

FOR LEASE » TUALATIN, OREGON

SOUTH LAKE CENTER



NEWLY RENOVATED!

LOCATION

16901 SW 65th Avenue
Strategic location at I-5 & Lower Boones Ferry Rd

AVAILABLE SPACE

- 900 SF - 2,700 SF (divisible)
- 900 SF (former salon)

LEASE RATE

\$35.00/SF/YR, NNN

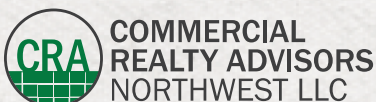
TRAFFIC COUNT

I-5 - 169,519 ADT ('20)
Lower Boones Ferry - 22,190 ADT ('20)



HIGHLIGHTS

- This location serves the affluent Lake Oswego and Lake Grove trade areas.
- Adjacent to Dick's, Safeway and directly across I-5 from Bridgeport Village.
- Visible to I-5, the new pylon sign will provide a sign opportunity on Lower Boones Ferry.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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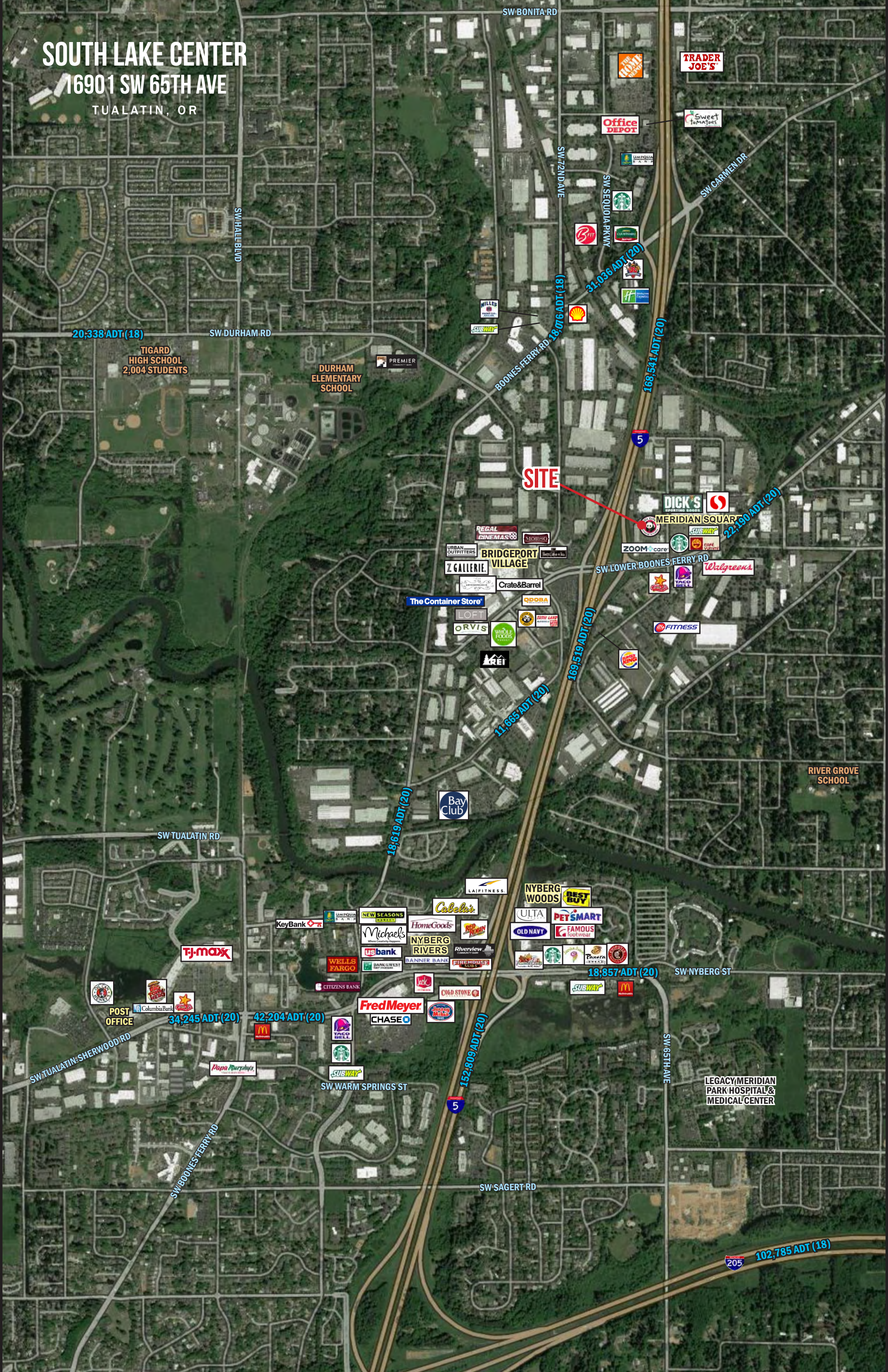
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SOUTH LAKE CENTER

16901 SW 65TH AVE

TUALATIN, OR

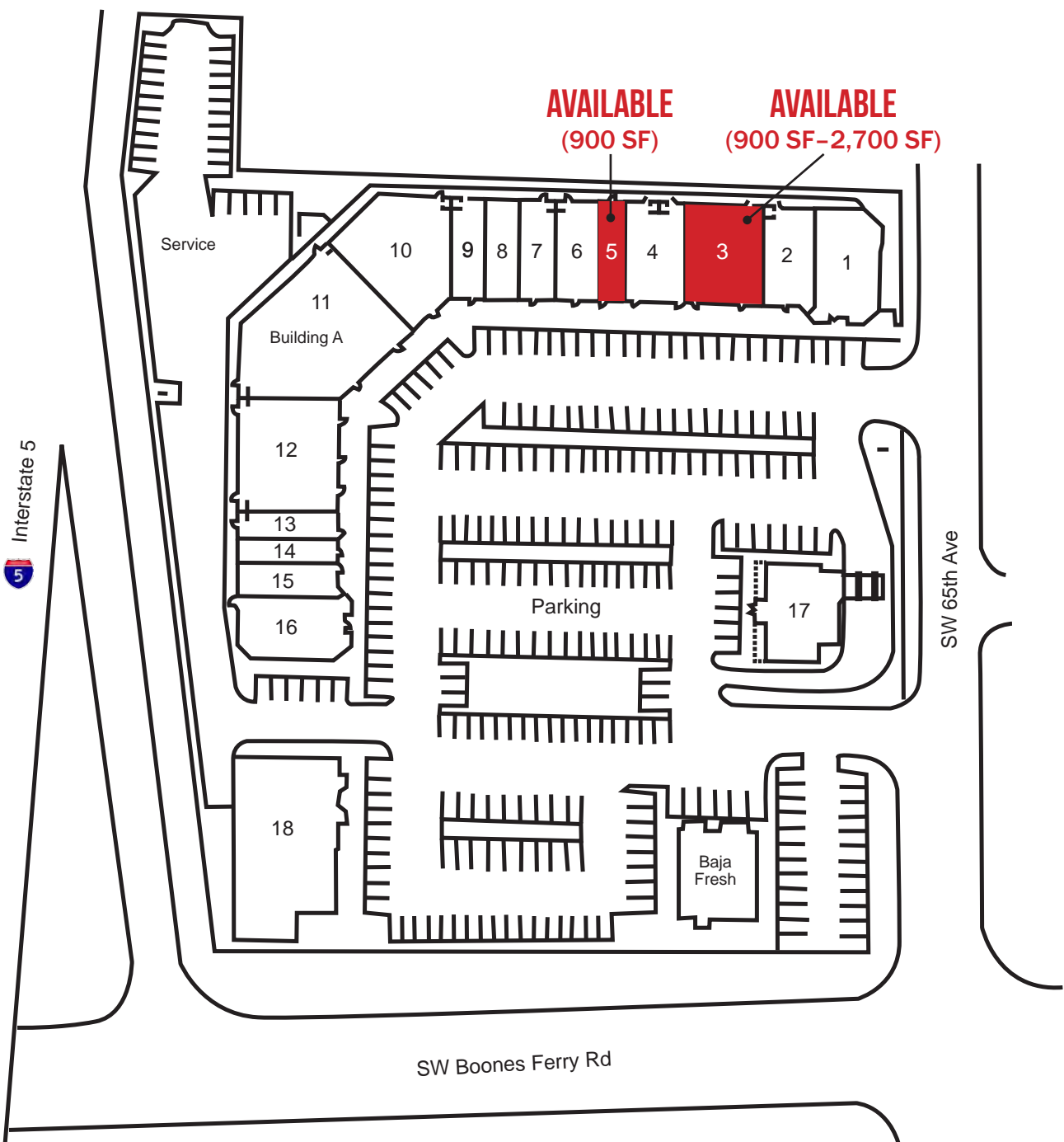


SOUTH LAKE CENTER

16901 SW 65TH AVE

TUALATIN, OR

SITE PLAN



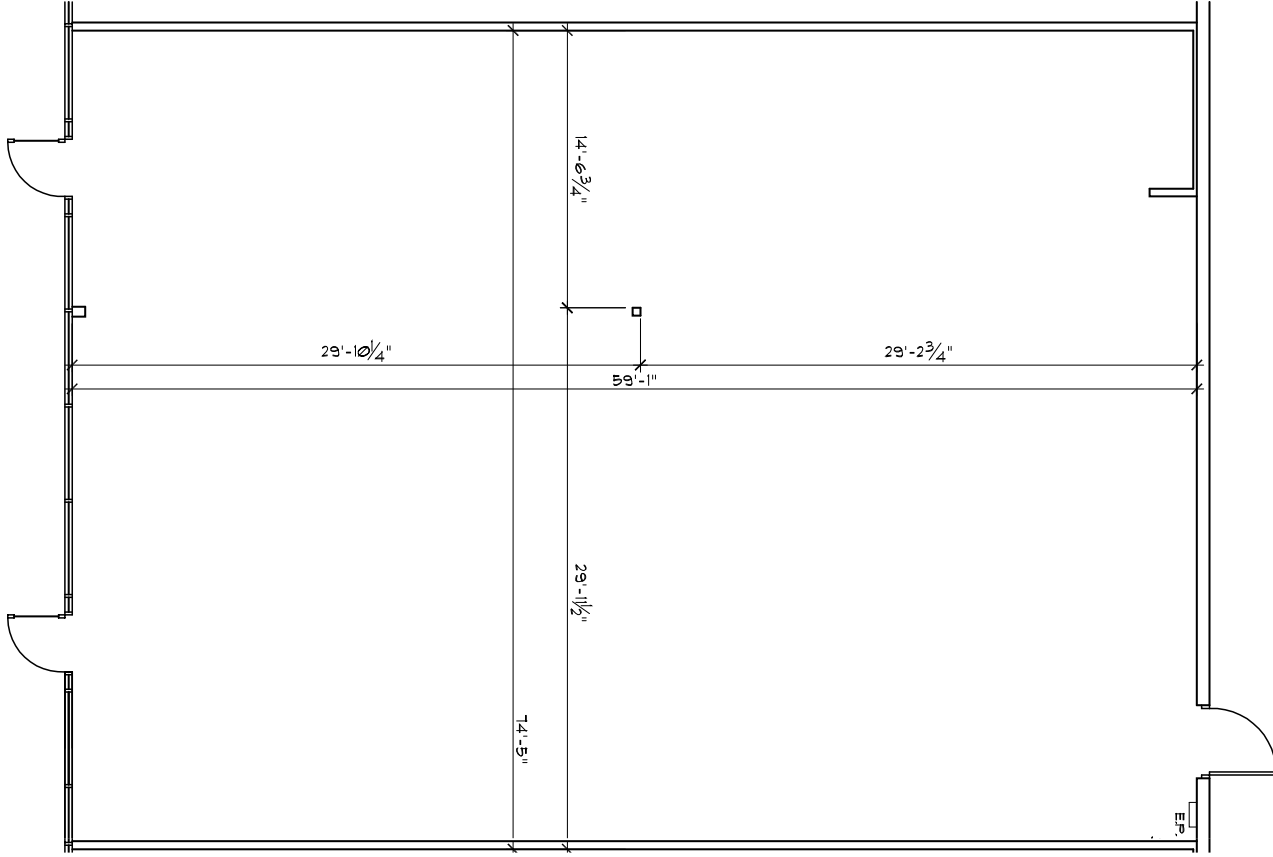
TENANT	SF	TENANT	SF
1 Paper Caper	2,562	10 Burn Boot Camp	4,015
2 Premier Martial Arts	1,820	11 Lakeshore Learning	7,154
3 AVAILABLE (divisible)	2,700	12-13 See's Candies	4,200
4 Grampy's Corner Deli	2,100	14 Teriyaki	900
5 AVAILABLE (former salon)	900	15 Teriyaki	1,216
6 UPS Store	1,500	16 Backyard Bird Shop	2,475
7 Nail Salon	1,200	17 Panda Express	3,000
8 Lake Oswego Veins & Aesthetic	1,200	18 ZoomCare	6,600
9 Sharetea	1,200		



SOUTH LAKE CENTER
16901 SW 65TH AVE
TUALATIN, OR

FLOOR PLAN | SUITE 3

AVAILABLE
2,700 SF
(Divisible: 900 SF-2,700 SF)



SOUTH LAKE CENTER

16901 SW 65TH AVE

TUALATIN, OR

DEMOGRAPHIC SUMMARY

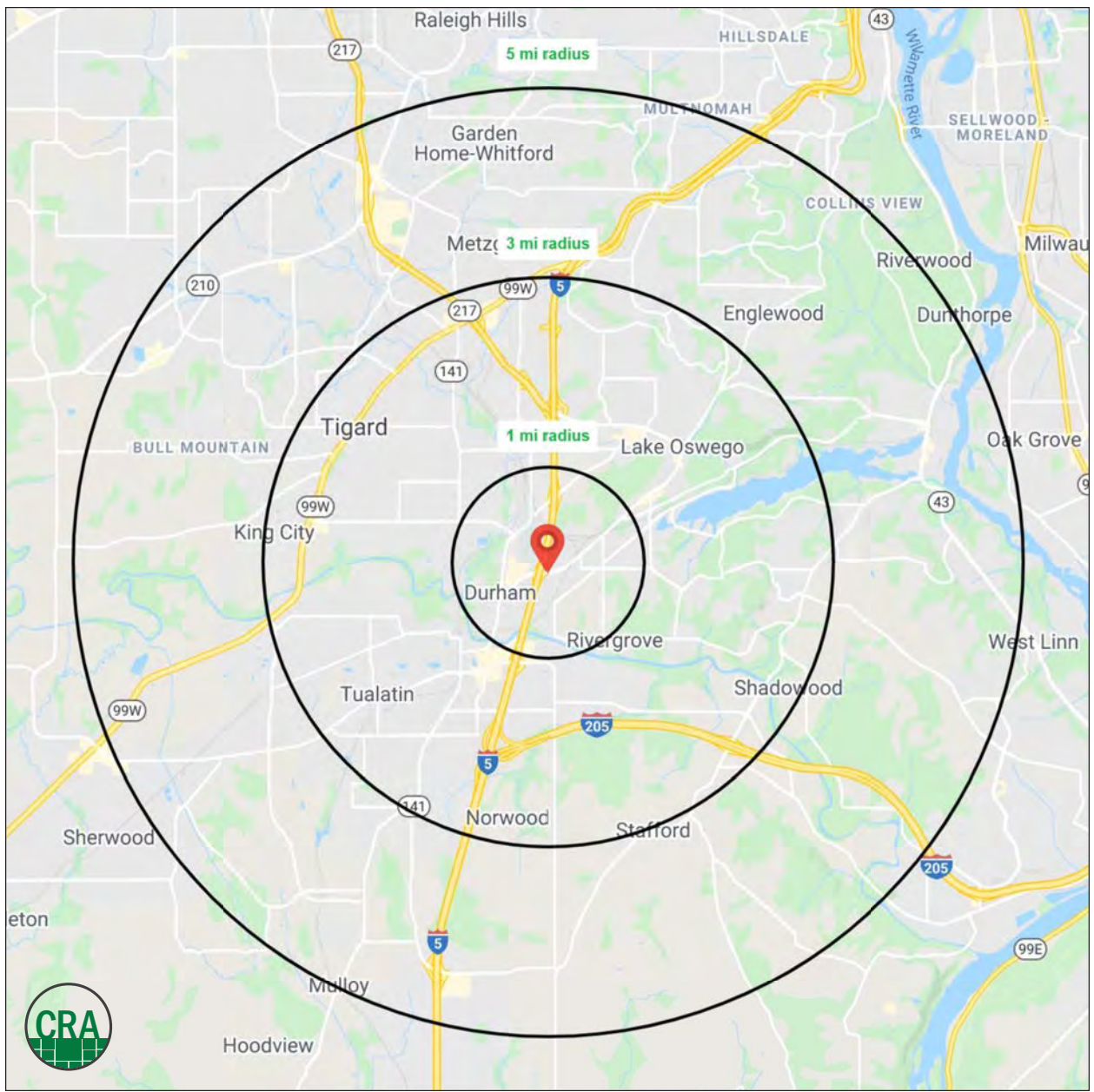
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	10,551	91,286	216,655
Projected Population 2025	10,898	94,644	224,494
Average HH Income	\$142,145	\$130,332	\$133,414
Median Home Value	\$496,399	\$499,811	\$494,498
Daytime Demographics 16+	17,594	102,722	187,955
Some College or Higher	81.3%	81.6%	82.6%

\$142,145

Average Household Income
1 MILE RADIUS

\$496,399

Median Home Value
1 MILE RADIUS



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3979/-122.7452

RF1

South Lake Center

Lake Oswego, OR 97035

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	10,551	91,286	216,655
	2025 Projected Population	10,898	94,644	224,494
	2010 Census Population	9,039	83,053	196,974
	2000 Census Population	9,753	79,496	177,552
	Projected Annual Growth 2020 to 2025	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2020	0.4%	0.7%	1.1%
HOUSEHOLDS	2020 Estimated Households	4,390	38,053	88,437
	2025 Projected Households	4,620	40,297	93,737
	2010 Census Households	3,706	34,750	80,612
	2000 Census Households	3,819	32,454	71,861
	Projected Annual Growth 2020 to 2025	1.0%	1.2%	1.2%
	Historical Annual Growth 2000 to 2020	0.7%	0.9%	1.2%
AGE	2020 Est. Population Under 10 Years	10.9%	10.2%	10.3%
	2020 Est. Population 10 to 19 Years	11.2%	11.5%	11.3%
	2020 Est. Population 20 to 29 Years	12.9%	12.1%	11.9%
	2020 Est. Population 30 to 44 Years	20.7%	19.8%	21.0%
	2020 Est. Population 45 to 59 Years	21.0%	20.7%	21.0%
	2020 Est. Population 60 to 74 Years	16.8%	17.7%	17.4%
	2020 Est. Population 75 Years or Over	6.5%	7.9%	7.1%
	2020 Est. Median Age	40.2	42.0	41.5
MARITAL STATUS & GENDER	2020 Est. Male Population	48.7%	48.5%	48.5%
	2020 Est. Female Population	51.3%	51.5%	51.5%
	2020 Est. Never Married	30.5%	27.6%	27.9%
	2020 Est. Now Married	52.4%	52.7%	53.3%
	2020 Est. Separated or Divorced	13.9%	14.5%	14.4%
	2020 Est. Widowed	3.3%	5.2%	4.4%
INCOME	2020 Est. HH Income \$200,000 or More	18.9%	16.9%	17.3%
	2020 Est. HH Income \$150,000 to \$199,999	11.4%	10.8%	11.7%
	2020 Est. HH Income \$100,000 to \$149,999	20.2%	17.8%	19.5%
	2020 Est. HH Income \$75,000 to \$99,999	13.7%	13.5%	13.8%
	2020 Est. HH Income \$50,000 to \$74,999	13.2%	14.5%	14.2%
	2020 Est. HH Income \$35,000 to \$49,999	8.0%	9.2%	8.5%
	2020 Est. HH Income \$25,000 to \$34,999	4.7%	6.6%	5.6%
	2020 Est. HH Income \$15,000 to \$24,999	5.2%	5.1%	4.4%
	2020 Est. HH Income Under \$15,000	4.8%	5.6%	5.0%
	2020 Est. Average Household Income	\$142,145	\$130,332	\$133,414
	2020 Est. Median Household Income	\$107,367	\$100,098	\$104,317
	2020 Est. Per Capita Income	\$59,189	\$54,387	\$54,709
	2020 Est. Total Businesses	1,261	6,716	12,065
2020 Est. Total Employees	14,543	73,436	118,948	

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1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	81.9%	80.1%	80.0%
	2020 Est. Black	1.9%	1.9%	2.3%
	2020 Est. Asian or Pacific Islander	6.4%	7.3%	8.2%
	2020 Est. American Indian or Alaska Native	0.8%	0.6%	0.6%
	2020 Est. Other Races	9.0%	10.0%	8.9%
HISPANIC	2020 Est. Hispanic Population	1,191	11,821	23,587
	2020 Est. Hispanic Population	11.3%	12.9%	10.9%
	2025 Proj. Hispanic Population	12.0%	13.5%	11.4%
	2010 Hispanic Population	9.5%	11.3%	9.2%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	7,624	66,520	158,343
	2020 Est. Elementary (Grade Level 0 to 8)	2.0%	1.9%	1.6%
	2020 Est. Some High School (Grade Level 9 to 11)	2.9%	2.8%	2.6%
	2020 Est. High School Graduate	13.7%	13.8%	13.2%
	2020 Est. Some College	22.2%	21.1%	20.1%
	2020 Est. Associate Degree Only	6.9%	7.8%	7.5%
	2020 Est. Bachelor Degree Only	32.8%	32.5%	32.8%
	2020 Est. Graduate Degree	19.4%	20.2%	22.1%
	HOUSING	2020 Est. Total Housing Units	4,523	39,410
2020 Est. Owner-Occupied		53.9%	57.6%	61.4%
2020 Est. Renter-Occupied		43.2%	39.0%	35.2%
2020 Est. Vacant Housing		2.9%	3.4%	3.4%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	10.3%	4.8%	5.1%
	2020 Homes Built 2000 to 2009	7.9%	7.9%	10.5%
	2020 Homes Built 1990 to 1999	20.9%	21.1%	20.8%
	2020 Homes Built 1980 to 1989	15.8%	20.9%	18.1%
	2020 Homes Built 1970 to 1979	20.0%	23.3%	21.2%
	2020 Homes Built 1960 to 1969	11.8%	9.2%	8.8%
	2020 Homes Built 1950 to 1959	4.2%	4.3%	5.6%
	2020 Homes Built Before 1949	6.3%	5.0%	6.6%
HOME VALUES	2020 Home Value \$1,000,000 or More	1.3%	2.5%	2.6%
	2020 Home Value \$500,000 to \$999,999	44.0%	39.8%	38.1%
	2020 Home Value \$400,000 to \$499,999	23.6%	21.3%	23.7%
	2020 Home Value \$300,000 to \$399,999	21.9%	22.0%	22.3%
	2020 Home Value \$200,000 to \$299,999	5.4%	7.7%	7.1%
	2020 Home Value \$150,000 to \$199,999	0.7%	1.8%	1.5%
	2020 Home Value \$100,000 to \$149,999	0.4%	1.1%	1.0%
	2020 Home Value \$50,000 to \$99,999	0.3%	0.7%	0.5%
	2020 Home Value \$25,000 to \$49,999	1.3%	0.9%	0.8%
	2020 Home Value Under \$25,000	0.4%	0.8%	0.6%
	2020 Median Home Value	\$496,399	\$499,811	\$494,498
	2020 Median Rent	\$1,328	\$1,242	\$1,261

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		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	8,663	75,462	179,117
	2020 Est. Civilian Employed	64.6%	61.1%	61.4%
	2020 Est. Civilian Unemployed	4.5%	4.4%	4.6%
	2020 Est. in Armed Forces	0.2%	0.1%	-
	2020 Est. not in Labor Force	30.8%	34.4%	33.9%
	2020 Labor Force Males	48.0%	47.9%	47.9%
	2020 Labor Force Females	52.0%	52.1%	52.1%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	5,595	46,088	109,931
	2020 Mgmt, Business, & Financial Operations	20.9%	21.4%	22.3%
	2020 Professional, Related	26.1%	28.1%	28.9%
	2020 Service	13.7%	12.9%	12.9%
	2020 Sales, Office	26.3%	23.4%	22.2%
	2020 Farming, Fishing, Forestry	0.2%	0.3%	0.3%
	2020 Construction, Extraction, Maintenance	4.4%	4.5%	4.6%
	2020 Production, Transport, Material Moving	8.4%	9.3%	8.8%
	2020 White Collar Workers	73.3%	73.0%	73.4%
	2020 Blue Collar Workers	26.7%	27.0%	26.6%
	TRANSPORTATION TO WORK	2020 Drive to Work Alone	72.7%	73.1%
2020 Drive to Work in Carpool		6.0%	7.3%	7.6%
2020 Travel to Work by Public Transportation		2.7%	4.5%	5.1%
2020 Drive to Work on Motorcycle		-	0.2%	0.2%
2020 Walk or Bicycle to Work		4.0%	4.0%	3.5%
2020 Other Means		1.6%	0.6%	0.5%
2020 Work at Home		13.0%	10.4%	9.8%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	33.4%	27.4%	22.4%
	2020 Travel to Work in 15 to 29 Minutes	38.3%	36.9%	40.7%
	2020 Travel to Work in 30 to 59 Minutes	30.0%	32.1%	33.6%
	2020 Travel to Work in 60 Minutes or More	4.9%	5.0%	5.0%
	2020 Average Travel Time to Work	20.4	21.9	23.1
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$399.45 M	\$3.24 B	\$7.65 B
	2020 Est. Apparel	\$14.38 M	\$116.15 M	\$274.89 M
	2020 Est. Contributions, Gifts	\$24.83 M	\$200.25 M	\$473.62 M
	2020 Est. Education, Reading	\$14.51 M	\$116.63 M	\$276.6 M
	2020 Est. Entertainment	\$23.14 M	\$187.28 M	\$444.11 M
	2020 Est. Food, Beverages, Tobacco	\$59.89 M	\$485.61 M	\$1.15 B
	2020 Est. Furnishings, Equipment	\$14.32 M	\$115.84 M	\$274.73 M
	2020 Est. Health Care, Insurance	\$35.44 M	\$289.08 M	\$682.74 M
	2020 Est. Household Operations, Shelter, Utilities	\$128.01 M	\$1.04 B	\$2.45 B
	2020 Est. Miscellaneous Expenses	\$7.61 M	\$61.71 M	\$145.98 M
	2020 Est. Personal Care	\$5.36 M	\$43.41 M	\$102.66 M
	2020 Est. Transportation	\$71.96 M	\$582.6 M	\$1.38 B

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For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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