

PRIME RESTAURANT LOCATION & PAD SITE FOR LEASE IN TIER 1 TRADE AREA



14801 KRUSE OAKS BLVD. IN LAKE OSWEGO, OR

- 8,641 SF STAND ALONE RESTAURANT PLUS PAD SITE ON TWO PARCELS TOTALING 3.24 ACRES
- ADDITIONAL PAD SITE AVAILABLE
- CLOSE PROXIMITY TO I-5 & HIGHWAY 217
- LOCATED ON KRUSE WAY WHICH HAS OVER 2 MILLION SQUARE FEET OF CLASS A OFFICE
- REGIONAL DRAW LOCATED IN AFFLUENT LAKE OSWEGO

Surrounding Retailers

Demographics

TRADER JOE'S®



- 1 MILE – 10,248
- 3 MILE – 105,238
- 5 MILE – 267,739



- 1 MILE – 22,660
- 3 MILE – 83,411
- 5 MILE – 150,092



- 1 MILE – \$144,466
- 3 MILE – \$130,979
- 5 MILE – \$129,316

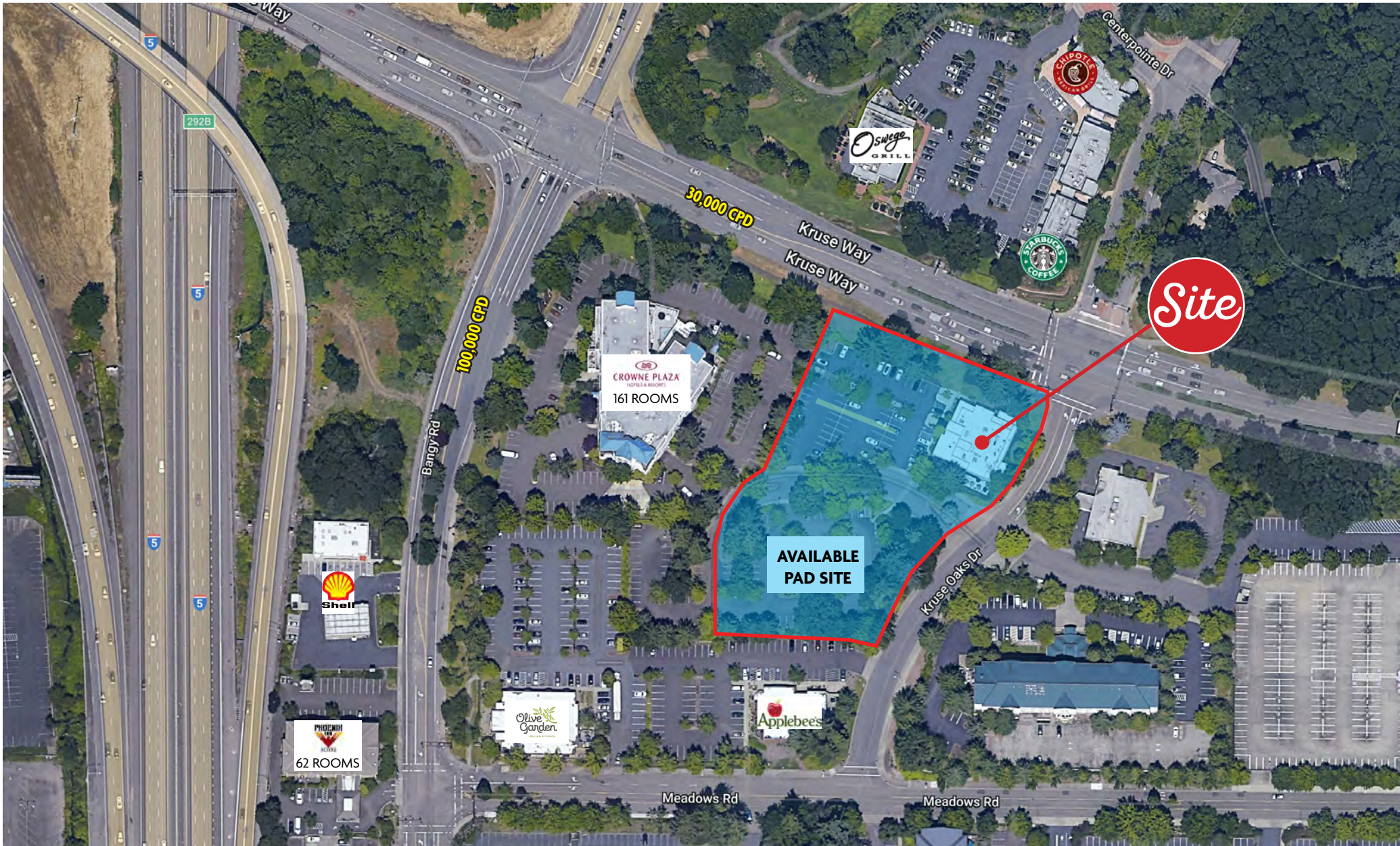
BROCK SWITZER: brock@hsmacific.com
(503) 245-1400

CHAINLINKS
RETAIL ADVISORS



4260 Galewood St. Suite B, Lake Oswego, OR 97035

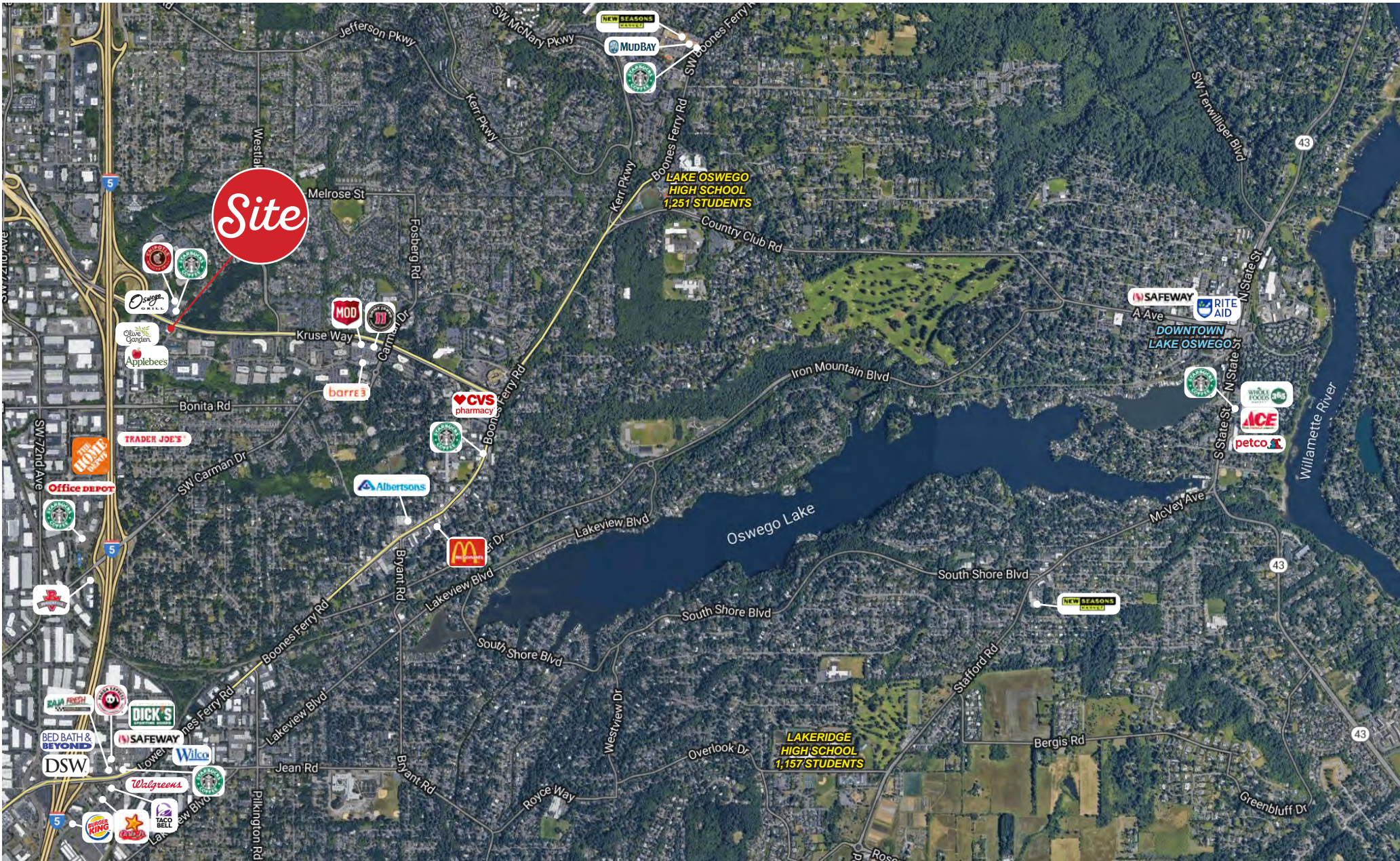
LAKE OSWEGO, OR



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Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4191/-122.7398

14801 Kruse Oaks Dr		1 mi radius	3 mi radius	5 mi radius
Lake Oswego, OR 97035				
Population				
2022 Estimated Population		10,248	105,238	267,739
2027 Projected Population		10,372	107,215	272,608
2020 Census Population		10,423	105,195	268,581
2010 Census Population		9,474	97,509	248,974
Projected Annual Growth 2022 to 2027		0.2%	0.4%	0.4%
Historical Annual Growth 2010 to 2022		0.7%	0.7%	0.6%
Households				
2022 Estimated Households		4,158	43,534	111,227
2027 Projected Households		4,393	45,586	116,339
2020 Census Households		4,231	43,509	111,511
2010 Census Households		3,942	40,746	104,251
Projected Annual Growth 2022 to 2027		1.1%	0.9%	0.9%
Historical Annual Growth 2010 to 2022		0.5%	0.6%	0.6%
Age				
2022 Est. Population Under 10 Years		10.6%	10.5%	10.3%
2022 Est. Population 10 to 19 Years		13.6%	11.7%	11.5%
2022 Est. Population 20 to 29 Years		11.7%	11.8%	12.1%
2022 Est. Population 30 to 44 Years		20.0%	20.5%	20.7%
2022 Est. Population 45 to 59 Years		23.5%	21.2%	20.6%
2022 Est. Population 60 to 74 Years		15.8%	17.6%	17.5%
2022 Est. Population 75 Years or Over		4.8%	6.7%	7.2%
2022 Est. Median Age		40.0	41.4	41.2
Marital Status & Gender				
2022 Est. Male Population		49.2%	49.1%	48.7%
2022 Est. Female Population		50.8%	50.9%	51.3%
2022 Est. Never Married		26.1%	29.6%	30.6%
2022 Est. Now Married		52.4%	51.1%	49.9%
2022 Est. Separated or Divorced		17.1%	14.9%	15.0%
2022 Est. Widowed		4.5%	4.4%	4.6%
Income				
2022 Est. HH Income \$200,000 or More		19.7%	17.0%	15.8%
2022 Est. HH Income \$150,000 to \$199,999		9.7%	9.6%	10.3%
2022 Est. HH Income \$100,000 to \$149,999		20.9%	20.0%	19.9%
2022 Est. HH Income \$75,000 to \$99,999		15.6%	14.0%	14.1%
2022 Est. HH Income \$50,000 to \$74,999		14.3%	14.4%	15.4%
2022 Est. HH Income \$35,000 to \$49,999		6.5%	8.3%	8.7%
2022 Est. HH Income \$25,000 to \$34,999		5.8%	5.3%	5.4%
2022 Est. HH Income \$15,000 to \$24,999		2.1%	5.0%	4.2%
2022 Est. HH Income Under \$15,000		5.4%	6.3%	6.2%
2022 Est. Average Household Income		\$144,466	\$130,979	\$129,316
2022 Est. Median Household Income		\$105,099	\$99,526	\$98,866
2022 Est. Per Capita Income		\$58,676	\$54,252	\$53,846
2022 Est. Total Businesses		2,274	9,504	18,423
2022 Est. Total Employees		22,660	83,411	150,092

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Race				
2022 Est. White		72.9%	74.6%	74.5%
2022 Est. Black		1.3%	1.9%	1.9%
2022 Est. Asian or Pacific Islander		12.5%	7.2%	7.6%
2022 Est. American Indian or Alaska Native		0.4%	0.7%	0.7%
2022 Est. Other Races		12.9%	15.6%	15.4%
Hispanic				
2022 Est. Hispanic Population		862	12,580	31,185
2022 Est. Hispanic Population		8.4%	12.0%	11.6%
2027 Proj. Hispanic Population		8.5%	12.1%	11.8%
2020 Hispanic Population		8.8%	12.4%	12.1%
Education (Adults 25 & Older)				
2022 Est. Adult Population (25 Years or Over)		7,255	76,414	194,876
2022 Est. Elementary (Grade Level 0 to 8)		1.0%	1.7%	1.8%
2022 Est. Some High School (Grade Level 9 to 11)		2.1%	2.5%	2.4%
2022 Est. High School Graduate		11.6%	13.2%	13.3%
2022 Est. Some College		14.9%	20.3%	20.3%
2022 Est. Associate Degree Only		6.4%	7.1%	7.1%
2022 Est. Bachelor Degree Only		37.0%	32.9%	33.1%
2022 Est. Graduate Degree		27.1%	22.3%	22.1%
Housing				
2022 Est. Total Housing Units		4,344	45,851	116,913
2022 Est. Owner-Occupied		58.5%	61.9%	61.5%
2022 Est. Renter-Occupied		37.2%	33.1%	33.6%
2022 Est. Vacant Housing		4.3%	5.1%	4.9%
Homes Built by Year				
2022 Homes Built 2010 or later		4.3%	5.4%	5.2%
2022 Homes Built 2000 to 2009		5.3%	9.3%	10.5%
2022 Homes Built 1990 to 1999		26.5%	17.2%	17.2%
2022 Homes Built 1980 to 1989		23.5%	17.9%	16.1%
2022 Homes Built 1970 to 1979		14.3%	22.4%	20.3%
2022 Homes Built 1960 to 1969		7.9%	10.3%	10.6%
2022 Homes Built 1950 to 1959		8.1%	6.3%	7.7%
2022 Homes Built Before 1949		5.7%	6.1%	7.5%
Home Values				
2022 Home Value \$1,000,000 or More		3.5%	5.8%	5.5%
2022 Home Value \$500,000 to \$999,999		57.1%	41.9%	41.1%
2022 Home Value \$400,000 to \$499,999		19.6%	22.1%	23.4%
2022 Home Value \$300,000 to \$399,999		11.9%	19.5%	19.5%
2022 Home Value \$200,000 to \$299,999		5.4%	6.9%	6.5%
2022 Home Value \$150,000 to \$199,999		0.9%	1.1%	1.0%
2022 Home Value \$100,000 to \$149,999		0.4%	1.0%	0.8%
2022 Home Value \$50,000 to \$99,999		0.2%	0.6%	0.6%
2022 Home Value \$25,000 to \$49,999		0.4%	0.6%	0.9%
2022 Home Value Under \$25,000		0.5%	0.4%	0.6%
2022 Median Home Value		\$583,390	\$521,316	\$520,441
2022 Median Rent		\$1,305	\$1,291	\$1,311

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Labor Force				
2022 Est. Labor Population Age 16 Years or Over		8,253	86,409	221,090
2022 Est. Civilian Employed		64.8%	65.1%	65.3%
2022 Est. Civilian Unemployed		4.3%	2.5%	2.5%
2022 Est. in Armed Forces		-	0.1%	0.2%
2022 Est. not in Labor Force		30.8%	32.3%	32.1%
2022 Labor Force Males		48.7%	48.6%	48.1%
2022 Labor Force Females		51.3%	51.4%	51.9%
Occupation				
2022 Occupation: Population Age 16 Years or Over		5,349	56,242	144,264
2022 Mgmt, Business, & Financial Operations		22.4%	21.1%	21.5%
2022 Professional, Related		32.7%	30.0%	30.2%
2022 Service		11.5%	13.2%	13.6%
2022 Sales, Office		20.1%	21.7%	20.9%
2022 Farming, Fishing, Forestry		0.4%	0.5%	0.4%
2022 Construction, Extraction, Maintenance		5.1%	4.3%	4.3%
2022 Production, Transport, Material Moving		7.9%	9.3%	9.0%
2022 White Collar Workers		75.2%	72.8%	72.6%
2022 Blue Collar Workers		24.8%	27.2%	27.4%
Transportation to Work				
2022 Drive to Work Alone		73.1%	73.1%	72.4%
2022 Drive to Work in Carpool		5.9%	7.2%	7.9%
2022 Travel to Work by Public Transportation		4.0%	6.2%	6.4%
2022 Drive to Work on Motorcycle		0.5%	0.2%	0.2%
2022 Walk or Bicycle to Work		4.4%	2.8%	3.5%
2022 Other Means		0.3%	0.7%	1.0%
2022 Work at Home		11.7%	9.6%	8.7%
Travel Time				
2022 Travel to Work in 14 Minutes or Less		30.5%	26.0%	23.7%
2022 Travel to Work in 15 to 29 Minutes		30.9%	41.0%	42.1%
2022 Travel to Work in 30 to 59 Minutes		35.1%	28.9%	29.7%
2022 Travel to Work in 60 Minutes or More		3.5%	4.1%	4.4%
2022 Average Travel Time to Work		23.0	21.5	22.3
Consumer Expenditure				
2022 Est. Total Household Expenditure		\$377.56 M	\$3.72 B	\$9.4 B
2022 Est. Apparel		\$13.6 M	\$133.11 M	\$336.61 M
2022 Est. Contributions, Gifts		\$23.43 M	\$229.46 M	\$577.01 M
2022 Est. Education, Reading		\$13.72 M	\$133.12 M	\$334.64 M
2022 Est. Entertainment		\$21.92 M	\$215.15 M	\$543.9 M
2022 Est. Food, Beverages, Tobacco		\$56.66 M	\$558.23 M	\$1.41 B
2022 Est. Furnishings, Equipment		\$13.56 M	\$133.16 M	\$336.87 M
2022 Est. Health Care, Insurance		\$33.53 M	\$332.56 M	\$842.43 M
2022 Est. Household Operations, Shelter, Utilities		\$120.6 M	\$1.19 B	\$3.01 B
2022 Est. Miscellaneous Expenses		\$7.19 M	\$70.82 M	\$179.24 M
2022 Est. Personal Care		\$5.07 M	\$49.87 M	\$126.21 M
2022 Est. Transportation		\$68.28 M	\$670.89 M	\$1.7 B

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