

RETAIL PROPERTY FOR LEASE

# Mercantile Village Shopping Center

4200 SW MERCANTILE DRIVE, SUITE 750 / LAKE OSWEGO, OR 97035



Excellent opportunity to join an established shopping and dining center in Lake Oswego

## CONTACT

Christopher Lio 503 804 2929 / 503 224 6791 / [clio@naielliott.com](mailto:clio@naielliott.com)



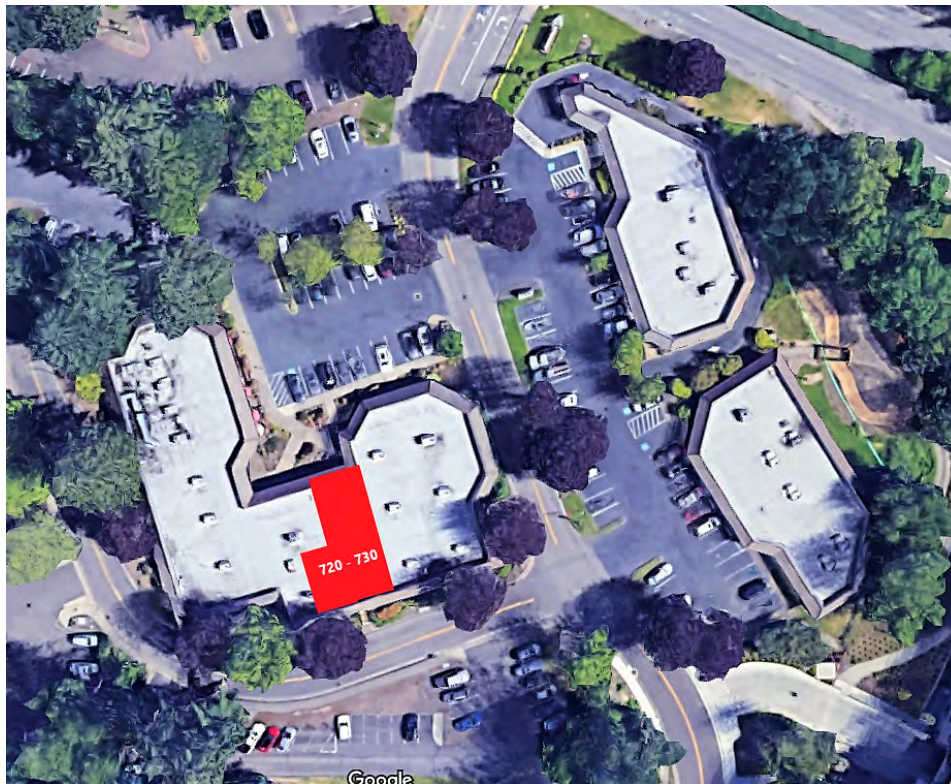


2,843 square feet of light-filled and spacious ground floor retail space

- Located in a well established retail center in the heart of Lake Oswego.
- This retail/service space is a rare chance to join a popular shopping area in a well-maintained building.
- Prominent signage and a charming exterior make this a truly exceptional space.
- Local attentive management and ownership.



# Available space



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,843 SF	Lease Rate:	Call for Rates

## AVAILABLE SPACES

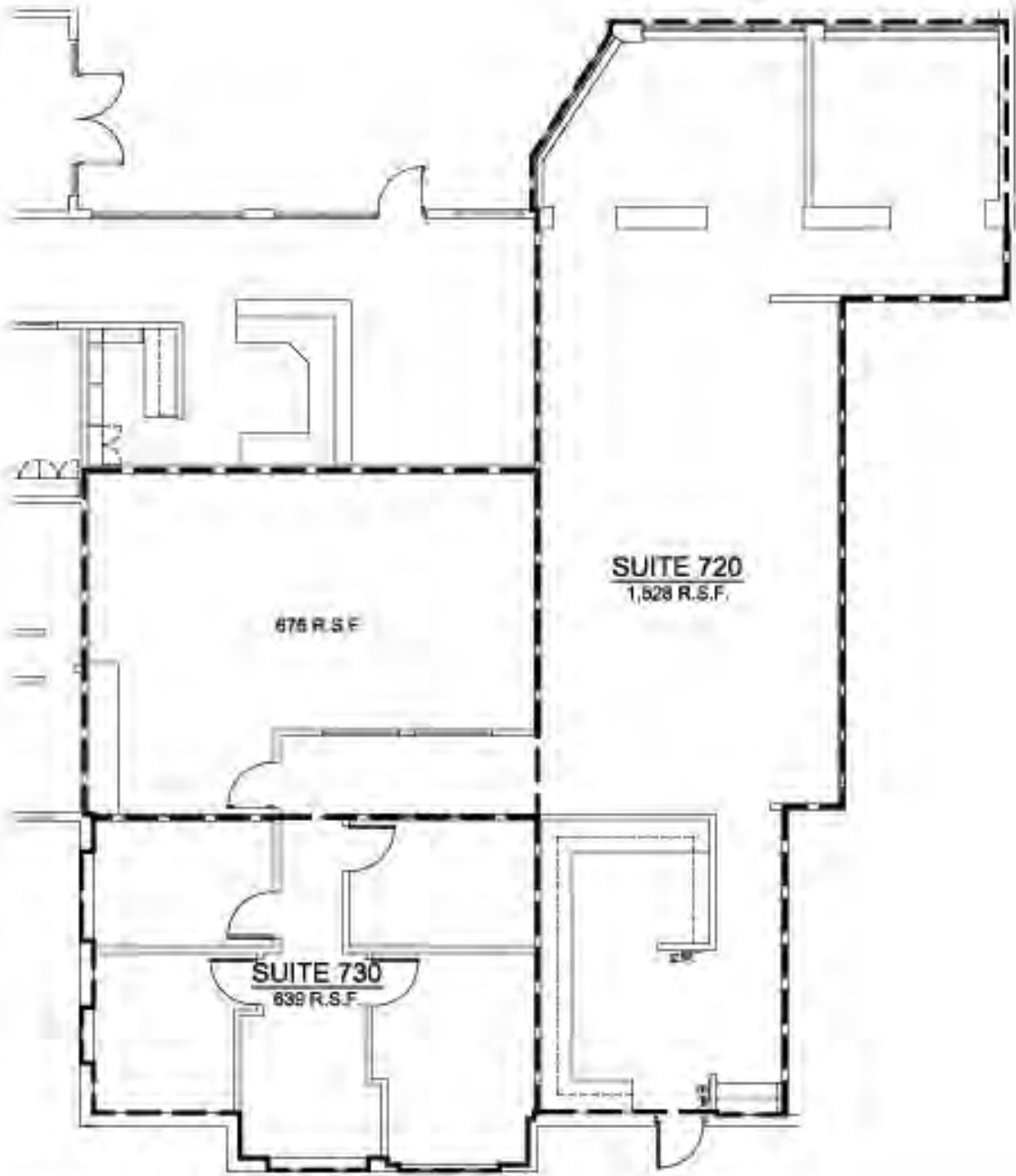
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite# 720 & Suite# 730	Available	2,843 SF	NNN	Call for Rates	Devisable down to approximately 1,315 SF

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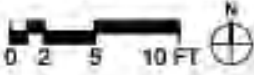
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# Floor plan: suite 720 & 730



**GROUND FLOOR PLAN**



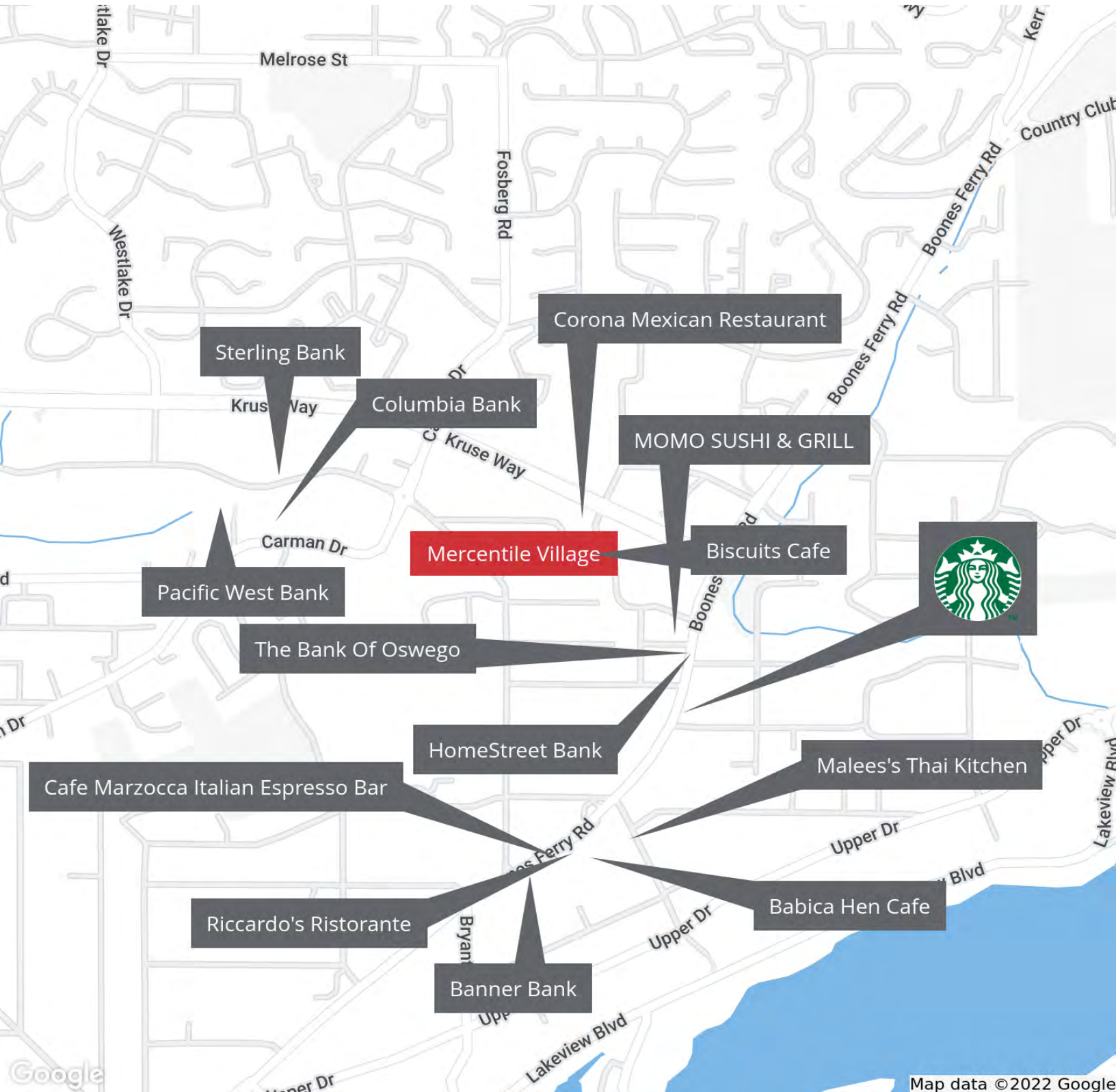
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# Location map



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# Demographics—full profile

## 2000-2010 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.4159/-122.7197

4200 Mercantile Drive Lake Oswego, OR 97035	1 mile radius	3 mile radius	5 mile radius
<b>Population</b>			
2022 Estimated Population	12,773	89,735	255,067
2027 Projected Population	12,694	91,198	259,444
2020 Census Population	12,884	89,924	255,823
2010 Census Population	11,723	82,686	236,523
Projected Annual Growth 2022 to 2027	-0.1%	0.3%	0.3%
Historical Annual Growth 2010 to 2022	0.7%	0.7%	0.7%
<b>Households</b>			
2022 Estimated Households	5,390	36,888	106,838
2027 Projected Households	5,602	38,598	111,759
2020 Census Households	5,422	36,946	107,126
2010 Census Households	5,176	34,477	99,720
Projected Annual Growth 2022 to 2027	0.8%	0.9%	0.9%
Historical Annual Growth 2010 to 2022	-	-	-
<b>Age</b>			
2022 Est. Population Under 10 Years	9.2%	10.3%	10.0%
2022 Est. Population 10 to 19 Years	12.9%	12.1%	11.3%
2022 Est. Population 20 to 29 Years	11.3%	10.9%	11.9%
2022 Est. Population 30 to 44 Years	18.3%	19.7%	20.3%
2022 Est. Population 45 to 59 Years	22.3%	22.2%	20.8%
2022 Est. Population 60 to 74 Years	18.2%	18.5%	18.2%
2022 Est. Population 75 Years or Over	7.7%	6.3%	7.4%
2022 Est. Median Age	42.9	42.4	41.9
<b>Marital Status &amp; Gender</b>			
2022 Est. Male Population	48.0%	49.0%	48.7%
2022 Est. Female Population	52.0%	51.0%	51.3%
2022 Est. Never Married	24.6%	27.6%	30.1%
2022 Est. Now Married	55.7%	53.8%	49.8%
2022 Est. Separated or Divorced	14.1%	14.4%	15.5%
2022 Est. Widowed	5.6%	4.2%	4.6%
<b>Income</b>			
2022 Est. HH Income \$200,000 or More	23.1%	20.1%	15.9%
2022 Est. HH Income \$150,000 to \$199,999	10.3%	10.3%	10.1%
2022 Est. HH Income \$100,000 to \$149,999	19.8%	19.8%	19.3%
2022 Est. HH Income \$75,000 to \$99,999	16.2%	13.5%	14.1%
2022 Est. HH Income \$50,000 to \$74,999	11.0%	13.4%	15.1%
2022 Est. HH Income \$35,000 to \$49,999	7.6%	7.8%	8.7%
2022 Est. HH Income \$25,000 to \$34,999	6.1%	4.9%	5.7%
2022 Est. HH Income \$15,000 to \$24,999	2.8%	4.7%	4.6%
2022 Est. HH Income Under \$15,000	3.1%	5.5%	6.5%
2022 Est. Average Household Income	\$154,482	\$146,036	\$128,842
2022 Est. Median Household Income	\$110,935	\$107,103	\$97,918
2022 Est. Per Capita Income	\$65,340	\$60,086	\$54,104
2022 Est. Total Businesses	1,437	8,545	18,618
2022 Est. Total Employees	11,177	72,091	149,832

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<b>Race</b>			
2022 Est. White	77.7%	76.0%	76.3%
2022 Est. Black	1.0%	1.7%	1.7%
2022 Est. Asian or Pacific Islander	10.2%	7.3%	6.7%
2022 Est. American Indian or Alaska Native	0.3%	0.6%	0.7%
2022 Est. Other Races	10.8%	14.5%	14.7%
<b>Hispanic</b>			
2022 Est. Hispanic Population	799	9,294	27,656
2022 Est. Hispanic Population	6.3%	10.4%	10.8%
2027 Proj. Hispanic Population	6.3%	10.5%	11.0%
2020 Hispanic Population	6.5%	10.9%	11.2%
<b>Education (Adults 25 &amp; Older)</b>			
2022 Est. Adult Population (25 Years or Over)	9,314	65,341	187,017
2022 Est. Elementary (Grade Level 0 to 8)	0.4%	1.4%	1.7%
2022 Est. Some High School (Grade Level 9 to 11)	1.4%	1.9%	2.4%
2022 Est. High School Graduate	8.6%	11.3%	13.6%
2022 Est. Some College	13.4%	18.6%	20.3%
2022 Est. Associate Degree Only	5.5%	6.3%	7.2%
2022 Est. Bachelor Degree Only	41.6%	34.8%	32.5%
2022 Est. Graduate Degree	29.1%	25.6%	22.3%
<b>Housing</b>			
2022 Est. Total Housing Units	5,742	39,018	112,421
2022 Est. Owner-Occupied	57.4%	64.8%	62.2%
2022 Est. Renter-Occupied	36.5%	29.8%	32.8%
2022 Est. Vacant Housing	6.1%	5.5%	5.0%
<b>Homes Built by Year</b>			
2022 Homes Built 2010 or later	3.9%	5.5%	4.9%
2022 Homes Built 2000 to 2009	7.2%	8.7%	9.3%
2022 Homes Built 1990 to 1999	18.7%	15.9%	15.7%
2022 Homes Built 1980 to 1989	25.1%	18.2%	15.8%
2022 Homes Built 1970 to 1979	20.4%	21.1%	21.1%
2022 Homes Built 1960 to 1969	6.4%	10.4%	10.2%
2022 Homes Built 1950 to 1959	6.0%	7.6%	8.2%
2022 Homes Built Before 1949	6.1%	7.0%	9.9%
<b>Home Values</b>			
2022 Home Value \$1,000,000 or More	9.5%	9.3%	6.0%
2022 Home Value \$500,000 to \$999,999	59.3%	45.7%	41.0%
2022 Home Value \$400,000 to \$499,999	11.3%	19.4%	22.5%
2022 Home Value \$300,000 to \$399,999	11.8%	16.5%	19.3%
2022 Home Value \$200,000 to \$299,999	4.2%	5.7%	6.7%
2022 Home Value \$150,000 to \$199,999	1.3%	0.9%	1.1%
2022 Home Value \$100,000 to \$149,999	0.7%	0.8%	0.8%
2022 Home Value \$50,000 to \$99,999	1.1%	0.6%	0.8%
2022 Home Value \$25,000 to \$49,999	0.3%	0.5%	1.1%
2022 Home Value Under \$25,000	0.5%	0.4%	0.7%
2022 Median Home Value	\$638,695	\$565,944	\$523,438
2022 Median Rent	\$1,428	\$1,335	\$1,292

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<b>Labor Force</b>			
2022 Est. Labor Population Age 16 Years or Over	10,488	73,614	211,617
2022 Est. Civilian Employed	62.3%	64.4%	64.4%
2022 Est. Civilian Unemployed	2.8%	2.6%	2.7%
2022 Est. in Armed Forces	-	0.1%	-
2022 Est. not in Labor Force	34.9%	32.9%	32.8%
2022 Labor Force Males	47.0%	48.5%	48.1%
2022 Labor Force Females	53.0%	51.5%	51.9%
<b>Occupation</b>			
2022 Occupation: Population Age 16 Years or Over	6,533	47,432	136,374
2022 Mgmt, Business, & Financial Operations	26.0%	22.3%	21.3%
2022 Professional, Related	34.6%	31.7%	30.2%
2022 Service	9.2%	11.4%	13.9%
2022 Sales, Office	20.3%	21.6%	20.8%
2022 Farming, Fishing, Forestry	0.1%	0.5%	0.5%
2022 Construction, Extraction, Maintenance	3.9%	3.9%	4.4%
2022 Production, Transport, Material Moving	5.8%	8.6%	9.0%
2022 White Collar Workers	81.0%	75.6%	72.3%
2022 Blue Collar Workers	19.0%	24.4%	27.7%
<b>Transportation to Work</b>			
2022 Drive to Work Alone	73.1%	72.4%	71.3%
2022 Drive to Work in Carpool	6.1%	7.1%	7.8%
2022 Travel to Work by Public Transportation	2.6%	5.9%	6.8%
2022 Drive to Work on Motorcycle	0.3%	0.2%	0.2%
2022 Walk or Bicycle to Work	4.0%	3.1%	3.9%
2022 Other Means	0.4%	0.8%	1.0%
2022 Work at Home	13.5%	10.5%	9.1%
<b>Travel Time</b>			
2022 Travel to Work in 14 Minutes or Less	27.1%	24.3%	23.5%
2022 Travel to Work in 15 to 29 Minutes	32.3%	39.9%	40.6%
2022 Travel to Work in 30 to 59 Minutes	37.7%	31.6%	31.1%
2022 Travel to Work in 60 Minutes or More	2.9%	4.2%	4.8%
2022 Average Travel Time to Work	23.6	22.4	22.8
<b>Consumer Expenditure</b>			
2022 Est. Total Household Expenditure	\$521.84 M	\$3.42 B	\$9.01 B
2022 Est. Apparel	\$18.79 M	\$122.86 M	\$322.35 M
2022 Est. Contributions, Gifts	\$33.03 M	\$215.13 M	\$553.81 M
2022 Est. Education, Reading	\$19.24 M	\$125.55 M	\$320.86 M
2022 Est. Entertainment	\$30.38 M	\$199.03 M	\$521.17 M
2022 Est. Food, Beverages, Tobacco	\$77.88 M	\$510.77 M	\$1.35 B
2022 Est. Furnishings, Equipment	\$18.77 M	\$123.04 M	\$322.72 M
2022 Est. Health Care, Insurance	\$46.29 M	\$304.58 M	\$808.12 M
2022 Est. Household Operations, Shelter, Utilities	\$166.61 M	\$1.09 B	\$2.89 B
2022 Est. Miscellaneous Expenses	\$9.97 M	\$65.29 M	\$171.8 M
2022 Est. Personal Care	\$7 M	\$45.84 M	\$120.93 M
2022 Est. Transportation	\$93.87 M	\$615.57 M	\$1.63 B

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