

DO NOT DISTURB TENANT

STANDALONE RESTAURANT

IN THE HEART OF LAKE OSWEGO



FOR LEASE > ±6,813 SF

ADDRESS

4250 Mercantile Drive
Lake Oswego, Oregon 97035

AVAILABLE SPACE

±6,813 SF

LEASE RATE

\$20.00/PSF/YR, NNN

ZONING

General Commercial (GC) with Lake
Grove Village Center Overlay (LGVCO)

HIGHLIGHTS

- High-visibility commercial site in the heart of Lake Oswego
- Located on a hard corner along one of the city's busiest corridors, Kruse Way
- Two access points – Mercantile Drive and Galewood Street
- Ample parking and prominent signage
- Land size ±0.98 Acres (±42,688 SF)

TRAFFIC COUNTS

Kruse Way – 23,303 ADT ('22)
Mercantile Dr – 2,104 ADT ('24)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

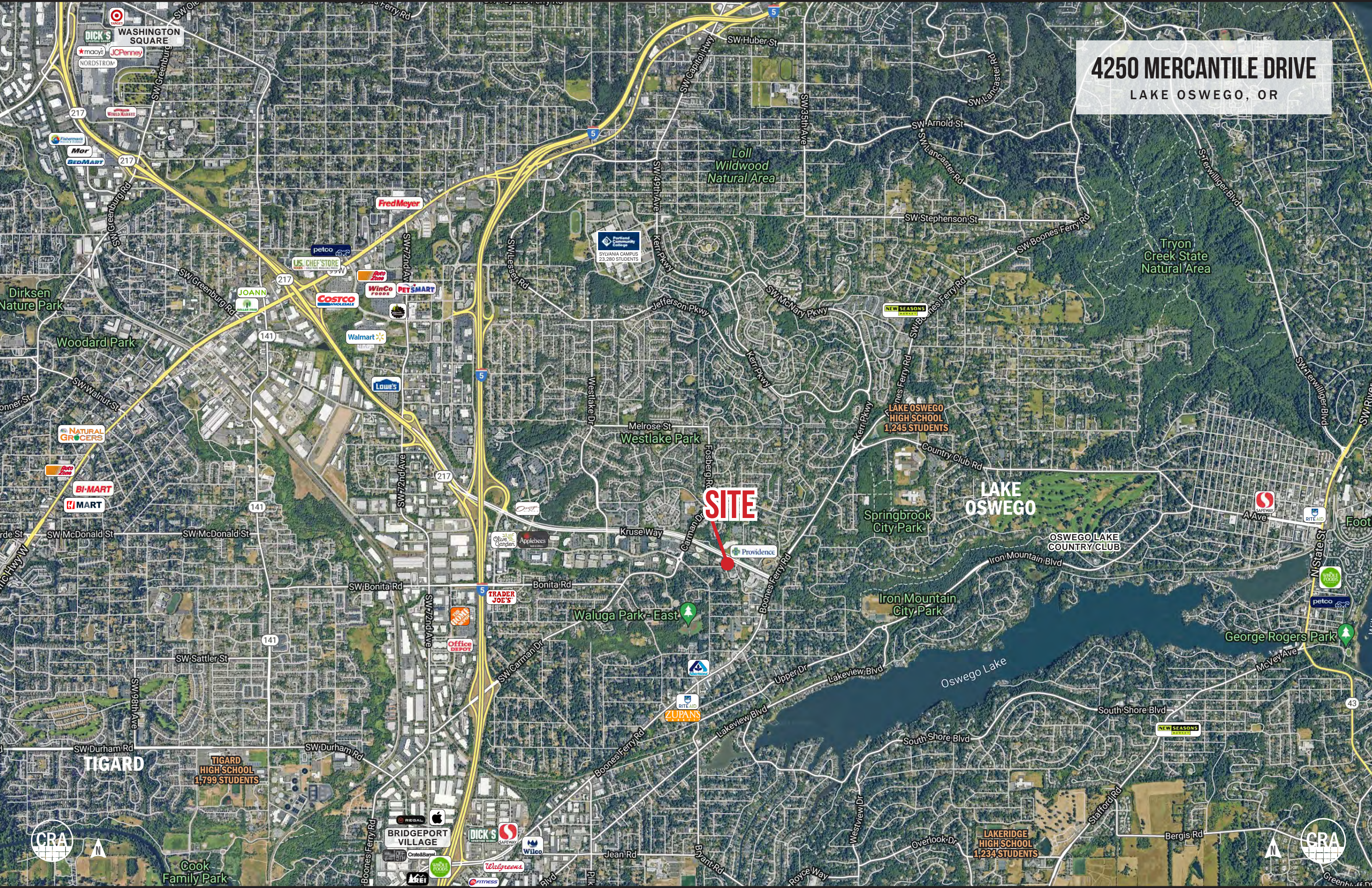
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4250 MERCANTILE DRIVE

LAKE OSWEGO, OR



SITE

LAKE OSWEGO HIGH SCHOOL
1,245 STUDENTS

TIGARD HIGH SCHOOL
1,799 STUDENTS

LAKERIDGE HIGH SCHOOL
1,234 STUDENTS



4250 MERCANTILE DRIVE

LAKE OSWEGO, OR



YAKIMA

gentiva

DIRECTORS Mortgage

First American Title Company

23,303 ADT ('22)

SITE

Providence

The Springs at Lake Oswego

CHASE

BISCUITS CARE

COLDWELL BANKER

DENTAL EXPRESSIONS

GOTO ORTHO

MOORE LAW GROUP, P.C.

D'AMORE LAW GROUP

ovation

SWTHZ

GRASSA HANDCRAFTED PASTA

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ZONING MAP

Zoning: General Commercial (GC)
with Lake Grove Village
Center Overlay (LGVCO)
Lot Size: ±0.98 AC / ±42,688 SF

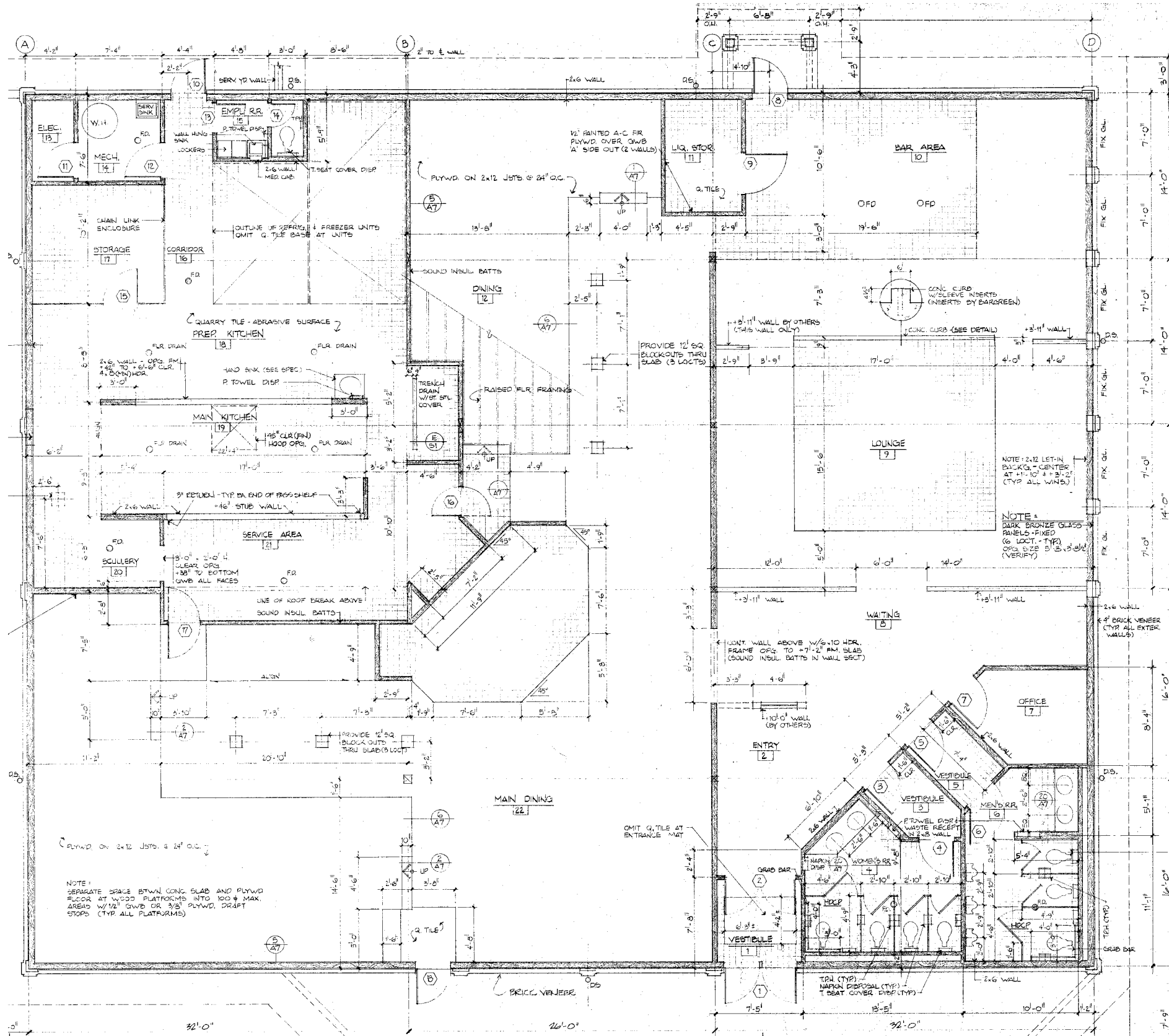


23,303 ADT ('22)

23,719 ADT ('22)

SITE





4250 MERCANTILE DRIVE

LAKE OSWEGO, OR

DEMOGRAPHIC SUMMARY

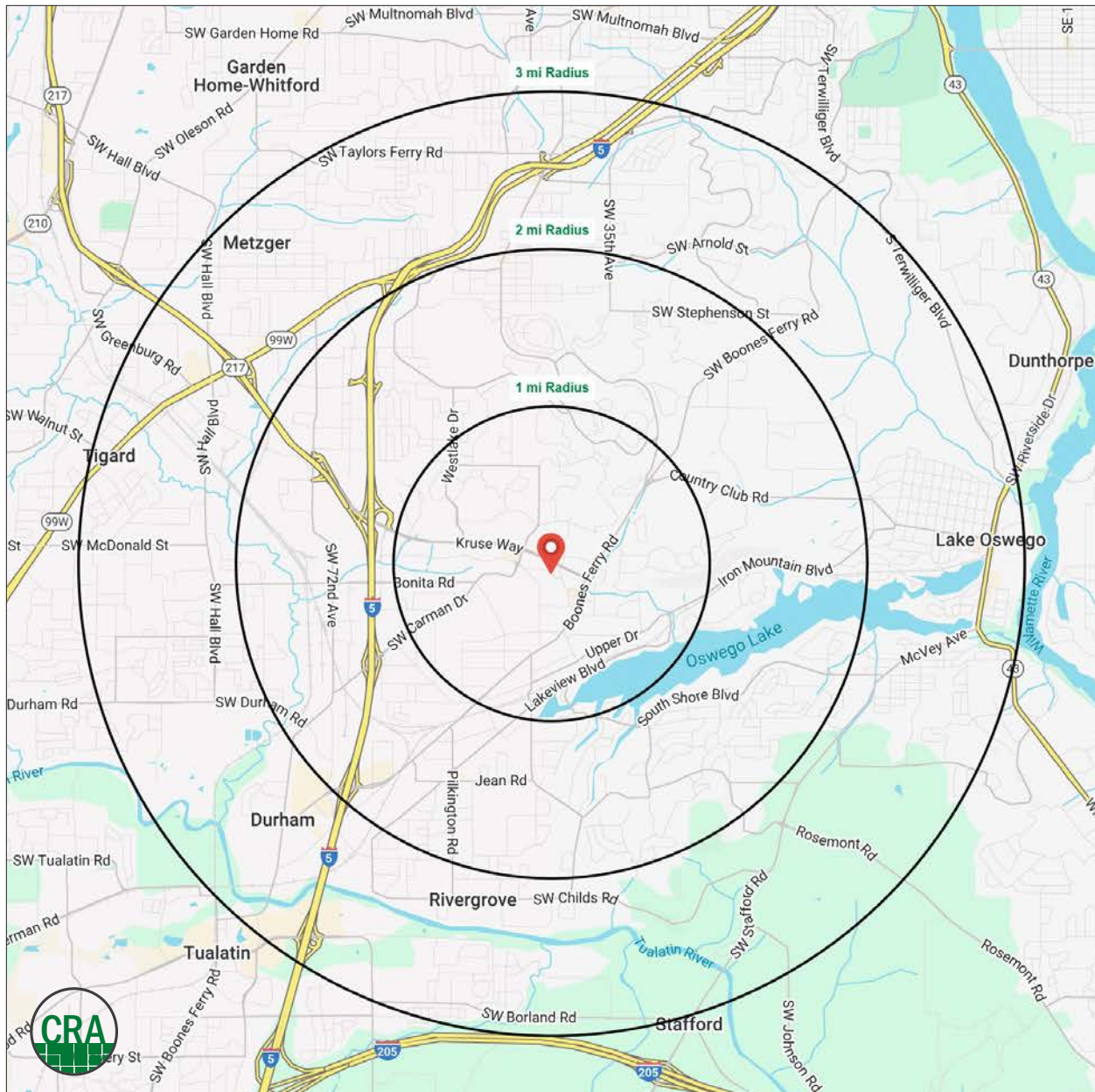
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	13,461	43,077	91,446
Estimated Households	5,908	18,120	38,692
Average HH Income	\$190,436	\$195,989	\$177,236
Median Home Value	\$850,487	\$798,022	\$739,907
Median Age	43.9	43.9	42.7
Daytime Demographics 16+	15,209	55,098	96,274

43,077

Estimated Population 2024
2 MILE RADIUS

\$190,436

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4169/-122.7203

4250 Mercantile Dr Lake Oswego, OR 97035	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	13,461	43,077	91,446
2029 Projected Population	13,829	43,757	91,829
2020 Census Population	12,693	41,428	90,746
2010 Census Population	11,554	38,394	83,489
Projected Annual Growth 2024 to 2029	0.5%	0.3%	-
Historical Annual Growth 2010 to 2024	1.2%	0.9%	0.7%
2024 Median Age	43.9	43.9	42.7
Households			
2024 Estimated Households	5,908	18,120	38,692
2029 Projected Households	6,143	18,612	39,305
2020 Census Households	5,355	16,980	37,342
2010 Census Households	5,135	16,238	34,854
Projected Annual Growth 2024 to 2029	0.8%	0.5%	0.3%
Historical Annual Growth 2010 to 2024	1.1%	0.8%	0.8%
Race and Ethnicity			
2024 Estimated White	78.6%	78.8%	77.5%
2024 Estimated Black or African American	1.3%	1.6%	2.2%
2024 Estimated Asian or Pacific Islander	11.3%	9.7%	8.5%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.5%
2024 Estimated Other Races	8.6%	9.6%	11.4%
2024 Estimated Hispanic	7.3%	8.2%	10.5%
Income			
2024 Estimated Average Household Income	\$190,436	\$195,989	\$177,236
2024 Estimated Median Household Income	\$134,277	\$134,920	\$125,979
2024 Estimated Per Capita Income	\$83,760	\$82,512	\$75,049
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.0%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	0.7%	1.4%	1.6%
2024 Estimated High School Graduate	7.9%	9.6%	11.5%
2024 Estimated Some College	14.2%	14.8%	17.3%
2024 Estimated Associates Degree Only	5.2%	5.8%	7.1%
2024 Estimated Bachelors Degree Only	37.8%	37.7%	35.4%
2024 Estimated Graduate Degree	33.6%	29.7%	25.5%
Business			
2024 Estimated Total Businesses	1,504	4,831	8,886
2024 Estimated Total Employees	10,854	41,028	67,631
2024 Estimated Employee Population per Business	7.2	8.5	7.6
2024 Estimated Residential Population per Business	9.0	8.9	10.3

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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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. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.