



For Lease

17704 Jean Way Lake Oswego, OR

Medical/Dental suite in popular Lake Oswego location! (prior dental suite)

- Ample on-site patient parking
- Multiple retail services nearby
- Medical campus
- Lease rate of \$26/sf NNN

Asking price:
\$26.00
 PSF NNN

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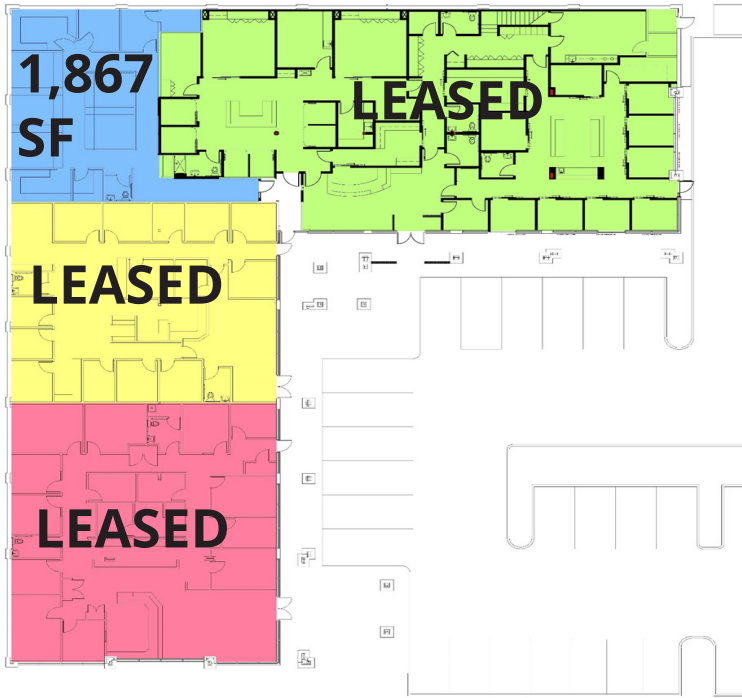
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Property Drawings



6,178 SF 1,867 SF 3,113 SF 3,981 SF



62

WALK SCORE



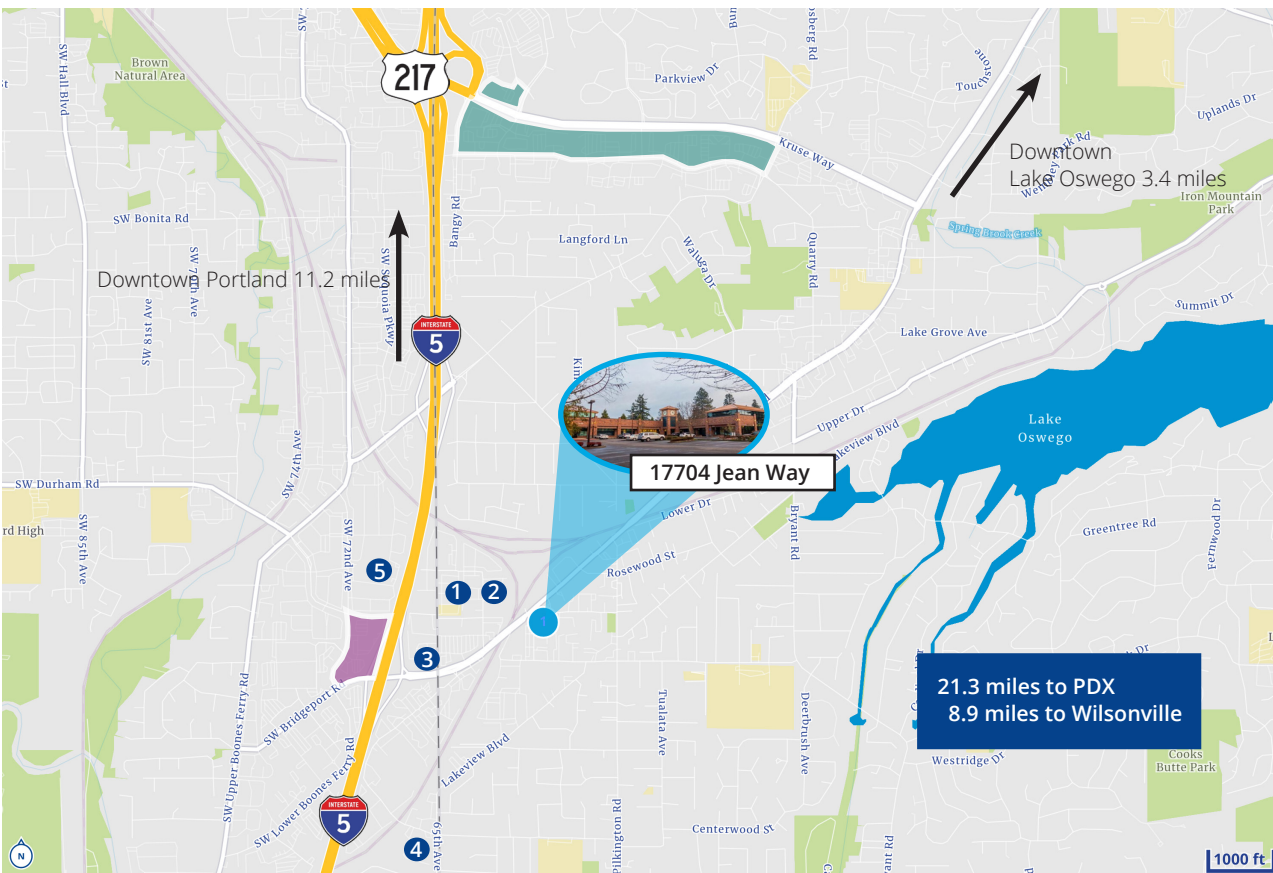
34

BIKE SCORE



79

TRANSIT SCORE



- Subject Property
- Kruse Way Office Complex
- Bridgeport Village

MAJOR AREA RETAILERS

1. DICK'S Sporting Goods
2. Safeway
3. Baja Fresh
4. 24 Hour Fitness
5. Grocery Outlet

WITHIN BRIDGEPORT VILLAGE

- Crate & Barrel
- The Container Store
- Whole Foods
- Barnes and Noble
- PF Changs
- Marine Layer
- Apple
- Banana Republic
- Lululemon
- Pendleton
- Madewell & Madewell Men's
- Nike Well Collective
- Pandora
- Parachute
- Shake Shack
- Cotopaxi
- Tanaka
- Vouri
- California Pizza Kitchen
- Kona Grill
- Pastini
- McCormick & Schmicks
- Regal Stadium 18 & iMax
- Salt & Straw (coming soon)
- Rivian Showroom (coming soon)



Neighborhood Highlights

- Lake Grove exudes old-world charm, with a mix of distinctive homes on large rambling lots, established gardens, and quiet, meandering streets.
- Lake Grove boasts a vibrant shopping and dining scene with everything from boutique shops to eateries serving up delicious cuisine.
- Home to the Lake Oswego Hunt Club (one of the oldest equestrian clubs in the Pacific Northwest) and a significant part of local culture.
- Nature enthusiasts will find Lake Grove particularly appealing. Lake Oswego provides residents with opportunities for water sports, fishing and relaxation. Several parks in the area allow residents and guests to enjoy hiking, picnics, and wildlife spotting (George Rogers Park, Tryon Creek State Natural Area, Iron Mountain Park, Campbell Native Garden, and Pennington Park).
- Established gardens, private lots and quiet winding lanes bring a sense of peaceful charm to Lake Grove. Towering pine trees shade the area's residential streets, and locals are less than a mile from the water-front parks along the shores of Lake Oswego



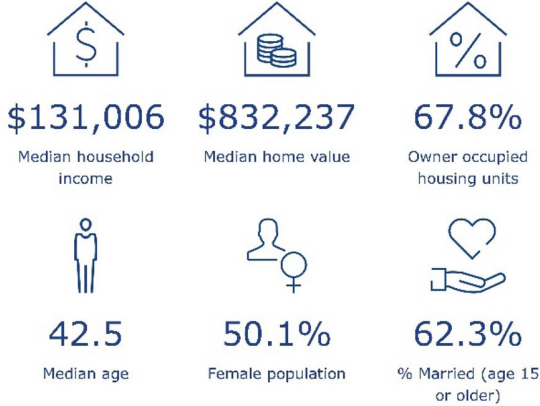
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Market Overview

17704 Jean Way, Lake Oswego, Oregon, 97035
1 mile radius

Household & population characteristics



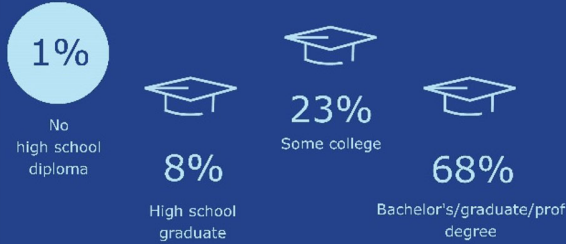
Annual lifestyle spending



Households & population



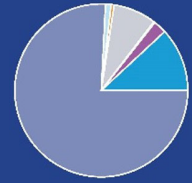
Education



Annual household spending



Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



Employment



DEMOGRAPHICS WITHIN ONE MILE OF SUBJECT PROPERTY

The current year population is 9,471. The 2010 Census population count in the area was 7,905, and 9,208 in 2020, a 1.9% annual growth rate. The rate of growth since 2020 was 0.7% annually. The five-year projection for the population in the area is 9,569 representing a 0.2% annual change. Currently the population is 49.9% male and 50.1% female. The median age in this area is 42.5, compared with the median age of 38.9. The household count in this area has changed from 3,737 in 2020 to 3,750 in the current year, a change of 0.13% annually. The five-year projection of households is 3,804, a change of 0.29% annually from the current year total. Average household size is currently 2.52, compared to 2.46 in the year 2020. The number of families in the current year is 2,435 in the specified area. Current median household income is \$131,006 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$146,465 in five years, compared to \$82,410 for all U.S. households. Current per capita income is \$73,721 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to \$83,760 in five years, compared to \$47,525 for all U.S. households. Currently 67.8% of the 3,937 housing units in the area are owner occupied; 32.2% renter occupied; and 4.8% are vacant. 64.6% of the housing units in the US are owner occupied, 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 3,374 housing units in the area - 68.9% owner occupied, 26.5% renter occupied, and 4.6% vacant. The annual rate of change in housing units since 2020 is 0.1%. Median home value in the area is \$832,237, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$997,145, compared to a median home value of \$350,006 in the U.S.

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