

# MERIDIAN SQUARE



FOR LEASE > LAKE OSWEGO, OR

## ADDRESS

17777 Lower Boones Ferry Rd, Lake Oswego, Oregon

## AVAILABLE SPACE

3,772 SF (no restaurants allowed)

## RENTAL RATE

\$32.00/SF/YR, NNN (approx. \$7.80/SF)

## TRAFFIC COUNTS

Lower Boones Ferry Rd – 22,190 ADT ('20)

I-5 – 169,519 ADT ('20)

## HIGHLIGHTS

- Co-tenants include Safeway, Dick's Sporting Goods, European Wax, Baskin Robbins, Café Yumm!, Subway, Starbucks and more
- Close proximity to Bridgeport Village, The Apple Store, Barnes & Noble, Joe's Burgers, Urban Outfitters, Anthropologie, Crate & Barrel, The Container Store and more
- Easy access to I-5; signaled intersection



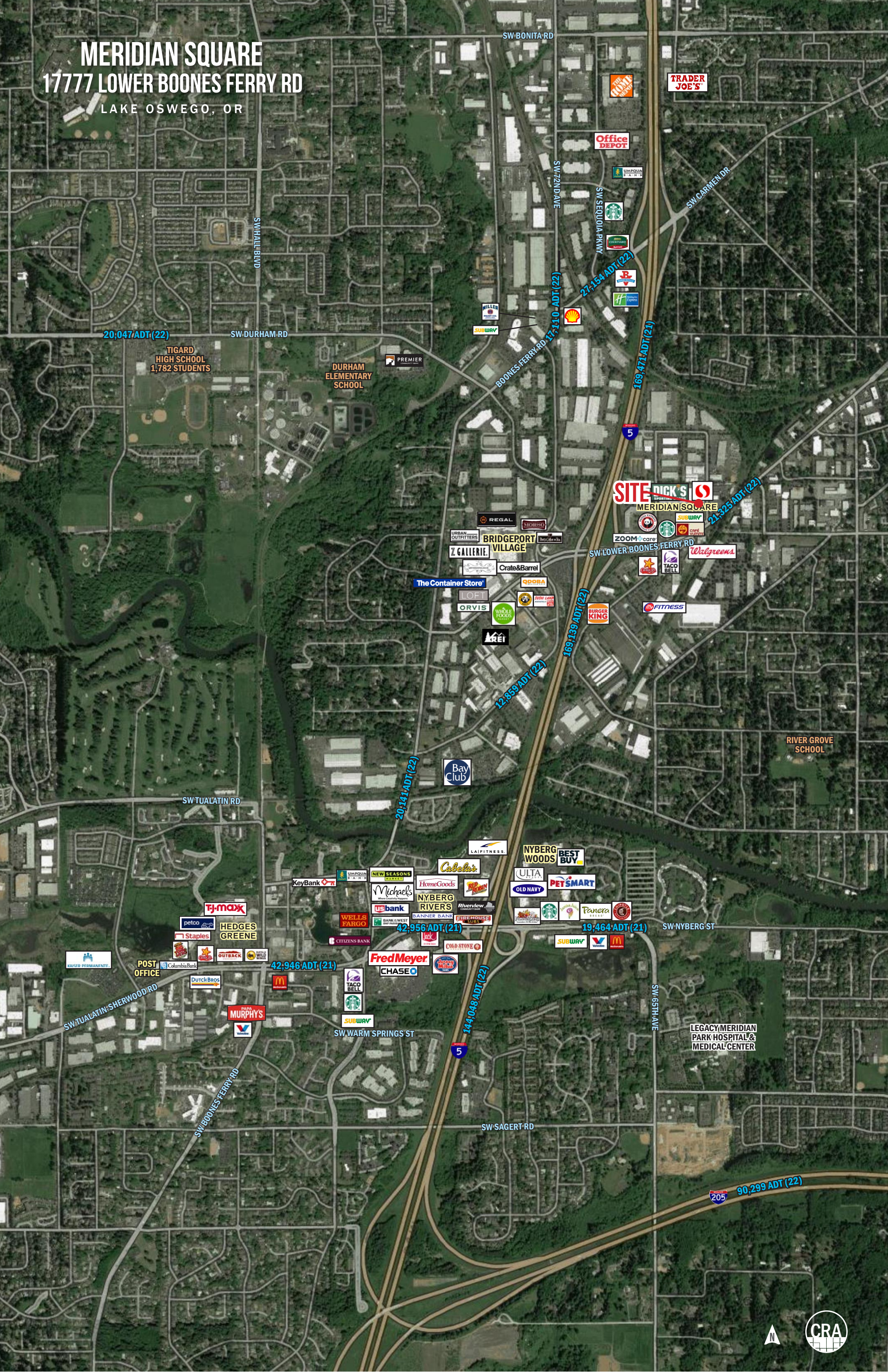
COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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LAKE OSWEGO, OR



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BRIDGEPORT VILLAGE



REFLEXOLOGY



SW 63rd Ave



**SITE**

MERIDIAN SQUARE



SOUTH LAKE CENTER



SW 65th Ave

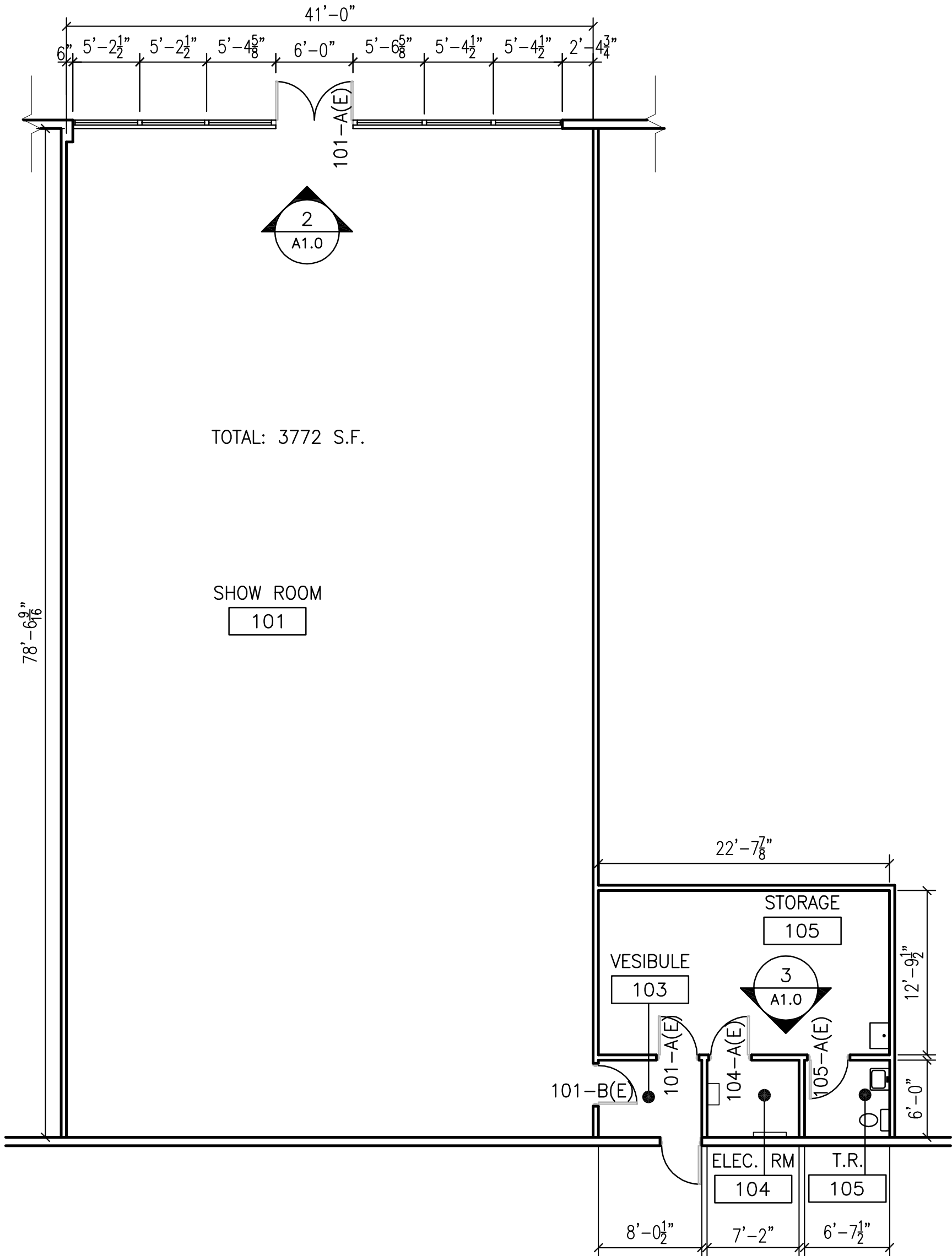


Lower Boones Ferry Rd



Google





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## 17777 LOWER BOONES FERRY RD

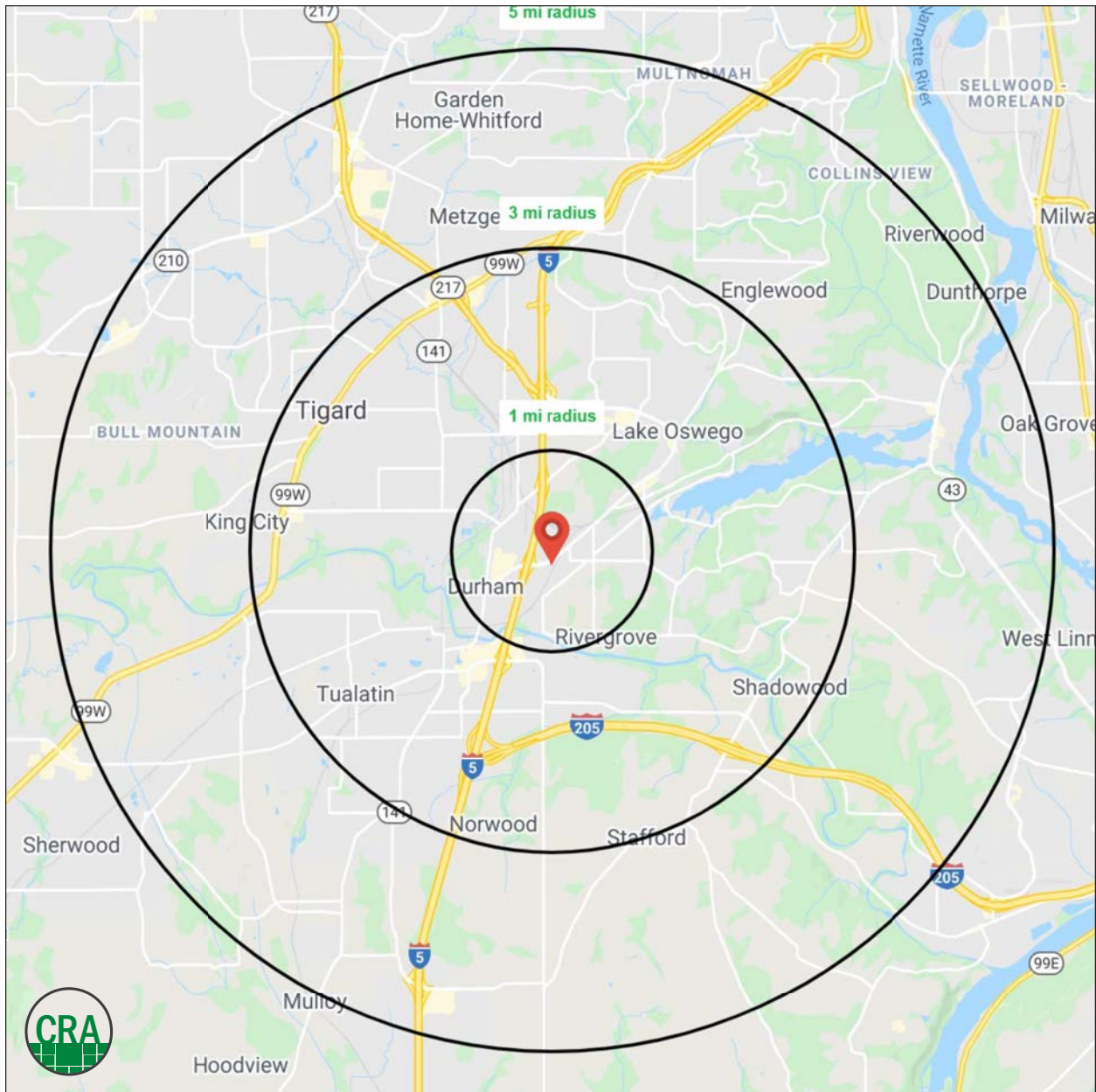
LAKE OSWEGO, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	8,288	90,018	211,511
Projected Population 2029	8,269	90,276	207,757
Average HH Income	\$165,866	\$156,933	\$162,087
Median Home Value	\$714,277	\$693,779	\$677,641
Daytime Demographics 16+	17,074	98,177	187,447
Some College or Higher	87.7%	81.6%	83.1%

**\$165,866**  
Average Household Income  
1 MILE RADIUS

**40.9**  
Median Age  
1 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.3984/-122.7419

17777 Lower Boones Ferry Rd Lake Oswego, OR 97035	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	8,288	90,018	211,511
2029 Projected Population	8,269	90,276	207,757
2020 Census Population	8,584	88,261	213,038
2010 Census Population	7,522	81,890	195,940
Projected Annual Growth 2024 to 2029	-	-	-0.4%
Historical Annual Growth 2010 to 2024	0.7%	0.7%	0.6%
2024 Median Age	40.9	42.0	42.2
<b>Households</b>			
2024 Estimated Households	3,682	38,524	88,734
2029 Projected Households	3,763	39,078	88,092
2020 Census Households	3,677	36,592	86,464
2010 Census Households	3,180	34,432	80,364
Projected Annual Growth 2024 to 2029	0.4%	0.3%	-0.1%
Historical Annual Growth 2010 to 2024	1.1%	0.8%	0.7%
<b>Race and Ethnicity</b>			
2024 Estimated White	77.7%	74.6%	75.5%
2024 Estimated Black or African American	1.5%	2.0%	2.4%
2024 Estimated Asian or Pacific Islander	8.4%	8.8%	8.7%
2024 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
2024 Estimated Other Races	11.8%	14.0%	12.9%
2024 Estimated Hispanic	10.6%	13.9%	12.5%
<b>Income</b>			
2024 Estimated Average Household Income	\$165,866	\$156,933	\$162,087
2024 Estimated Median Household Income	\$131,849	\$115,570	\$121,740
2024 Estimated Per Capita Income	\$73,720	\$67,249	\$68,095
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.3%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.0%	2.0%
2024 Estimated High School Graduate	9.8%	14.0%	13.2%
2024 Estimated Some College	18.2%	18.8%	19.0%
2024 Estimated Associates Degree Only	8.1%	7.9%	7.7%
2024 Estimated Bachelors Degree Only	39.1%	33.2%	35.1%
2024 Estimated Graduate Degree	22.3%	21.7%	21.2%
<b>Business</b>			
2024 Estimated Total Businesses	1,684	8,061	15,924
2024 Estimated Total Employees	14,713	70,005	123,331
2024 Estimated Employee Population per Business	8.7	8.7	7.7
2024 Estimated Residential Population per Business	4.9	11.2	13.3

*For more information, please contact:*

**ROBBIE KIMMELMAN** 503.449.2591 | [robbie@cra-nw.com](mailto:robbie@cra-nw.com)



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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