

# CENTERPOINTE SHOPS

FOR LEASE | LAKE OSWEGO, OREGON



## LOCATION

I-5 & Kruse Way, Lake Oswego, Oregon

## AVAILABLE SPACE

1,020 SF | 3,420 SF

## RENTAL RATE

Please call for details

## HIGHLIGHTS

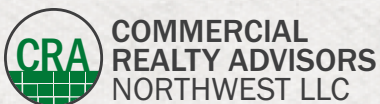
- Prominent retail center located at I-5 and Hwy 217, at the gateway to Lake Oswego/Kruse Way.
- Surrounded by SW Portland's highest income households and densest concentration of suburban office space, providing easy access to full-day customers and activity.

## TRAFFIC COUNTS

I-5 - 160,729 ADT ('22)

Hwy 217 - 105,228 ADT ('22)

Kruse Way - 25,714 ADT ('22)



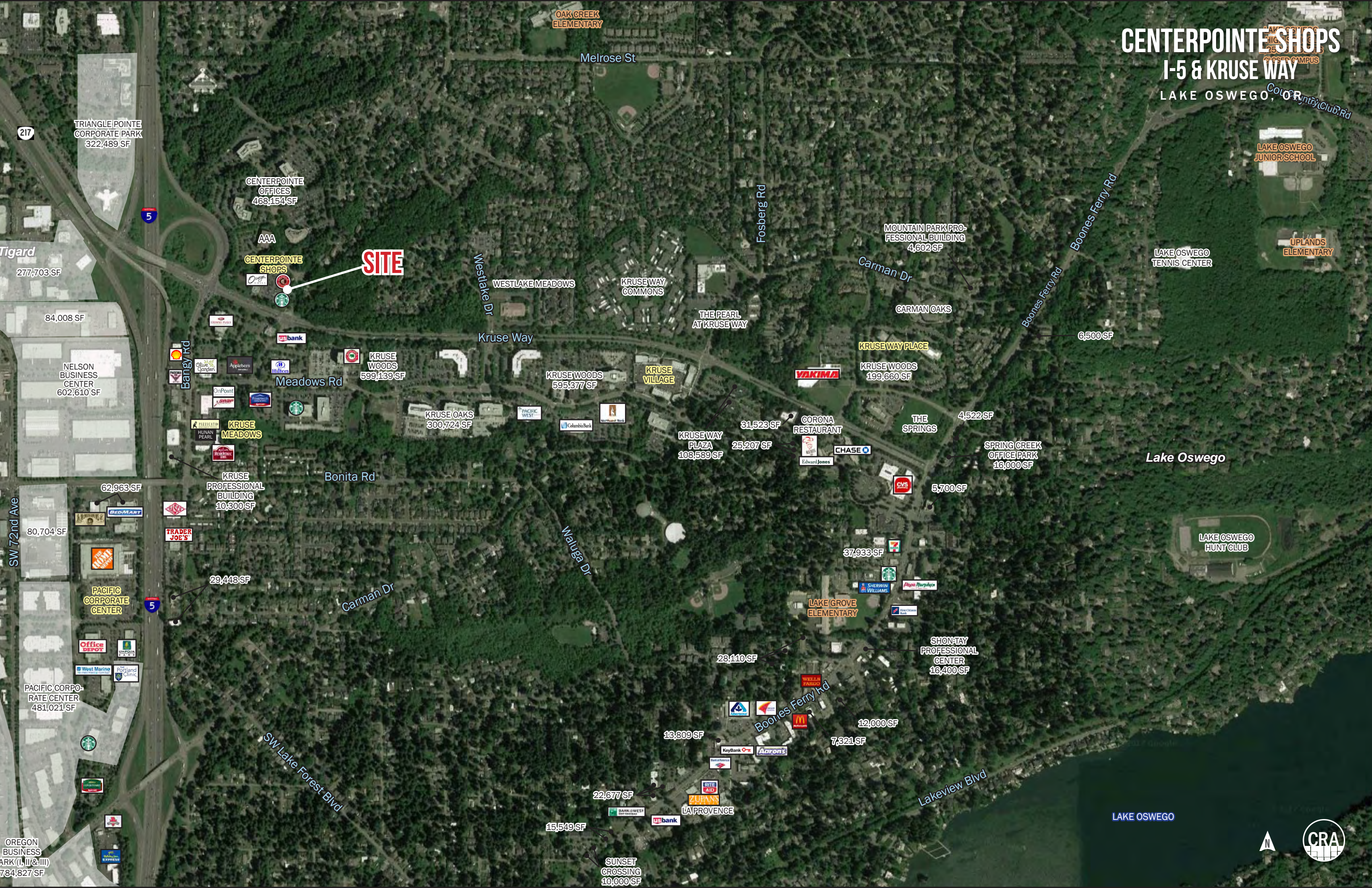
Jeff Olson 503.957.1452 | jeff@cra-nw.com

Kelli Maks 503.680.3765 | kelli@cra-nw.com

503.274.0211

www.cra-nw.com

# CENTERPOINTE SHOPS I-5 & KRUSE WAY LAKE OSWEGO, OR



217

TRIANGLE POINTE CORPORATE PARK  
322,489 SF

CENTERPOINTE OFFICES  
468,154 SF

CENTERPOINTE SHOPS  
468,154 SF

**SITE**

Tigard  
277,703 SF

84,008 SF

NELSON BUSINESS CENTER  
602,610 SF

62,963 SF

80,704 SF

PACIFIC CORPORATE CENTER

PACIFIC CORPORATE CENTER  
481,021 SF

OREGON BUSINESS ARK (I, II & III)  
784,827 SF

AAA

us bank

Hilton

KRUSE MEADOWS

KRUSE PROFESSIONAL BUILDING  
10,300 SF

29,448 SF

Office DEPOT

West Marine

Starbucks

Walmart

Walmart

us bank

OnPoint

KRUSE MEADOWS

TRADER JOE'S

62,963 SF

Office DEPOT

West Marine

Starbucks

Walmart

Walmart

Walmart

KRUSE WOODS  
599,139 SF

Meadows Rd

Bonita Rd

Carman Dr

SW Lake Forest Blvd

Westlake Dr

Kruse Way

Bonita Rd

Carman Dr

SW Lake Forest Blvd

SW Lake Forest Blvd

SW Lake Forest Blvd

OAK CREEK ELEMENTARY

Melrose St

WESTLAKE MEADOWS

KRUSE WAY COMMONS

THE PEARL AT KRUSE WAY

KRUSE WOODS  
595,377 SF

KRUSE VILLAGE

KRUSE WAY PLAZA  
108,589 SF

25,207 SF

28,110 SF

13,809 SF

22,677 SF

15,549 SF

SUNSET CROSSING  
10,000 SF

Fosberg Rd

Kruse Way

Bonita Rd

Carman Dr

SW Lake Forest Blvd

SW Lake Forest Blvd

SW Lake Forest Blvd

MOUNTAIN PARK PROFESSIONAL BUILDING  
4,602 SF

Carman Dr

CARMAN OAKS

KRUSE WAY PLACE

KRUSE WOODS  
199,660 SF

YAKIMA

CORONA RESTAURANT

Edward Jones

CHASE

37,933 SF

LAKE GROVE ELEMENTARY

28,110 SF

13,809 SF

22,677 SF

15,549 SF

SUNSET CROSSING  
10,000 SF

THE SPRINGS

5,700 SF

37,933 SF

LAKE GROVE ELEMENTARY

28,110 SF

13,809 SF

22,677 SF

15,549 SF

SUNSET CROSSING  
10,000 SF

SPRING CREEK OFFICE PARK  
16,000 SF

5,700 SF

37,933 SF

LAKE GROVE ELEMENTARY

28,110 SF

13,809 SF

22,677 SF

15,549 SF

SUNSET CROSSING  
10,000 SF

Boones Ferry Rd

6,500 SF

SPRING CREEK OFFICE PARK  
16,000 SF

5,700 SF

37,933 SF

LAKE GROVE ELEMENTARY

28,110 SF

13,809 SF

22,677 SF

15,549 SF

SUNSET CROSSING  
10,000 SF

LAKE OSWEGO TENNIS CENTER

Lake Oswego

LAKE OSWEGO HUNT CLUB

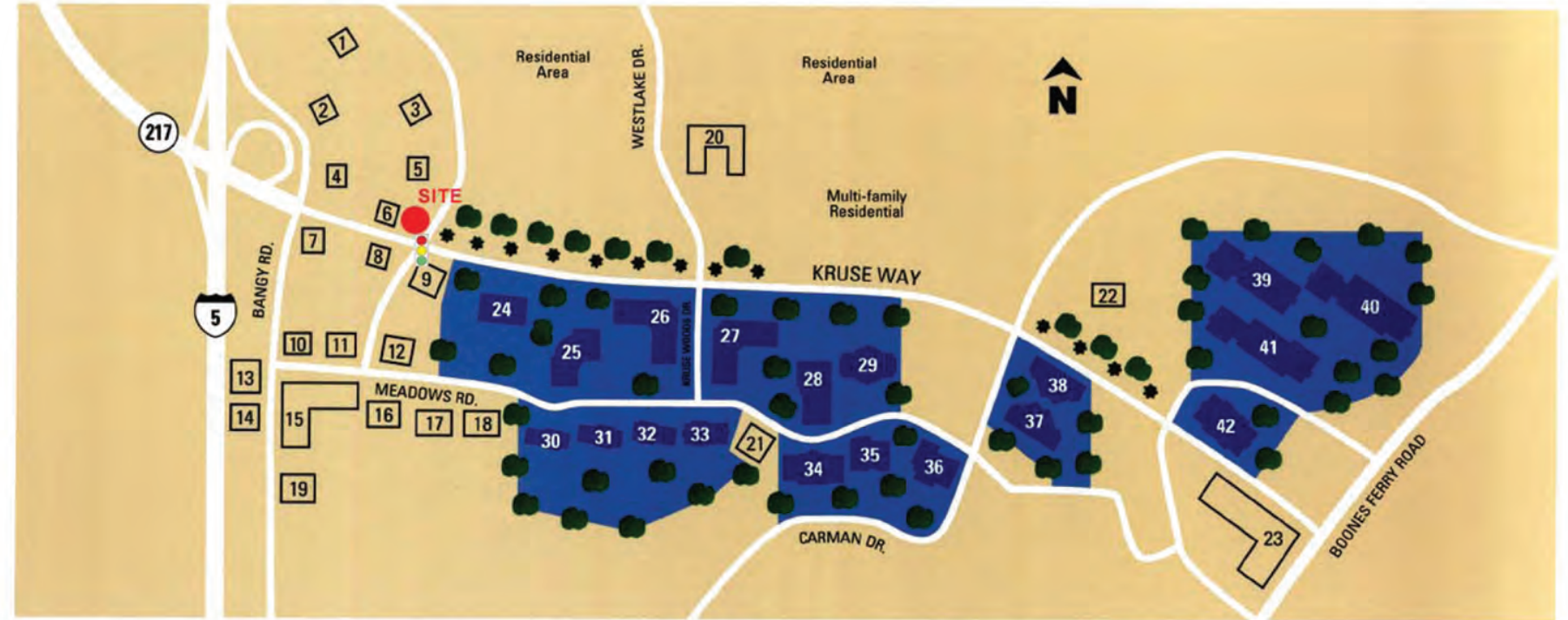
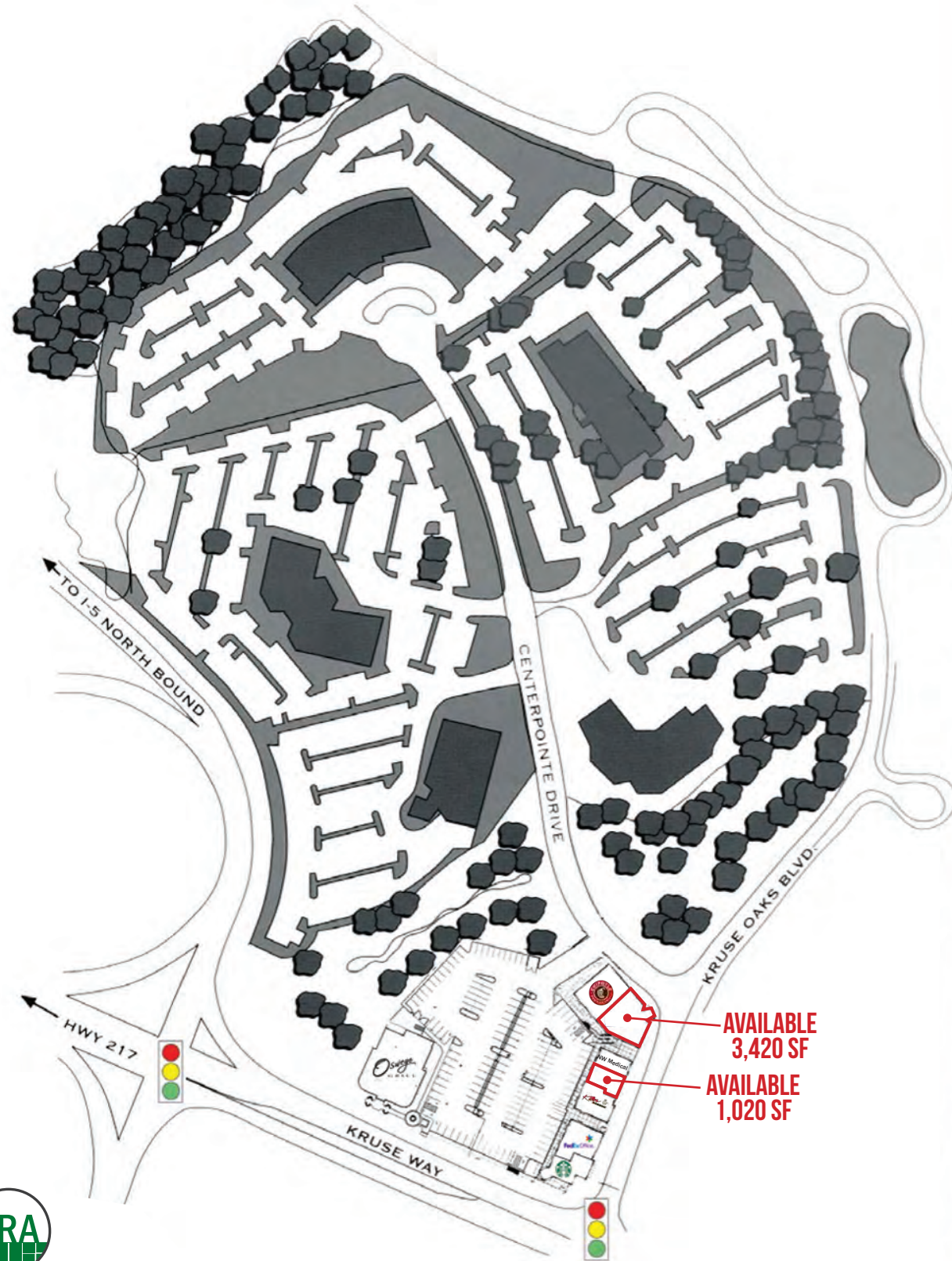
LAKE OSWEGO

LAKE OSWEGO JUNIOR SCHOOL

UPLANDS ELEMENTARY

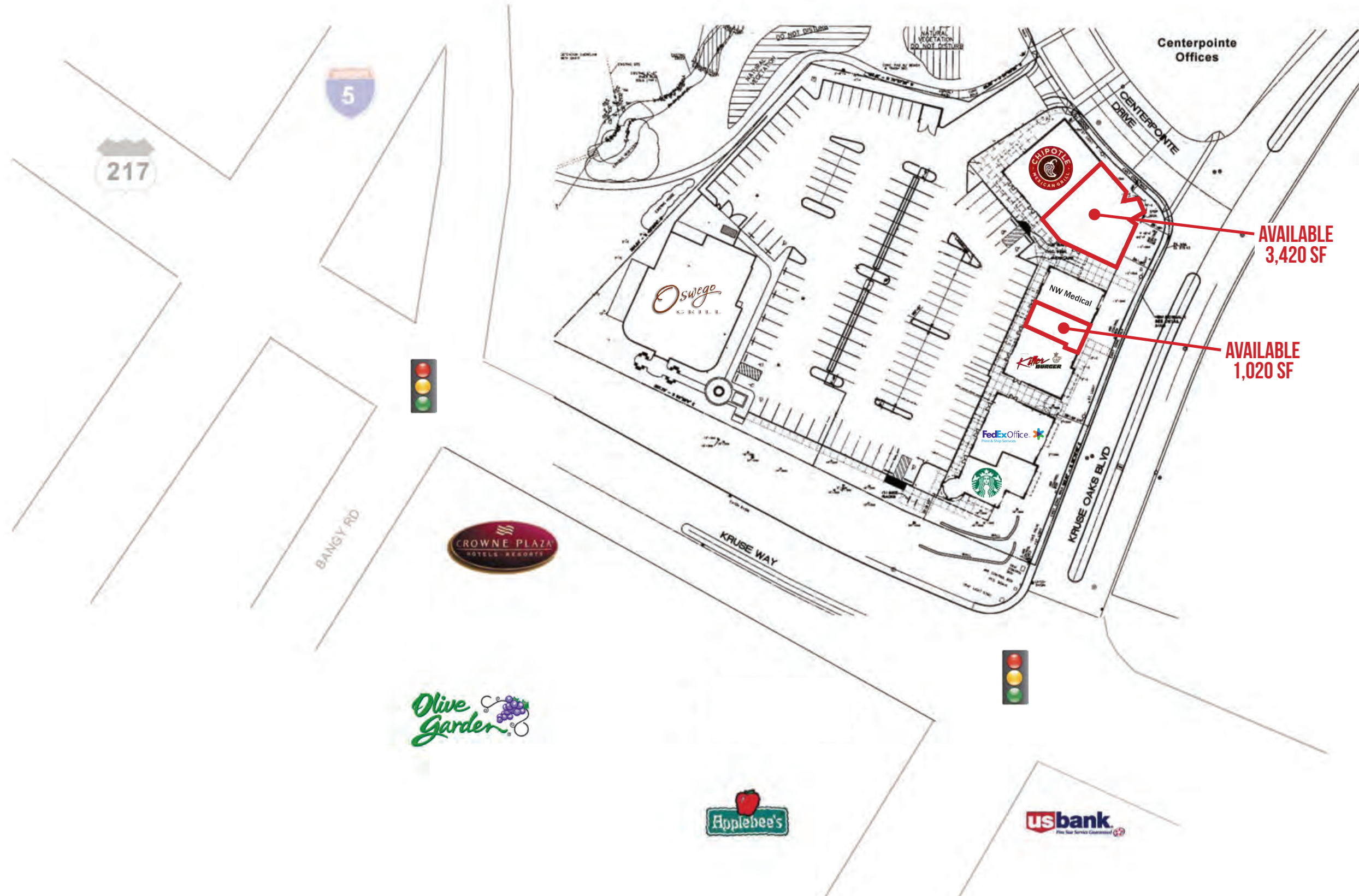
LAKE OSWEGO HUNT CLUB





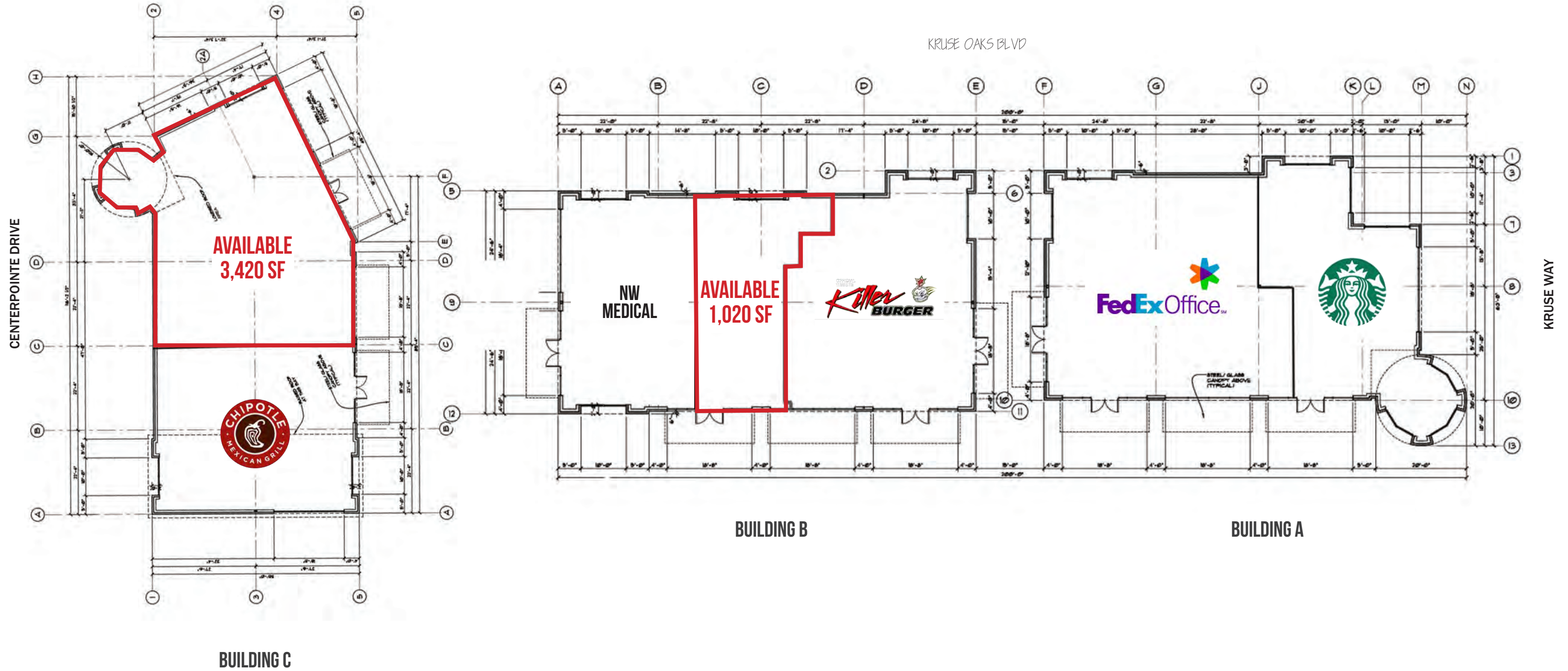
- |                               |                             |                               |                             |                                       |
|-------------------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------------------|
| 1. Three Centerpointe         | 10. Olive Garden Restaurant | 19. Marriott Residence Inn    | 28. KRUSE WOODS III         | 37. KRUSEWAY PLAZA II                 |
| 2. Five Centerpointe          | 11. Applebee's Restaurant   | 20. Westlake Village          | 29. 4949 MEADOWS            | 38. KRUSEWAY PLAZA I                  |
| 3. Two Centerpointe           | 12. Hilton Garden Inn       | 21. Oregon Bar Building       | 30. KRUSE OAKS IV (future)  | 39. 4000 KRUSE WAY PLACE - Building C |
| 4. AAA Building               | 13. Phoenix Inn             | 22. Safeco Insurance Building | 31. KRUSE OAKS III (future) | 40. 4000 KRUSE WAY PLACE - Building B |
| 5. One Centerpointe           | 14. Former Chevy's          | 23. Mercantile Village        | 32. KRUSE OAKS II (future)  | 41. 4000 KRUSE WAY PLACE - Building A |
| 6. Oswego Grill - Lake Oswego | 15. Kruse Meadows Shopping  | 24. KRUSE WOODS V             | 33. KRUSE OAKS I            | 42. 4004 KRUSE WAY                    |
| 7. Crowne Plaza Hotel         | 16. Fairfield Inn           | 25. KRUSE WOODS IV            | 34. 5000 MEADOWS            |                                       |
| 8. Stanford's Restaurant      | 17. 6000 Meadows            | 26. KRUSE WOODS II            | 35. 4900 MEADOWS            |                                       |
| 9. U.S. Bank                  | 18. 5800 Meadows            | 27. KRUSE WOODS I             | 36. 4800 MEADOWS            |                                       |





# CENTERPOINTE SHOPS I-5 & KRUSE WAY LAKE OSWEGO, OR

## SITE PLAN | CLOSE-IN



# CENTERPOINTE SHOPS I-5 & KRUSE WAY LAKE OSWEGO, OR

## DEMOGRAPHIC SUMMARY

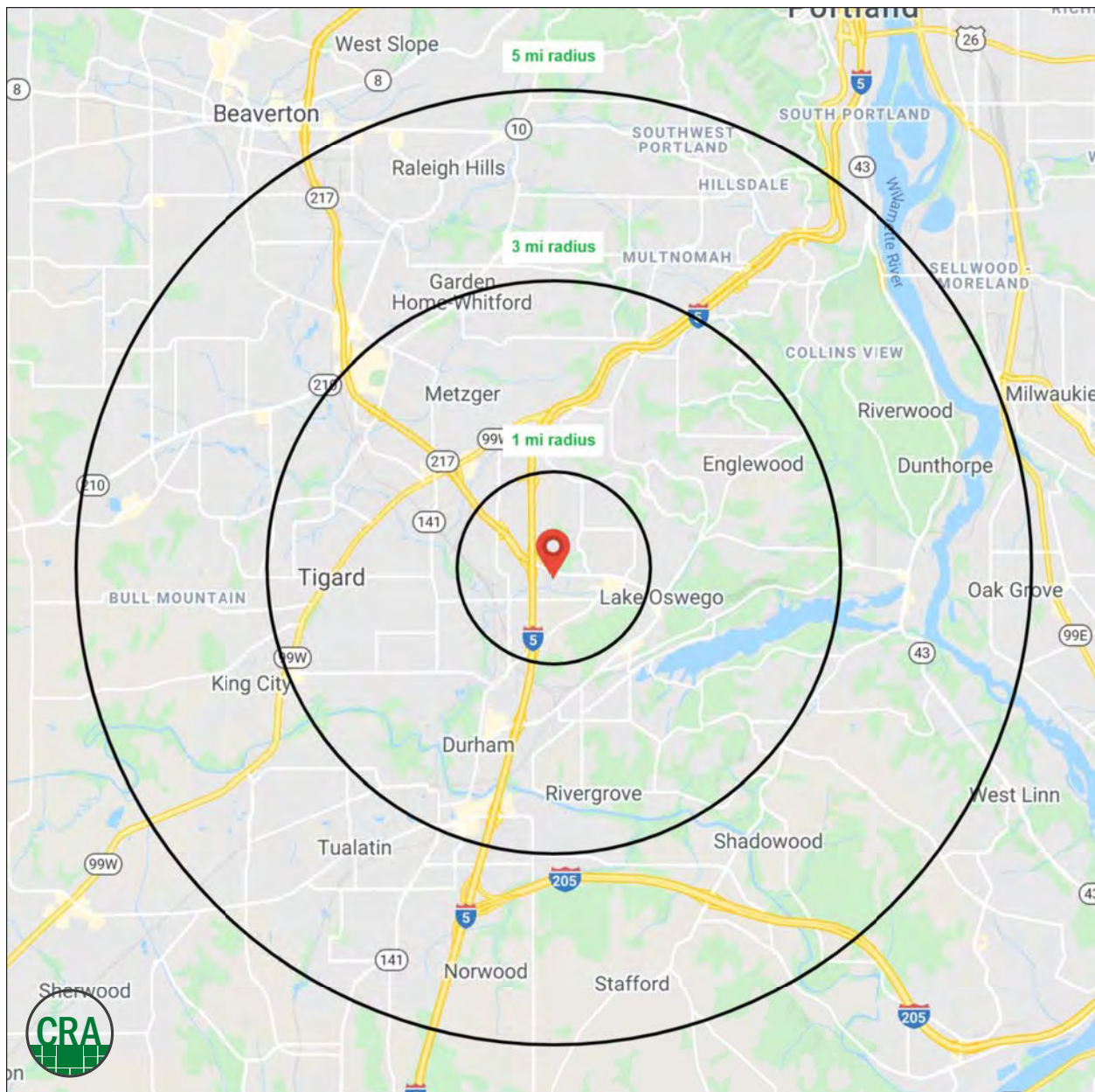
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	10,295	105,098	269,176
Projected Population 2027	10,406	107,045	273,960
Average HH Income	\$143,170	\$130,952	\$129,346
Median Home Value	\$582,790	\$520,711	\$520,393
Daytime Demographics 16+	25,888	112,374	227,012
Some College or Higher	85.3%	82.6%	82.6%

**\$143,170**

Average Household Income  
1 MILE RADIUS

**112,374**

Daytime Demographics  
Age 16 Years or Over  
3 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.42/-122.7393

<b>10 Centerpointe Dr Lake Oswego, OR 97035</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2022 Estimated Population	10,295	105,098	269,176
2027 Projected Population	10,406	107,045	273,960
2020 Census Population	10,456	105,174	269,870
2010 Census Population	9,503	97,496	250,361
Projected Annual Growth 2022 to 2027	0.2%	0.4%	0.4%
Historical Annual Growth 2010 to 2022	0.7%	0.6%	0.6%
2022 Median Age	40.2	41.3	41.2
<b>Households</b>			
2022 Estimated Households	4,192	43,523	111,939
2027 Projected Households	4,422	45,555	117,010
2020 Census Households	4,262	43,549	112,152
2010 Census Households	3,971	40,763	104,938
Projected Annual Growth 2022 to 2027	1.1%	0.9%	0.9%
Historical Annual Growth 2010 to 2022	0.5%	0.6%	0.6%
<b>Race and Ethnicity</b>			
2022 Estimated White	72.9%	74.6%	74.5%
2022 Estimated Black or African American	1.3%	1.9%	1.9%
2022 Estimated Asian or Pacific Islander	12.5%	7.2%	7.5%
2022 Estimated American Indian or Native Alaskan	0.4%	0.7%	0.7%
2022 Estimated Other Races	12.9%	15.6%	15.4%
2022 Estimated Hispanic	8.4%	11.9%	11.7%
<b>Income</b>			
2022 Estimated Average Household Income	\$143,170	\$130,952	\$129,346
2022 Estimated Median Household Income	\$104,303	\$99,382	\$98,855
2022 Estimated Per Capita Income	\$58,371	\$54,300	\$53,913
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.7%	1.8%
2022 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.5%	2.4%
2022 Estimated High School Graduate	11.5%	13.1%	13.3%
2022 Estimated Some College	14.7%	20.2%	20.3%
2022 Estimated Associates Degree Only	6.4%	7.1%	7.1%
2022 Estimated Bachelors Degree Only	37.2%	33.0%	33.1%
2022 Estimated Graduate Degree	27.0%	22.3%	22.1%
<b>Business</b>			
2022 Estimated Total Businesses	2,282	9,448	18,437
2022 Estimated Total Employees	22,944	82,486	150,281
2022 Estimated Employee Population per Business	10.1	8.7	8.2
2022 Estimated Residential Population per Business	4.5	11.1	14.6

*For more information, please contact:*

**JEFF OLSON** 503.957.1452 | [jeff@cra-nw.com](mailto:jeff@cra-nw.com)

**KELLI MAKS** 503.680.3765 | [kelli@cra-nw.com](mailto:kelli@cra-nw.com)



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.