

4811-4871 MEADOWS ROAD, LAKE OSWEGO, OR

KRUSE VILLAGE



NOW LEASING IN LAKE OSWEGO, OREGON

Designed for busy successful urban professionals and families, Kruse Village is located at the key intersection of Kruse Way and Carman Dr in the prosperous Lake Oswego trade area. This retail and restaurant service hub spans five acres and 62,000 SF in six buildings. Kruse Village includes more than 250 parking spaces and easy access to I-5 as well as the surrounding neighborhood.

Kruse Way has a high concentration of finance, insurance, real estate and professional services as well as more than 2.3 million SF of office space (which is the largest concentration of office space outside of Downtown Portland). There are over 7,000 employees within walking distance of the site.

AVAILABLE SPACE

Restaurant:	Retail/Office:
• 1,560 SF	• 1,049 SF

ANNOUNCING!



FOR LEASING INFORMATION, CONTACT:



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PROJECT DETAILS



PROPERTY HIGHLIGHTS

- Located in the Kruse Way trade area.
- High density employment and strong demographics.
- Excellent co-tenancy.
- Call for pricing.

DEMOGRAPHICS (2020)

RADIUS	1 MILE	2 MILE	3 MILE
Population	13,628	42,074	99,301
Avg. Household Income	\$154,793	\$156,641	\$141,574
Estimated Employees	16,050	44,562	69,074

TENANTS INCLUDE



TRAFFIC COUNTS (2020)

LOCATION	ADT
Kruse Way	25,540
Carman Drive	8,702
Meadows Road	5,197

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SITE IMAGES



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SITE PLAN



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

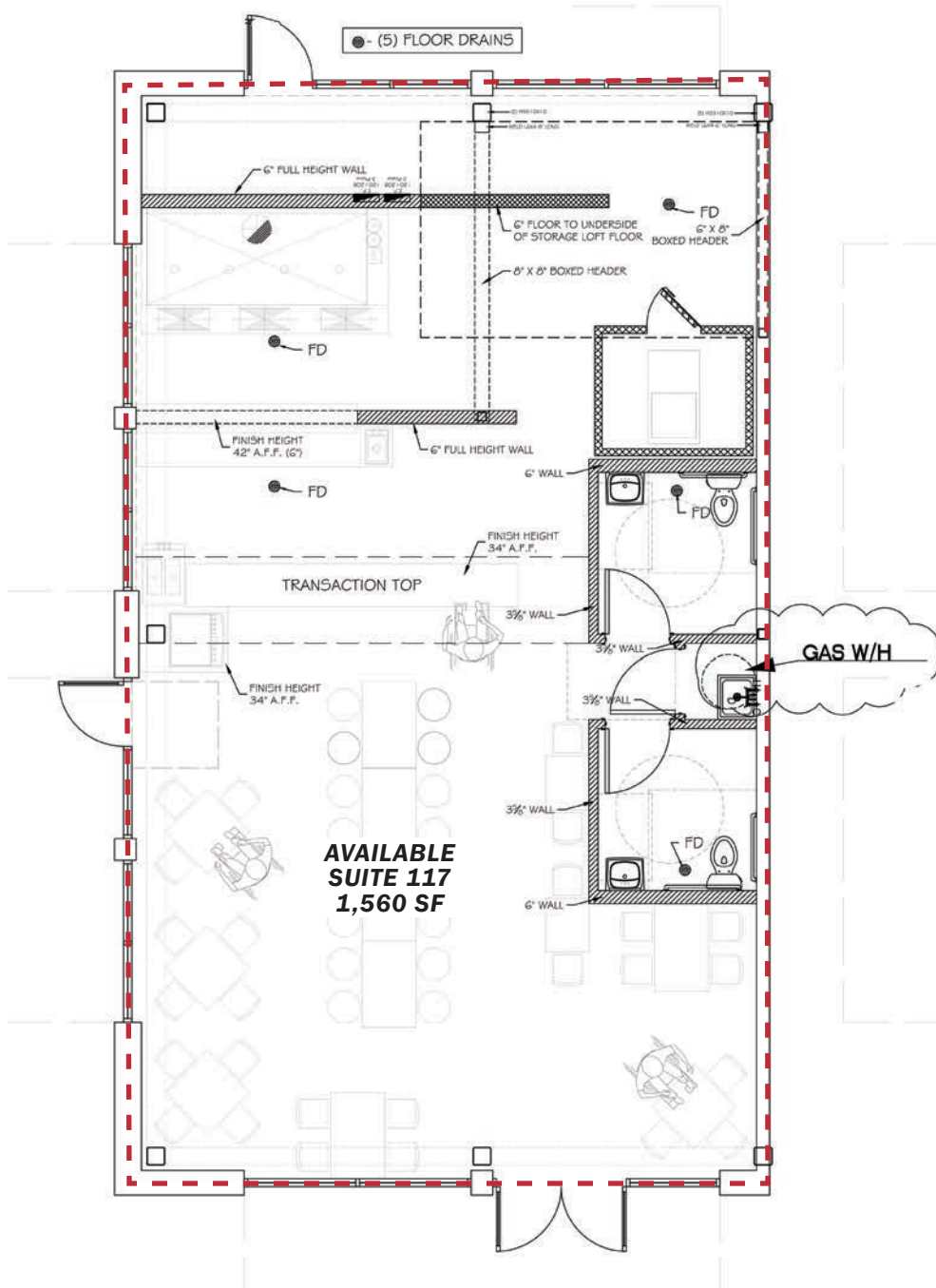
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LEASING PLAN

RESTAURANT SUITE 117

1,560 SF AVAILABLE

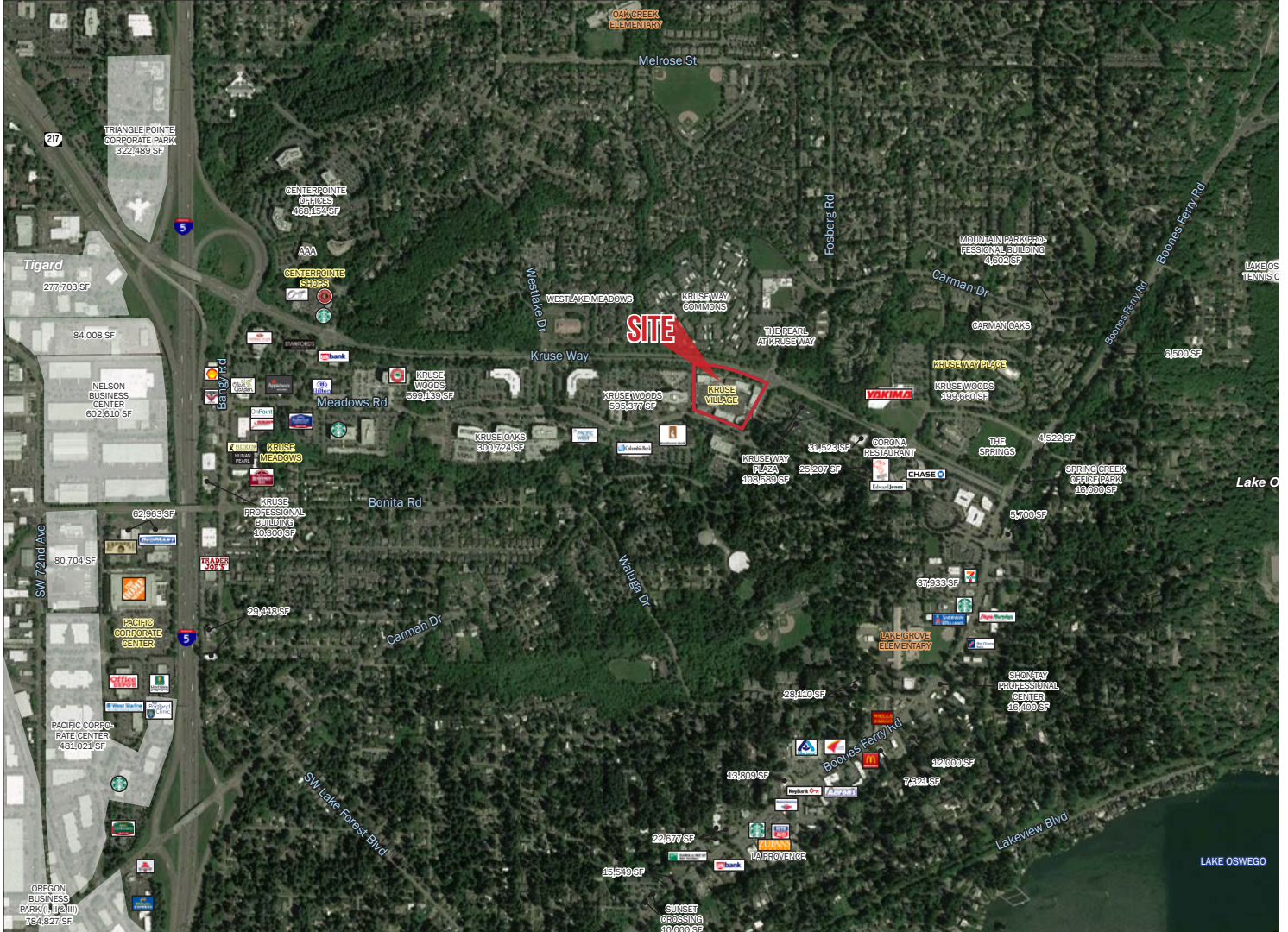


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TRADE AREA AERIAL



CONTACT US

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