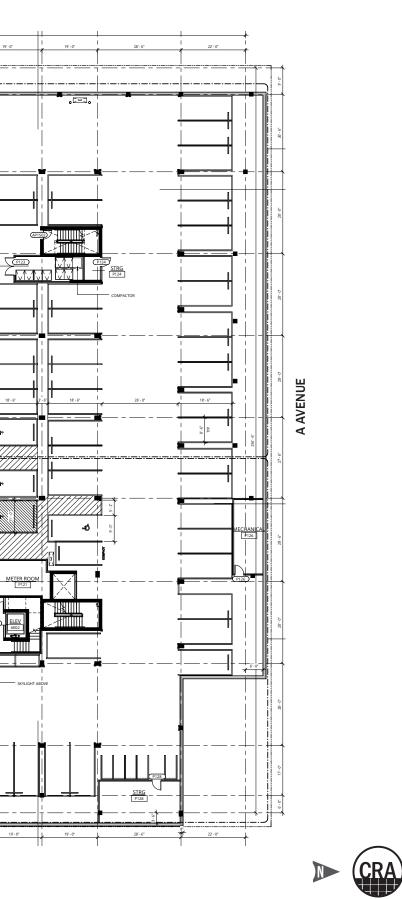


PARKING LEVEL SITE PLAN | V/ THE WINDWARD

RESIDENTIAL PARKING ENTRANCE 19' - 0" P113D P113C O P113 TITITI FFFF 2B2B-D-1 P103 2B2.5B-D-ELECT SERVICE Dol c) P111 BUILDING MAINT & P111 եսոսել P100 ENTRAL TRASH D) TRASH P123 ő. Ventok PIDOB E)-9'-0" 6'-1") IB FENCE ON 36" CMU W/ BETWEEN RETAIL AND RESIDENTIAL GARAGE <u>त्</u>वत्त्र ह **9j.1** 03621 ▶5 EVERGREEN ROAD F) <u> 141444444</u> OL MEC P122 (P10 92 C× Q. B) ዮ REPORT CARRIER н) 6.5% i or c) A) II & F в) ELEV AE02 cP130 A2.P1C Sim D)-E)-CAS METER P120 .F)--WATER ENT -----13.0" 27' - 6" 27'-6" 10'-0" 28' - 6' 26' - 6 23'-6" 19' - 0" FIRST STREET

SECOND STREET

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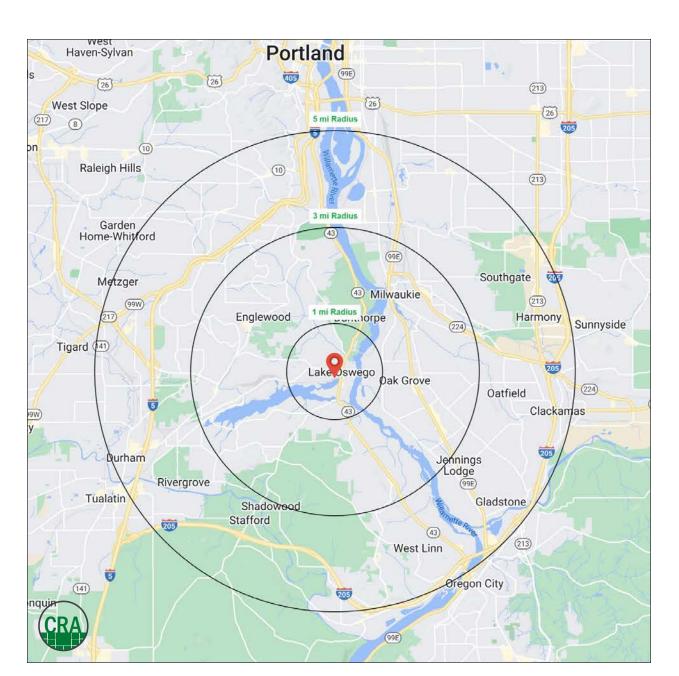


Y THE WINDWARD

Source: Regis – SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	9,573	82,738	268,690
Average HH Income	\$197,596	\$173,780	\$152,694
Median Home Value	\$896,122	\$739,601	\$660,816
Daytime Demographics 16+	8,801	61,044	226,107
Some College or Higher	87.3%	82.6%	79.8%



Average Household Income 1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4185/-122.6646

Windward	1 mi radius	3 mi radius	5 mi radius
Lake Oswego, OR 97034	radius	radius	radius
Population		-	
2024 Estimated Population	9,573	82,738	268,690
2029 Projected Population	9,442	81,790	266,707
2020 Census Population	9,539	82,513	268,961
2010 Census Population	8,862	76,798	249,134
Projected Annual Growth 2024 to 2029	-0.3%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	0.6%	0.6%	0.6%
2024 Median Age	49.2	44.8	41.7
Households			
2024 Estimated Households	4,364	35,294	113,313
2029 Projected Households	4,335	35,219	113,570
2020 Census Households	4,191	34,282	110,922
2010 Census Households	4,038	32,258	103,610
Projected Annual Growth 2024 to 2029	-0.1%	-	-
Historical Annual Growth 2010 to 2024	0.6%	0.7%	0.7%
Race and Ethnicity			
2024 Estimated White	85.4%	83.3%	80.3%
2024 Estimated Black or African American	1.1%	1.5%	2.1%
2024 Estimated Asian or Pacific Islander	4.9%	5.6%	6.3%
2024 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2024 Estimated Other Races	8.2%	9.1%	10.7%
2024 Estimated Hispanic	7.1%	7.9%	9.6%
Income			
2024 Estimated Average Household Income	\$197,596	\$173,780	\$152,694
2024 Estimated Median Household Income	\$128,878	\$119,596	\$111,450
2024 Estimated Per Capita Income	\$90,123	\$74,349	\$64,576
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.8%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	0.8%	2.0%	2.4%
2024 Estimated High School Graduate	10.9%	13.7%	15.7%
2024 Estimated Some College	15.9%	17.6%	19.2%
2024 Estimated Associates Degree Only	7.3%	7.2%	7.1%
2024 Estimated Bachelors Degree Only	35.4%	33.2%	31.6%
2024 Estimated Graduate Degree	28.7%	24.6%	21.9%
Business			
2024 Estimated Total Businesses	1,033	5,458	19,111
2024 Estimated Total Employees	5,129	31,871	138,942
2024 Estimated Employee Population per Business	5.0	5.8	7.3
2024 Estimated Residential Population per Business	9.3	15.2	14.1

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

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com

KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



♀ 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224
www.cra-nw.com
夕 503.274.0211

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