



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 SPACE

Retail: 2,324 RSF/2,000 USF

RENTAL RATE

Retail: \$38.00/SF/YR, NNN

TRAFFIC COUNT

A Avenue – 17,802 ADT ('22) » State Street – 29,480 ADT ('22)

COMMENTS

- **AVAILABLE NOW!**
- 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.
- **Second generation restaurant space, including full type I hood, kitchen infrastructure and grease interceptor in place. Excellent prime location on First Avenue in the heart of the Lake Oswego’s thriving commercial retail corridor.**
- 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, 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, Richard Henry, Domaine Serene, Stretch Lab, Drawn 2 Art Studios, Dipped PDX, Blue Star Donuts, biography, Breakside Brewery, Citrus Salon, Golden, Mad Sass Soap and more!**



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VIEW OF THE FUTURE DOMAINE SERENE FROM FIRST STREET & EVERGREEN



VIEW LOOKING WEST FROM FIRST STREET OF CHUCKIE PIES AND BAMBOO SUSHI & PEDESTRIAN WALKWAY



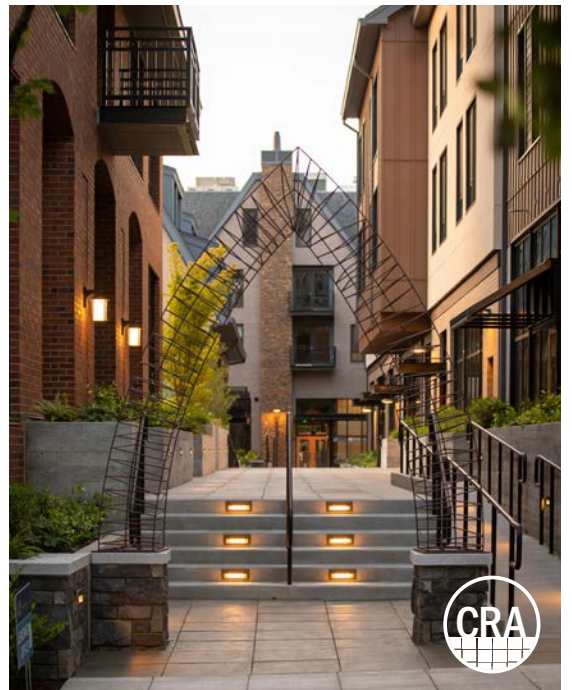
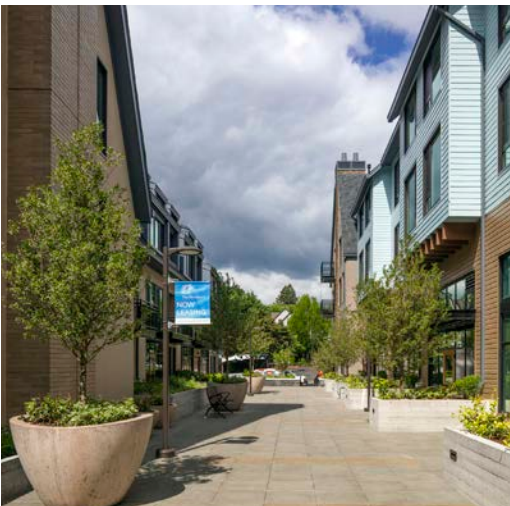
VIEW OF FIRST STREET RETAIL (ADORN & CHUCKIE PIES)

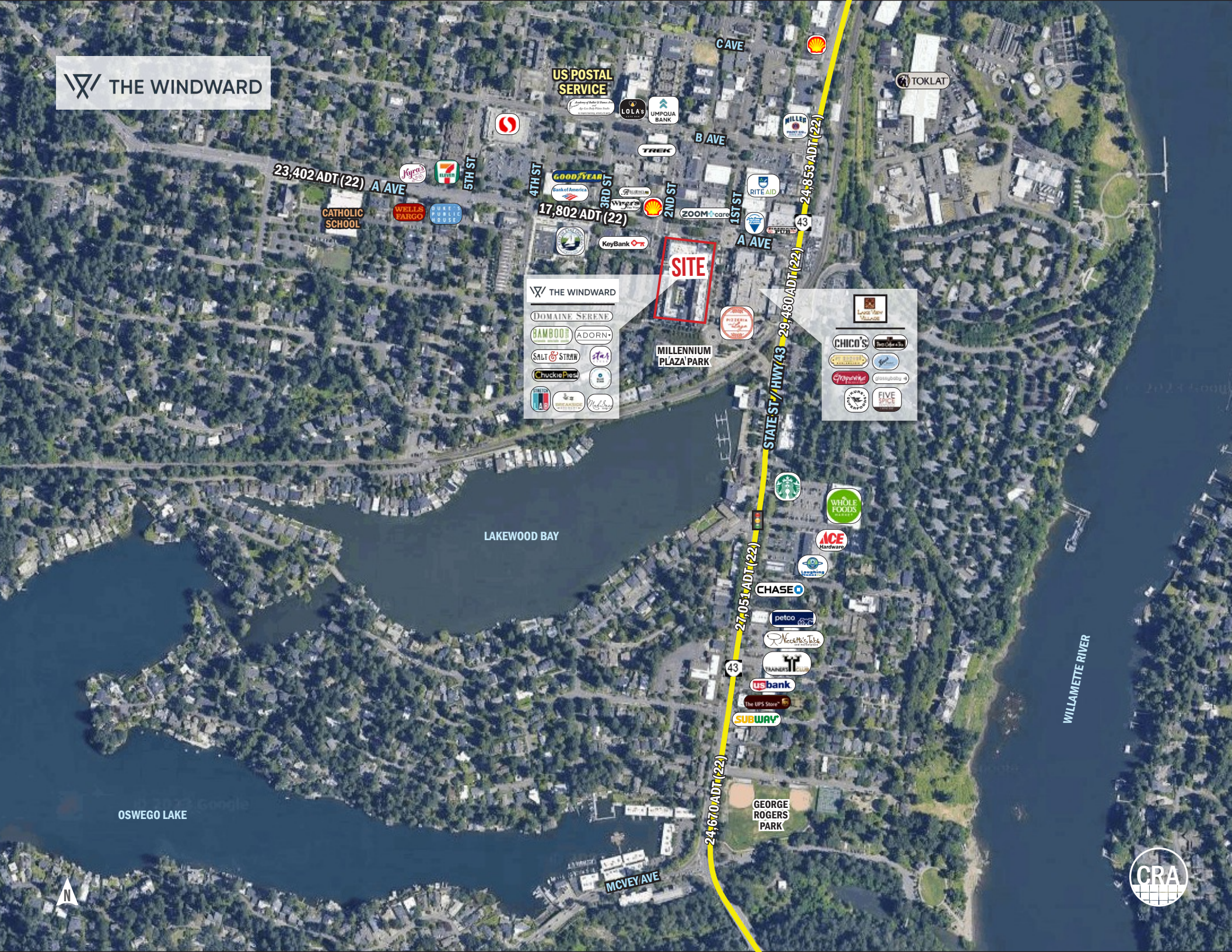


VIEW OF GARAGE INGRESS/EGRESS OFF FIRST STREET & ADJACENT PEDESTRIAN INGRESS/EGRESS



THE WINDWARD





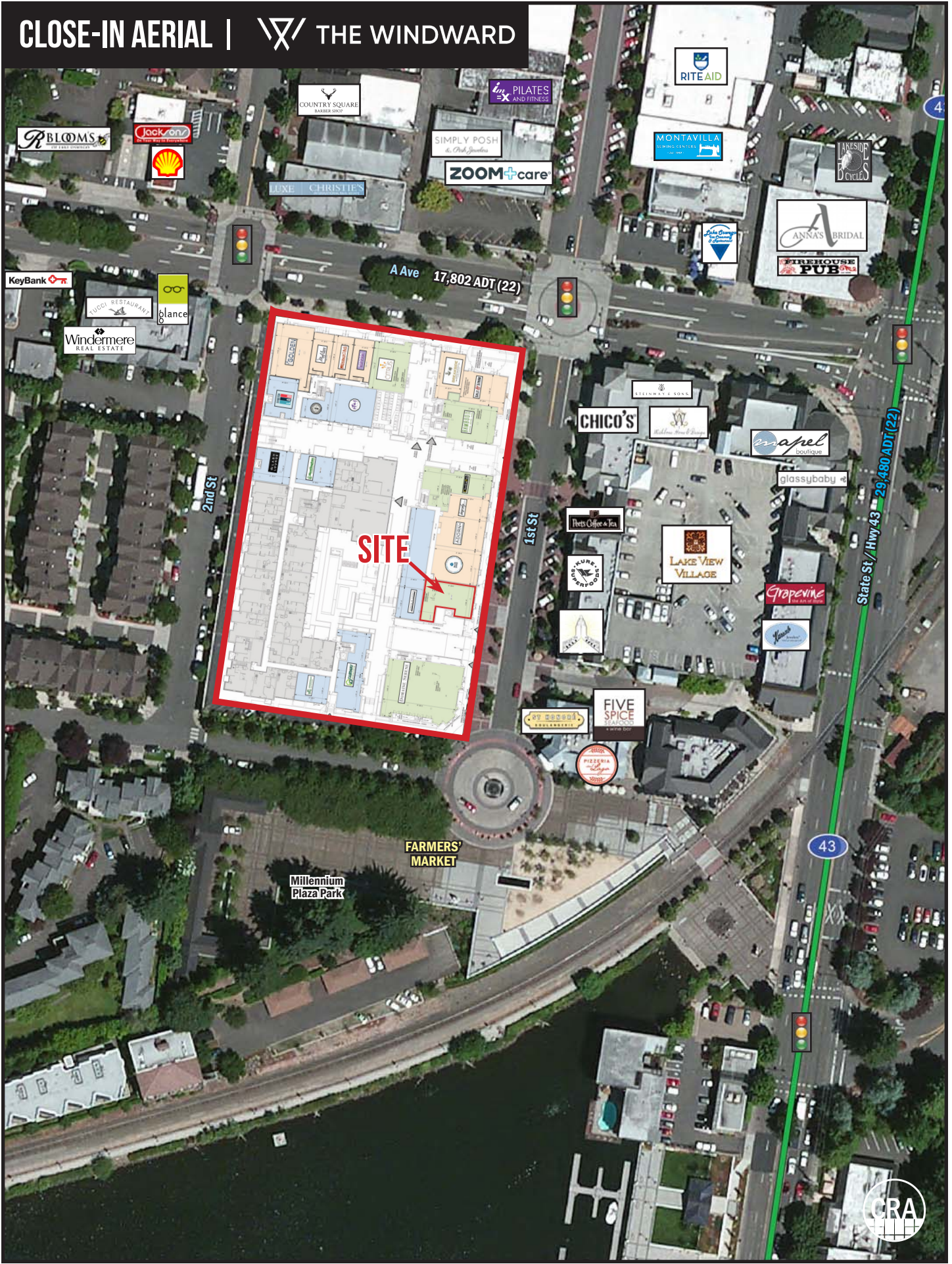
THE WINDWARD

- DOMAINE SERENE
- BAMBOO
- SALT & STRAW
- ChuckiePies
- ITALIA
- ADORN
- Star
- Med. Store

- CHICO'S
- BEN & JERRY'S
- Five Spot
- CHOCOLATE
- glossybaby
- Five Spot



CLOSE-IN AERIAL | THE WINDWARD



R BLOOMS

JACKSON'S



COUNTRY SQUARE BARBER SHOP

PILATES AND FITNESS

SIMPLY POSH

ZOOM+care

RITE AID

MONTAVILLA

LAKESIDE BICYCLES

ANNAS BRIDAL

FIREHOUSE PUB

KeyBank

LUCCI RESTAURANT

plance

Windermere REAL ESTATE

A Ave 17,802 ADT (22)

2nd St

1st St

SITE

CHICO'S

STEINWAY & SONS

Maple

glassybaby

Pet's Coffee & Tea

THE WINDWARD

LAKE VIEW VILLAGE

Grapevine

PIZZERIA

FIVE SPICE

FARMERS' MARKET

Millennium Plaza Park

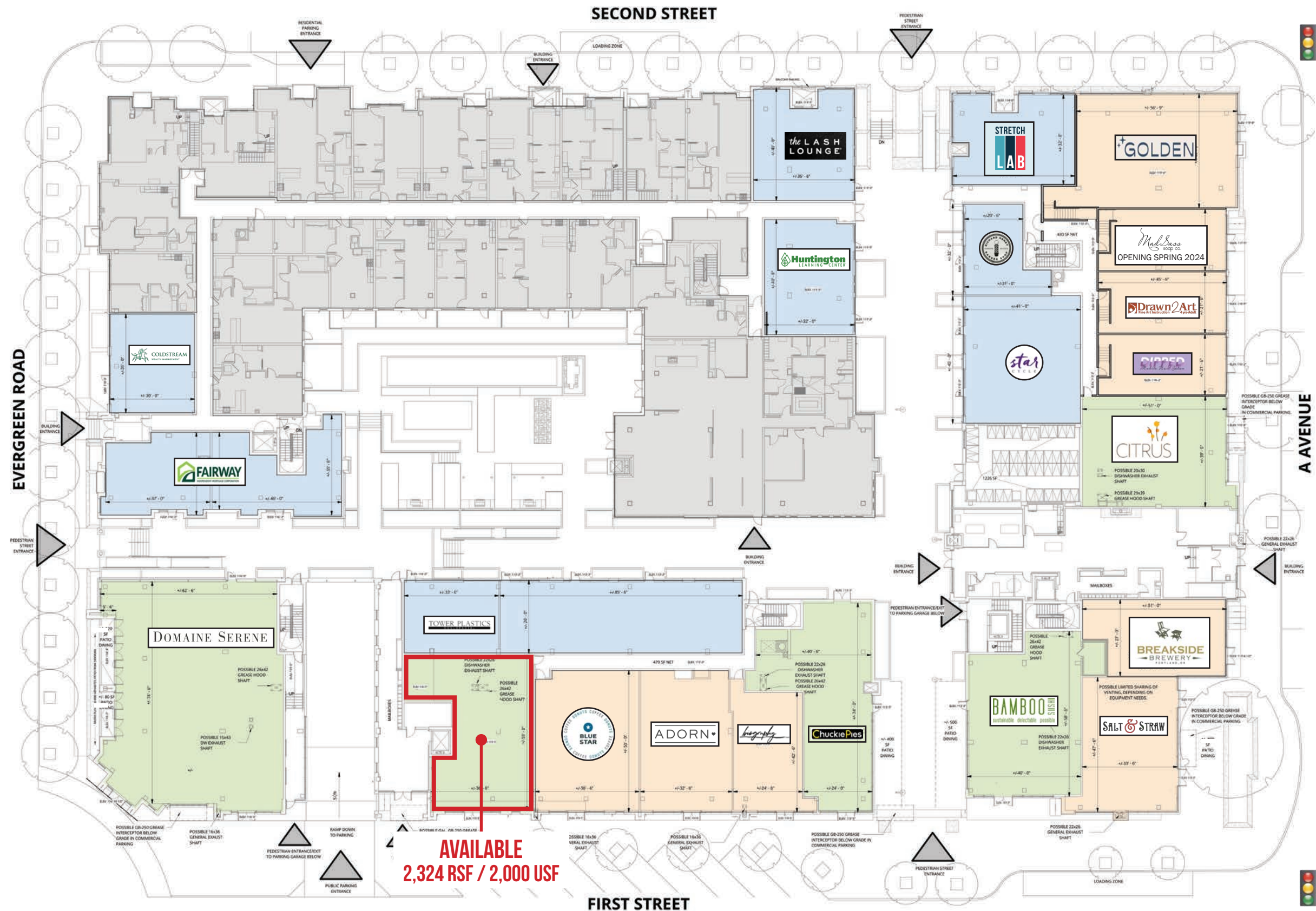
State St / Hwy 43 29,480 ADT (22)

43



GROUND LEVEL SITE PLAN | THE WINDWARD

- VENTABLE FOR RESTAURANT USE
- RETAIL/SERVICE/OFFICE USE (NO RESTAURANT)
- RETAIL USE (NO RESTAURANT)
- RESIDENTIAL AREA

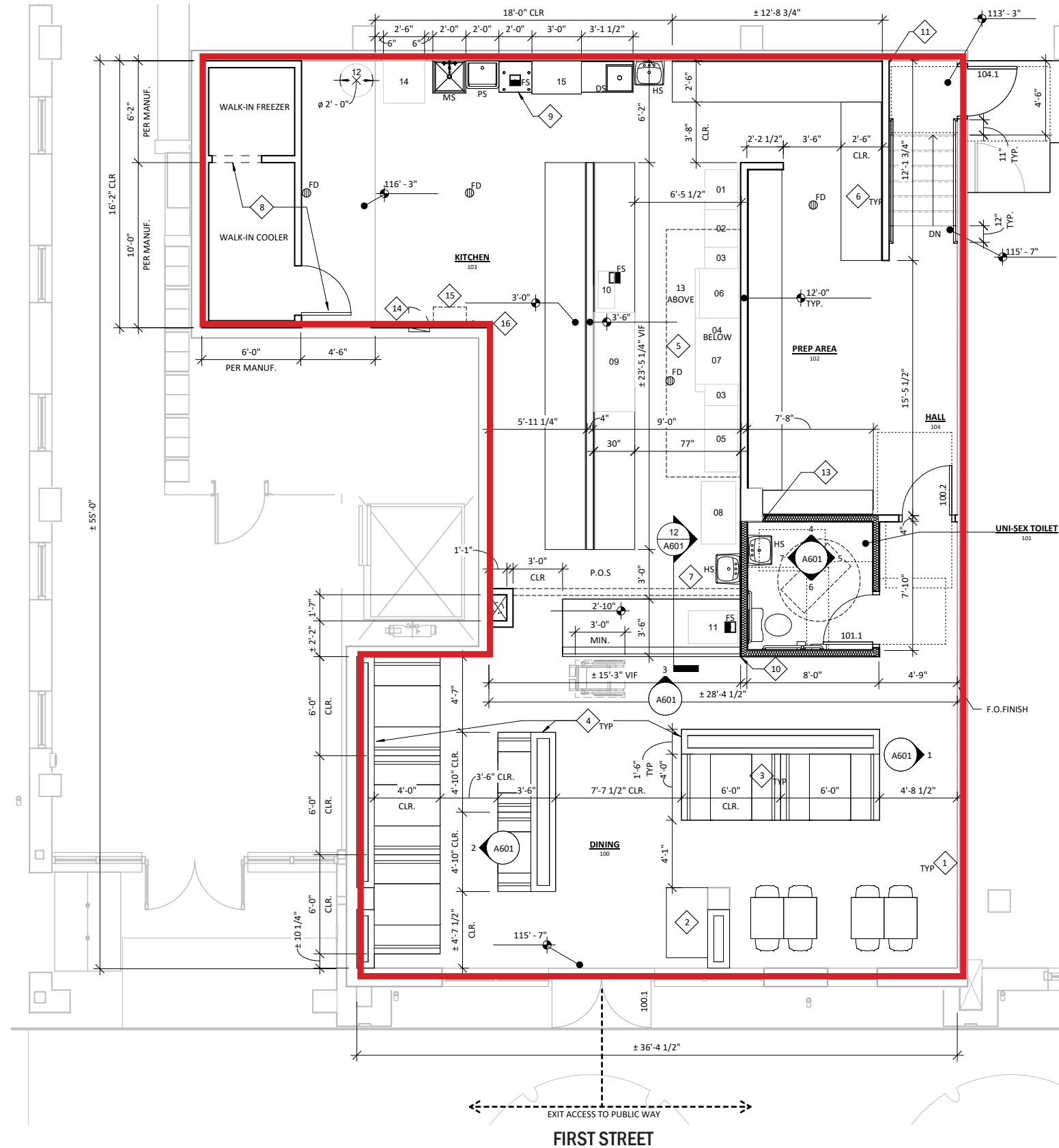


**AVAILABLE
2,324 RSF / 2,000 USF**

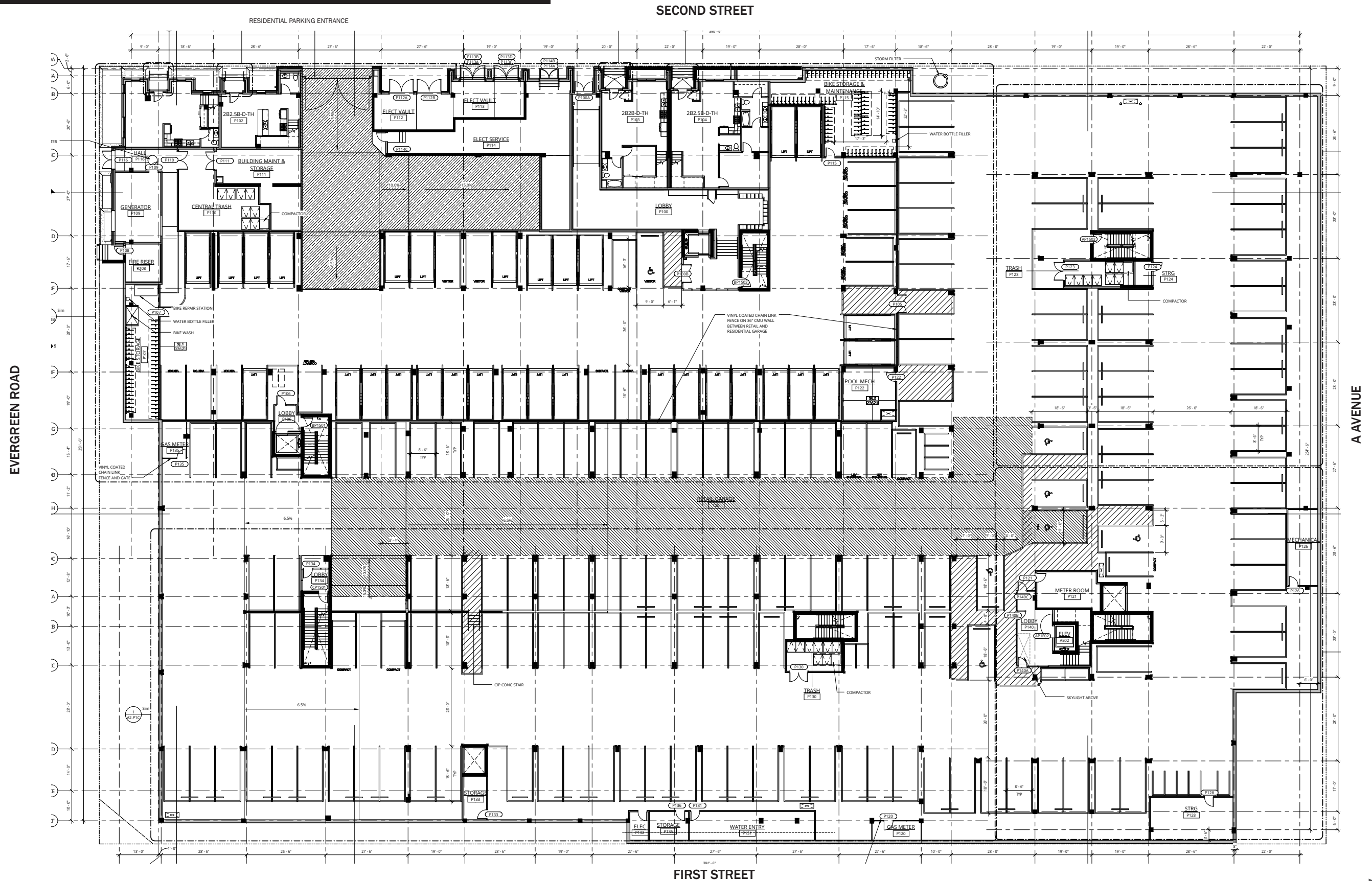


FLOOR PLAN | RETAIL C3

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



PARKING LEVEL SITE PLAN | THE WINDWARD





THE WINDWARD

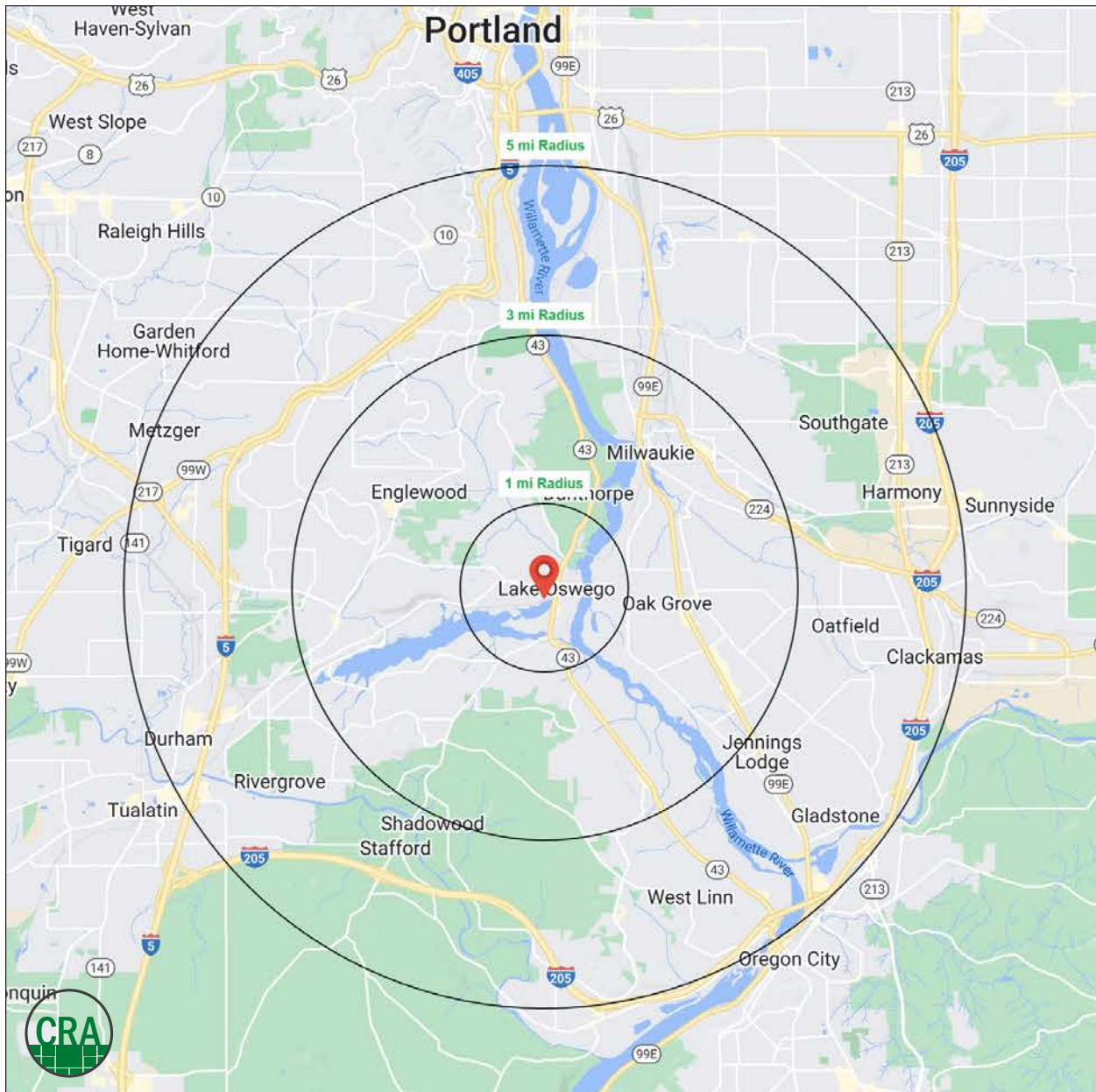
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	9,175	83,632	271,032
Projected Population 2028	9,435	85,267	276,471
Average HH Income	\$200,695	\$172,986	\$156,875
Median Home Value	\$850,631	\$651,467	\$582,780
Daytime Demographics 16+	8,482	60,157	220,315
Some College or Higher	88.7%	823.2%	80.8%

\$850,631

Median Home Value
1 MILE RADIUS

\$200,695

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4192/-122.6653

Windward	1 mi radius	3 mi radius	5 mi radius
Lake Oswego, OR 97034			
Population			
2023 Estimated Population	9,175	83,632	271,032
2028 Projected Population	9,435	85,267	276,471
2020 Census Population	9,194	83,060	270,452
2010 Census Population	8,548	77,263	250,549
Projected Annual Growth 2023 to 2028	0.6%	0.4%	0.4%
Historical Annual Growth 2010 to 2023	0.6%	0.6%	0.6%
2023 Median Age	48.2	44.5	41.1
Households			
2023 Estimated Households	4,090	35,219	113,218
2028 Projected Households	4,414	37,524	119,878
2020 Census Households	4,062	34,542	111,593
2010 Census Households	3,924	32,486	104,251
Projected Annual Growth 2023 to 2028	1.6%	1.3%	1.2%
Historical Annual Growth 2010 to 2023	0.3%	0.6%	0.7%
Race and Ethnicity			
2023 Estimated White	85.7%	82.6%	80.3%
2023 Estimated Black or African American	1.0%	1.4%	1.9%
2023 Estimated Asian or Pacific Islander	4.8%	6.5%	6.5%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.5%
2023 Estimated Other Races	8.3%	9.0%	10.8%
2023 Estimated Hispanic	6.7%	7.7%	9.6%
Income			
2023 Estimated Average Household Income	\$200,695	\$172,986	\$156,875
2023 Estimated Median Household Income	\$133,170	\$121,384	\$113,339
2023 Estimated Per Capita Income	\$89,502	\$73,069	\$65,714
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.5%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.1%	2.6%
2023 Estimated High School Graduate	9.4%	13.2%	14.8%
2023 Estimated Some College	16.0%	18.2%	19.7%
2023 Estimated Associates Degree Only	6.7%	6.9%	7.1%
2023 Estimated Bachelors Degree Only	33.9%	33.2%	31.9%
2023 Estimated Graduate Degree	32.1%	25.0%	22.1%
Business			
2023 Estimated Total Businesses	1,005	5,466	18,897
2023 Estimated Total Employees	4,961	32,002	136,810
2023 Estimated Employee Population per Business	4.9	5.9	7.2
2023 Estimated Residential Population per Business	9.1	15.3	14.3

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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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