

FOR SALE

High-Exposure Commercial Land For Sale – Lake Oswego, OR



Next to Chick-fil-A | 1.79 Acres | Zoned MC | \$2,200,000

NP
Niehaus Properties, Inc.

Kruse Oaks Drive, Lake Oswego, Oregon, 97035

CRA COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

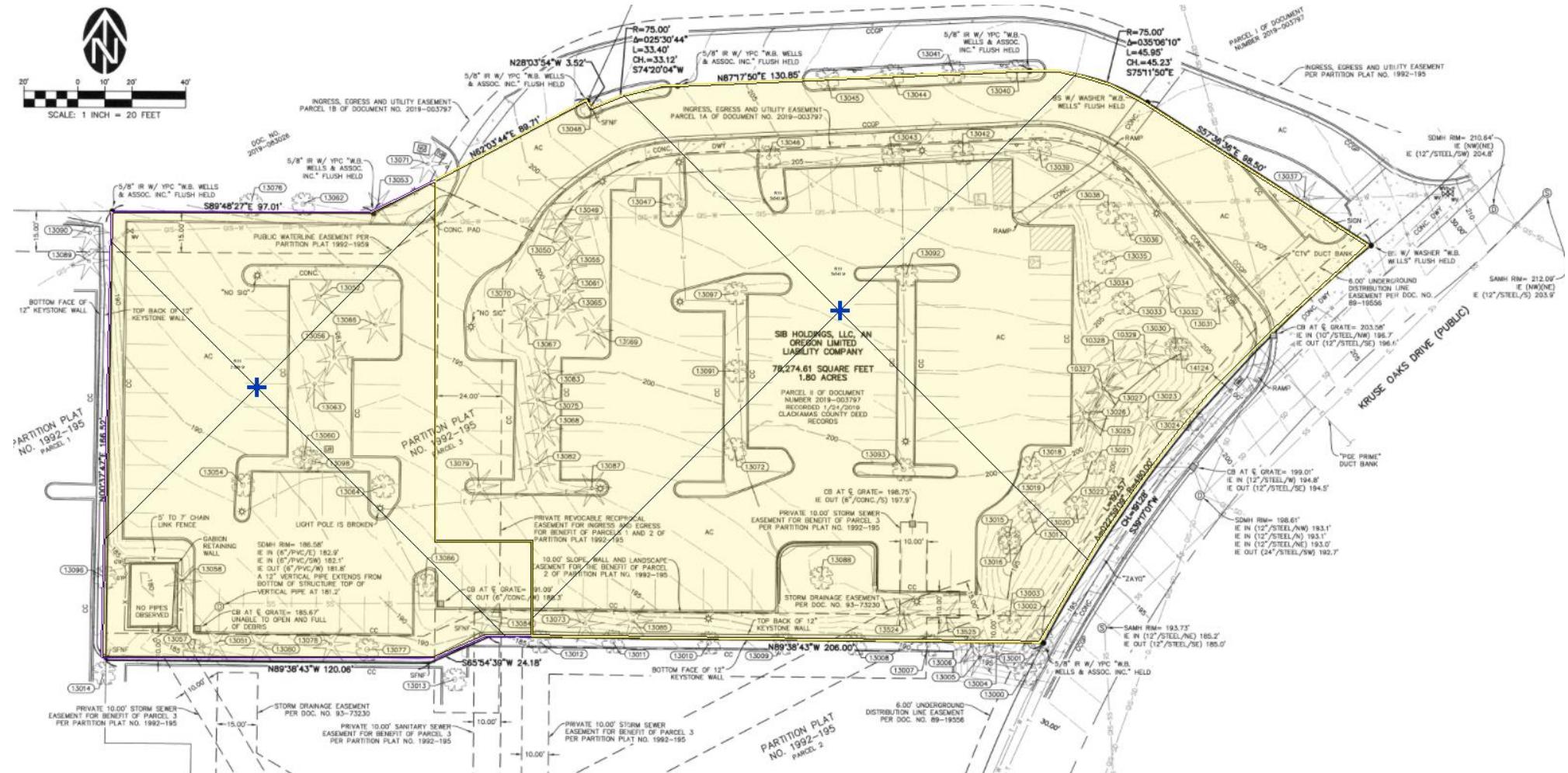
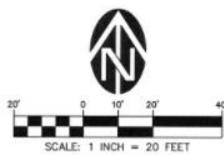
For Sale Highlights

Land Highlights:

Site, City, State, Zip	Kruse Oaks Drive, Lake Oswego, Oregon, 97035
Tax Lot ID	21E07BB00200
Sale Price	\$2,200,000 (\$39.15 psf) *
Lot Size	1.79 acres (approximate 1.29 developable acres)
Zoning	MC (city of Lake Oswego)
Traffic Count	I-5 & Kruse Way 34,297 VPD+ Kruse Way & Kruse Oaks Blvd 26,167 VPD+ Kruse Way & Kruse Woods Dr 25,599 VPD+ Bangy Road & Meadows Rd 13,524 VPD+
	<ul style="list-style-type: none">• Developable land• Signage space available on the Kruse Way monument sign• Located next to the only Chick-fil-A Restaurant in Lake Oswego• First signalized intersection at the corner of Kruse Way and Kruse Oaks Drive• I-5 and Kruse Way Interchange• *Based on assumable net development area (see page 4)

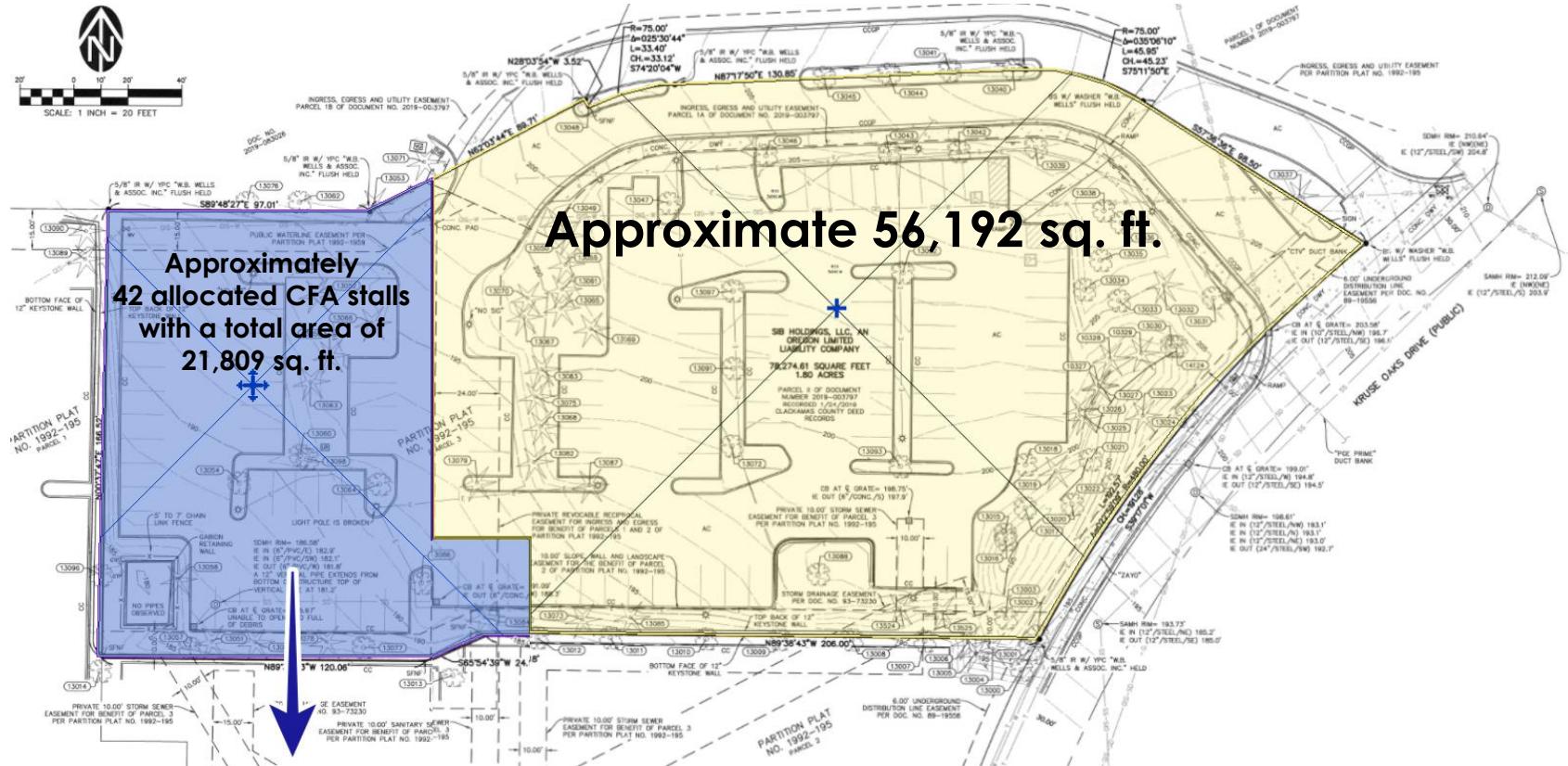


For Sale Highlights



The total site area is 78,180 square feet.

Site Survey



Chick-fil-A Parking Rights

- Chick-fil-A has the right to use the subject property for additional parking and is 100% responsible for all operating costs, including taxes and insurance, until development rights are exercised by the owner.

After completion of the development on the subject property:

- 42 parking stalls must be allocated for Chick-fil-A's non-exclusive use. These may be located anywhere on the site; however, they must be accounted for in the total parking count of the development.
- Landlord has the right to designate one or more parking spaces for the exclusive use of the other tenants of the subject Property
- Chick-fil-A pays a share of parking lot operating expenses for the subject property based on a pro-rata share of parking lot stalls.
- Buyer is advised to conduct their own due diligence with regards to city requirements, square footage, lease and easement agreements in place, etc.



Kruse Oaks Drive

Kruse Way



26,167+
VPD



Hilton

Kruse Oaks Drive

Parcel Map

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Property Photos 6

The information shown has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumptions, or estimates are, for example, only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.



Adjacent to Chick-fil-A



Aerial Map 8



QUESTIONS & TOUR REQUESTS:

Please direct all inquiries, questions, or tour requests to Niehaus Properties and Commercial Realty Advisors

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