

THE VILLAGE AT MARY'S WOODS



RETAIL OPPORTUNITY IN LAKE OSWEGO

LOCATION

17510 Provost Street, Suite 101
Lake Oswego OR 97034

AVAILABLE SPACE

2,767 SF

RENTAL RATE

Please call for details
Estimated NNN's \$9.10/SF

TRAFFIC COUNTS

Willamette Drive – 16,643 ADT ('25)

HIGHLIGHTS

- Endcap suite in Mary's Woods Village Square, a newly-constructed (2019) ~20,000+ SF, three-building neighborhood center
- Positioned right at the entrance to Mary's Woods, a 40-acre Life Plan senior living community with approximately 790 residents and 500 staff
- Fronts Pacific Highway (Hwy 43), a key commuter corridor between Lake Oswego and West Linn, only minutes from downtown Lake Oswego's restaurants, shops, and Willamette River waterfront
- Over 65% of adults over 25 have a college degree. Average Household Incomes are over \$200,000 and per capita incomes are over \$90,000



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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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.

VILLAGE AT MARY'S WOODS

17510 PROVOST STREET
LAKE OSWEGO, OR

EXTERIOR PHOTOS



VILLAGE AT MARY'S WOODS

17510 PROVOST STREET

LAKE OSWEGO, OR

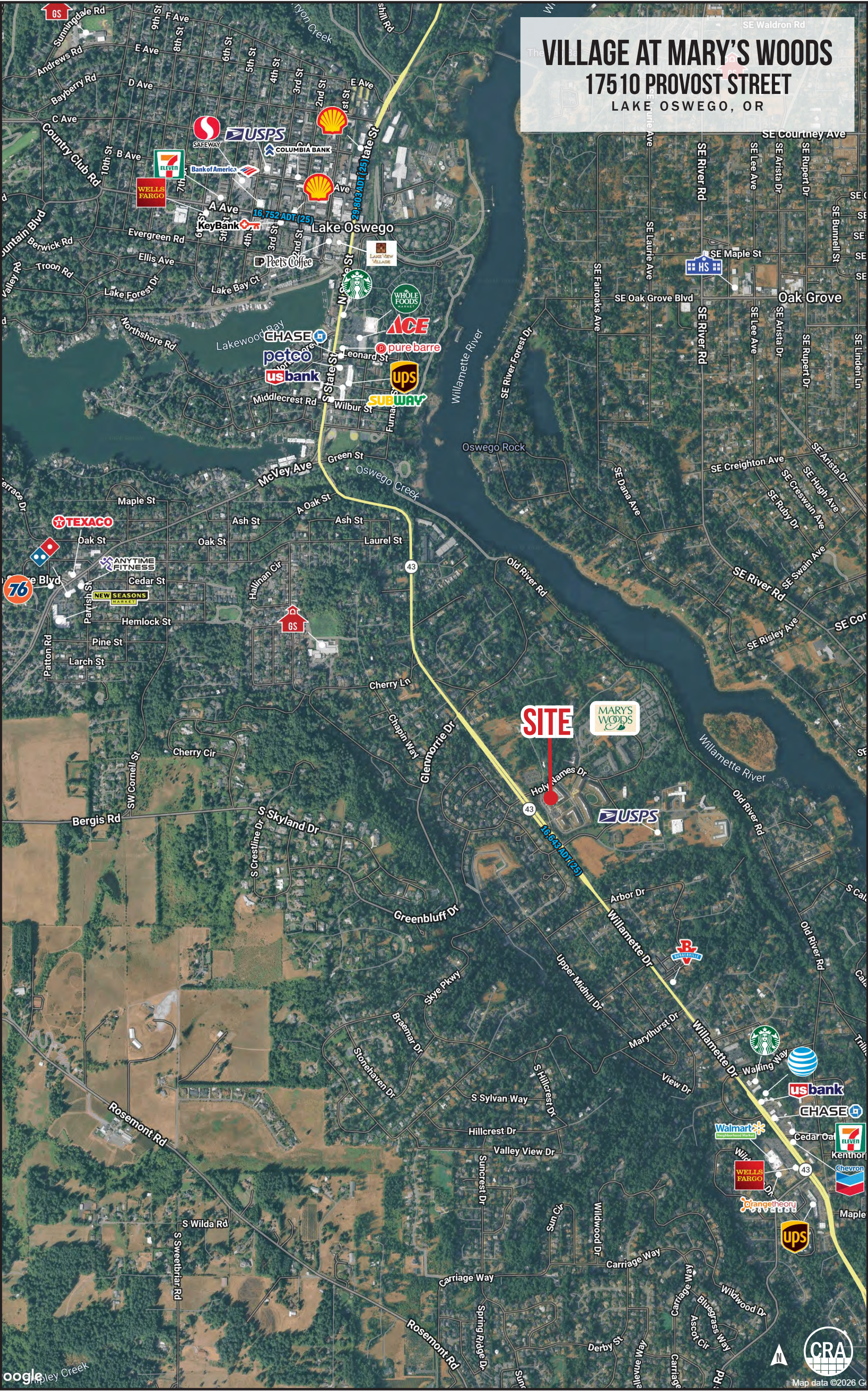
EXTERIOR PHOTOS



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175 10 PROVOST STREET

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VILLAGE AT MARY'S WOODS

17510 PROVOST STREET

LAKE OSWEGO, OR



SITE



VILLAGE AT MARY'S WOODS

175 10 PROVOST STREET
LAKE OSWEGO, OR



AVAILABLE



Palmer
Eye Care



oyation

43

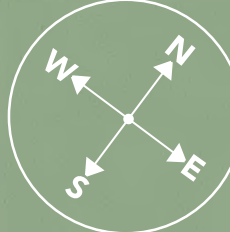
16,643 ADT (25)

Smile Oswego
Dental

Providence

USPS





NEIGHBORHOODS

- VILLAGE NEIGHBORHOOD
- MARIE ROSE/KELLOGG NEIGHBORHOOD
- PROVINCIAL NEIGHBORHOOD
- VILLAS NEIGHBORHOOD



AVAILABLE

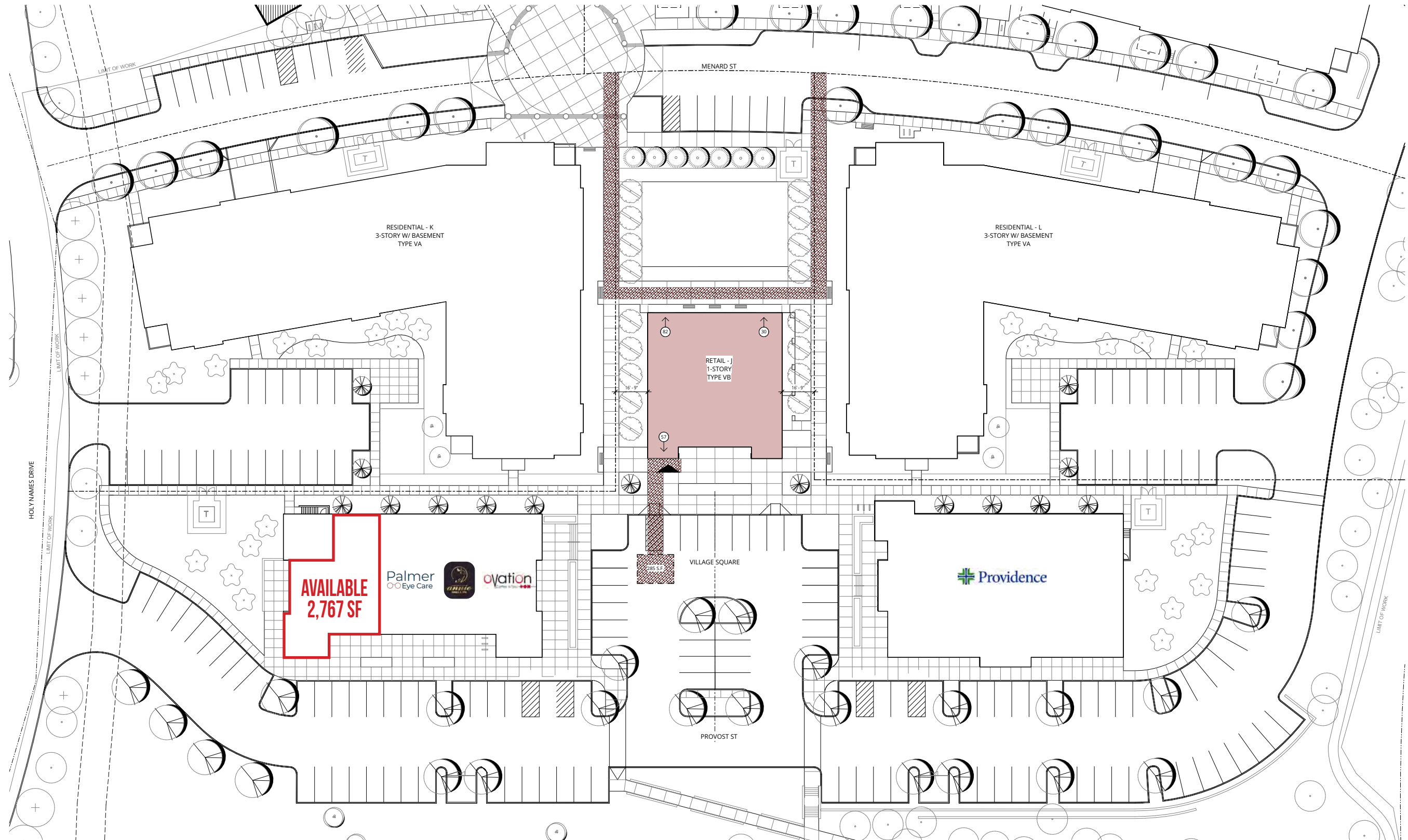
KEY			
1	GALLAGHER FITNESS CENTER and PROVIDENCE CLINIC	9	DUNN COMMUNITY and INFORMATION CENTER
2	REIS - DENTIST and RETAIL	10	HOLY NAMES HERITAGE CENTER (*SNJM)
3	NATHMAN/VILLAGE GREEN	11	KELLOGG ASSISTED LIVING with FITNESS CENTER
4	O'NEILL	12	MARIE ROSE CENTER
5	PEPIN	13	HISTORIC LAUNDRY BUILDING (*SNJM)
6	COLLIN	14	WOOD SHOP/MAN CAVE
7	RAINAULT	15	THE PROVINCIAL HOUSE
8	VERONICA PLAZA	16	CERÉ
		17	DUFRESNE
		18	DUROCHER
		19	PH FITNESS CENTER
		20	EDUCATION BUILDING (*SNJM)
		21	VILLA HOMES
		22	VILLA ESTATES

*SNJM: SISTERS OF THE HOLY NAMES OF JESUS AND MARY



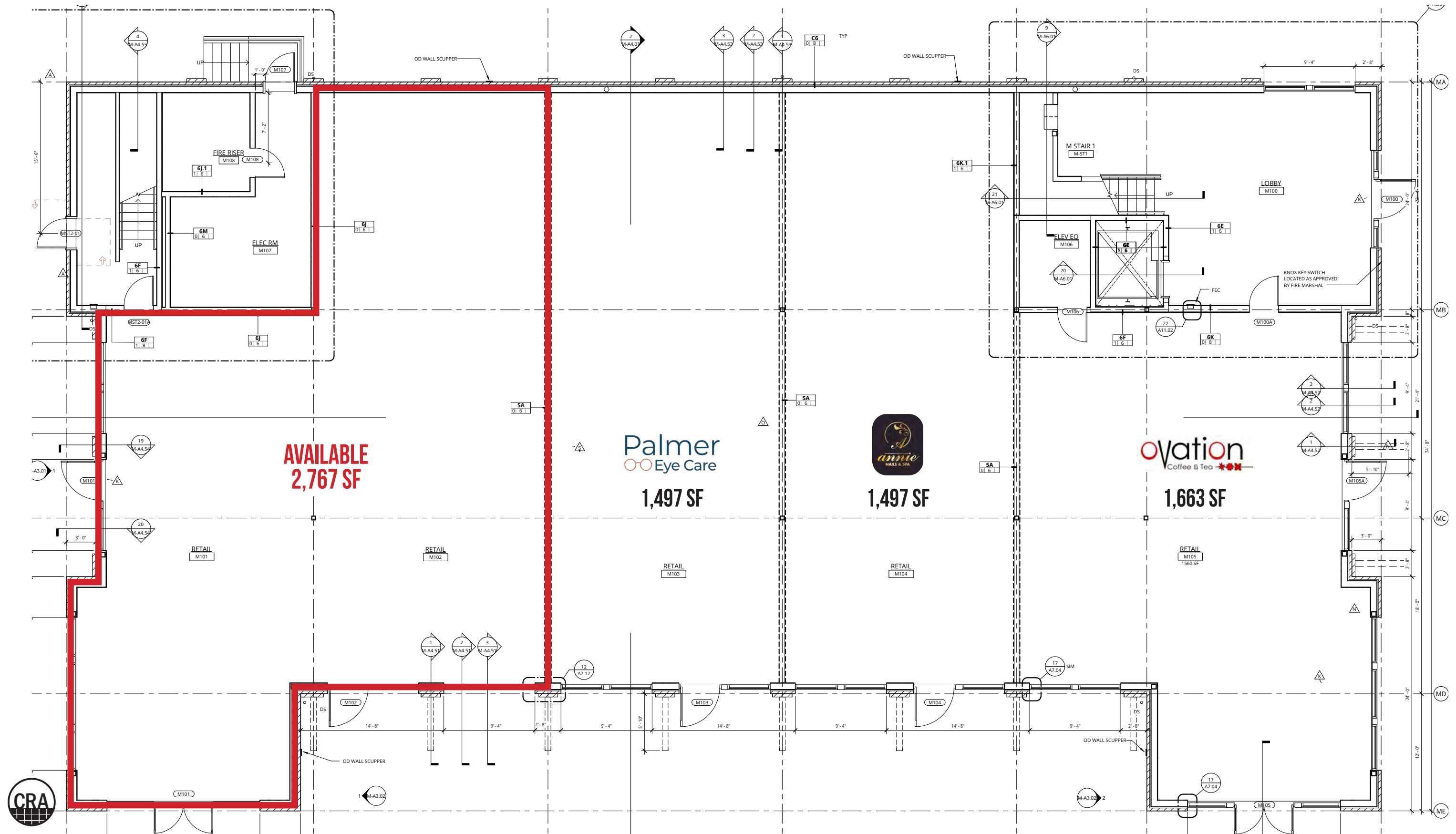
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SITE PLAN



VILLAGE AT MARY'S WOODS
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LAKE OSWEGO, OR

FLOOR PLAN



AVAILABLE
2,767 SF

Palmer
Eye Care
1,497 SF

annie
HAIR & SPA
1,497 SF

oyation
Coffee & Tea
1,663 SF



VILLAGE AT MARY'S WOODS

17510 PROVOST STREET

LAKE OSWEGO, OR

DEMOGRAPHIC SUMMARY

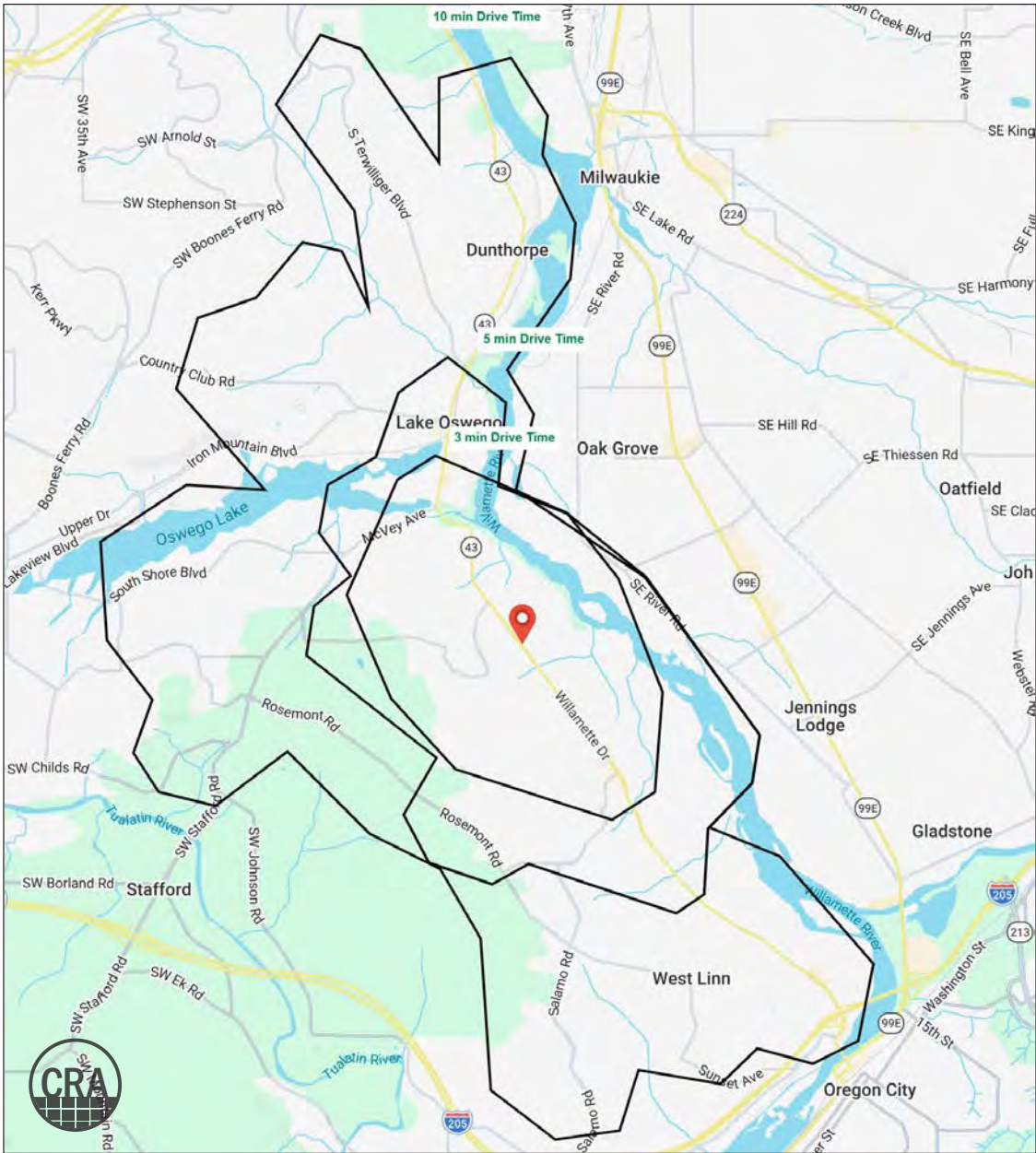
Source: Regis - SitesUSA (2026)	3 Min DT	5 Min DT	10 Min DT
Estimated Population 2026	8,970	16,293	39,837
Estimated Households	3,919	7,175	16,061
Average HH Income	\$214,660	\$211,722	\$237,138
Median Home Value	\$846,025	\$887,397	\$973,357
Daytime Demographics 16+	6,355	13,291	27,815
Median Age	52.5	50.5	46.4

\$214,660

Average Household Income
1 MILE RADIUS

52.5

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.399/-122.6531

Village at Mary's Woods Lake Oswego, OR 97034	3 min drive time	5 min drive time	10 min drive time
Population			
2026 Estimated Population	8,970	16,293	39,837
2031 Projected Population	8,764	15,793	38,498
2020 Census Population	9,297	17,059	41,337
2010 Census Population	7,930	15,073	37,404
Projected Annual Growth 2026 to 2031	-0.5%	-0.6%	-0.7%
Historical Annual Growth 2010 to 2026	0.8%	0.5%	0.4%
2026 Median Age	52.5	50.5	46.4
Households			
2026 Estimated Households	3,919	7,175	16,061
2031 Projected Households	3,875	7,023	15,638
2020 Census Households	3,839	7,114	16,000
2010 Census Households	3,240	6,339	14,655
Projected Annual Growth 2026 to 2031	-0.2%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2026	1.3%	0.8%	0.6%
Race and Ethnicity			
2026 Estimated White	83.8%	83.7%	82.4%
2026 Estimated Black or African American	0.8%	0.9%	1.2%
2026 Estimated Asian or Pacific Islander	6.3%	6.2%	6.9%
2026 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2026 Estimated Other Races	8.8%	8.9%	9.2%
2026 Estimated Hispanic	7.7%	7.8%	8.1%
Income			
2026 Estimated Average Household Income	\$214,660	\$211,722	\$237,138
2026 Estimated Median Household Income	\$147,585	\$144,846	\$160,966
2026 Estimated Per Capita Income	\$93,955	\$93,369	\$95,800
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.5%	0.5%	0.5%
2026 Estimated Some High School (Grade Level 9 to 11)	0.8%	0.7%	1.2%
2026 Estimated High School Graduate	9.4%	8.5%	8.0%
2026 Estimated Some College	16.7%	16.1%	15.4%
2026 Estimated Associates Degree Only	5.9%	6.7%	6.0%
2026 Estimated Bachelors Degree Only	36.5%	38.8%	38.9%
2026 Estimated Graduate Degree	30.3%	28.7%	30.1%
Business			
2026 Estimated Total Businesses	605	1,505	2,706
2026 Estimated Total Employees	2,885	7,286	13,198
2026 Estimated Employee Population per Business	4.8	4.8	4.9
2026 Estimated Residential Population per Business	14.8	10.8	14.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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