



FOR LEASE



OSWEGO VILLAGE

2nd-Generation Retail / Service / Office Spaces

± 1,805 SF - ± 2,731 SF (3 Suites) | \$33 - \$45 psf + NNN

101 S State St, Lake Oswego, OR 97034

- Now leasing three spaces in downtown Lake Oswego
- Anchored by Whole Foods and ACE Hardware, Oswego Village features a variety of retail, services, and restaurants, including Willamette Valley Vineyards, YogaSix, PureBarre, Banfield Pet Hospital, and The House of Rose
- Oswego Village is located in the heart of downtown Lake Oswego, with proximity to retail and dining on A Avenue and Millennium Park.

MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR

503-222-1195 | mrozakis@capacitycommercial.com

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2655 | ndiamond@capacitycommercial.com



PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

Address	101 S State St, Lake Oswego, OR 97034
Available Space	1,805 SF - 2,731 SF
N° of Suites Available	3 Suites
Lease Rate	\$33 - \$45 psf + NNN
Use Type	Retail, Service, Office
Space Condition	2nd-Generation
Featured Co-Tenants	<ul style="list-style-type: none">• Whole Foods Market• ACE Hardware• Willamette Valley Vineyards• YogaSix• PureBarre• Banfield

SPACE	SIZE	USE TYPE	RATE	CONDITION	AVAILABLE
Suite 5105	2,731 SF	Retail / Service	\$38 psf + NNN	2nd-Gen	Now
Suite 3130	1,883 SF	Retail / Service	\$45 psf + NNN	2nd-Gen	Now
Suite 3215	1,805 SF	Office	\$33 psf + NNN	2nd-Gen	05/01/2025

Location Features

Oswego Village enjoys a prime central location in the heart of Lake Oswego on S. State Street. Located just seconds away from A Avenue and its upscale Lake View Village shopping and dining tenants, Millennium Park Plaza, and George Rogers Park, and only 7 miles from downtown Portland, Oswego Village offers an ideal location suitable for retailers. The property is anchored by Whole Foods Market and ACE Hardware, which are strong daily traffic drivers to the site.

Nearby Highlights

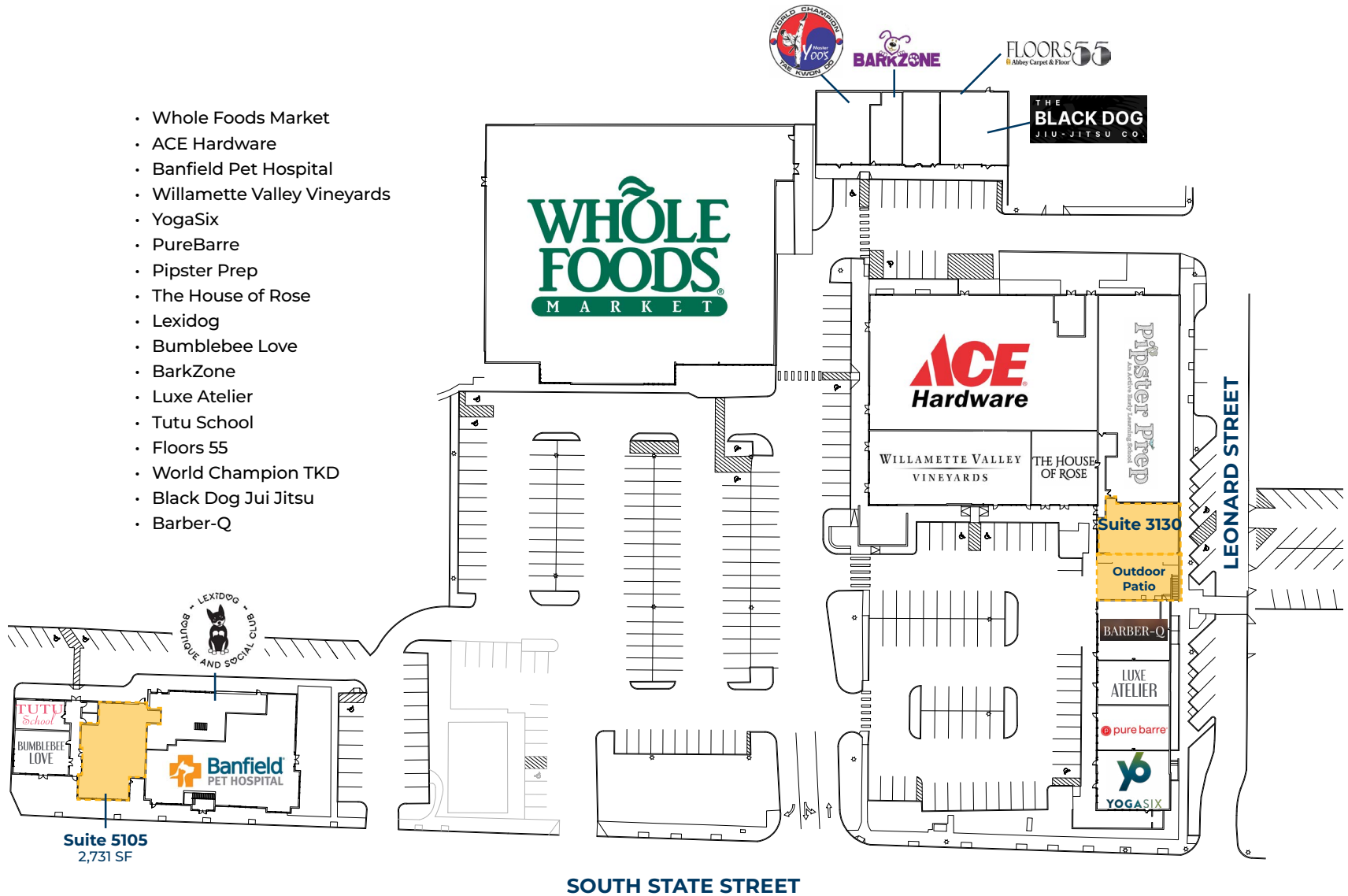
- Blue Star Donuts
- Chase Bank
- Chico's
- City Home
- George Rogers Park
- Holy Taco
- Lake Oswego Ice Creamery
- Lakewood Center for the Arts
- Massage Envy
- Millennium Park Plaza
- Petco
- Salt & Straw
- St. Honore Bakery
- StarCycle
- The UPS Store
- Tucci

OSWEGO VILLAGE SITE PLAN



SITE PLAN

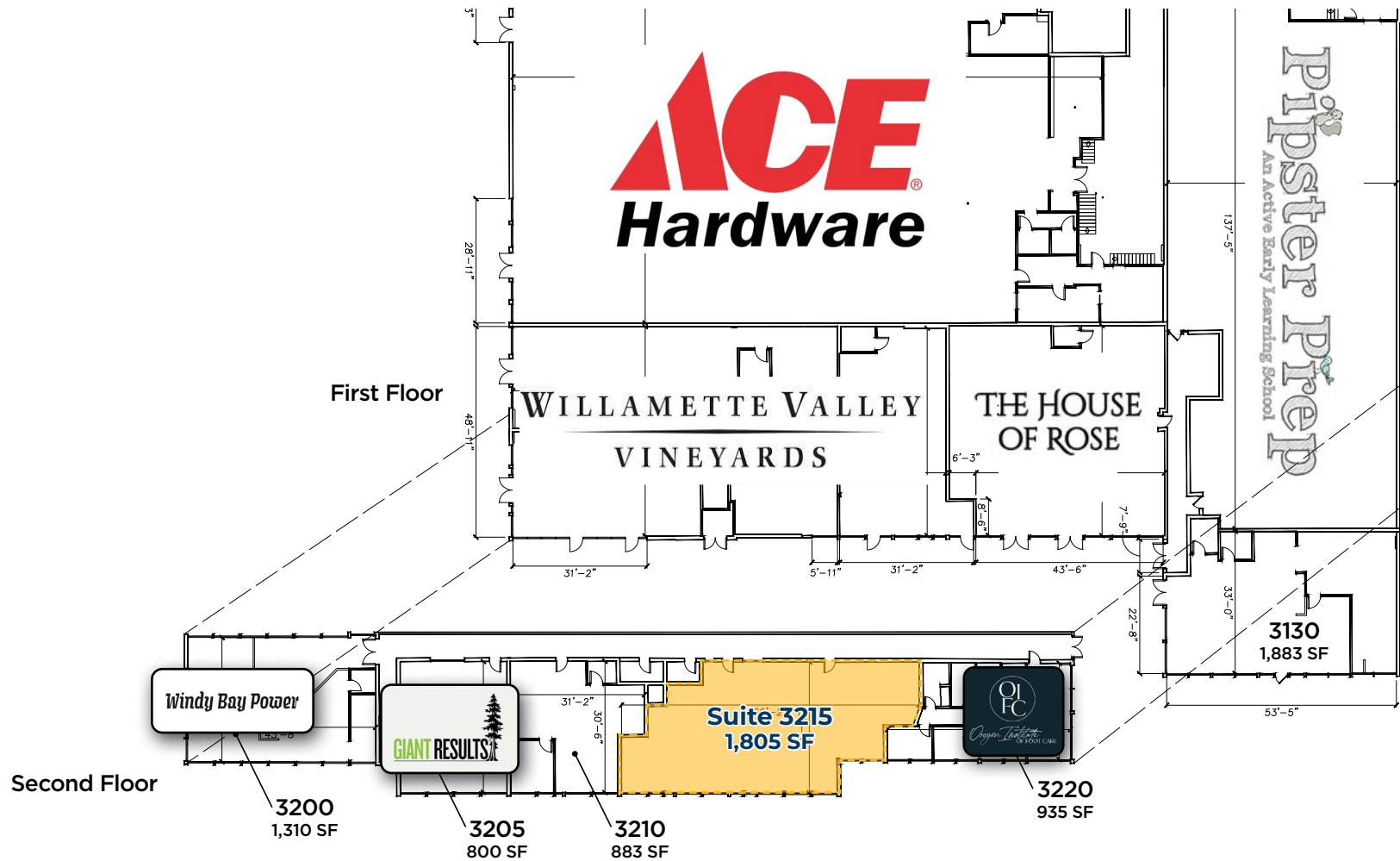
- Whole Foods Market
- ACE Hardware
- Banfield Pet Hospital
- Willamette Valley Vineyards
- YogaSix
- PureBarre
- Pipster Prep
- The House of Rose
- Lexidog
- Bumblebee Love
- BarkZone
- Luxe Atelier
- Tutu School
- Floors 55
- World Champion TKD
- Black Dog Jui Jitsu
- Barber-Q





SITE PLAN

OSWEGO VILLAGE SITE PLAN

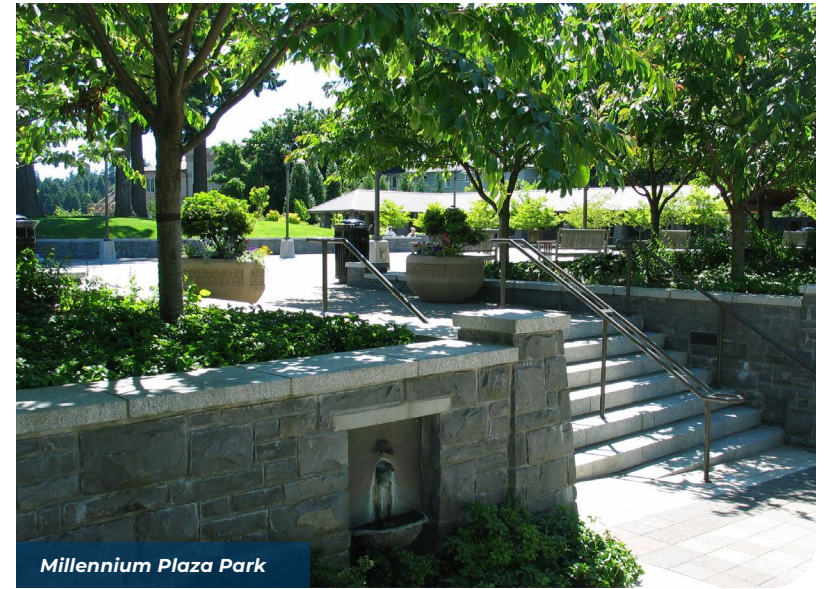




NEIGHBORHOOD HIGHLIGHTS



Lake View Village

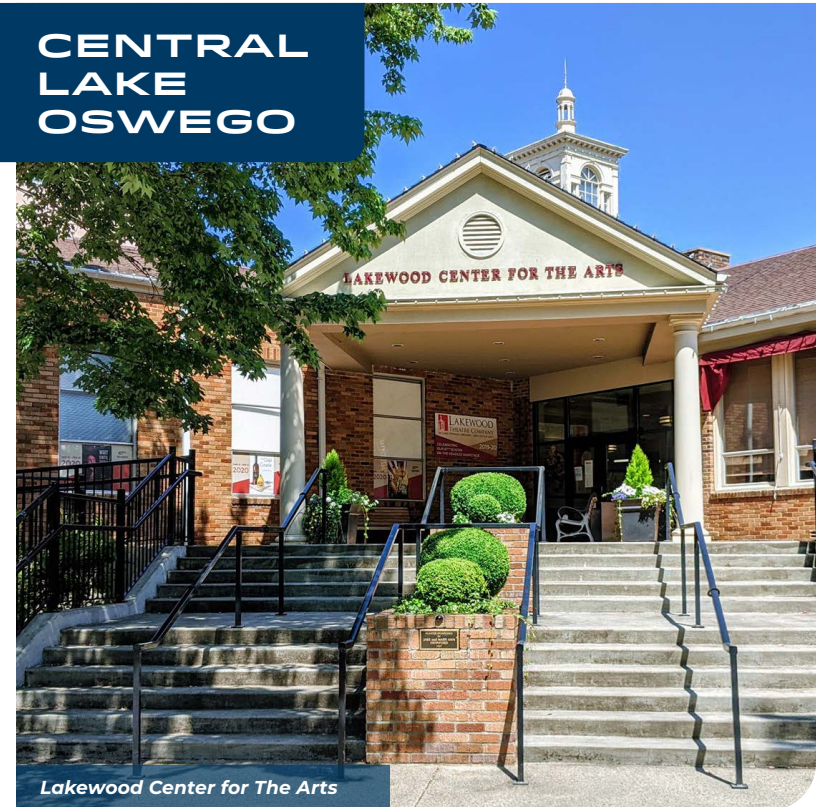


Millennium Plaza Park

CENTRAL LAKE OSWEGO



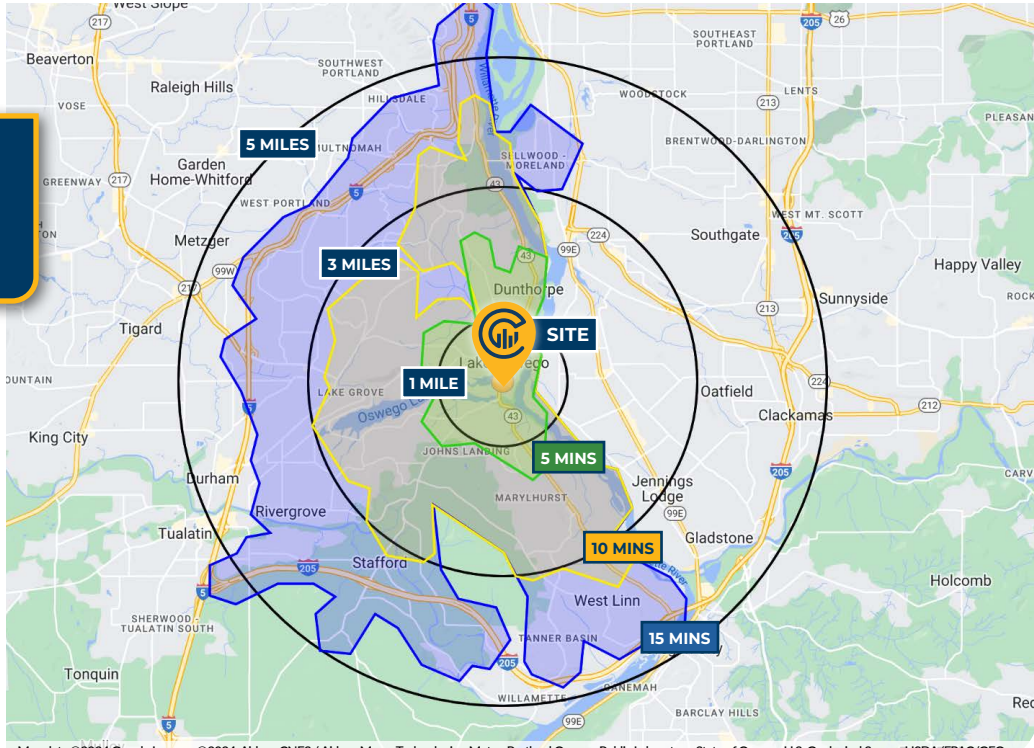
George Rogers Park



Lakewood Center for The Arts



DRIVE TIMES & DEMOGRAPHICS



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	10,361	80,313	259,127
2029 Projected Population	10,213	79,422	257,408
2020 Census Population	10,399	79,849	259,184
2010 Census Population	9,481	74,556	239,942
Projected Annual Growth 2024 to 2029	-0.3%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	0.7%	0.6%	0.6%
Households & Income			
2024 Estimated Households	4,636	34,052	109,018
2024 Est. Average HH Income	\$209,013	\$175,111	\$153,386
2024 Est. Median HH Income	\$138,231	\$120,749	\$112,082
2024 Est. Per Capita Income	\$93,542	\$74,461	\$64,700
Businesses			
2024 Est. Total Businesses	1,084	5,358	19,018
2024 Est. Total Employees	5,123	31,182	138,259

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

Neighborhood Scores


90
Walk Score®
"Walker's Paradise"


64
Bike Score®
"Bikeable"

Ratings provided by <https://www.walkscore.com>

MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR

503-222-1195 | mrozakis@capacitycommercial.com

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2655 | ndiamond@capacitycommercial.com

OSWEGO VILLAGE