



OFFERING SUMMARY

Lease Rate: \$28.00/SF+NNN

NNN: \$7.54/SF

Available SF: 2,400

Zoning: General Commercial District (GC)

Market: Lake Oswego

PROPERTY OVERVIEW

Retail or Office opportunity in affluent Lake Oswego available on busy Boones Ferry Road where 20,117 cars travel daily. Nearby access to I-5 and 217 and Downtown Portland is just 15 minutes away. The available space is 2,400 SF and includes 9+ off-street parking stall

PROPERTY HIGHLIGHTS

- Off street parking stalls included
- Located in affluent Lake Oswego
- 20,117 cars go by daily
- Within easy walking distance of many parks and Oswego Lake
- Previously a dry cleaner. Interior renovations are planned for this year

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7320 SW Hunziker Rd, Ste 203
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FOR LEASE | APPROXIMATELY ±2,400 SF RETAIL OR OFFICE SPACE
15483 BOONES FERRY RD, LAKE OSWEGO, OR 97035



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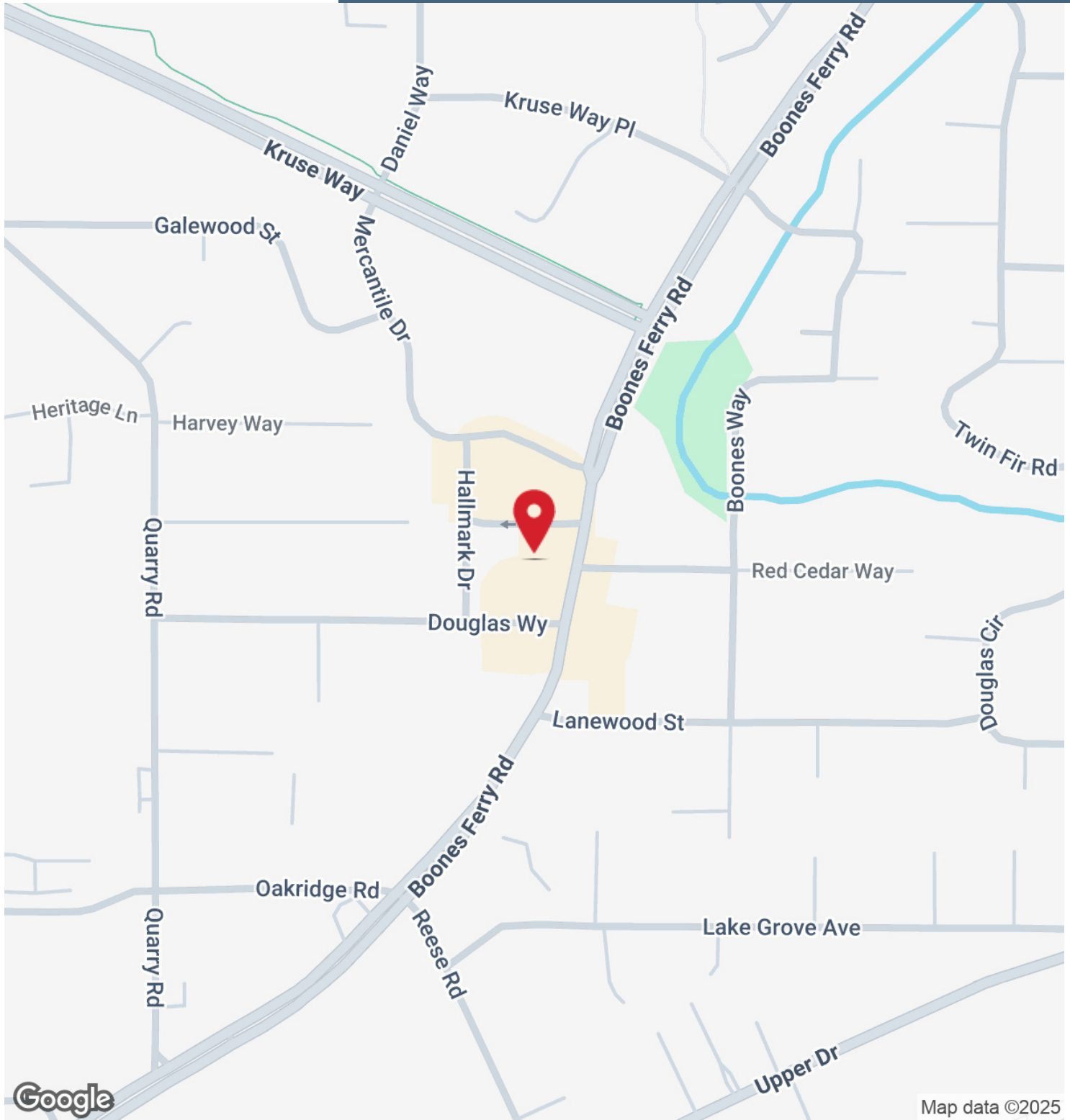
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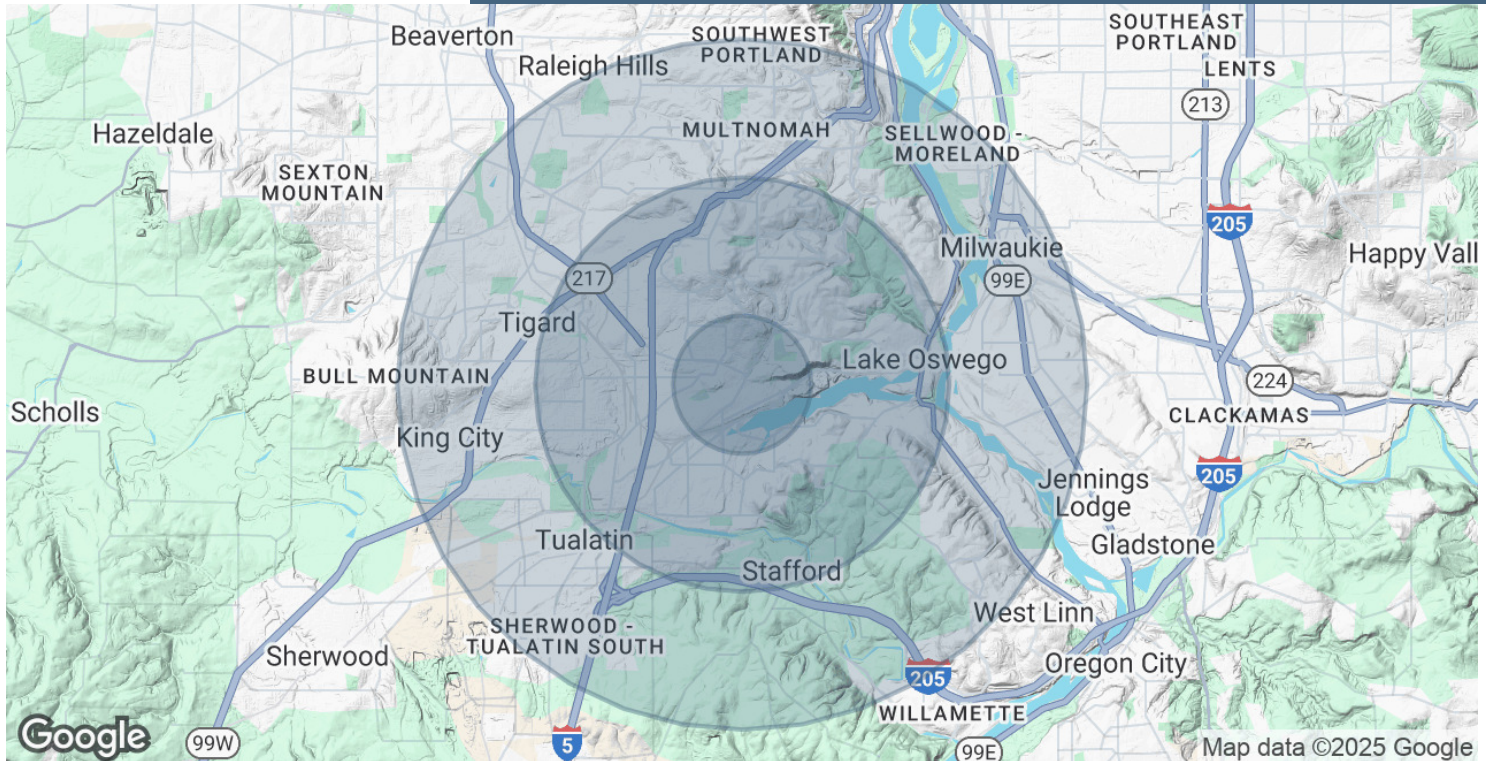
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,316	86,627	249,631
Average Age	45	43	43
Average Age (Male)	43	42	42
Average Age (Female)	46	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,083	35,434	103,145
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$179,249	\$166,486	\$147,337
Average House Value	\$1,036,641	\$875,748	\$769,760

Demographics data derived from AlphaMap

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