

CENTERPOINTE SHOPS

FOR LEASE | LAKE OSWEGO, OREGON



LOCATION

I-5 & Kruse Way | Lake Oswego, Oregon 97035

AVAILABLE SPACE

1,550 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

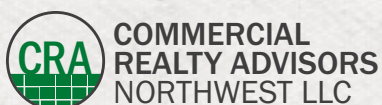
I-5 - 160,729 ADT ('22)

Hwy 217 - 105,228 ADT ('22)

Kruse Way - 25,714 ADT ('22)



 [Click to View Drone Video](#)



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CENTERPOINTE SHOPS

I-5 & KRUSE WAY

LAKE OSWEGO, OR

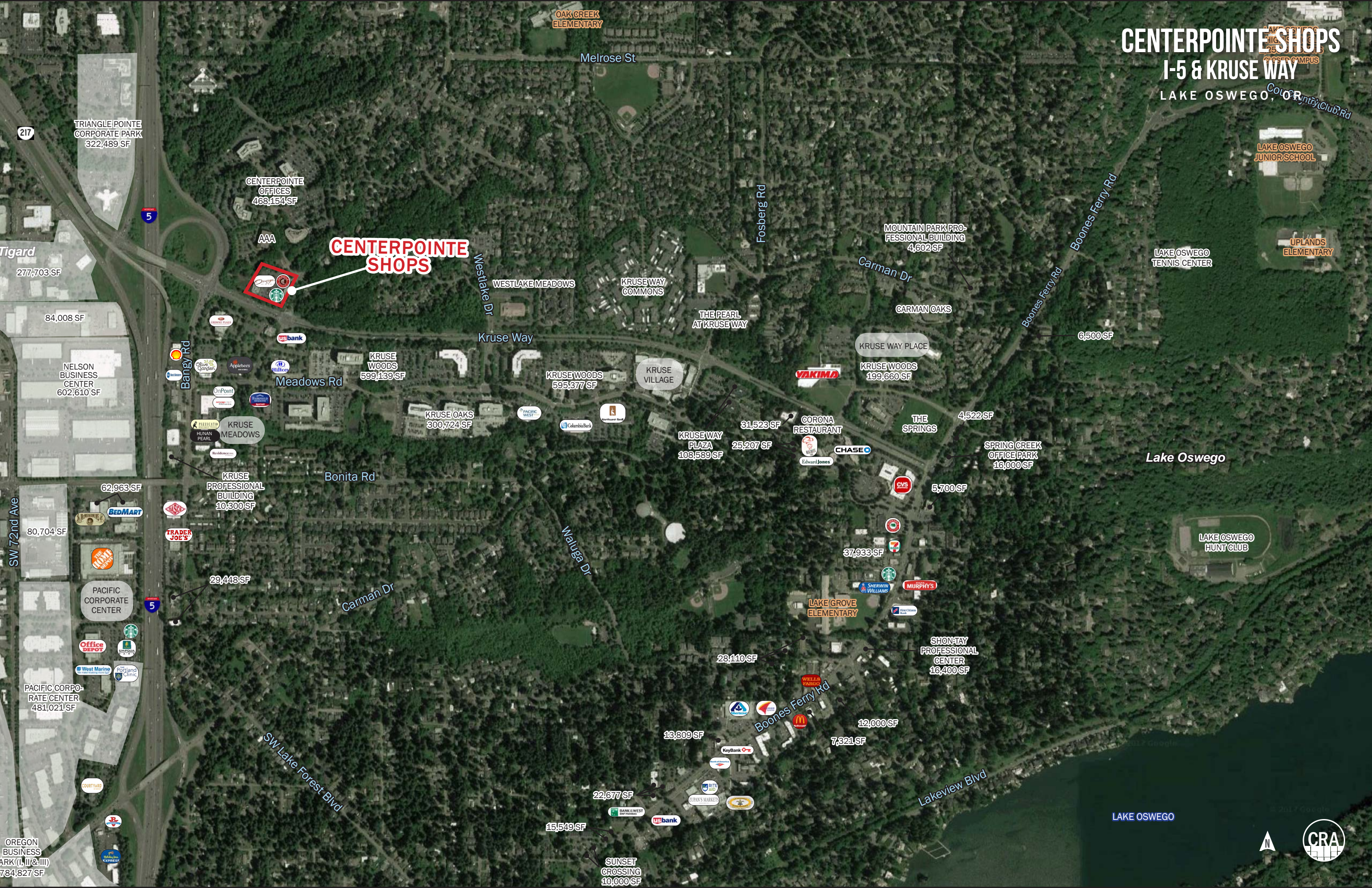
IMAGES



CENTERPOINTE SHOPS

I-5 & KRUSE WAY

LAKE OSWEGO, OR



CENTERPOINTE SHOPS

CENTERPOINTE OFFICES
468,154 SF

AAA

WESTLAKE MEADOWS

AAA

MEADOWS RD

KRUSE MEADOWS

KRUSE MEADOWS

KRUSE PROFESSIONAL BUILDING
10,300 SF

TRADER JOE'S

29,448 SF

PACIFIC CORPORATE CENTER

PACIFIC CORPORATE CENTER
481,021 SF

COURTYARD

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

KRUSE WOODS
599,139 SF

KRUSE WOODS
595,377 SF

KRUSE VILLAGE

KRUSE OAKS
300,724 SF

KRUSE WAY PLAZA
108,589 SF

31,523 SF

CORONA RESTAURANT

25,207 SF

THE SPRINGS

4,522 SF

SPRING CREEK OFFICE PARK
16,000 SF

5,700 SF

37,933 SF

LAKE GROVE ELEMENTARY

28,110 SF

SHONTAY PROFESSIONAL CENTER
16,400 SF

13,309 SF

12,000 SF

7,321 SF

22,677 SF

15,549 SF

SUNSET CROSSING
10,000 SF

MOUNTAIN PARK PROFESSIONAL BUILDING
4,602 SF

CARMAN OAKS

KRUSE WAY PLACE

KRUSE WOODS
199,660 SF

6,500 SF

LAKE OSWEGO TENNIS CENTER

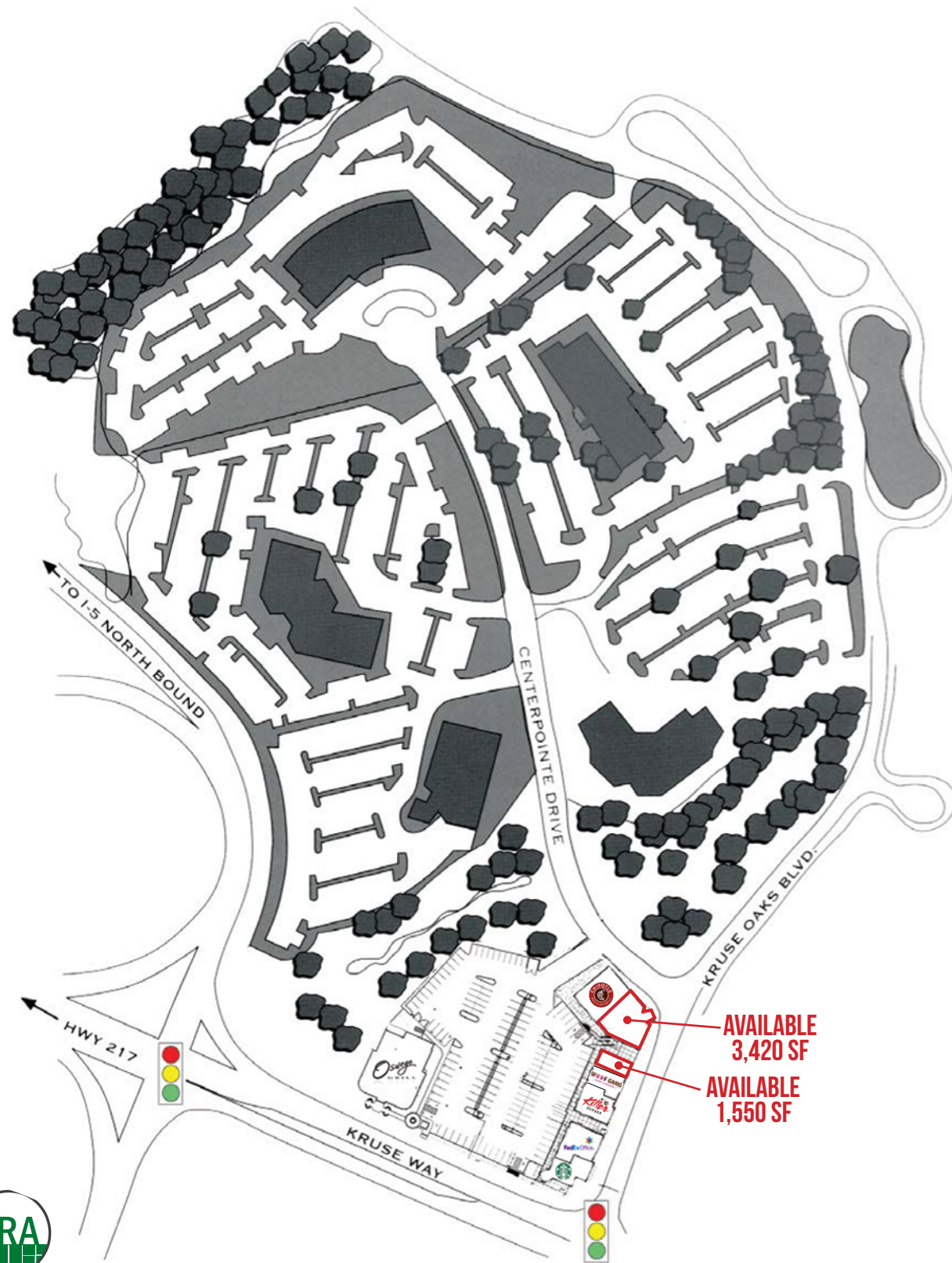
LAKE OSWEGO JUNIOR SCHOOL

UPLANDS ELEMENTARY

LAKE OSWEGO HUNT CLUB

LAKE OSWEGO





- | | | |
|--------------------------|-------------------------|------------------------------------|
| 1 Kruse Woods V | 7 Kruse Oaks III | 13 4000 Kruse Way Place I |
| 2 Kruse Woods IV | 8 Kruse Oaks II | 14 4000 Kruse Way Place II |
| 3 Kruse Woods II | 9 Kruse Oaks I | 15 4000 Kruse Way Place III |
| 4 Kruse Woods I | 10 5000 Meadows | 16 4004 Kruse Way |
| 5 Kruse Woods III | 11 4900 Meadows | |
| 6 4949 Meadows | 12 4800 Meadows | |



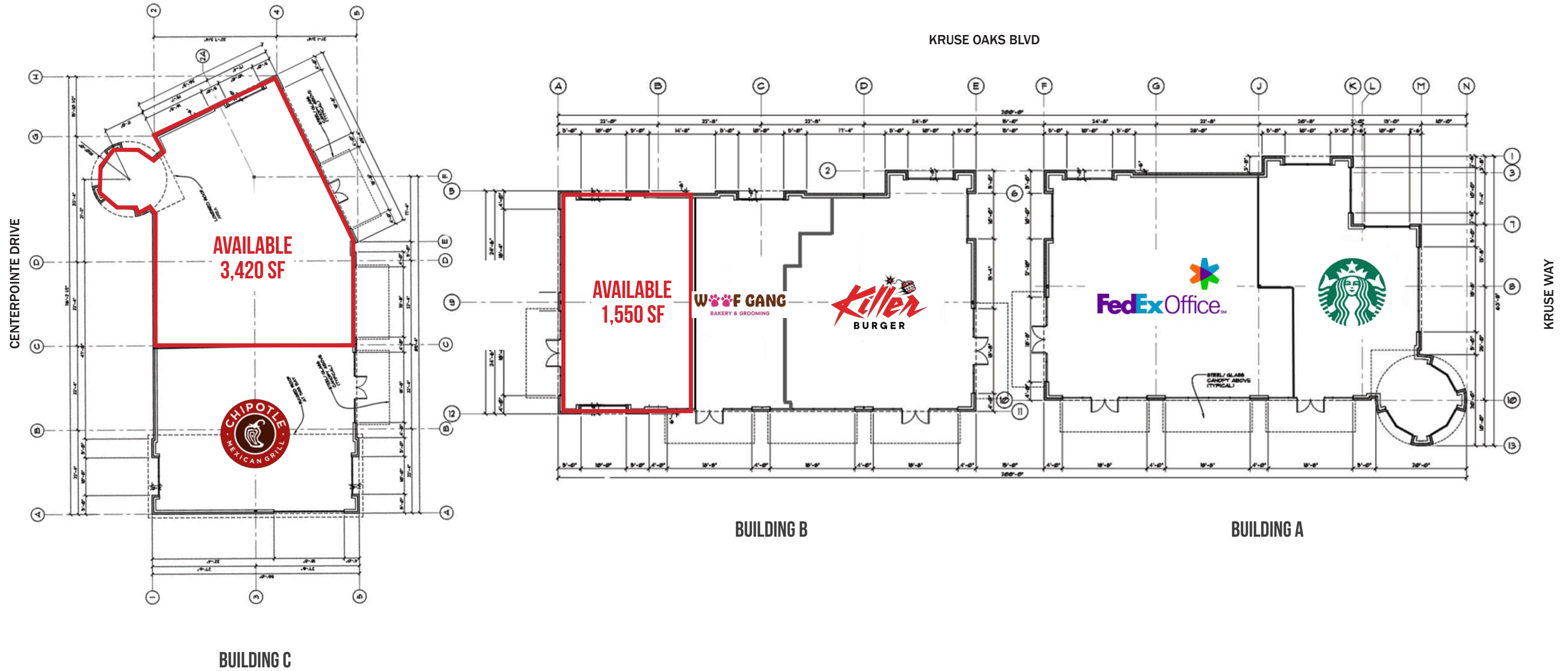


CENTERPOINTE SHOPS

I-5 & KRUSE WAY

LAKE OSWEGO, OR

SITE PLAN | CLOSE-IN



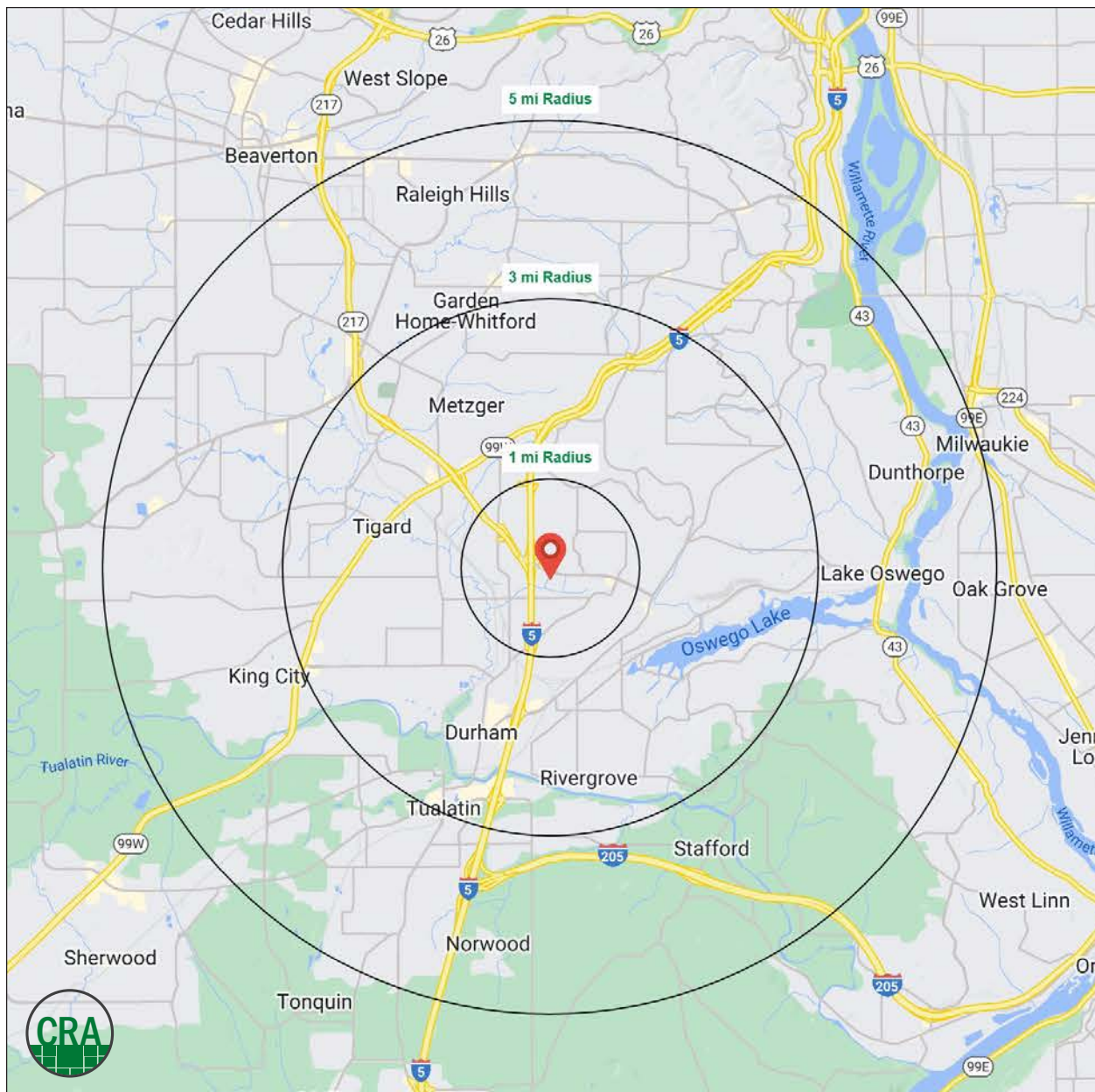
CENTERPOINTE SHOPS I-5 & KRUSE WAY LAKE OSWEGO, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	10,257	106,686	269,503
Estimated Households	4,304	45,500	114,686
Average HH Income	\$180,191	\$157,606	\$154,903
Median Home Value	\$768,371	\$683,129	\$664,067
Daytime Demographics 16+	25,577	108,097	220,149
Some College or Higher	87.0%	82.6%	82.4%

\$180,191
Average Household Income
1 MILE RADIUS

108,097
Daytime Demographics
Age 16 Years or Over
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.42/-122.7393

Centerpointe Shops			
Lake Oswego, OR 97035	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	10,257	106,686	269,503
2029 Projected Population	10,749	107,217	264,799
2020 Census Population	10,456	105,174	270,023
2010 Census Population	9,503	97,496	250,509
Projected Annual Growth 2024 to 2029	1.0%	-	-0.3%
Historical Annual Growth 2010 to 2024	0.6%	0.7%	0.5%
2024 Median Age	40.9	41.9	41.7
Households			
2024 Estimated Households	4,304	45,500	114,686
2029 Projected Households	4,583	46,293	114,034
2020 Census Households	4,262	43,549	112,207
2010 Census Households	3,971	40,763	104,992
Projected Annual Growth 2024 to 2029	1.3%	0.3%	-0.1%
Historical Annual Growth 2010 to 2024	0.6%	0.8%	0.7%
Race and Ethnicity			
2024 Estimated White	74.2%	75.8%	76.1%
2024 Estimated Black or African American	1.5%	2.4%	2.4%
2024 Estimated Asian or Pacific Islander	13.9%	8.6%	8.4%
2024 Estimated American Indian or Native Alaskan	0.3%	0.6%	0.6%
2024 Estimated Other Races	10.0%	12.6%	12.6%
2024 Estimated Hispanic	8.8%	12.1%	12.0%
Income			
2024 Estimated Average Household Income	\$180,191	\$157,606	\$154,903
2024 Estimated Median Household Income	\$130,210	\$115,602	\$115,435
2024 Estimated Per Capita Income	\$75,666	\$67,290	\$66,036
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.0%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.0%	2.0%
2024 Estimated High School Graduate	10.1%	13.3%	13.5%
2024 Estimated Some College	13.9%	18.7%	19.1%
2024 Estimated Associates Degree Only	5.5%	7.4%	7.1%
2024 Estimated Bachelors Degree Only	35.3%	33.8%	34.4%
2024 Estimated Graduate Degree	32.4%	22.7%	21.8%
Business			
2024 Estimated Total Businesses	2,374	9,531	18,653
2024 Estimated Total Employees	22,521	75,058	136,907
2024 Estimated Employee Population per Business	9.5	7.9	7.3
2024 Estimated Residential Population per Business	4.3	11.2	14.4

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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