



THE WINDWARD

LIVE. SHOP. DINE. GATHER.

» PRIME COMMERCIAL SPACE IN LAKE OSWEGO, OR «

**FITNESS, WELLNESS, OFFICE
or SERVICE SPACE
AVAILABLE NOW!**

**LANDLORD TI AVAILABLE
FOR CONVERSION OF SPACE
TO OFFICE OR OTHER USE!**

ADDRESS

The Windward property is located in the heart of downtown Lake Oswego, at the corner of First Street and A Avenue.

Premises address is:
145 Evergreen Road, Lake Oswego, OR 97034

SPACE

2,405 SF

RENTAL RATE

\$32.00/SF/YR, plus NNN

TRAFFIC COUNTS

A Avenue – 17,520 ADT ('18)

State Street – 30,330 ADT ('20)

HIGHLIGHTS

- Built-out former fitness studio space, including front desk/entry, private office, open studio, 2 restrooms and a shower room, work/copy room, expansive storefront glass with natural light, and high ceilings. Could be easily converted to accommodate other fitness use, wellness, or office use.
- Class "A" redevelopment with upscale retail, restaurant, and commercial professional service/office space with luxury market rate apartments and underground parking for retail, commercial, and residential.
- 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 Barber Shop, Domaine Serene, StretchLab, Stein Distillery, Drawn 2 Art Studios, Dipped PDX, Dream Cloud Bohemian Market, Breakside Brewery and more!



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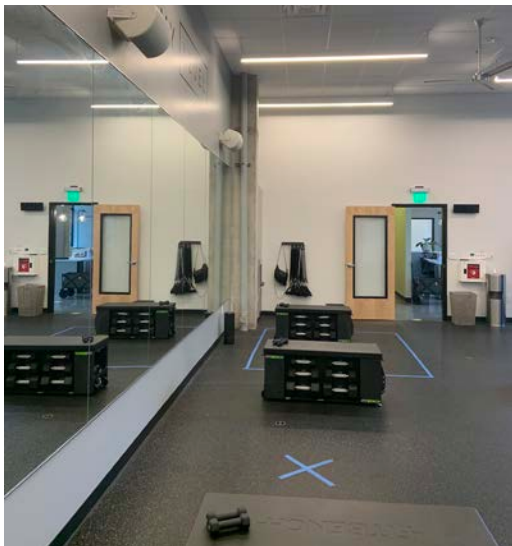
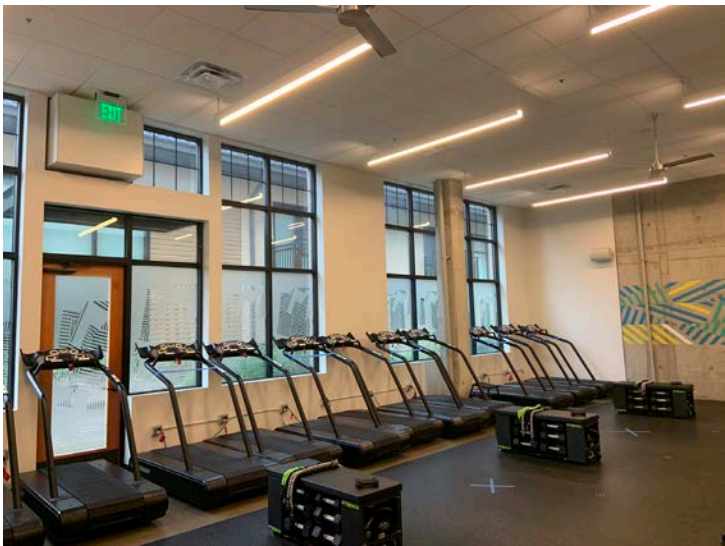
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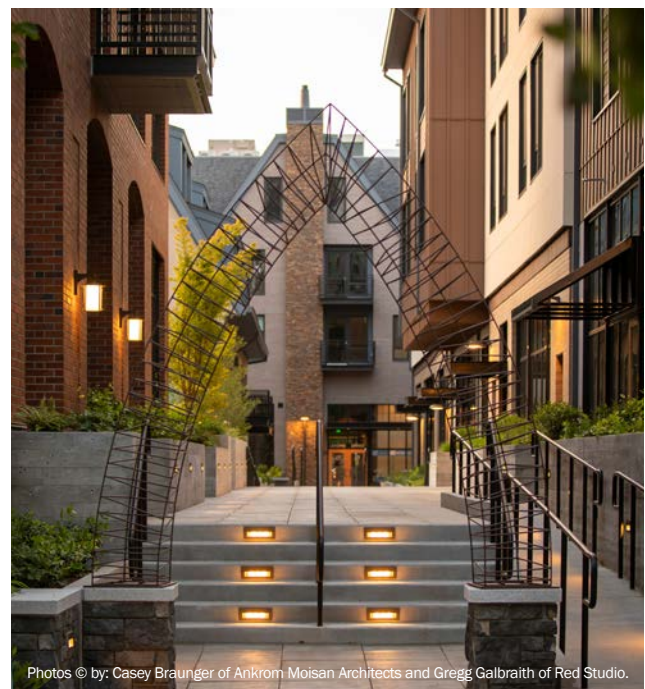


THE WINDWARD

INTERIOR IMAGES



THE WINDWARD



THE WINDWARD



22,911 ADT (18)

A AVE

5TH ST

4TH ST

GOOD YEAR

Bank of America

US POSTAL SERVICE

BEACON LAKE OSWEGO

MARKET

WALKER'S

B AVE

3RD ST

17,520 ADT (18)

SITE

MILLENNIUM PLAZA PARK

2000 PIZZA LAGOON

KeyBank

Washington Federal

A AVE

2ND ST

Wagers

WALKER'S

MARKET

WALKER'S

C AVE

30,330 ADT (20)

STATE ST / HWY 43

29,490 ADT (20)

CHASE

PETCO

Massage Envy

TRAINERS

US bank

The UPS Store

GEORGE ROGERS PARK

MCVEY AVE

OSWEGO LAKE

LAKWOOD BAY

WILLAMETTE RIVER

THE WINDWARD

DOMAINE SERENE

BAMBOO

ADORN

SALT & STRAW

ChuckiePies

STITCH LAB

Local Vint

CHICO'S

Then Order a Bud

HomeStreet

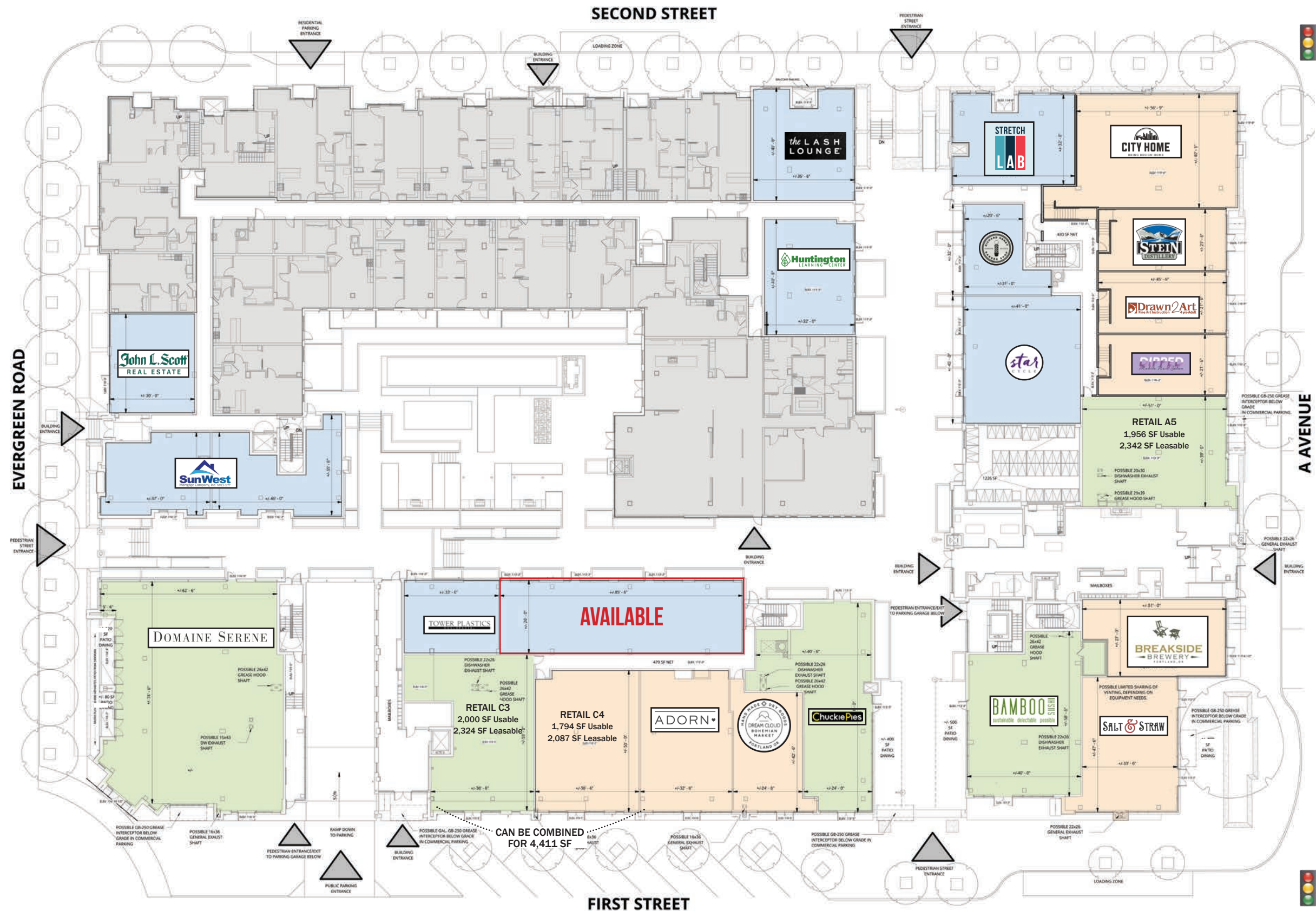
Chopsticks

Five



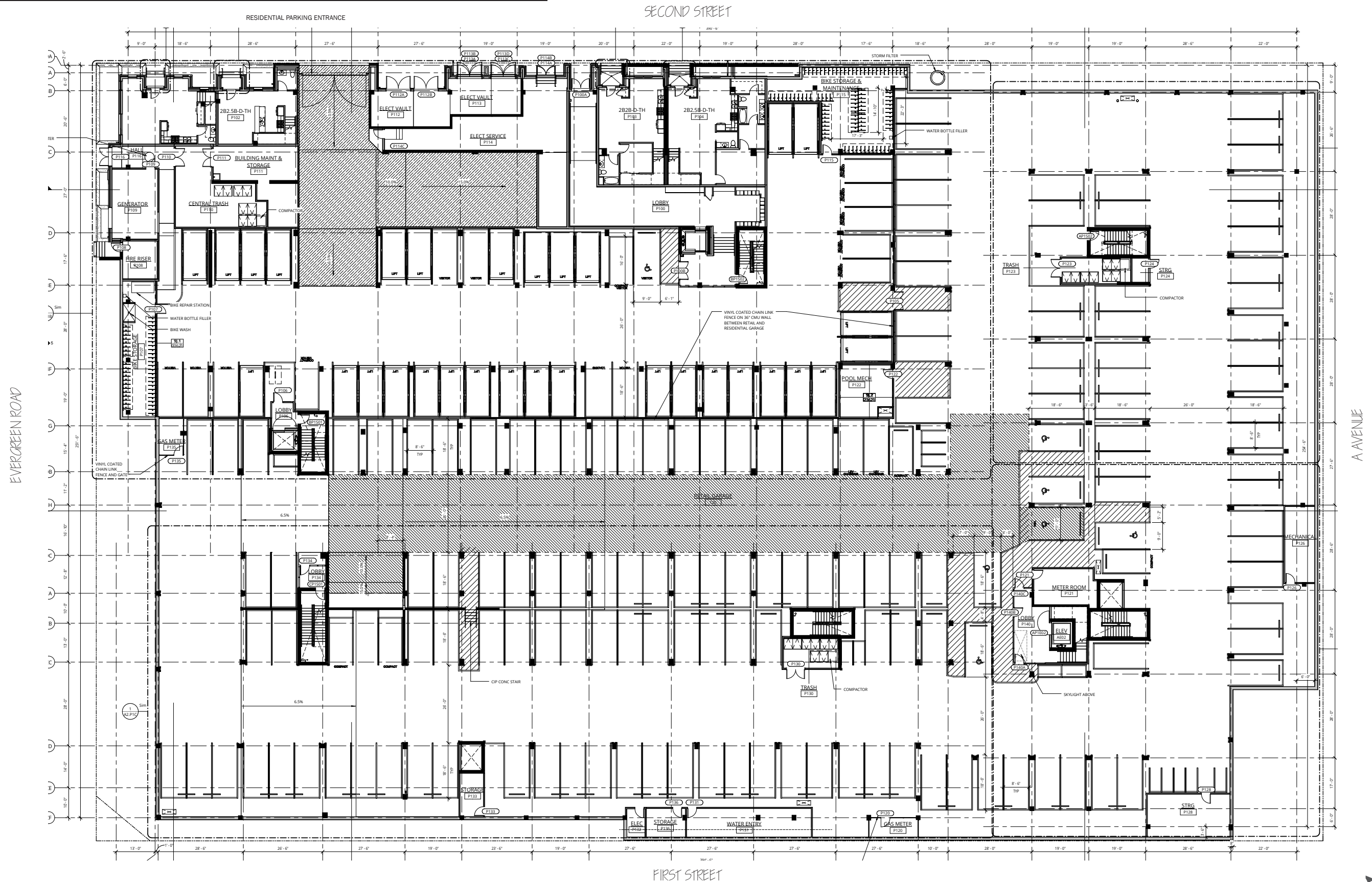
GROUND LEVEL SITE PLAN | THE WINDWARD

- VENTABLE FOR RESTAURANT USE ■
- RETAIL/SERVICE/OFFICE USE (NO RESTAURANT) ■
- RETAIL USE (NO RESTAURANT) ■
- RESIDENTIAL AREA ■



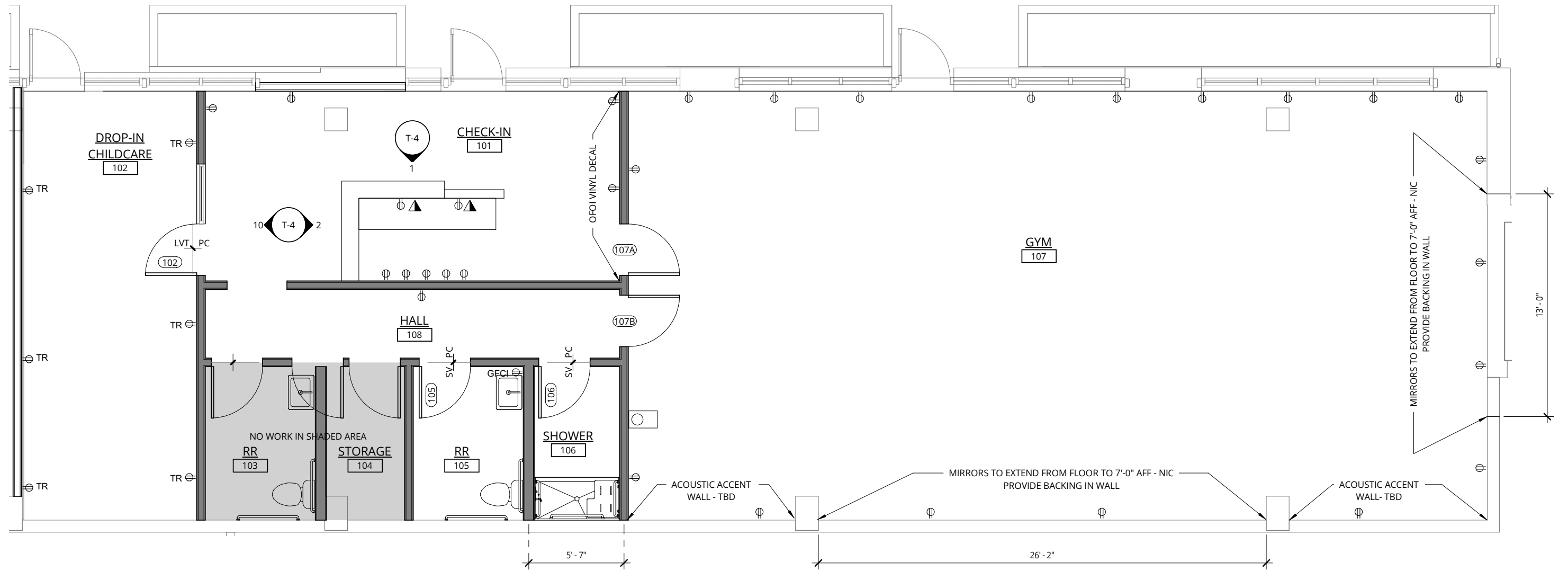
The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information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

PARKING LEVEL SITE PLAN | THE WINDWARD



PREMISES PLAN - EXISTING LAYOUT | THE WINDWARD

*Plan is for marketing purposes only





THE WINDWARD

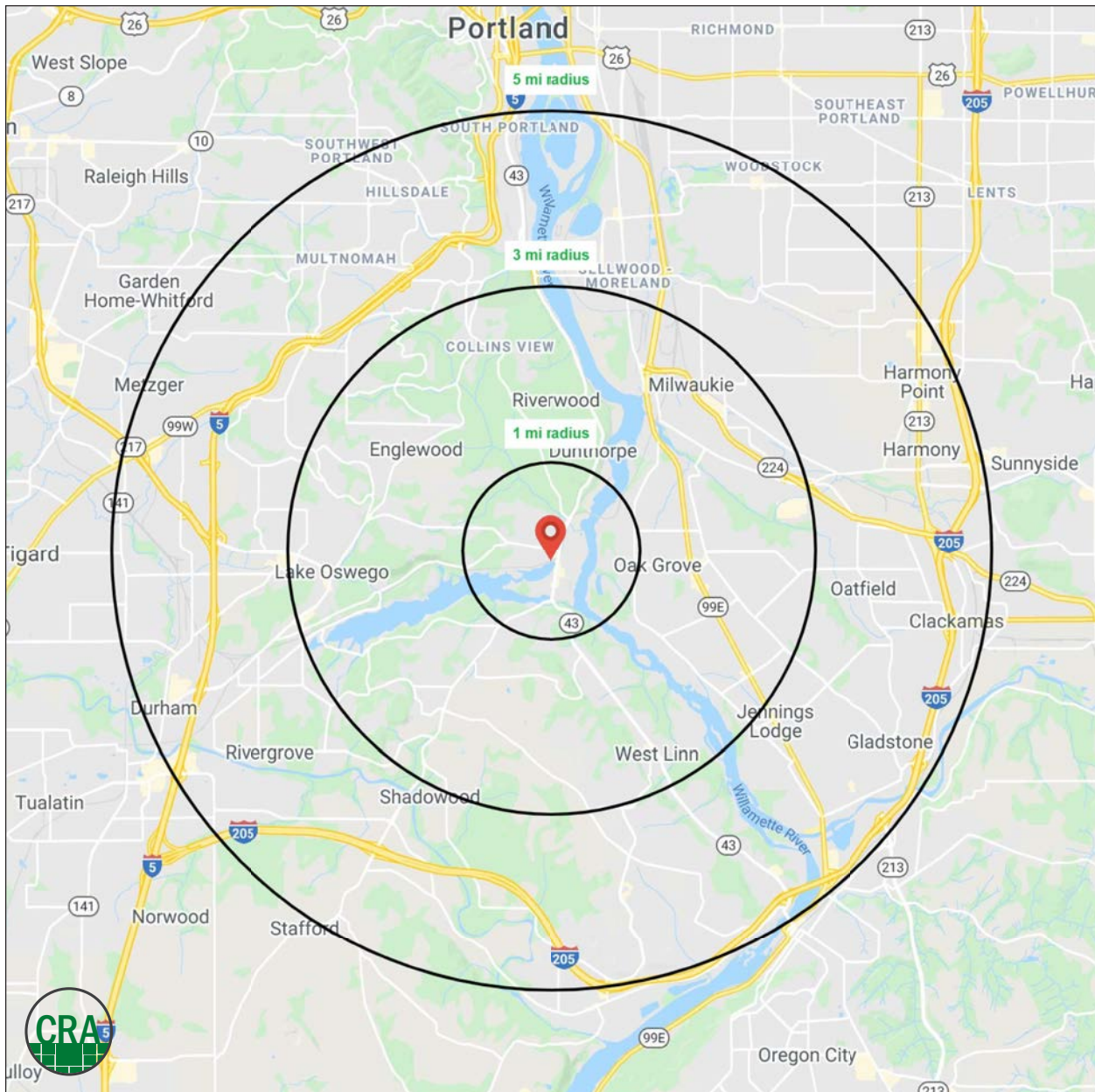
Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	9,654	83,009	273,032
Projected Population 2026	9,859	84,204	278,690
Average HH Income	\$146,282	\$138,818	\$122,461
Median Home Value	\$708,324	\$557,573	\$501,148
Daytime Demographics 16+	8,510	61,625	229,881
Some College or Higher	86.3%	82.0%	79.7%

\$708,324

Median Home Value
1 MILE RADIUS

\$146,282

Average Household Income
1 MILE RADIUS



Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4188/-122.665

145 Evergreen Rd	1 mi	3 mi	5 mi
Lake Oswego, OR 97034	radius	radius	radius
Population			
2021 Estimated Population	9,654	83,009	273,032
2026 Projected Population	9,859	84,204	278,690
2010 Census Population	8,558	77,484	250,575
2000 Census Population	8,371	75,592	239,196
Projected Annual Growth 2021 to 2026	0.4%	0.3%	0.4%
Historical Annual Growth 2000 to 2021	0.7%	0.5%	0.7%
2021 Median Age	49.0	45.6	41.6
Households			
2021 Estimated Households	4,458	35,458	115,579
2026 Projected Households	4,673	36,956	121,317
2010 Census Households	3,881	32,608	104,264
2000 Census Households	3,704	31,256	97,906
Projected Annual Growth 2021 to 2026	1.0%	0.8%	1.0%
Historical Annual Growth 2000 to 2021	1.0%	0.6%	0.9%
Race and Ethnicity			
2021 Estimated White	88.5%	87.5%	83.8%
2021 Estimated Black or African American	1.5%	1.5%	2.2%
2021 Estimated Asian or Pacific Islander	4.0%	4.5%	5.4%
2021 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.7%
2021 Estimated Other Races	5.6%	5.8%	7.8%
2021 Estimated Hispanic	6.9%	6.4%	9.1%
Income			
2021 Estimated Average Household Income	\$146,282	\$138,818	\$122,461
2021 Estimated Median Household Income	\$101,853	\$101,949	\$95,353
2021 Estimated Per Capita Income	\$67,571	\$59,502	\$51,975
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.8%	1.8%
2021 Estimated Some High School (Grade Level 9 to 11)	1.5%	2.7%	3.0%
2021 Estimated High School Graduate	10.8%	13.5%	15.6%
2021 Estimated Some College	17.3%	18.9%	20.3%
2021 Estimated Associates Degree Only	4.6%	6.6%	7.0%
2021 Estimated Bachelors Degree Only	33.8%	32.5%	30.9%
2021 Estimated Graduate Degree	30.6%	24.0%	21.5%
Business			
2021 Estimated Total Businesses	900	4,984	17,882
2021 Estimated Total Employees	4,897	33,317	143,714
2021 Estimated Employee Population per Business	5.4	6.7	8.0
2021 Estimated Residential Population per Business	10.7	16.7	15.3

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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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.