

LAND FOR SALE

Lake Oswego Parcels

4905 UPPER DR & 167140 BOONES FERRY RD, LAKE OSWEGO, OR 97035



Prime development opportunity in thriving Lake Oswego

CONTACT

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Exceptional location for business or investment

Office/Commercial-zoned lot near I-5, surrounded by new developments and close to dining options. A rare opportunity in a thriving community!

SALE PRICE

- \$1,100,000

SIZE

- Combined lot size - 30,492 SF (0.7 AC)

HIGHLIGHTS

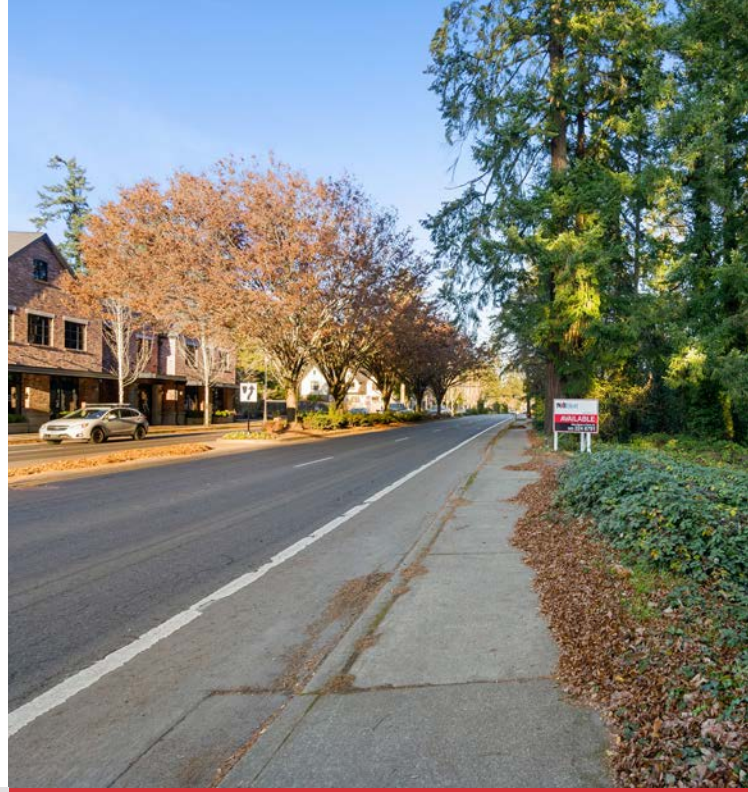
- **Convenient Access:** Close to I-5 for easy commuting and logistics.
- **Growing Neighborhood:** Surrounded by new office and residential developments.
- **Local Amenities:** Food, restaurants, and services nearby to support your business or tenants.
- **Zoned for Success:** Office/Commercial zoning perfect for diverse opportunities.
- **Highly Desirable Area:** Join one of Oregon's most sought-after communities.

TRAFFIC COUNT

Boones Ferry Rd / I-5 - 187,259 ADT (2022)



Surrounded by thriving new developments, and within walking distance of popular food and dining options, this property is perfect for your next business venture.



NEARBY BUSINESSES

- Bridgeport Village
- Mercato Grove
- Albertsons
- Babica Hen
- McCormick & Schmick's Grill
- Safeway
- Dick's Sporting Goods
- Whole Foods Market
- La Provence Boulangerie & Patisserie
- Lake Grove Plaza
- Starbucks
- Sherman-Williams Paint
- United State Postal Service



68

BIKE SCORE



70

WALK SCORE

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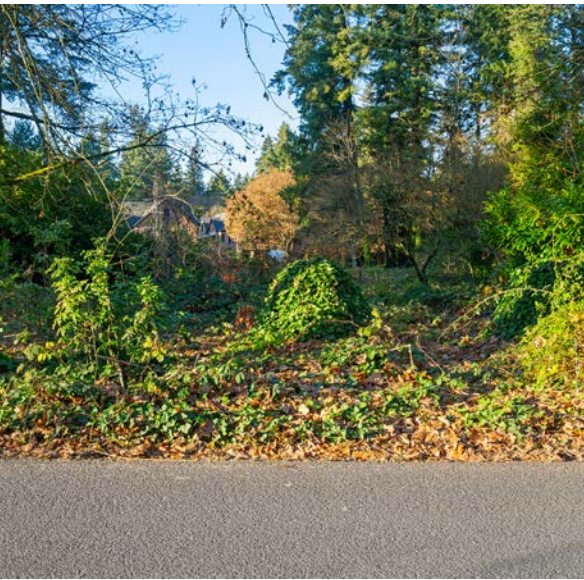
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Photos



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Aerial



4905 Upper Drive

167140 Boones Ferry Rd

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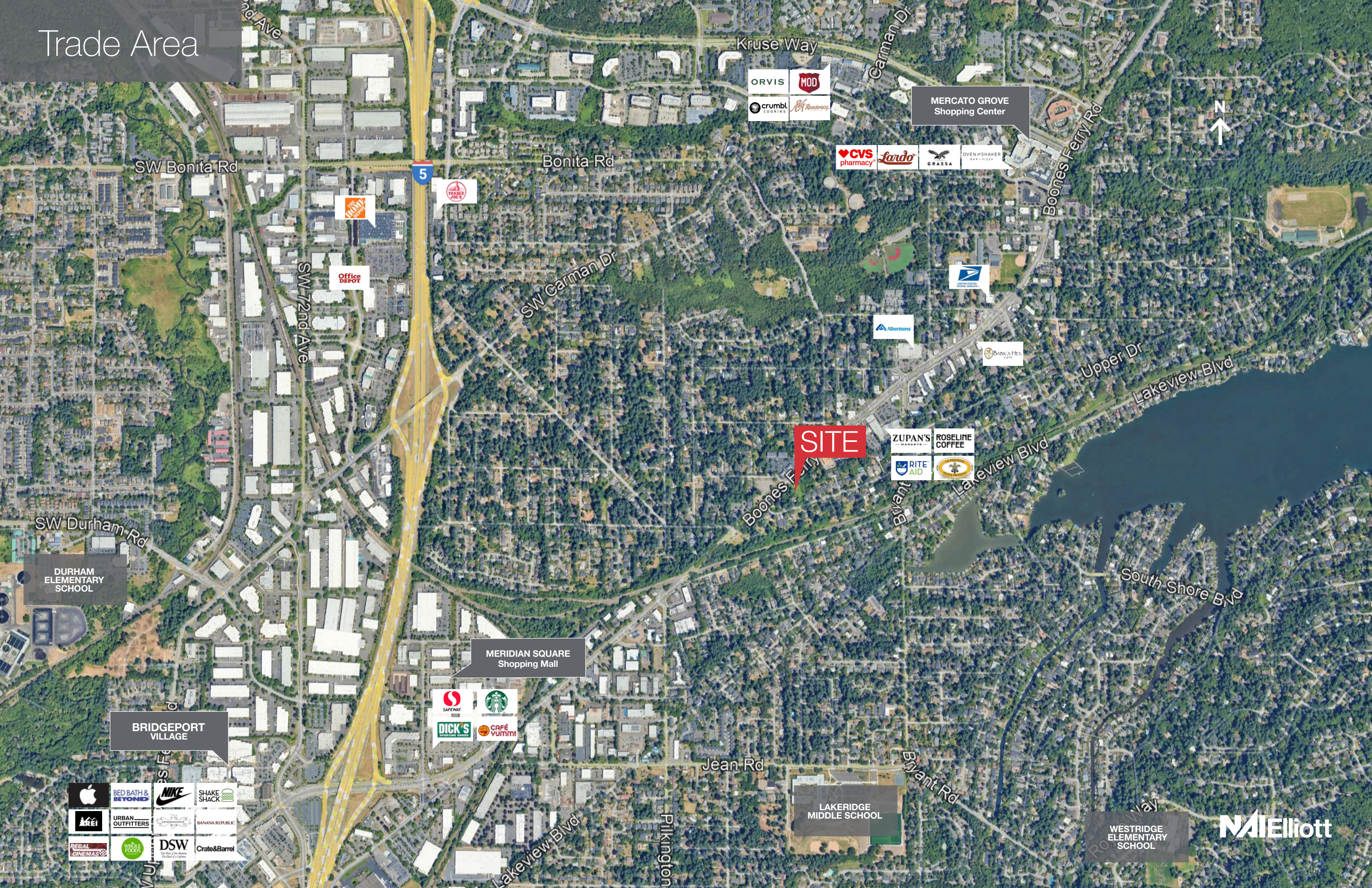
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Trade Area



ORVIS
MOD
crumbl COOKIES
AK Restaurants

MERCATO GROVE Shopping Center

CVS pharmacy
Lardo
GRASSA
OVEN # SHAKER BAR - PIZZA

Home Depot

Office DEPOT

TRADER JOE'S

UNITED STATES POSTAL SERVICE

Albertsons

BABCA HEN CAFE

SITE

ZUPAN'S
ROSELINE COFFEE
RITE AID

DURHAM ELEMENTARY SCHOOL

MERIDIAN SQUARE Shopping Mall

SAFEWAY
Starbucks
DICK'S Sporting Goods
CAFÉ YUMMI!

BRIDGEPORT VILLAGE

Apple
BED BATH & BEYOND
NIKE
SHAKE SHACK
URBAN OUTFITTERS
BANANA REPUBLIC
REGAL CINEMAS
VEGgie FOODS
DSW
Crate&Barrel

LAKERIDGE MIDDLE SCHOOL

WESTRIDGE ELEMENTARY SCHOOL