

RETAIL PROPERTY FOR LEASE

Lake Place

333 SOUTH STATE STREET / LAKE OSWEGO, OR 97034



High profile shopping center located on Hwy 43 south of downtown Lake Oswego

CONTACT

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Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com





Affluent neighborhood with the average income over \$218,000 per household

AVAILABLE SPACE:

Building B - Please call for details

- 3,833 SF
- 1,328 SF (Do not disturb tenant)

HIGHLIGHTS

- Close proximity to Whole Foods
- Co-tenants include Petco, Trainer's Club, Subway and US Bank
- Median home value is over \$823,000 within a one mile radius
- Traffic counts on State Street = 27,051 ADT ('22)



DOWNTOWN LAKE OSWEGO



23,402 ADT (22)

17,802 ADT (22)

29,480 ADT (22)

SITE

- THE WINDWARD
- DOMAINE SERENE
- BAMBOO
- SALT & STRAW
- chuckie Pies
- SPRINTER
- LAB

MILLENNIUM PLAZA PARK

- LAKE OSWEGO VILLAGE
- CHICO'S
- glashobby
- lupin
- FIVE
- Spokane

OSWEGO LAKE

LAKWOOD BAY

WILLAMETTE RIVER



NA Elliott

GEORGE ROGERS PARK

MCVEY AVE

27,051 ADT (22)

CHASE

petco

good iv

usbank

The UPS Store

TRANSCO

SUBWAY

ACE

pure barre

WHOLE FOODS MARKET

STARBUCKS

WILLAMETTE VALLEY UNIVERSITY

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US POSTAL SERVICE

TRONLIGHT

LOLA'S

UMPOUA BANK

TRUCK

GOODYEAR

Bank of America

Wyers

ZOOMcare

KeyBank

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Site plan

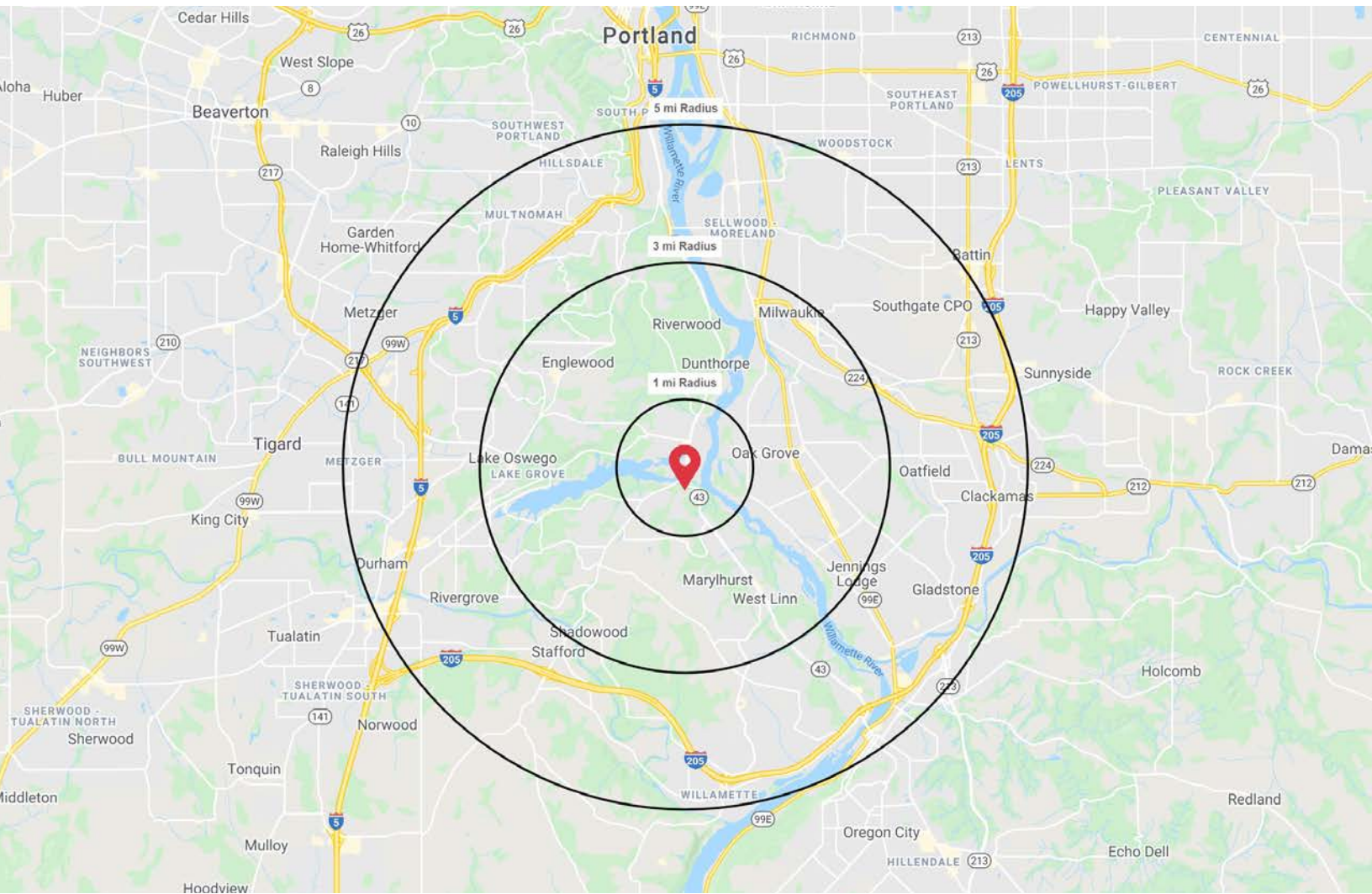


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Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	9,747	78,938	255,403
Estimated Households	4,222	32,750	106,326
Average HH Income	\$218,281	\$182,049	\$163,815
Median Home Value	\$823,657	\$646,035	\$576,300
Daytime Demographics 16+	8,545	56,542	215,461
Some College or Higher	88.5%	83.0%	81.0%

Source: Regis – SitesUSA (2024)

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Demographics — full profile

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 Demographic Source: Applied Geographic Solutions 11/2023,
 TIGER Geography - RF1

333 S State Street Lake Oswego, OR 97034	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	9,747	78,938	255,403
2028 Projected Population	9,045	75,354	246,976
2020 Census Population	10,052	78,892	257,115
2010 Census Population	9,126	73,648	237,961
Projected Annual Growth 2023 to 2028	-1.4%	-0.9%	-0.7%
Historical Annual Growth 2010 to 2023	0.5%	0.6%	0.6%
Households			
2023 Estimated Households	4,222	32,750	106,326
2028 Projected Households	3,912	31,322	103,972
2020 Census Households	4,366	32,541	105,842
2010 Census Households	4,071	30,713	98,877
Projected Annual Growth 2023 to 2028	-1.5%	-0.9%	-0.4%
Historical Annual Growth 2010 to 2023	0.3%	0.5%	0.6%
Age			
2023 Est. Population Under 10 Years	8.0%	8.2%	9.3%
2023 Est. Population 10 to 19 Years	10.1%	11.3%	10.6%
2023 Est. Population 20 to 29 Years	8.4%	10.3%	11.8%
2023 Est. Population 30 to 44 Years	17.0%	17.9%	21.9%
2023 Est. Population 45 to 59 Years	21.9%	20.7%	20.6%
2023 Est. Population 60 to 74 Years	24.9%	21.0%	17.8%
2023 Est. Population 75 Years or Over	9.8%	10.8%	7.9%
2023 Est. Median Age	48.8	45.9	41.9
Marital Status & Gender			
2023 Est. Male Population	47.4%	48.2%	48.9%
2023 Est. Female Population	52.6%	51.8%	51.1%
2023 Est. Never Married	21.9%	25.9%	29.7%
2023 Est. Now Married	60.7%	55.4%	51.3%
2023 Est. Separated or Divorced	13.4%	13.9%	14.7%
2023 Est. Widowed	3.9%	4.8%	4.3%
Income			
2023 Est. HH Income \$200,000 or More	32.6%	25.8%	21.8%
2023 Est. HH Income \$150,000 to \$199,999	12.7%	12.0%	12.0%
2023 Est. HH Income \$100,000 to \$149,999	16.7%	17.4%	18.7%
2023 Est. HH Income \$75,000 to \$99,999	8.3%	11.2%	12.4%
2023 Est. HH Income \$50,000 to \$74,999	12.5%	12.0%	12.5%
2023 Est. HH Income \$35,000 to \$49,999	6.0%	7.8%	7.6%
2023 Est. HH Income \$25,000 to \$34,999	5.3%	5.2%	5.0%
2023 Est. HH Income \$15,000 to \$24,999	1.9%	3.4%	3.7%
2023 Est. HH Income Under \$15,000	3.9%	5.2%	6.3%
2023 Est. Average Household Income	\$218,281	\$182,049	\$163,815
2023 Est. Median Household Income	\$139,629	\$124,866	\$115,530
2023 Est. Per Capita Income	\$94,597	\$75,743	\$68,354
2023 Est. Total Businesses	1,059	5,184	18,788
2023 Est. Total Employees	5,014	29,848	136,802

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Race			
2023 Est. White	86.3%	83.0%	80.2%
2023 Est. Black	1.0%	1.4%	2.0%
2023 Est. Asian or Pacific Islander	4.6%	6.3%	6.4%
2023 Est. American Indian or Alaska Native	0.4%	0.5%	0.6%
2023 Est. Other Races	7.7%	8.8%	10.8%
Hispanic			
2023 Est. Hispanic Population	685	6,280	25,542
2023 Est. Hispanic Population	7.0%	8.0%	10.0%
2028 Proj. Hispanic Population	7.1%	8.1%	10.1%
2020 Hispanic Population	6.9%	7.3%	10.0%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	7,618	59,493	190,538
2023 Est. Elementary (Grade Level 0 to 8)	0.6%	1.6%	1.7%
2023 Est. Some High School (Grade Level 9 to 11)	1.1%	2.0%	2.6%
2023 Est. High School Graduate	9.8%	13.4%	14.7%
2023 Est. Some College	16.0%	17.9%	19.6%
2023 Est. Associate Degree Only	7.1%	7.0%	7.1%
2023 Est. Bachelor Degree Only	33.9%	33.2%	32.2%
2023 Est. Graduate Degree	31.5%	24.9%	22.2%
Housing			
2023 Est. Total Housing Units	4,534	34,734	113,349
2023 Est. Owner-Occupied	63.7%	63.6%	59.4%
2023 Est. Renter-Occupied	29.5%	30.6%	34.4%
2023 Est. Vacant Housing	6.9%	5.7%	6.2%
Homes Built by Year			
2023 Homes Built 2010 or later	8.0%	6.5%	8.1%
2023 Homes Built 2000 to 2009	11.3%	8.7%	8.5%
2023 Homes Built 1990 to 1999	11.0%	10.0%	11.9%
2023 Homes Built 1980 to 1989	8.3%	13.3%	12.5%
2023 Homes Built 1970 to 1979	14.8%	21.7%	18.7%
2023 Homes Built 1960 to 1969	13.9%	11.5%	10.2%
2023 Homes Built 1950 to 1959	12.0%	9.9%	8.7%
2023 Homes Built Before 1949	13.9%	12.6%	15.2%
Home Values			
2023 Home Value \$1,000,000 or More	32.8%	15.8%	9.4%
2023 Home Value \$500,000 to \$999,999	50.8%	49.4%	48.9%
2023 Home Value \$400,000 to \$499,999	8.0%	18.3%	21.5%
2023 Home Value \$300,000 to \$399,999	5.7%	10.0%	11.8%
2023 Home Value \$200,000 to \$299,999	1.4%	2.4%	3.5%
2023 Home Value \$150,000 to \$199,999	-	0.3%	0.3%
2023 Home Value \$100,000 to \$149,999	0.7%	0.9%	1.1%
2023 Home Value \$50,000 to \$99,999	0.3%	1.3%	1.6%
2023 Home Value \$25,000 to \$49,999	0.1%	0.7%	0.9%
2023 Home Value Under \$25,000	0.2%	0.9%	0.9%
2023 Median Home Value	\$823,657	\$646,035	\$576,300
2023 Median Rent	\$1,586	\$1,497	\$1,416

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	8,348	67,092	214,905
2023 Est. Civilian Employed	57.7%	60.1%	63.4%
2023 Est. Civilian Unemployed	2.3%	2.5%	2.4%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	40.0%	37.3%	34.2%
2023 Labor Force Males	46.5%	47.5%	48.4%
2023 Labor Force Females	53.5%	52.5%	51.6%
Occupation			
2023 Occupation: Population Age 16 Years or Over	4,817	40,353	136,172
2023 Mgmt, Business, & Financial Operations	26.7%	24.6%	22.2%
2023 Professional, Related	32.9%	29.8%	30.4%
2023 Service	8.9%	12.0%	12.2%
2023 Sales, Office	20.6%	19.9%	19.8%
2023 Farming, Fishing, Forestry	-	-	0.1%
2023 Construction, Extraction, Maintenance	3.5%	4.6%	5.4%
2023 Production, Transport, Material Moving	7.3%	9.0%	9.8%
2023 White Collar Workers	80.2%	74.4%	72.4%
2023 Blue Collar Workers	19.8%	25.6%	27.6%
Transportation to Work			
2023 Drive to Work Alone	54.6%	54.5%	54.5%
2023 Drive to Work in Carpool	3.8%	5.0%	5.5%
2023 Travel to Work by Public Transportation	1.1%	2.0%	2.4%
2023 Drive to Work on Motorcycle	0.2%	0.4%	0.2%
2023 Walk or Bicycle to Work	1.4%	1.8%	2.5%
2023 Other Means	1.4%	0.8%	0.8%
2023 Work at Home	37.5%	35.6%	34.0%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	22.5%	22.4%	24.3%
2023 Travel to Work in 15 to 29 Minutes	41.9%	42.2%	43.0%
2023 Travel to Work in 30 to 59 Minutes	32.6%	31.2%	28.8%
2023 Travel to Work in 60 Minutes or More	3.0%	4.2%	3.9%
2023 Average Travel Time to Work	22.5	22.8	21.8
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$542.67 M	\$3.64 B	\$10.83 B
2023 Est. Apparel	\$19.7 M	\$131.86 M	\$391.39 M
2023 Est. Contributions, Gifts	\$36.44 M	\$238.65 M	\$689.91 M
2023 Est. Education, Reading	\$21.6 M	\$140.86 M	\$408.1 M
2023 Est. Entertainment	\$32.02 M	\$213.88 M	\$631.88 M
2023 Est. Food, Beverages, Tobacco	\$79.56 M	\$538.42 M	\$1.61 B
2023 Est. Furnishings, Equipment	\$19.7 M	\$131.84 M	\$390.14 M
2023 Est. Health Care, Insurance	\$47.52 M	\$321.48 M	\$956.42 M
2023 Est. Household Operations, Shelter, Utilities	\$172.29 M	\$1.16 B	\$3.46 B
2023 Est. Miscellaneous Expenses	\$10.45 M	\$69.95 M	\$207.07 M
2023 Est. Personal Care	\$7.24 M	\$48.76 M	\$145.1 M
2023 Est. Transportation	\$96.15 M	\$648.94 M	\$1.94 B

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