

# THE WINDWARD

LIVE. SHOP. DINE. GATHER.



## PRIME SECOND GENERATION RESTAURANT 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.

#### RENTAL RATE

Call for details.

#### TRAFFIC COUNT

A Avenue – 16,752 ADT ('25)

State Street – 29,803 ADT ('25)

#### 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, Old Growth Barbershop, Domaine Serene, Stretch Lab, Drawn 2 Art Studios, biography, Breakside Brewery, Citrus Salon, Golden, Mad Sass Soap, Artisserie (opening soon!) and more!



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*Licensed brokers in Oregon & Washington*



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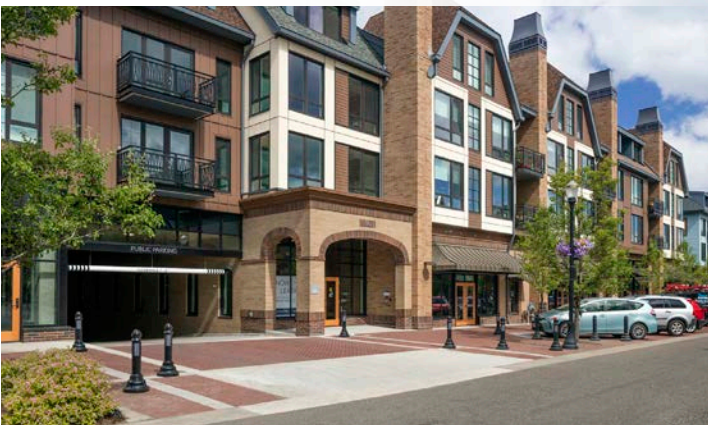
VIEW OF DOMAINE SERENE FROM FIRST STREET



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

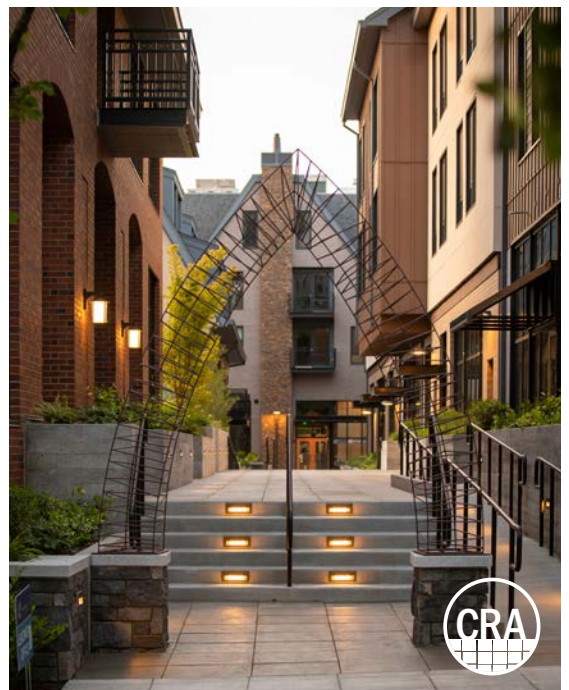


VIEW OF FIRST STREET RETAIL (ADORN & CHUCKIE PIES)



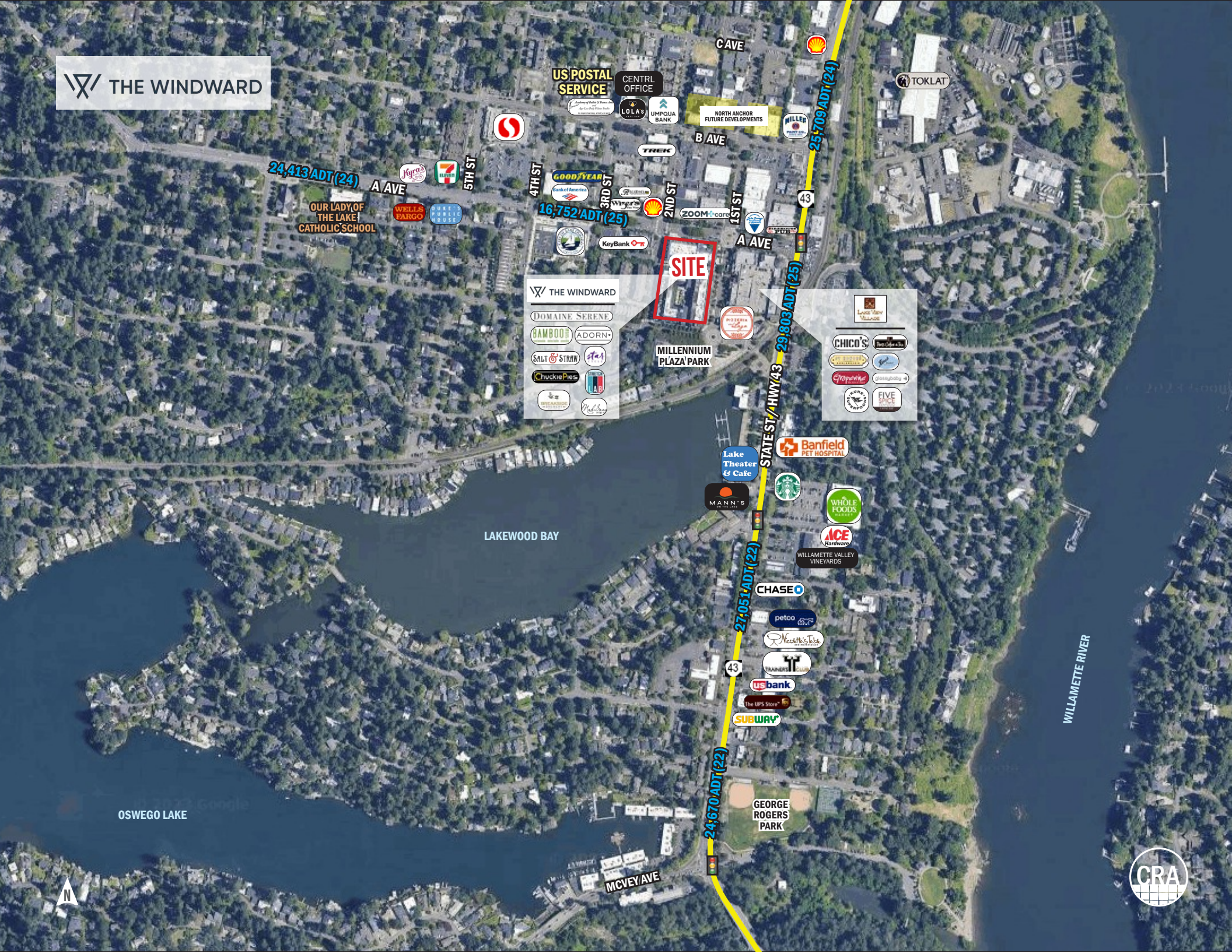


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Photos © by: Casey Braunger of Ankrom Moisan Architects and Gregg Galbraith of Red Studio.





24,413 ADT (24)

OUR LADY OF THE LAKE CATHOLIC SCHOOL

US POSTAL SERVICE

CENTRAL OFFICE

C AVE

TOKLAT

NORTH ANCHOR FUTURE DEVELOPMENTS

B AVE

1ST ST

2ND ST

3RD ST

4TH ST

5TH ST

SITE

MILLENNIUM PLAZA PARK

43

25,709 ADT (24)

29,803 ADT (25)

STATE ST / HWY 43

27,051 ADT (22)

24,670 ADT (22)

THE WINDWARD

DOMAINE SERENE

BAMBOO

ADORN

SALT & STRAW

Chuckie Pies

WINE & SPIRITS

Philly's

Local Vibe Milwaukee

CHICO'S

Ben & Jerry's

Five Star

Chickadee

glossybaby

Five Star

LAKEWOOD BAY

OSWEGO LAKE

WILLAMETTE RIVER

GEORGE ROGERS PARK

MCVEY AVE



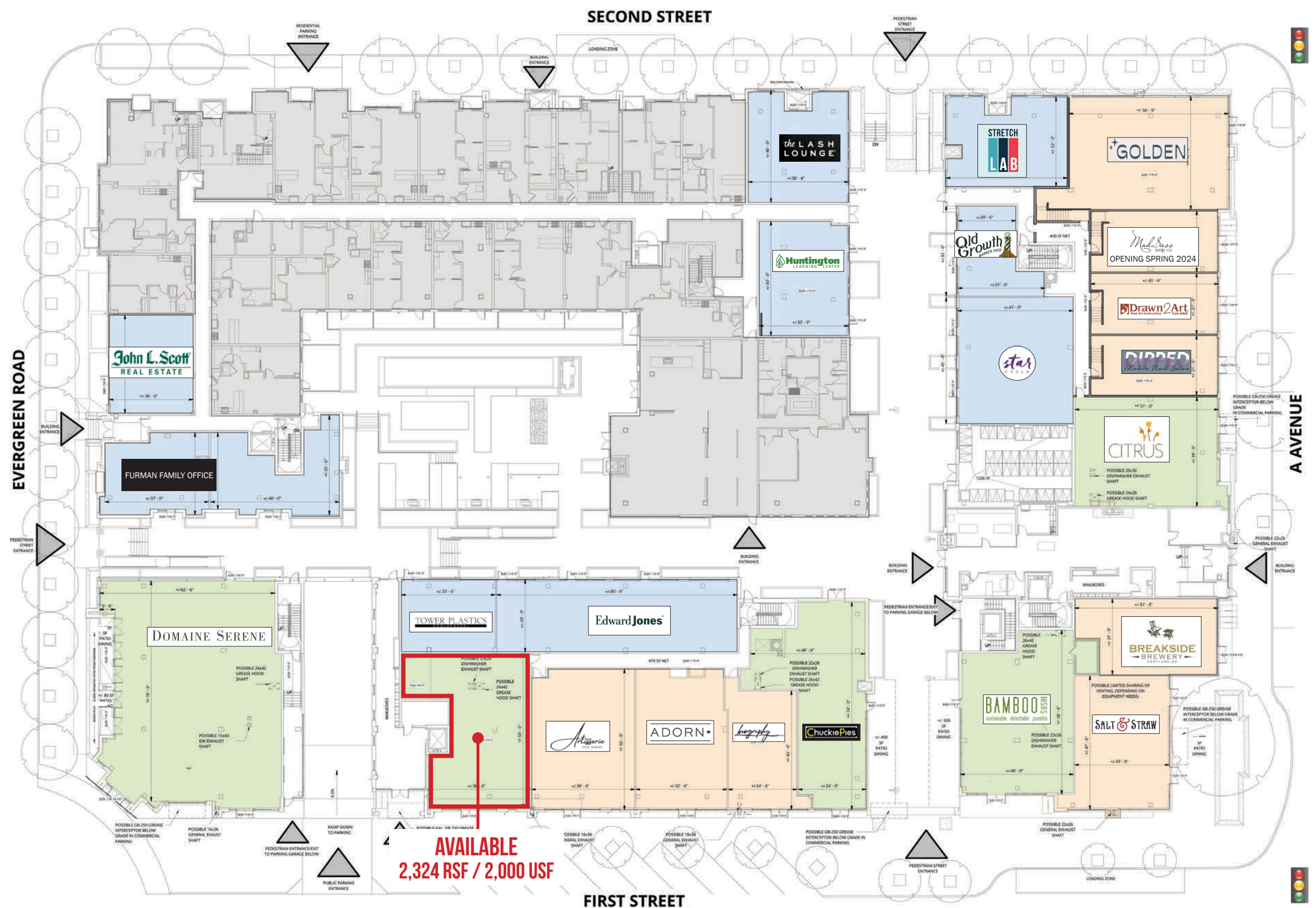


# CLOSE-IN AERIAL | THE WINDWARD





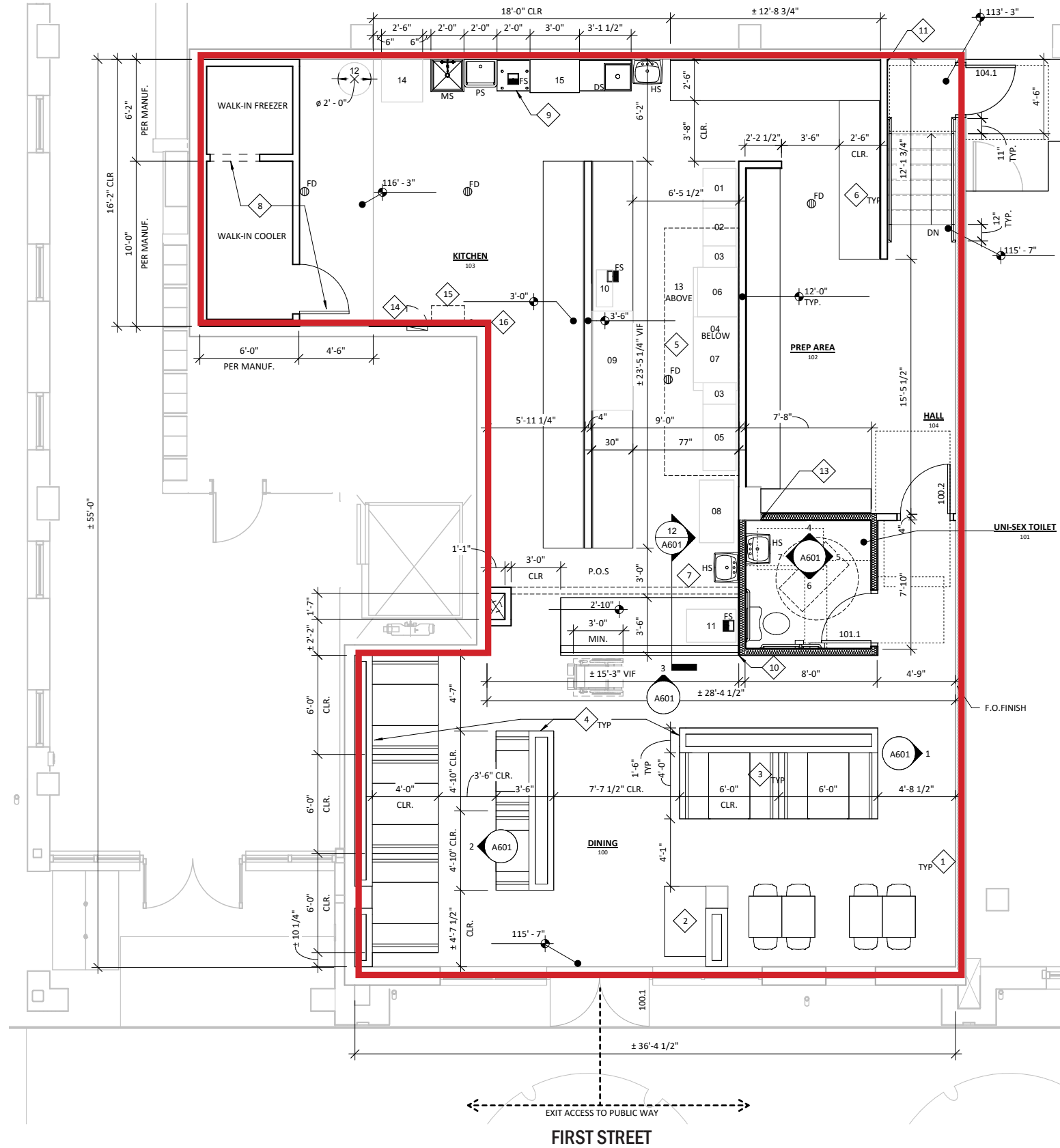
# GROUND LEVEL SITE PLAN | THE WINDWARD



**AVAILABLE  
2,324 RSF / 2,000 USF**

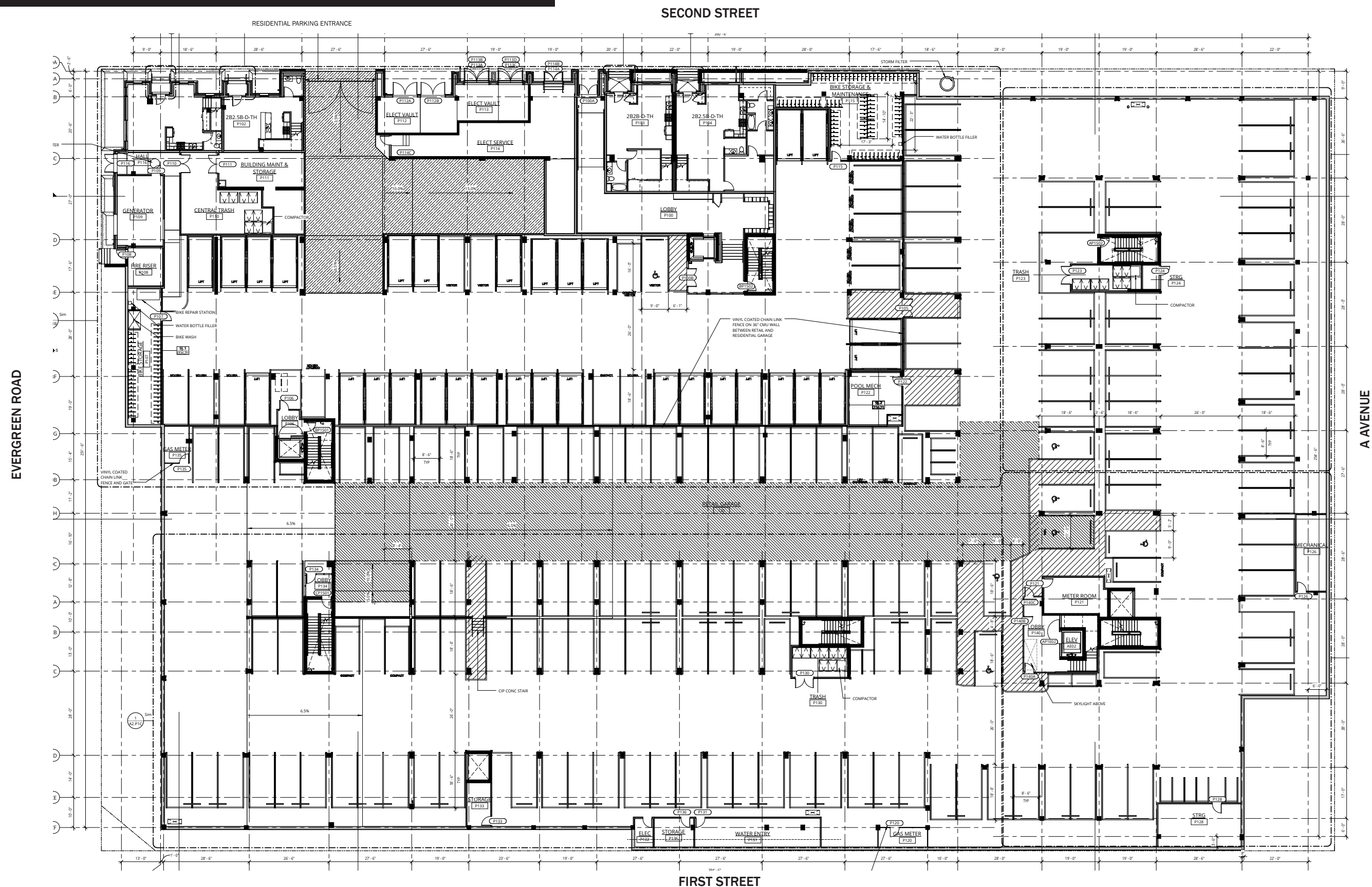
## FLOOR PLAN | RETAIL C3

**RETAIL C3**  
2,000 SF Usable  
2,324 SF Leasable





PARKING LEVEL SITE PLAN | THE WINDWARD







# THE WINDWARD

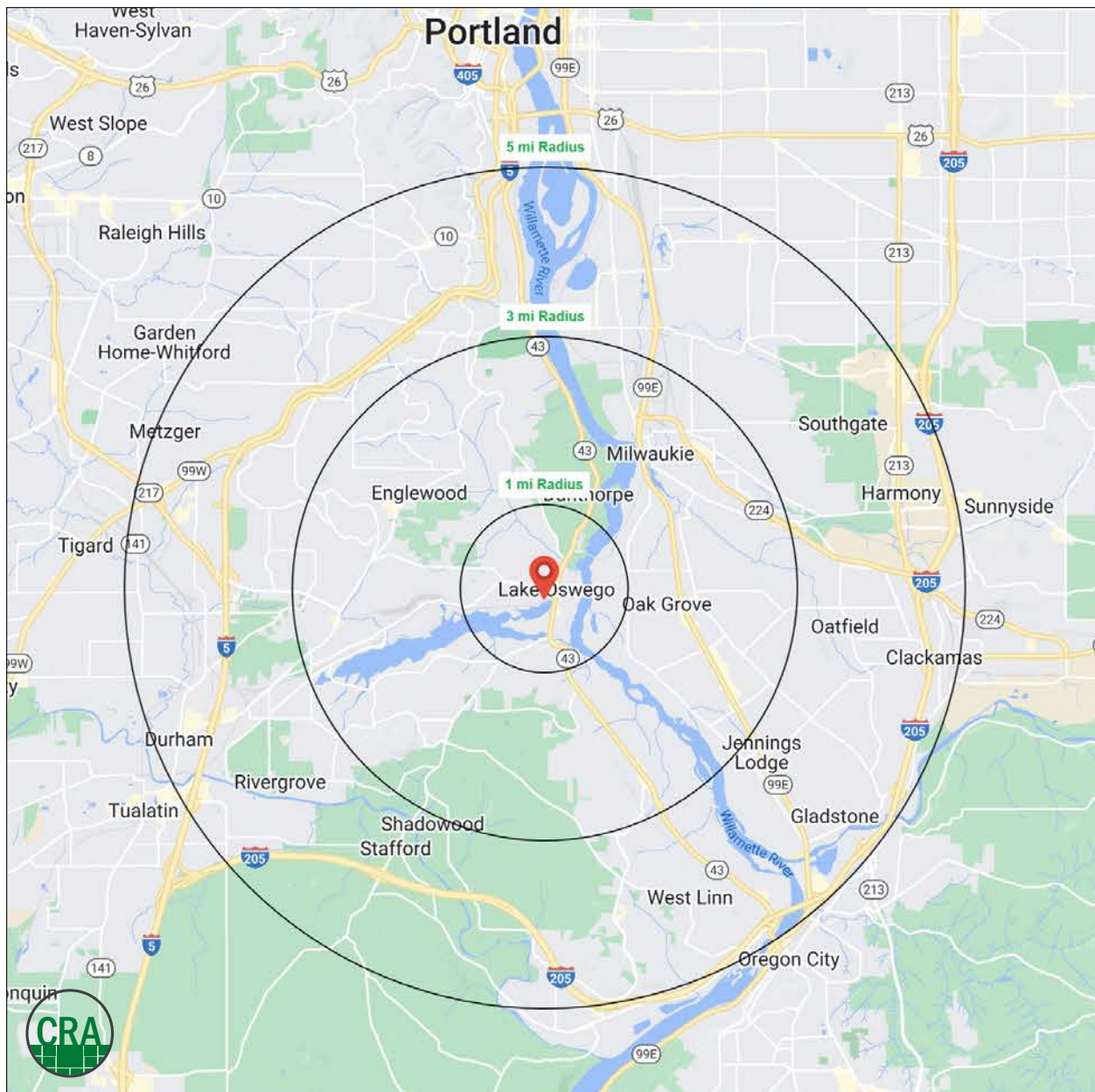
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	9,601	82,604	266,784
Estimated Households 2024	4,354	35,311	113,145
Average HH Income	\$200,560	\$176,569	\$155,382
Median Home Value	\$895,784	\$739,381	\$660,823
Daytime Demographics 16+	8,675	59,747	221,580
Some College or Higher	88.3%	83.6%	80.9%

**\$895,784**

Median Home Value  
1 MILE RADIUS

**\$200,560**

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

The Windward Lake Oswego, OR 97034	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	9,601	82,604	266,784
2029 Projected Population	9,276	80,972	263,342
2020 Census Population	9,539	82,513	268,961
2010 Census Population	8,862	76,798	249,134
Projected Annual Growth 2024 to 2029	-0.7%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	0.6%	0.5%	0.5%
2024 Median Age	49.4	44.8	41.8
<b>Households</b>			
2024 Estimated Households	4,354	35,311	113,145
2029 Projected Households	4,272	34,912	112,455
2020 Census Households	4,191	34,282	110,922
2010 Census Households	4,038	32,258	103,610
Projected Annual Growth 2024 to 2029	-0.4%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	0.6%	0.7%	0.7%
<b>Race and Ethnicity</b>			
2024 Estimated White	84.7%	82.5%	79.6%
2024 Estimated Black or African American	1.2%	1.7%	2.2%
2024 Estimated Asian or Pacific Islander	5.1%	5.8%	6.5%
2024 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.6%
2024 Estimated Other Races	8.6%	9.5%	11.1%
2024 Estimated Hispanic	7.5%	8.5%	10.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$200,560	\$176,569	\$155,382
2024 Estimated Median Household Income	\$131,541	\$122,433	\$114,381
2024 Estimated Per Capita Income	\$90,995	\$75,698	\$66,081
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.5%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	0.7%	1.9%	2.4%
2024 Estimated High School Graduate	10.2%	13.0%	14.9%
2024 Estimated Some College	15.5%	17.2%	18.8%
2024 Estimated Associates Degree Only	7.5%	7.6%	7.5%
2024 Estimated Bachelors Degree Only	36.8%	34.6%	33.1%
2024 Estimated Graduate Degree	28.5%	24.2%	21.6%
<b>Business</b>			
2024 Estimated Total Businesses	1,033	5,458	19,117
2024 Estimated Total Employees	5,129	31,871	138,925
2024 Estimated Employee Population per Business	5.0	5.8	7.3
2024 Estimated Residential Population per Business	9.3	15.1	14.0



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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