

MERIDIAN SQUARE



FOR LEASE > LAKE OSWEGO, OR

ADDRESS

17777 Lower Boones Ferry Rd, Lake Oswego, Oregon

AVAILABLE SPACE

3,772 SF (no restaurants allowed)

RENTAL RATE

\$32.00/SF/YR, NNN (approx. \$7.80/SF)

TRAFFIC COUNTS

Lower Boones Ferry Rd – 22,190 ADT ('20)

I-5 – 169,519 ADT ('20)

HIGHLIGHTS

- Co-tenants include Safeway, Dick's Sporting Goods, European Wax, Baskin Robbins, Café Yumm!, Subway, Starbucks and more
- Close proximity to Bridgeport Village, The Apple Store, Barnes & Noble, Joe's Burgers, Urban Outfitters, Anthropologie, Crate & Barrel, The Container Store and more
- Easy access to I-5; signaled intersection



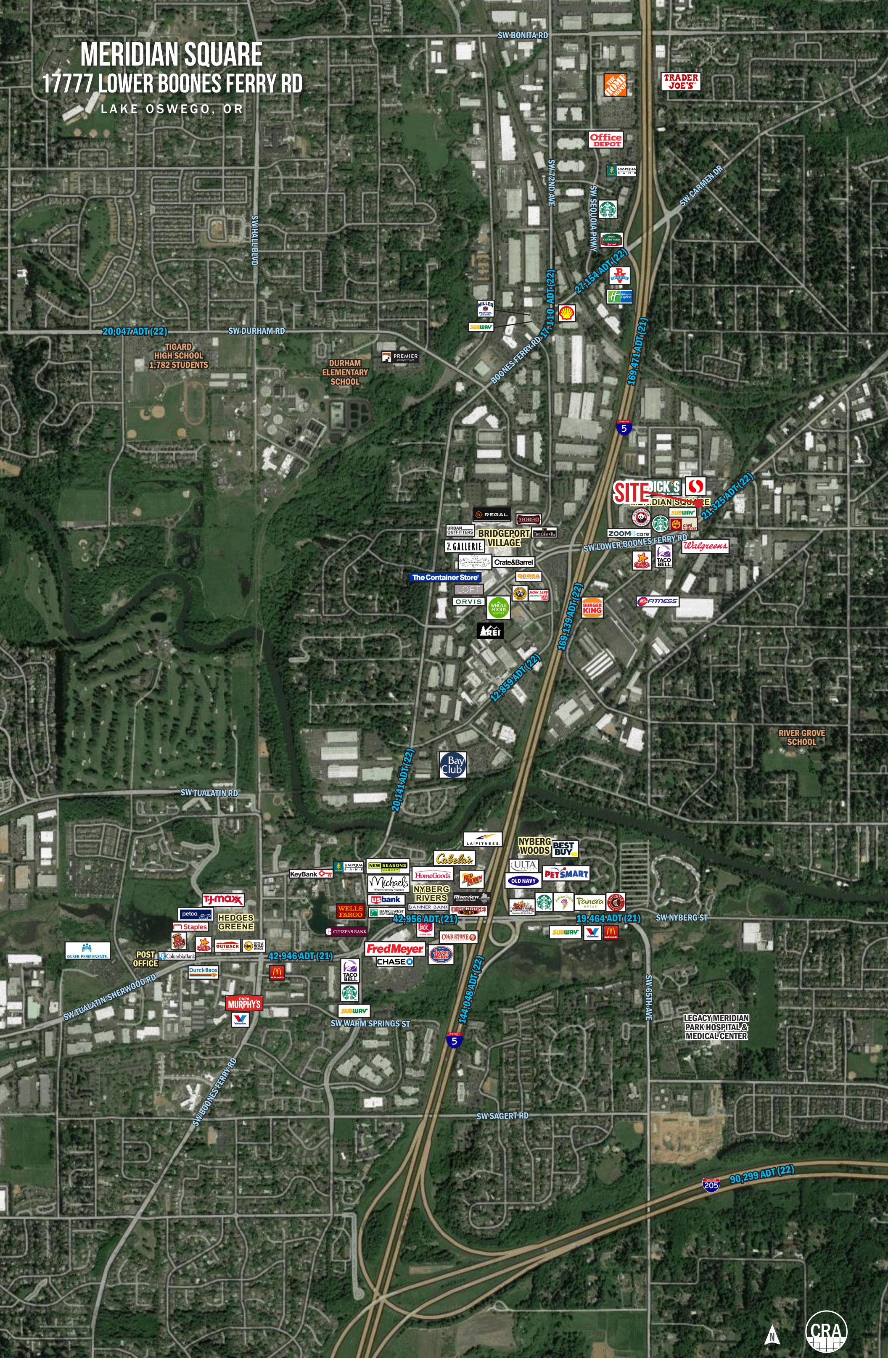
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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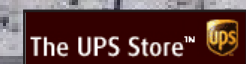
← BRIDGEPORT VILLAGE



REFLEXOLOGY



SW 63rd Ave



SITE

MERIDIAN SQUARE



SOUTH LAKE CENTER



SW 65th Ave

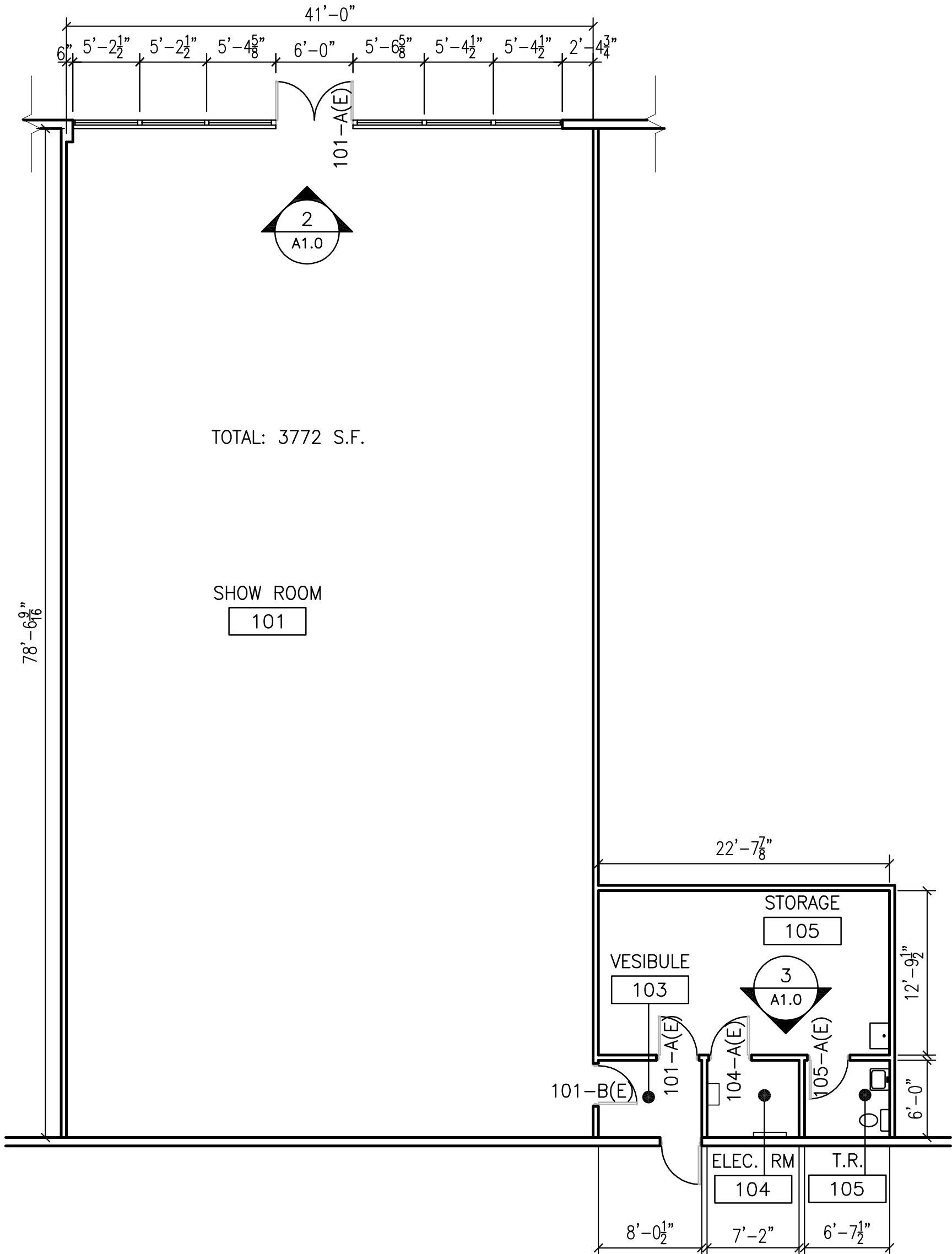


Lower Boones Ferry Rd



Google

FLOOR PLAN



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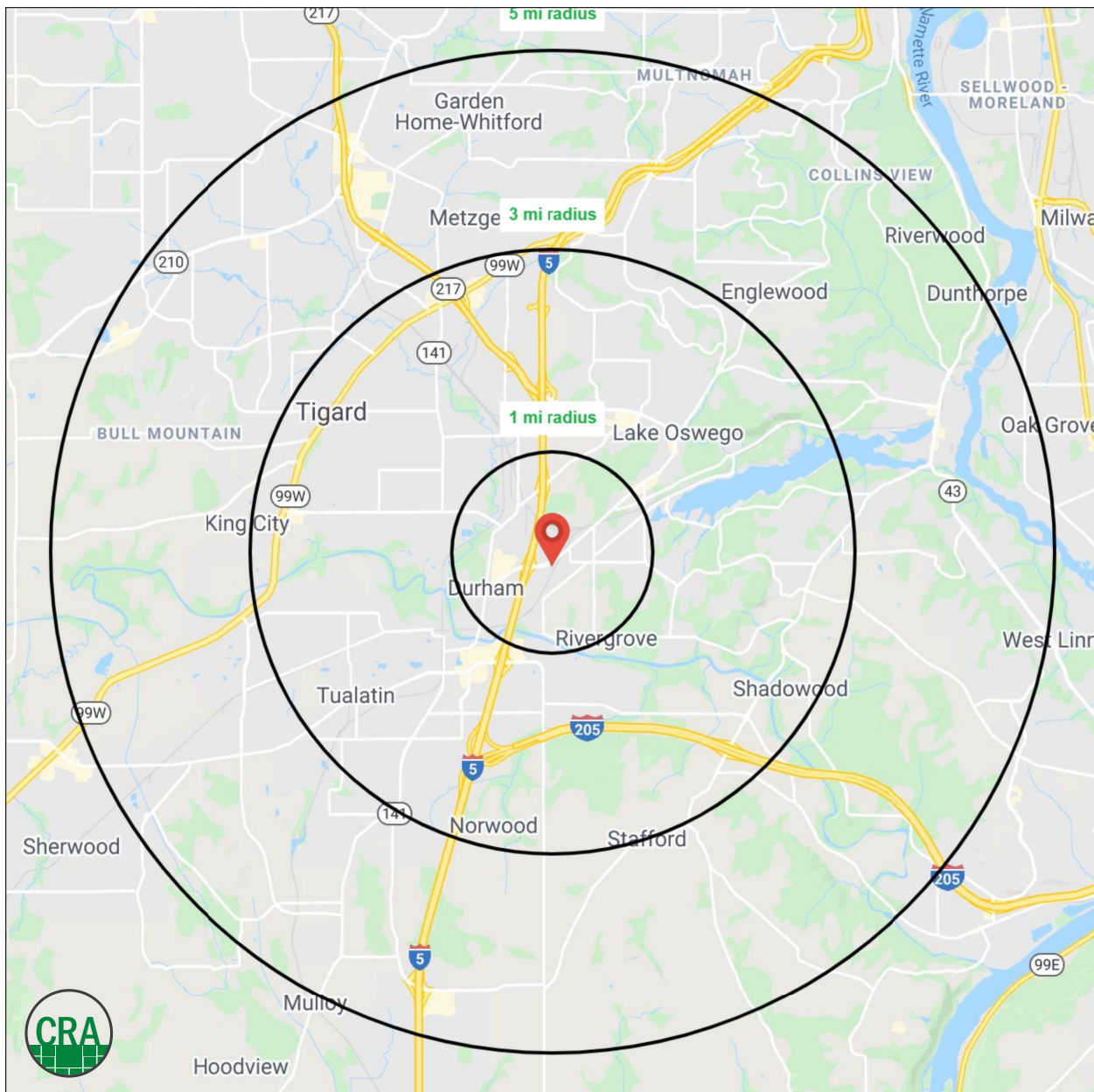
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DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	8,636	91,038	216,943
Projected Population 2025	8,900	94,376	224,754
Average HH Income	\$152,204	\$130,856	\$134,057
Median Home Value	\$523,255	\$504,759	\$496,381
Daytime Demographics 16+	17,178	101,222	189,586
Some College or Higher	84.1%	81.8%	82.7%

\$152,204
Average Household Income
1 MILE RADIUS

42.1
Median Age
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3984/-122.7419

RS1

Meridian Square		1 mi radius	3 mi radius	5 mi radius
Lake Oswego, OR 97035				
POPULATION	2020 Estimated Population	8,636	91,038	216,943
	2025 Projected Population	8,900	94,376	224,754
	2010 Census Population	7,458	82,805	197,177
	2000 Census Population	8,441	79,355	178,433
	Projected Annual Growth 2020 to 2025	0.6%	0.7%	0.7%
	Historical Annual Growth 2000 to 2020	0.1%	0.7%	1.1%
	2020 Median Age	42.1	42.1	41.6
HOUSEHOLDS	2020 Estimated Households	3,766	38,111	88,636
	2025 Projected Households	3,954	40,360	93,963
	2010 Census Households	3,160	34,788	80,712
	2000 Census Households	3,357	32,457	72,192
	Projected Annual Growth 2020 to 2025	1.0%	1.2%	1.2%
	Historical Annual Growth 2000 to 2020	0.6%	0.9%	1.1%
RACE AND ETHNICITY	2020 Estimated White	86.0%	80.3%	80.3%
	2020 Estimated Black or African American	1.6%	1.9%	2.3%
	2020 Estimated Asian or Pacific Islander	5.6%	7.2%	8.0%
	2020 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.6%
	2020 Estimated Other Races	6.1%	10.0%	8.8%
	2020 Estimated Hispanic	7.9%	12.8%	10.7%
INCOME	2020 Estimated Average Household Income	\$152,204	\$130,856	\$134,057
	2020 Estimated Median Household Income	\$111,597	\$100,684	\$104,455
	2020 Estimated Per Capita Income	\$66,432	\$54,833	\$55,040
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.8%	1.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.8%	2.5%
	2020 Estimated High School Graduate	12.8%	13.6%	13.2%
	2020 Estimated Some College	23.1%	20.8%	20.1%
	2020 Estimated Associates Degree Only	5.7%	7.7%	7.4%
	2020 Estimated Bachelors Degree Only	35.7%	32.6%	32.8%
	2020 Estimated Graduate Degree	19.6%	20.7%	22.4%
BUSINESS	2020 Estimated Total Businesses	1,265	6,651	12,184
	2020 Estimated Total Employees	14,559	71,932	119,933
	2020 Estimated Employee Population per Business	11.5	10.8	9.8
	2020 Estimated Residential Population per Business	6.8	13.7	17.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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