

4015 SW MERCANTILE DRIVE, LAKE OSWEGO, OR

LEASING BROCHURE





## LAKE OSWEGO'S NEWEST RETAIL DESTINATION AND RESIDENTIAL OASIS

Mercato Grove is an exclusive shopping and dining destination in the heart of Lake Oswego, Oregon. The project consists of 50,000 square feet of dining, fitness and specialty shop retail space anchored by 206 luxury multifamily apartment units.

Lake Oswego is situated at the #1 intersection of Kruse Way and Boones Ferry Road with unparalleled frontage, access and visibility and is directly adjacent to over 2 million square feet of Class A office space. With over 30,000 cars per day on Kruse Way and 27,000 cars per day on Boones Ferry Road, this site represents the best commercial development opportunity in Lake Oswego.



ONE OF THE MOST  
AFFLUENT SUBURBS  
OF PORTLAND

LOCATED AT THE #1 INTERSECTION  
IN THE LAKE OSWEGO TRADE AREA,  
WITH THE HIGHEST CONCENTRATION  
OF CLASS-A OFFICE.

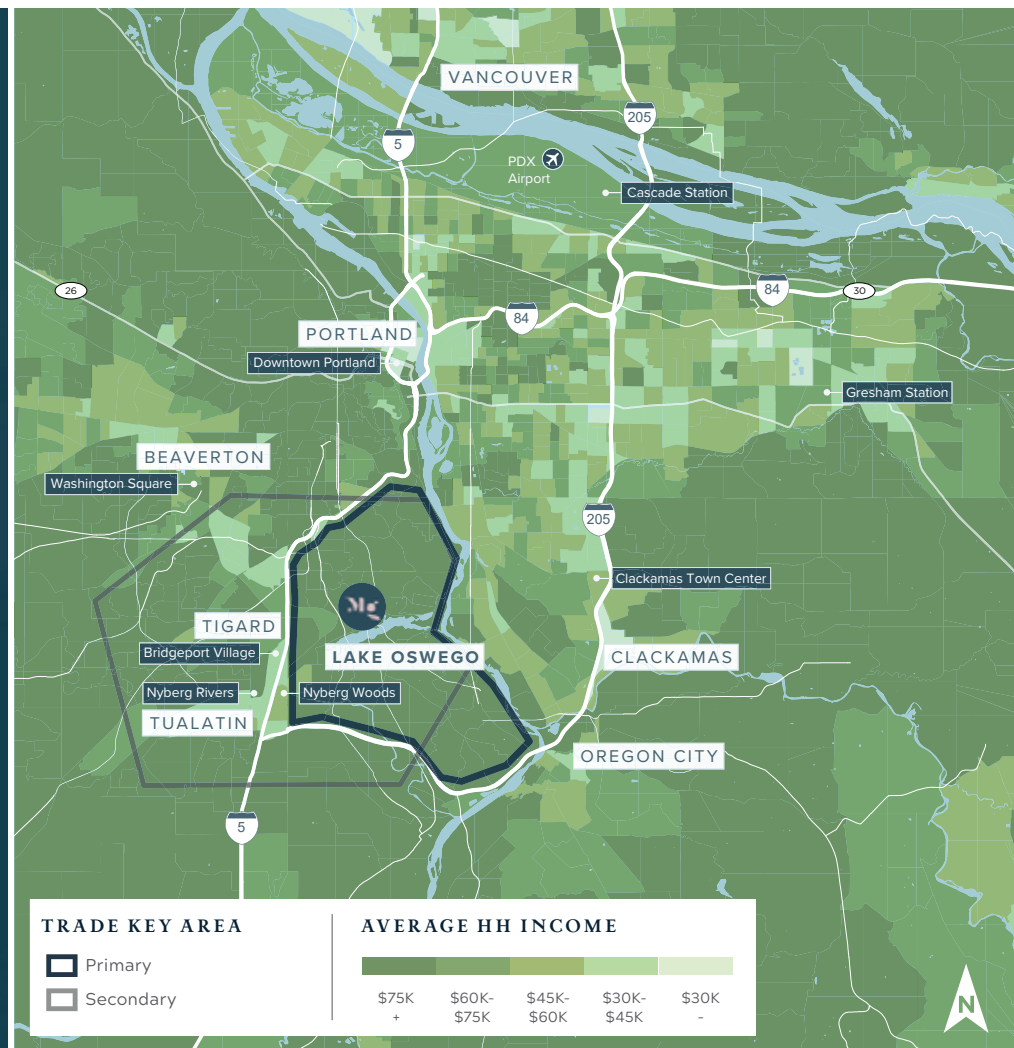


# DEMOGRAPHICS

## OUR TRADE AREA BY BLOCK GROUPS

	PRIMARY TRADE AREA	SECONDARY TRADE AREA
Population	33,643	243,364
Population Growth 5yr Projection (% / #)	+0.8% / 1,413	+1.0% / 11,802
Households	14,415	103,805
Household Growth 5yr Projection %	+1.3%	+1.4%
Median Age	45.7	41.4
Average Household Income	\$133,226	\$91,184
Median Household Income	\$92,561	\$69,733
Any College +	89.9%	78.9%
Total Employees	15,161	132,997
White Collar	79.4%	72.3%

Demographic Source: Applied Geographic Solutions/TIGER Geography ©, Sites USA





# NEIGHBORHOOD OVERVIEW

DIRECTLY ADJACENT TO OVER 2 MILLION SQUARE FEET OF CLASS A OFFICE SPACE



TIGARD

**KRUSE WOODS**  
599,139 SF Office

**1 KRUSE WOODS**  
595,377 SF Office

**KRUSE OAKS**  
300,724 SF Office

LAKE OSWEGO

**KRUSE VILLAGE**  
55,000 SF Retail

MOD, barre, DRVIS, freshii, JF

CHASE, COLUMBIA

Albertsons

LAKE GROVE ELEMENTARY

**LAKE GROVE VILLAGE**  
60,000 SF Retail

Starbucks, CITI, AIB, ZUPAN'S MARKETS

**4 YAKIMA PRODUCTS**  
88,000 SF Office

**3 KRUSE WOODS**  
199,000 SF Office

**THE SPRINGS LIVING**  
216 Units Residential

**6 SPRING CREEK**  
16,000 SF Office

LAKE OSWEGO

## COMPANIES IN THE AREA

Sorted by Number of Square Footage

1	Kruse Woods	1,500,000
2	Center Point	468,000
3	Kruse Woods	200,000
4	Yakima Products	88,000
5	Office	38,000
6	Spring Creek	16,000

## SCHOOLS IN THE AREA

- A Lake Oswego High & Junior High
- B Lake Grove Elementary



# RESIDENTIAL PROGRAMMING & AMENITIES



## LUXURY RESIDENTIAL

Mercato Grove boasts 206 luxury residential units above retail in the heart of the mixed-use village with easy access to retail, dining and gathering spaces right downstairs.

## FESTIVAL STREET

Festival Street is a curated experience of a fine retail tenant mix featuring restaurants with outdoor dining, shops, a pharmacy and a small format gourmet market.

## GATHERING SPACE

Mercato Grove offers a central gathering space with covered seating, a park/plaza, specialty paving, fountain, fire pit, art installations, pottery and lush landscaping.









# AERIAL VIEW

EXTERIOR SPACES



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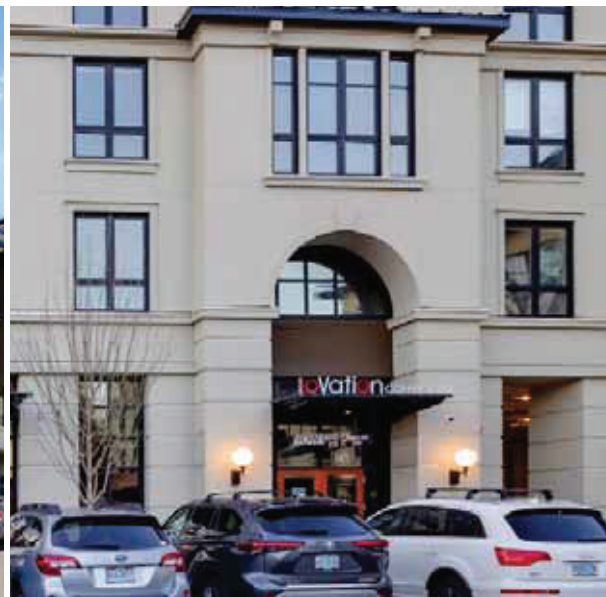
**MAY 2024 (NTS) Not to scale**

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# PROPERTY PHOTOGRAPHY

INTERIOR FESTIVAL STREET



**MARCH 2023 (NTS) Not to scale**

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