

BUILD-TO-SUIT

SUNSET COMMONS

16607 - 16667 BOONES FERRY ROAD, LAKE OSWEGO, OR 97035



FOR LEASE

PRESENTED BY:

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EXECUTIVE SUMMARY

16607 - 16667 BOONES FERRY ROAD, LAKE OSWEGO



OFFERING SUMMARY

LEASE RATE:	\$36 / SF NNN
LEASE TERM:	Negotiable
RENTABLE SF:	3,392
AVAILABLE SF:	3,392
YEAR BUILT:	2024
BUILDING CLASS:	A
FLOOR:	Ground Floor
PARKING:	22

PROPERTY OVERVIEW

Sunset Commons is an approved mixed-use development in west end Lake Oswego. It will open in 2026 and has 3,392 Sq. Ft. on the ground floor available for office space. Owner will work with the right tenant on an interior build-to-suit. Owner is open to dividing the space to allow for multiple tenants. There will be a 22 stall parking lot immediately behind the building, shared with the eight residential lofts above. There is a separate residential entrance.

The building sits on one of Lake Oswego's busiest and most important commercial thoroughfares. Roughly 19,000 vehicles per day pass the Sunset Commons site on Boones Ferry. Medical and professional offices stand on either side of the site. Zupan's and Albertsons supermarkets, Rite-Aid, numerous banks, and a dozen restaurants are all within walking distance. Tenants won't have to get in their car in order to dine or run errands! The site is also less than 500 ft from a Trimet bus stop.

PROPERTY HIGHLIGHTS

- 1,400 SF basement - use negotiable (not included in Rentable SF or quoted Lease Rate)
- Status: Received land use approval and working towards building permits.
Estimated Construction Timeline: 20 Months
- Landlord TI Allowance negotiable

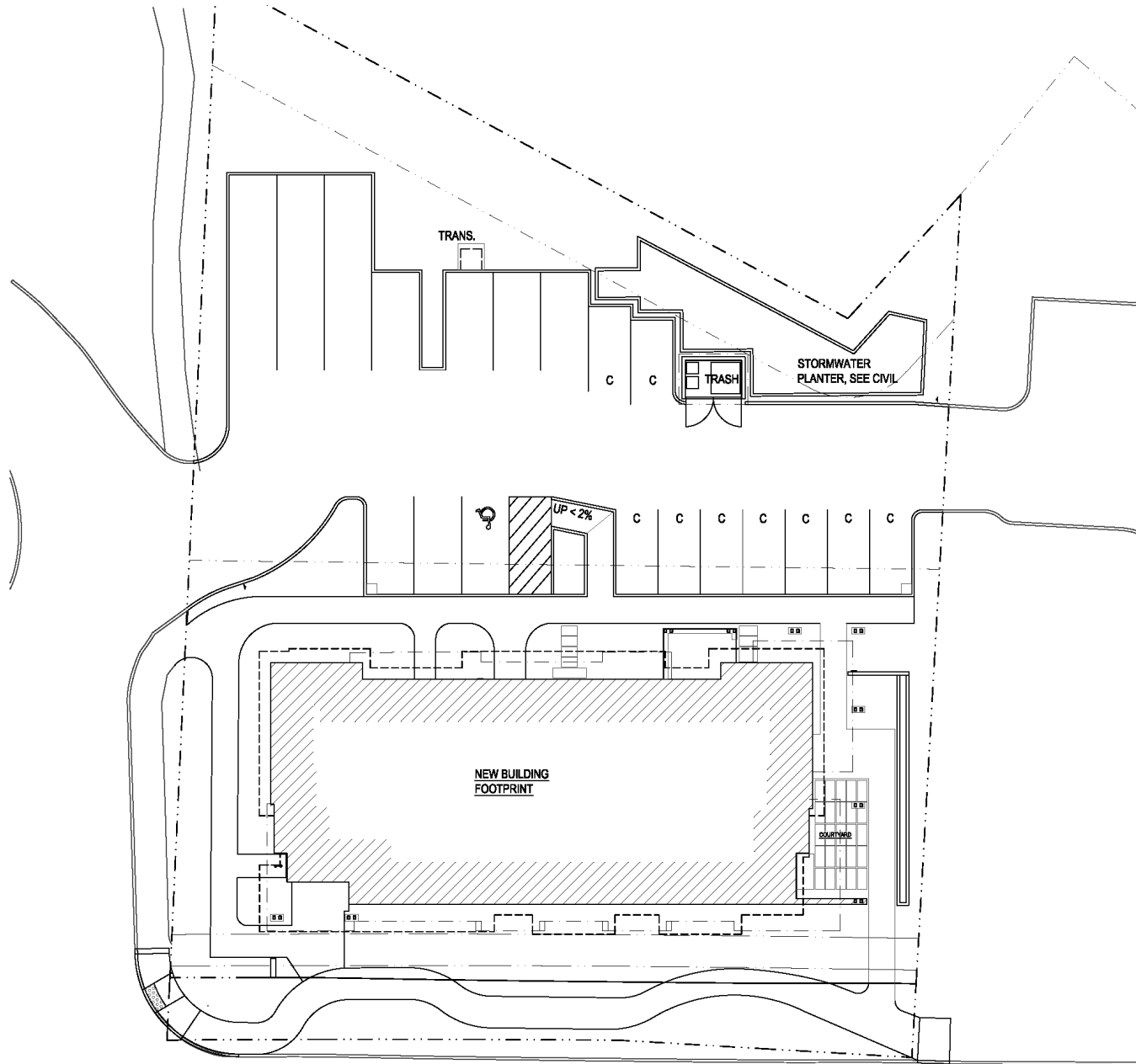
PROPERTY PHOTOS

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SITE PLAN

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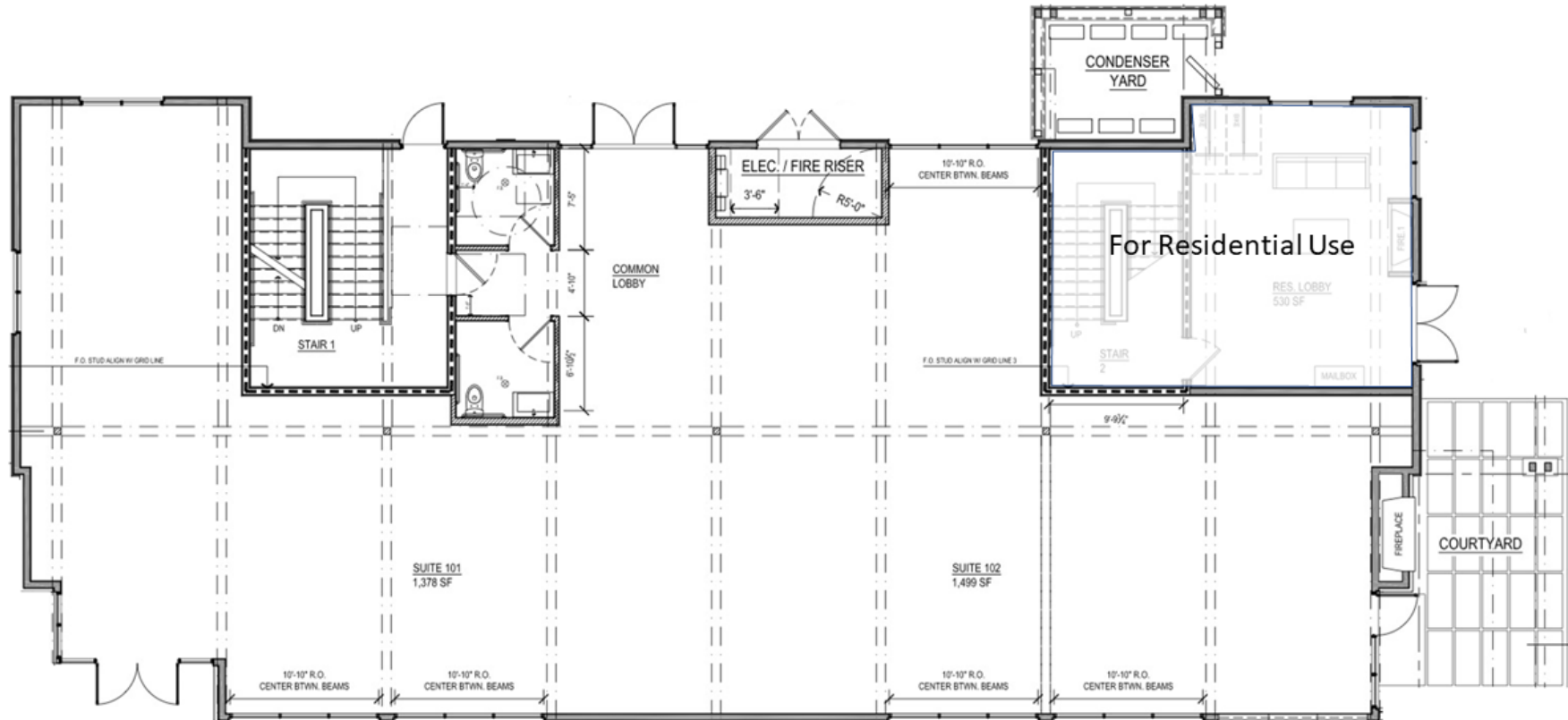
SW BOONES FERRY RD.

AREA SUMMARY:

FLOOR	RES.	COM.
BASEMENT	-	1,687
FIRST FL.	804	3,368
SECOND FL.	4,437	-
THIRD FL.	2,482	-
TOTAL:	7,723 SF	5,055 SF

FLOOR PLAN

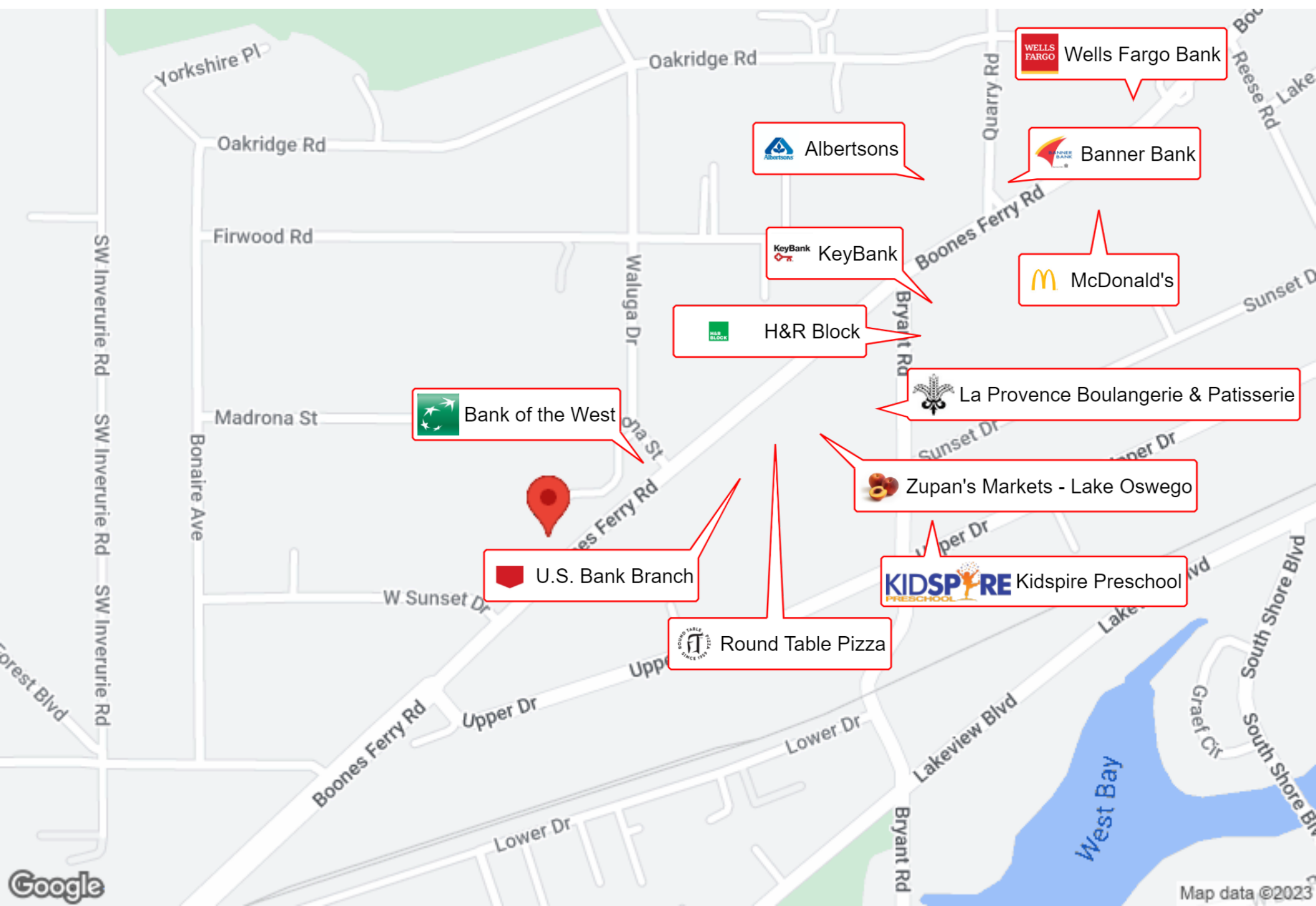
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This floor plan shows a single open space with a street entrance, a parking lot entrance, and a courtyard entrance. There are two bathrooms by the parking lot entrance. If divided into suites for multiple tenants, the bathrooms and parking lot entrance will be accessible to all tenants via a shared entry area (see example interior rendering). Depending on the needs of the future tenant(s), additional walls may be added to divide the space further into private offices, conference rooms, or other.


BUSINESS MAP

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 Wells Fargo Bank


 Albertsons


 Banner Bank

 KeyBank


 McDonald's

 H&R Block


 La Provence Boulangerie & Patisserie

 Bank of the West

 Zupan's Markets - Lake Oswego

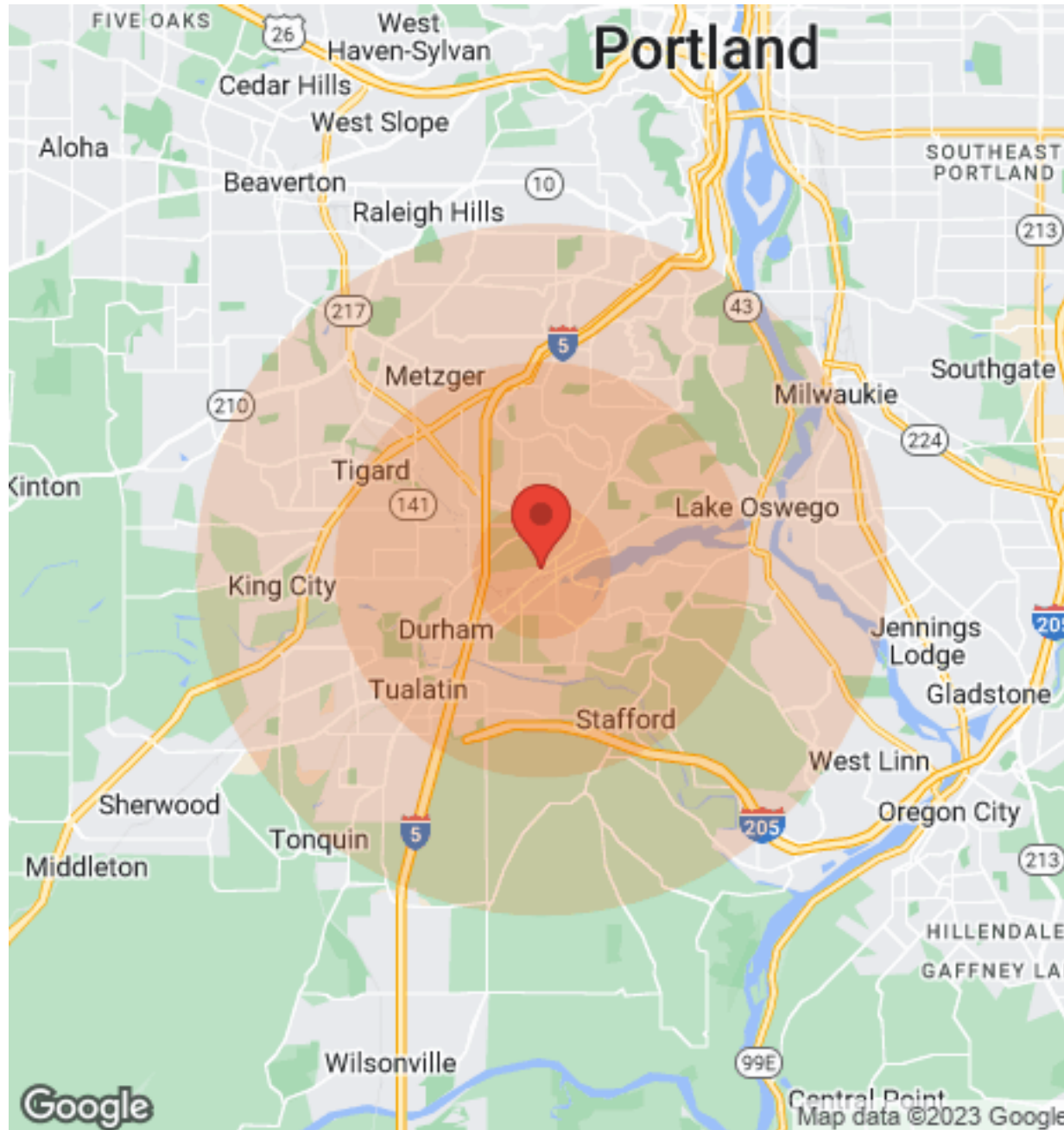
 U.S. Bank Branch

 KIDSPiRE PRESCHOOL

 Round Table Pizza

DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,182	37,466	109,264
Female	3,574	39,682	114,569
Total Population	6,756	77,148	223,833

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,061	13,206	38,683
Ages 15-24	915	10,270	28,221
Ages 55-64	1,015	11,069	31,331
Ages 65+	1,222	13,837	39,895

Race	1 Mile	3 Miles	5 Miles
White	6,180	67,805	196,434
Black	15	640	2,255
Am In/AK Nat	5	100	412
Hawaiian	N/A	278	626
Hispanic	219	7,118	20,688
Multi-Racial	406	10,750	32,084

Income	1 Mile	3 Miles	5 Miles
Median	\$57,447	\$71,693	\$64,830
< \$15,000	259	2,028	7,392
\$15,000-\$24,999	198	2,773	7,427
\$25,000-\$34,999	240	2,486	8,392
\$35,000-\$49,999	405	4,205	12,183
\$50,000-\$74,999	582	5,526	16,750
\$75,000-\$99,999	366	4,415	12,347
\$10,000-\$149,999	355	5,278	14,544
\$150,000-\$199,999	236	2,529	6,036
> \$200,000	259	2,914	7,095

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,932	34,458	99,478
Occupied	2,773	32,514	94,015
Owner Occupied	1,784	20,995	59,761
Renter Occupied	989	11,519	34,254
Vacant	159	1,944	5,463

DISCLAIMER

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