

THE QUARRY BUILDING OFFERED FOR SALE

PRIME OWNER-USER
OFFICE/MEDICAL BUILDING
IN LAKE OSWEGO



16001 QUARRY RD, LAKE OSWEGO, OR 97035

km Kidder
Mathews



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High quality construction, located on a beautiful lot with access to premier retail and amenities.

ADDRESS 16001 Quarry Rd, Lake Oswego, OR 97035

PRICE \$3,900,000

SIZE Total SF: ±7,330 SF
First Floor: ±3,510 SF
Second Floor: ±3,434 SF
Basement: ±386 SF

PARKING On-site with 3.5/1,000 SF ratio

YEAR BUILT 2003

READY TO GO Elevator served, newer building upgrades and upgraded building systems



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Property Features



2ND GENERATION SPACE

Yields significant cost savings and offers a turnkey opportunity for a fast growth office and can accommodate a variety of office or medical uses



EXCELLENT LOCATION

Walking distance to several restaurants, coffee shops and Kruse Village



ACCESS

Convenient access to Boones Ferry Rd, Kruse Way, I-5 and Hwy 217 proximity



PARKING

Convenient on-site parking with a 3.5:1,000 ratio



AMENITIES

Fantastic Lake Oswego location, less than 1 mile to Kruse Village Shopping Center, and many amenities on Boones Ferry Rd

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Property Features

DESIGNATED private entry

BUILD-OUT OFFERS a mix of private offices
and open space

TOTAL SF ±7,330 SF available

FIRST FLOOR ±3,510 SF

SECOND FLOOR ±3,434 SF

BASEMENT ±386 SF

PROMINENT exterior and monument
signage opportunity



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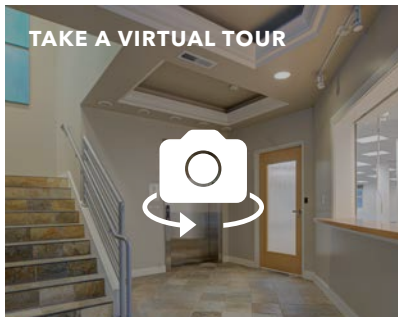
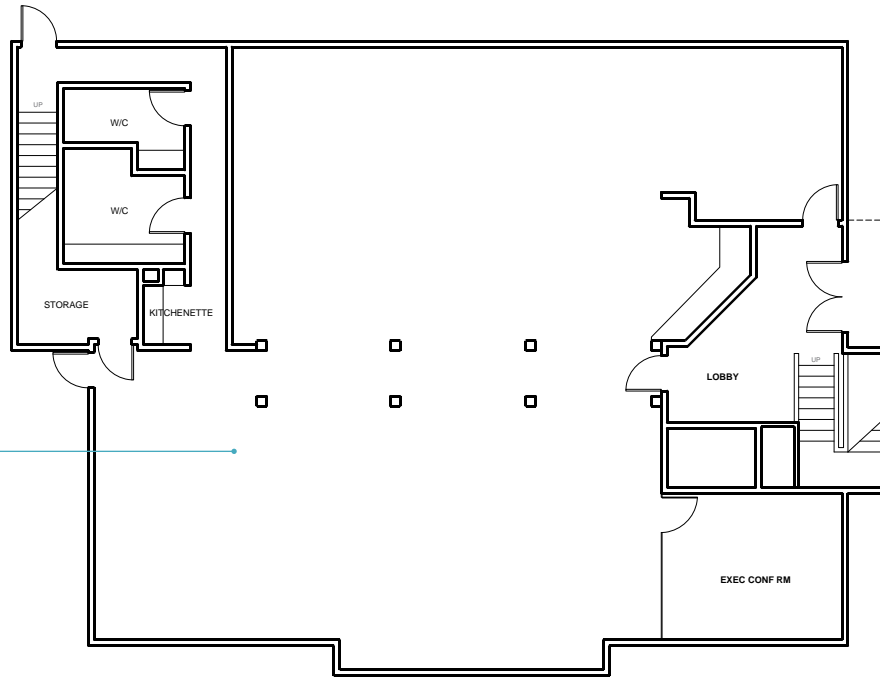
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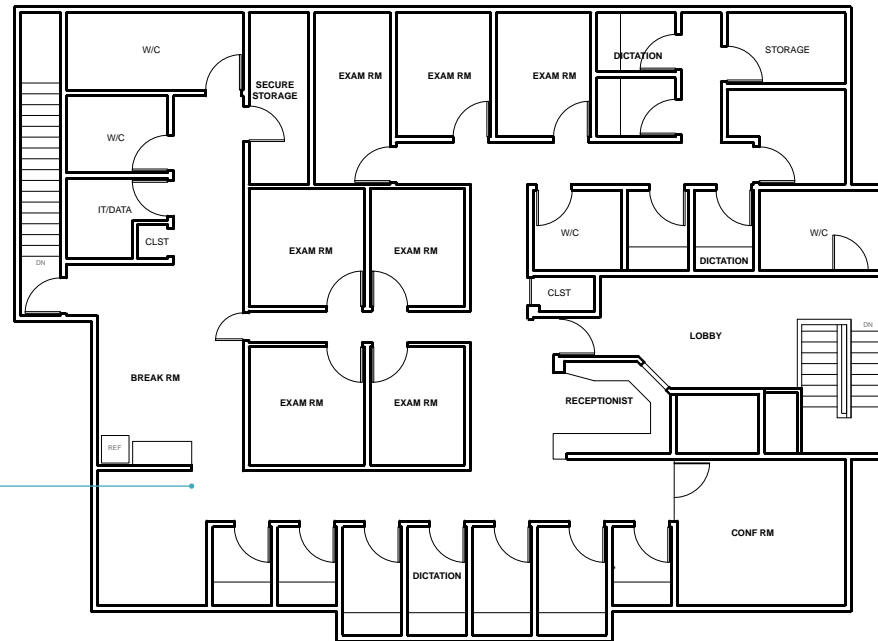
+3,510 SF

SPACE AVAILABLE ON
FIRST FLOOR



+3,434 SF

SPACE AVAILABLE ON
SECOND FLOOR



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The Quarry Building is surrounded by an affluent neighborhood that has strong demographics with a growing population that will prove to be beneficial.

\$154K

LAKE OSWEGO AVG HH INCOME

40,411

LAKE OSWEGO POPULATION

16001 QUARRY RD, LAKE OSWEGO, OR 97035



Tavern
ON KRUSE

10.9 MILES
Downtown Portland

KRUSE VILLAGE

1.6 MILES
I-5/Hwy 217

MERCATO GROVE

LAKE OSWEGO

WELLS FARGO

SUBJECT PROPERTY

Bank of America

Albertsons

McDonald's

Riccardo's
RISTORANTE

Round Table
PIZZERIA

ZUPAN'S
MARKETS
ESTABLISHED 1975

LA SPOGLIO
CATERING

H&R BLOCK

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CASCADE PLAZA

CARmax	NORDSTROM rack
OLD NAVY	PETSMART
ROSS DRESS FOR LESS	verizon

WASHINGTON SQUARE MALL

JCPenney	DICK'S SPORTING GOODS	★ macy's
WILLIAMS SONOMA	Bath & Body Works	NORDSTROM
On the Border Factory	THE NORTH FACE	SEPHORA

KRUSE VILLAGE
KRUSE WAY

crumbl cookies	<i>tavern</i> ON KRUSE
MOD PIZZA	<i>AV Restaurant</i>
HERO	Providence

BRIDGEPORT VILLAGE

Apple	BARNES & NOBLE	REGAL
BANANA REPUBLIC	lululemon athletica	PF CHANGS
<i>Sally's</i> Archery OFF GTH	Crate & Barrel	Peets Coffee & Tea



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Lake Oswego Demographics

40,786
POPULATION

\$154K
AVG HH INCOME

2.45
AVG HH SIZE

42.8
MEDIAN AGE



HOME OWNERSHIP



3.37K
RENTERS

7.56K
OWNERS



HEALTH INSURANCE

97.1%
COVERED

58.1%
EMPLOYER COVERAGE



EDUCATION

98.6%
HS GRAD

72.8%
BACHELORS



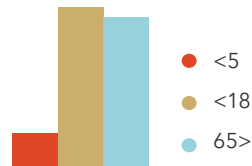
GENDER & AGE

50.5%
MEN

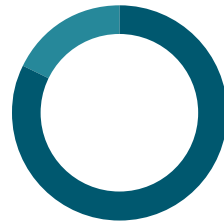
49.5%
WOMEN

22.4%
UNDER 18

21%
65 YEARS OR OLDER



EMPLOYMENT

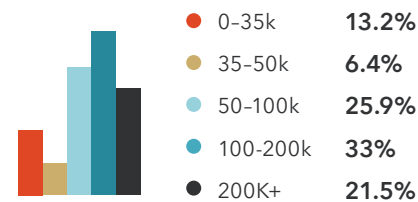


97.7%
EMPLOYED

2.3%
UNEMPLOYED



INCOME BY HOUSEHOLD



AVERAGE MONTHLY HOUSEHOLD SPENDING

\$1,904
HOUSING

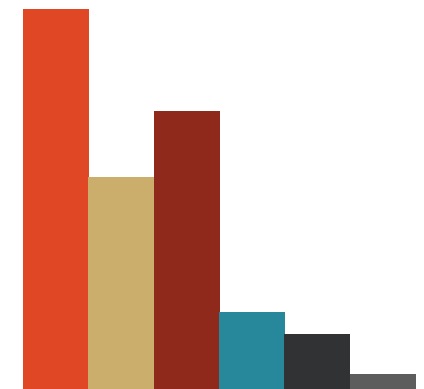
\$1,162
FOOD & BEVERAGES

\$1,452
TRANSPORTATION

\$657
HEALTH CARE

\$470
ENTERTAINMENT

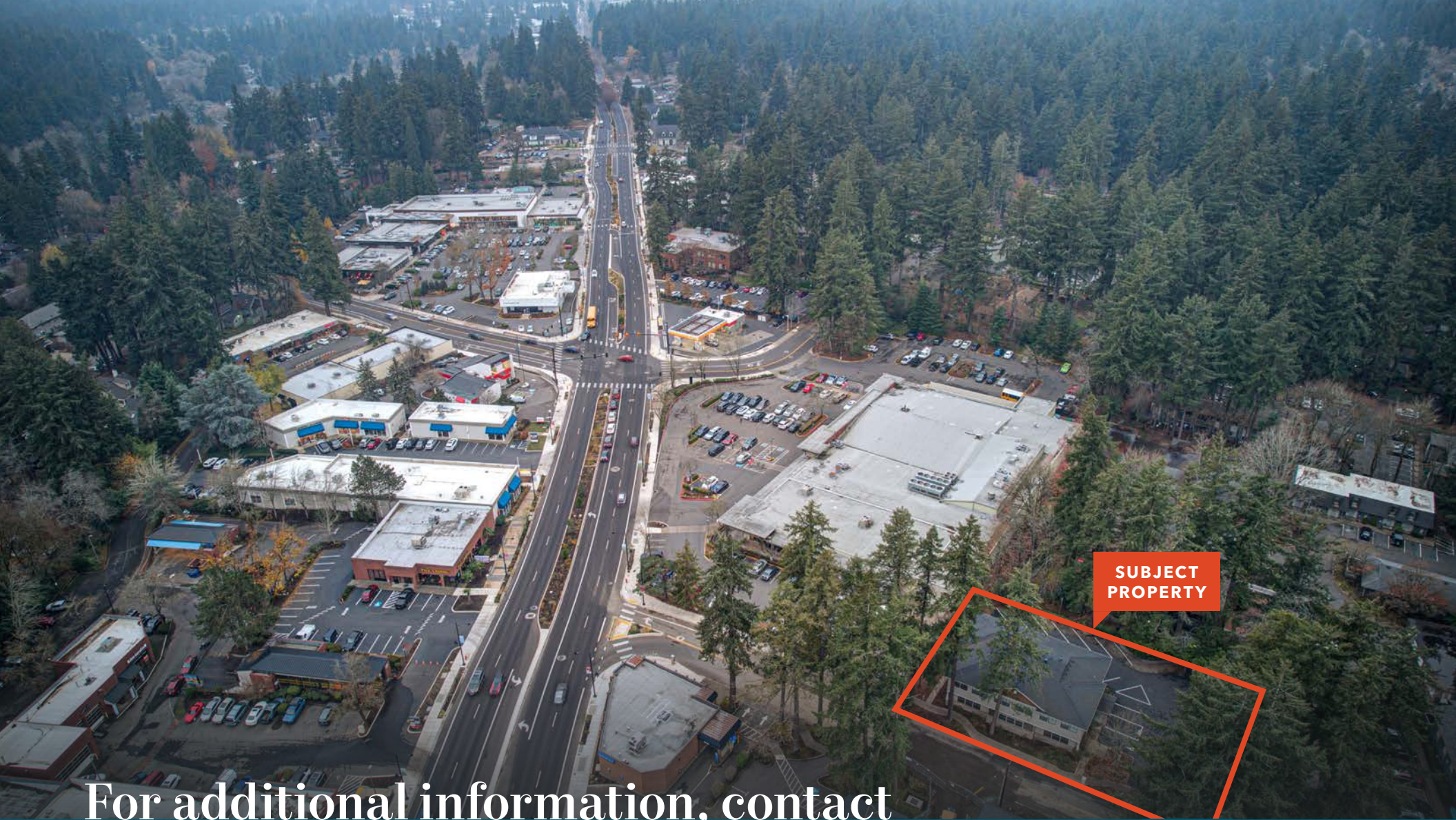
\$290
APPAREL



DATA SOURCE: REGIS, DATA USA & U.S. CENSUS

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For additional information, contact

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