



» PRIME RETAIL FOR LEASE IN LAKE OSWEGO, OREGON «

## LOCATION

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

## AVAILABLE SPACE

Retail/Restaurant: 2,324–2,883 SF

## RENTAL RATE

Retail/Restaurant: \$36.00–\$42.00/SF/YR, NNN

## TRAFFIC COUNT

A Avenue – 17,520 ADT ('18) » State Street – 30,330 ADT ('20)

## COMMENTS

- **AVAILABLE NOW!**
- 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, Five Spice, Manzana Restaurant, and other high-profile merchants
- Unparalleled retail and restaurant opportunities with outdoor seating and open-air amenities
- 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, Stein Distillery, Drawn 2 Art Studios, Dipped PDX, Blue Star Donuts, Dream Cloud Bohemian Market, Breakside Brewery, Citrus Salon (coming soon) and more!**



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

Commercial Realty Advisors NW LLC  
 15350 SW Sequoia Pkwy, Suite 198  
 Portland, Oregon 97224  
[www.cra-nw.com](http://www.cra-nw.com)

*Licensed brokers in Oregon & Washington*



VIEW OF THE FUTURE DOMAINE SERENE FROM FIRST STREET & EVERGREEN



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



VIEW OF FIRST STREET RETAIL (ADORN & CHUCKIE PIES)

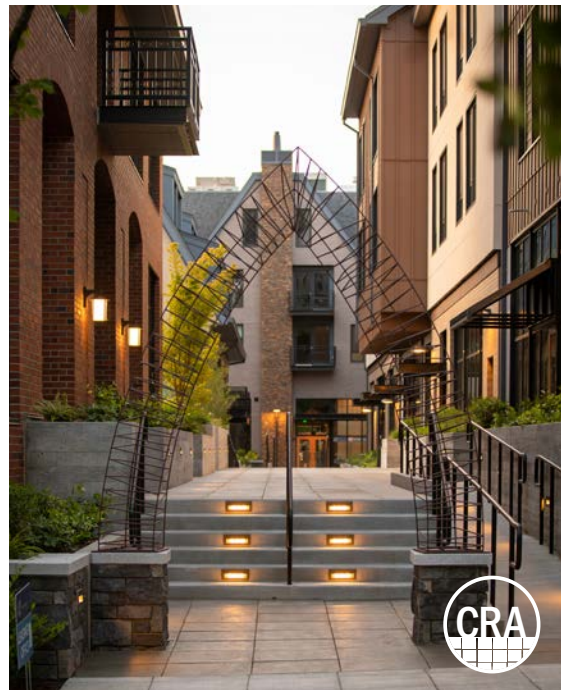
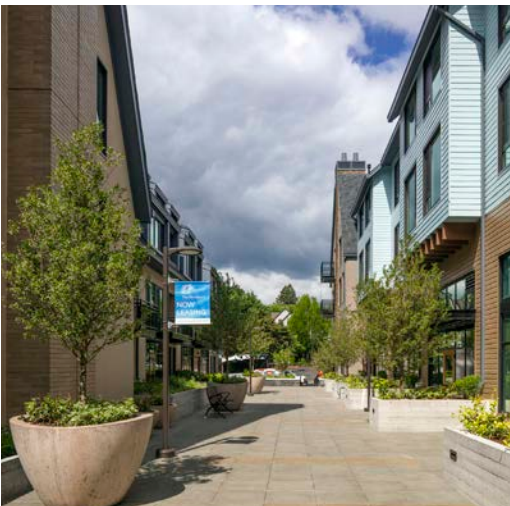


VIEW OF GARAGE INGRESS/EGRESS OFF FIRST STREET & ADJACENT PEDESTRIAN INGRESS/EGRESS



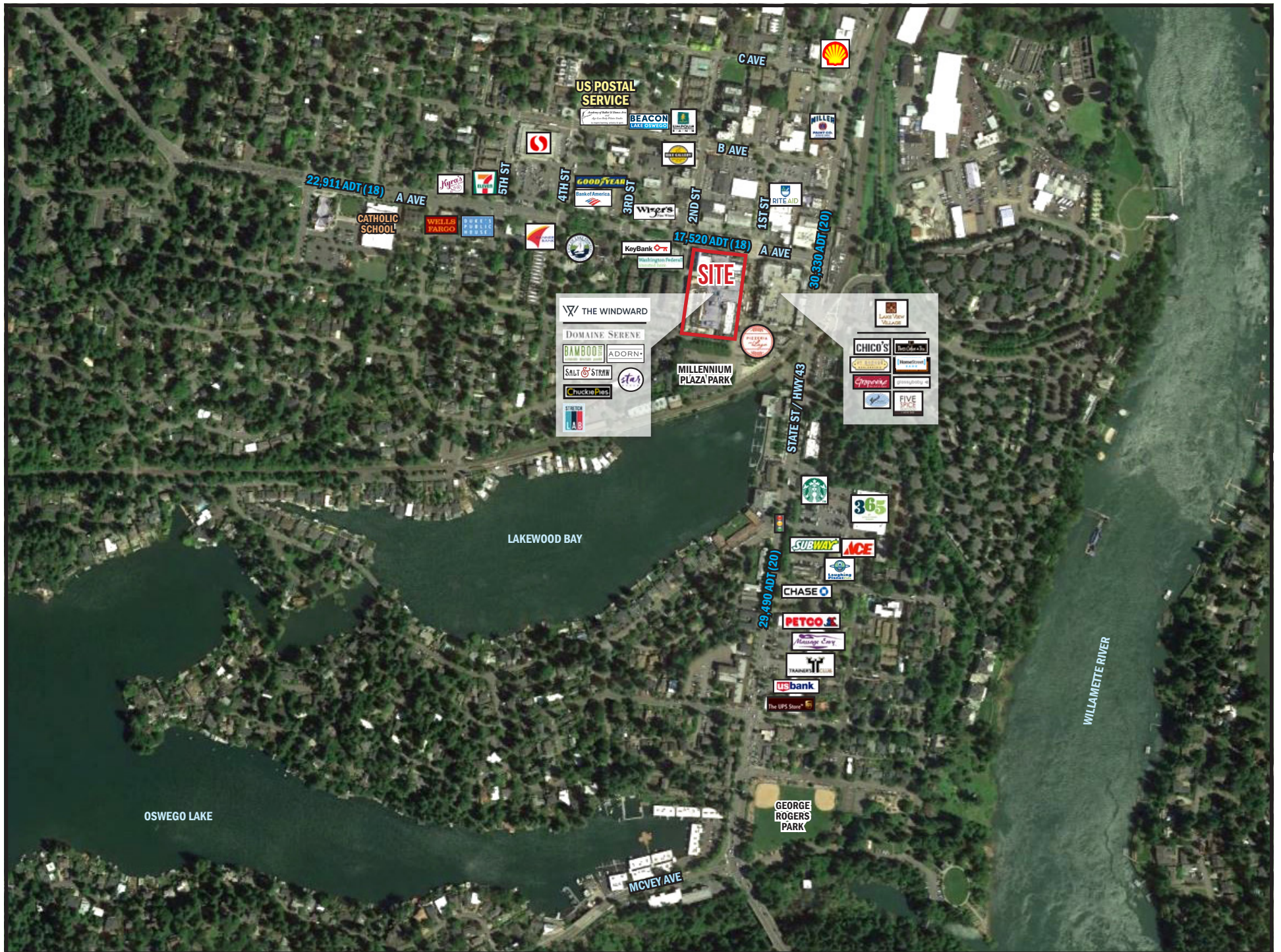


# THE WINDWARD



Photos © by: Casey Braunger of Ankrom Moisan Architects and Gregg Galbraith of Red Studio.





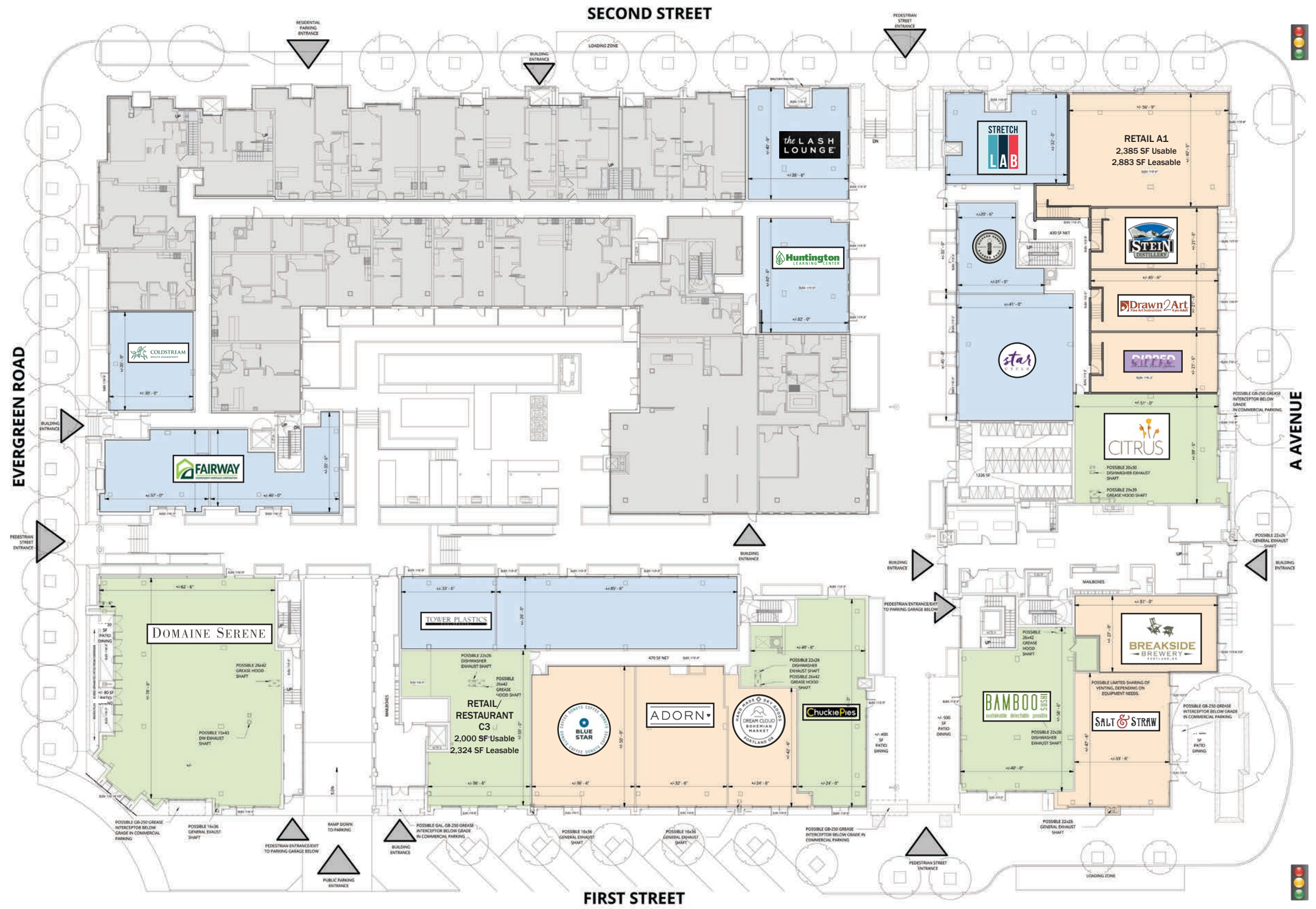


# CLOSE-IN AERIAL | THE WINDWARD

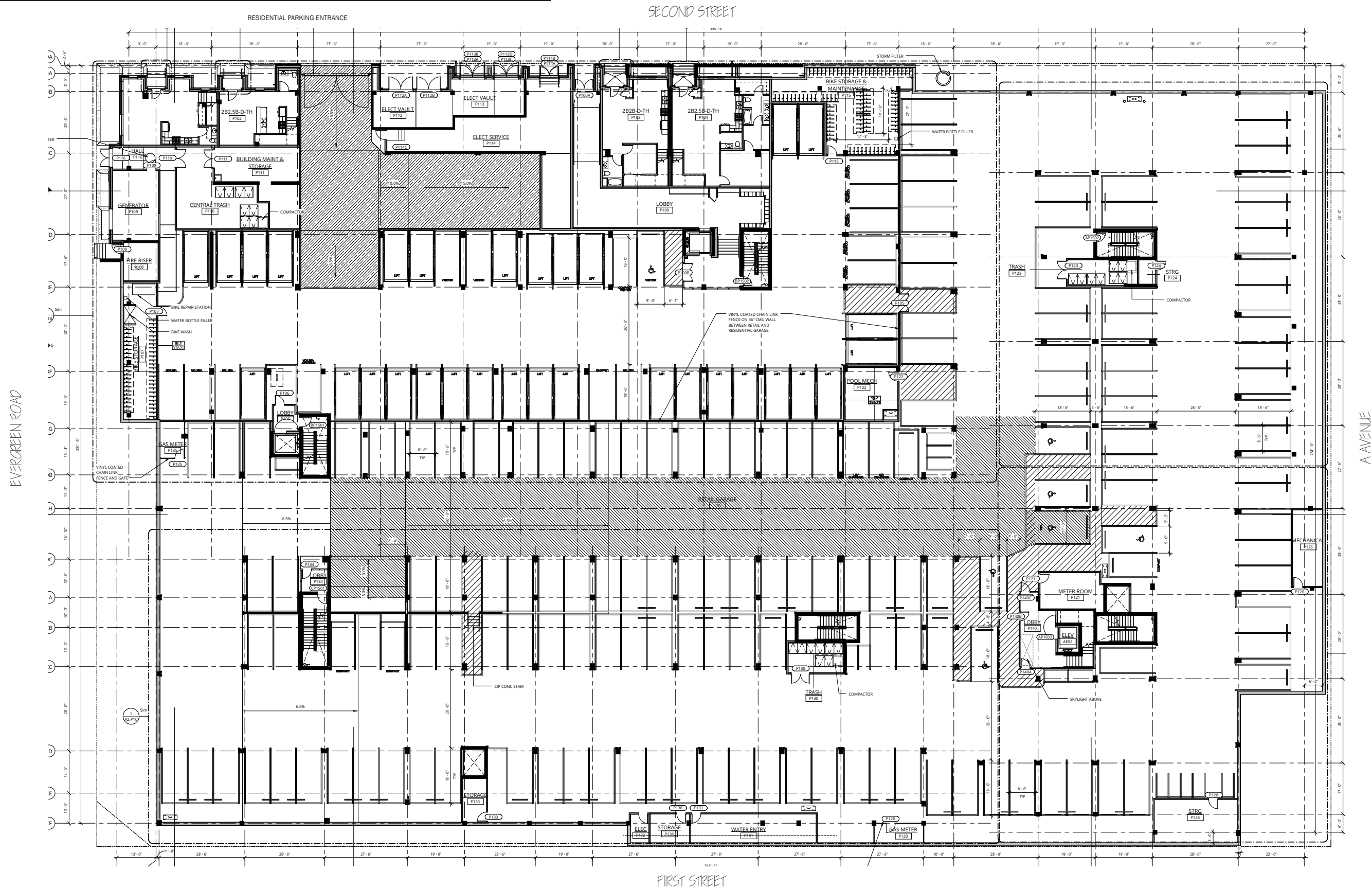




# GROUND LEVEL SITE PLAN | THE WINDWARD



# PARKING LEVEL SITE PLAN | THE WINDWARD





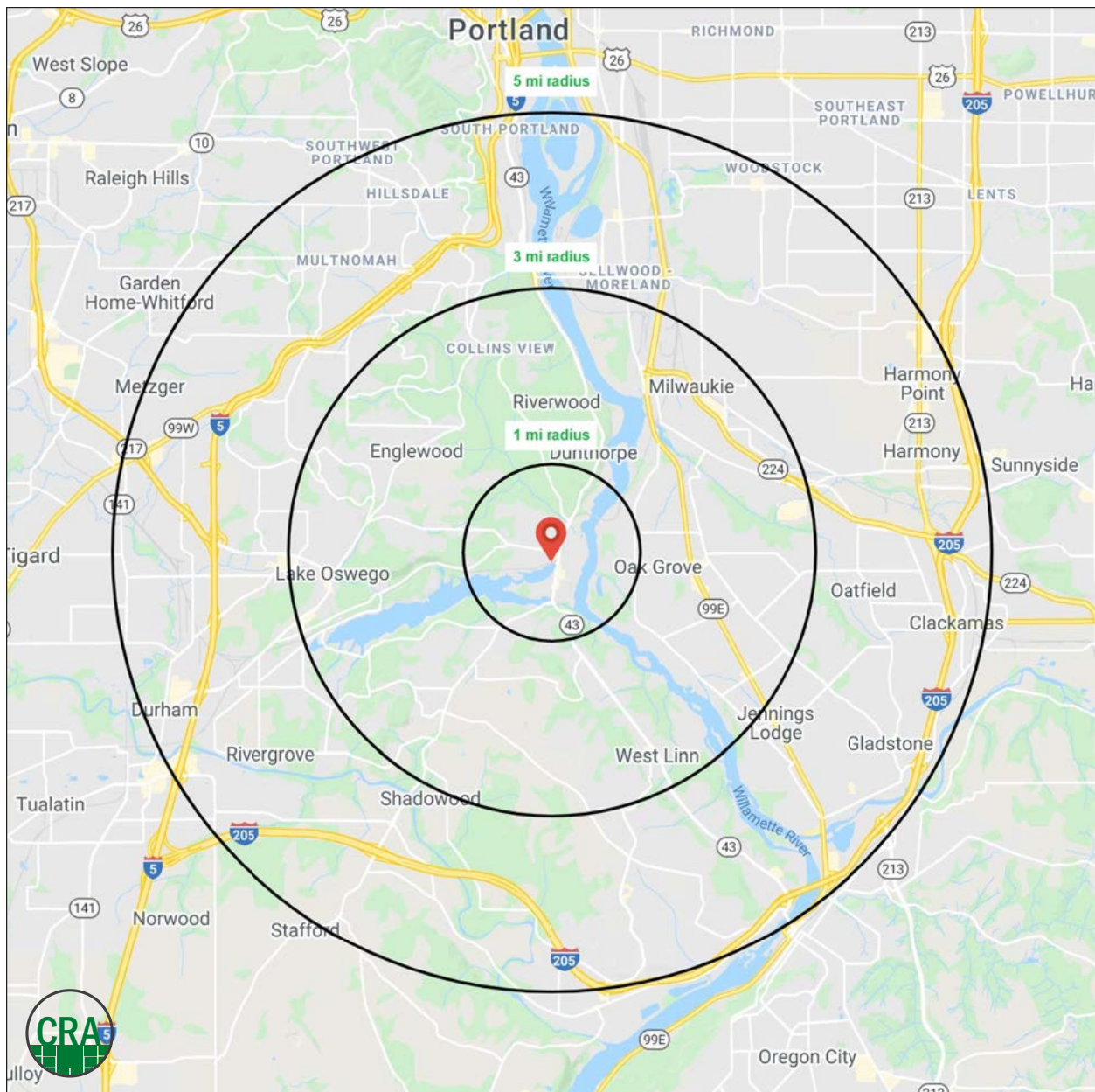


**\$711,952**

1 MILE RADIUS

**\$151,397**

1 MILE RADIUS





## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4189/-122.665

Windward Lake Oswego, OR 97034	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	9,230	84,001	274,965
2026 Projected Population	9,507	85,778	280,002
2020 Census Population	9,378	83,958	272,646
2010 Census Population	8,542	77,526	250,817
Projected Annual Growth 2021 to 2026	0.6%	0.4%	0.4%
Historical Annual Growth 2010 to 2021	0.7%	0.8%	0.9%
2021 Median Age	48.8	44.6	40.9
<b>Households</b>			
2021 Estimated Households	4,169	35,052	113,315
2026 Projected Households	4,435	36,966	118,866
2020 Census Households	4,194	34,952	112,338
2010 Census Households	3,875	32,626	104,371
Projected Annual Growth 2021 to 2026	1.3%	1.1%	1.0%
Historical Annual Growth 2010 to 2021	0.7%	0.7%	0.8%
<b>Race and Ethnicity</b>			
2021 Estimated White	84.9%	81.3%	78.0%
2021 Estimated Black or African American	0.9%	1.2%	1.7%
2021 Estimated Asian or Pacific Islander	3.8%	5.7%	5.9%
2021 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.7%
2021 Estimated Other Races	10.0%	11.2%	13.8%
2021 Estimated Hispanic	6.5%	7.2%	10.0%
<b>Income</b>			
2021 Estimated Average Household Income	\$151,397	\$141,949	\$126,656
2021 Estimated Median Household Income	\$105,618	\$103,680	\$96,982
2021 Estimated Per Capita Income	\$68,413	\$59,413	\$52,363
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.8%	1.8%
2021 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.7%	3.0%
2021 Estimated High School Graduate	10.2%	13.5%	15.5%
2021 Estimated Some College	16.7%	18.8%	20.3%
2021 Estimated Associates Degree Only	4.3%	6.6%	7.0%
2021 Estimated Bachelors Degree Only	34.5%	32.5%	30.9%
2021 Estimated Graduate Degree	31.7%	24.0%	21.6%
<b>Business</b>			
2021 Estimated Total Businesses	900	4,976	17,885
2021 Estimated Total Employees	4,897	33,241	143,723
2021 Estimated Employee Population per Business	5.4	6.7	8.0
2021 Estimated Residential Population per Business	10.3	16.9	15.4



*For more information, please contact:*

**ASHLEY HEICHELBECH** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**KATHLEEN HEALY** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

📍 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



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