

RETAIL FOR LEASE

South Lake Center

16901 SW 65TH AVENUE / LAKE OSWEGO, OR 97035



I-5 visibility and convenient freeway access

CONTACT

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Serving Lake Oswego, Tualatin, Tigard and Lake Grove

AVAILABLE SPACES

- 1,220 SF

LEASE RATE

Please call for details

TRAFFIC COUNTS

I-5 - 148,679 ADT ('22)

Lower Boones Ferry - 29,021 ADT ('22)

HIGHLIGHTS

- Affluent trade area with the average household income over \$133,000.
- Adjacent to Dick's Sporting Goods, Safeway and directly across I-5 from Bridgeport Village.
- Visible to I-5, the new pylon sign will provide a sign opportunity on Lower Boones Ferry.



Photos



CONTACT

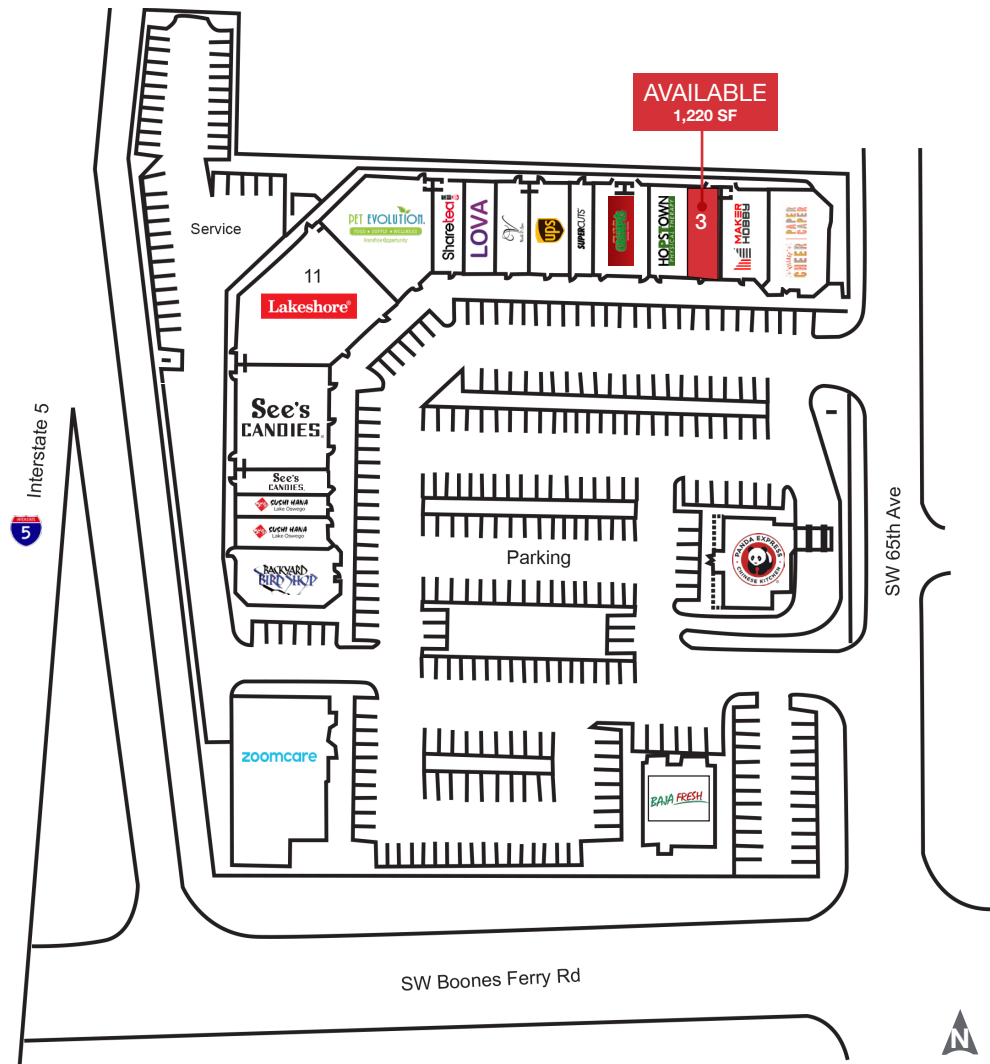
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Site Plan



	TENANT	SF
1	Paper Caper	2,562
2	Maker Hobby	1,820
3	AVAILABLE	1,220
3.5	Hopstowntown PT	1,500
4	Grampy's Corner Deli	1,200
5	Supercuts	900
6	UPS Store	1,500
7	Nail Salon	1,200
8	Lake Oswego Veins & Aesthetic	1,200

	TENANT	SF
9	Sharetea	1,200
10	Pet Evolution	4,015
11	Lakeshore Learning	7,154
12-13	See's Candies	4,200
14	Sushi Hana	900
15	Sushi Hana	1,216
16	Backyard Bird Shop	2,475
17	Panda Express	3,000
18	ZoomCare	6,000

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TRADE AREA

PORTLAND
COMMUNITY COLLEGE
SYLVANIA CAMPUS
27,951 STUDENTS

LAKE OSWEGO
HIGH SCHOOL
1,311 STUDENTS

OSWEGO LAKE
COUNTRY CLUB

LAKE OSWEGO

TIGARD
HIGH SCHOOL
1,989 STUDENTS

LAKERIDGE
HIGH SCHOOL
1,118 STUDENTS

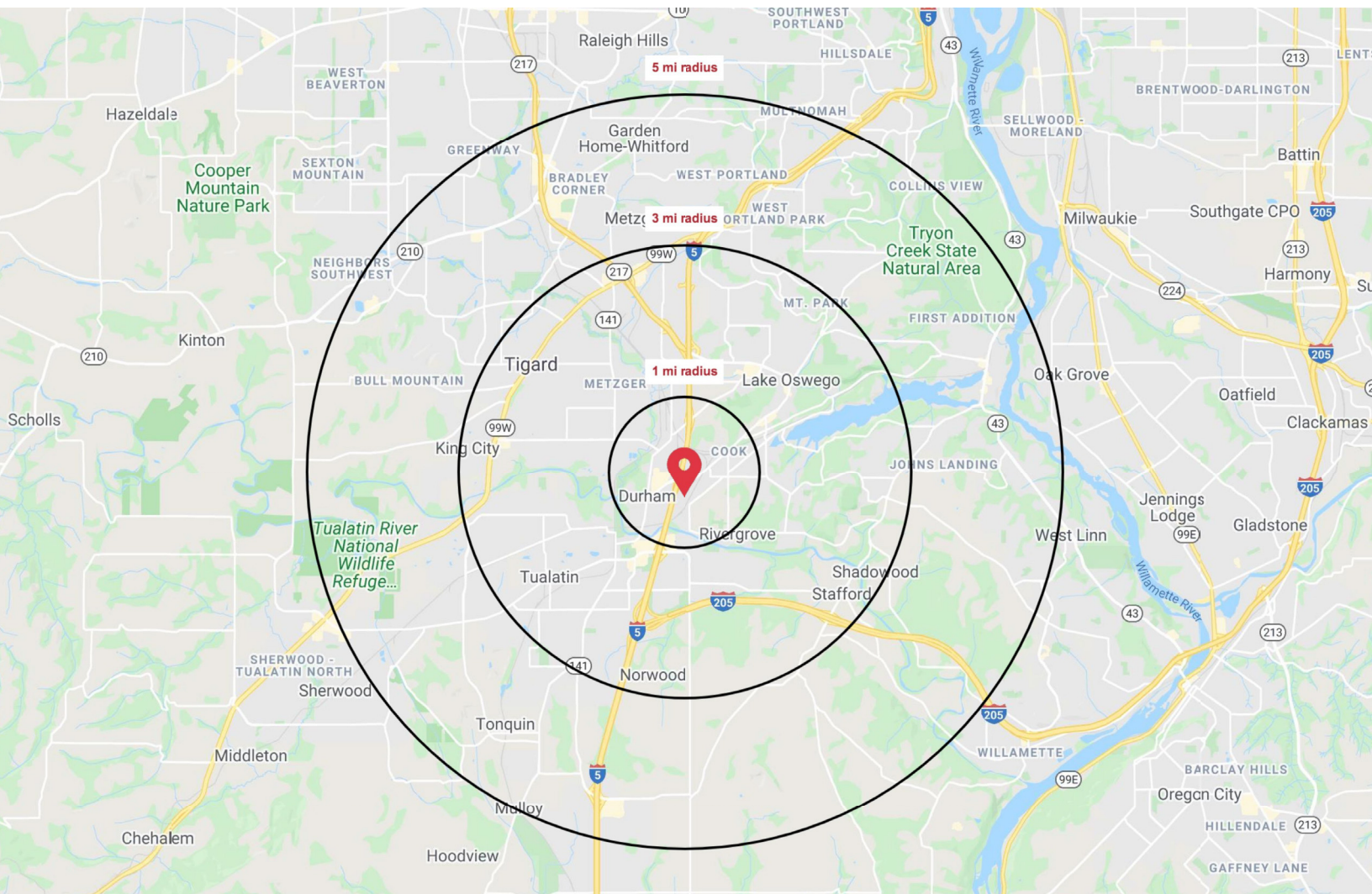
SITE

TIGARD



NA Elliott

Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2025	9,882	90,464	216,339
Projected Total Population 2030	9,999	91,046	218,089
Average HH Income	\$160,543	\$155,579	\$162,936
Median Home Value	\$773,009	\$695,195	\$693,839
Estimated Total Households	4,061	37,891	87,822
Daytime Demographics 16+	19,644	84,501	151,729
Some College or Higher	87%	83%	85%

Source: ESRI (2026)

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Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112
Demographic Source: Applied Geographic Solutions 4/2023,
TIGER Geography - RFULL9



Executive Summary (Esri 2025)

16901 SW 65th Ave, Lake Oswego, Oregon, 97035
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.39782
Longitude: -122.74527

	1 mile	3 miles	5 miles
Population			
2010 Population	8,169	82,391	196,353
2020 Population	9,565	89,760	215,517
2025 Population	9,882	90,464	216,339
2030 Population	9,999	91,046	218,089
2010-2020 Annual Rate	1.59%	0.86%	0.94%
2020-2024 Annual Rate	0.62%	0.15%	0.07%
2024-2029 Annual Rate	0.24%	0.13%	0.16%
2020 Male Population	48.6%	48.2%	48.2%
2020 Female Population	51.4%	51.8%	51.8%
2020 Median Age	39.3	41.4	41.1
2025 Male Population	49.4%	48.9%	48.9%
2025 Female Population	50.6%	51.1%	51.1%
2025 Median Age	40.1	42.4	42.2

In the identified area, the current year population is 9,882. In 2020, the Census count in the area was 9,565. The rate of change since 2020 was 0.62% annually. The five-year projection for the population in the area is 9,999 representing a change of 0.24% annually from 2025 to 2030. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 40.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2025 White Alone	70.3%	71.4%	72.4%
2025 Black Alone	1.5%	1.6%	2.0%
2025 American Indian/Alaska Native Alone	0.9%	0.7%	0.7%
2025 Asian Alone	7.1%	7.3%	7.6%
2025 Pacific Islander Alone	1.1%	0.9%	0.7%
2025 Other Race	6.5%	6.5%	5.2%
2025 Two or More Races	12.5%	11.5%	11.3%
2025 Hispanic Origin (Any Race)	14.4%	14.0%	12.0%

Persons of Hispanic origin represent 14.4% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2025 Wealth Index	157	148	157
2010 Households	3,377	34,724	80,449
2020 Households	3,979	37,226	86,827
2025 Households	4,061	37,891	87,822
2030 Households	4,131	38,372	88,861
2010-2020 Annual Rate	1.65%	0.70%	0.77%
2020-2024 Annual Rate	0.39%	0.34%	0.22%
2024-2029 Annual Rate	0.34%	0.25%	0.24%
2025 Average Household Size	2.43	2.37	2.43

The household count in this area has changed from 3,979 in 2020 to 4,061 in the current year, a change of 0.39% annually. The five-year projection of households is 4,131, a change of 0.34% annually from the current year total. Average household size is currently 2.43, compared to 2.40 in the year 2020. The number of families in the current year is 2,478 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	39.9%	39.9%	37.6%
Median Household Income			
2025 Median Household Income	\$121,235	\$108,990	\$115,490
2030 Median Household Income	\$133,836	\$121,623	\$131,060
2024-2029 Annual Rate	2.00%	2.22%	2.56%
Average Household Income			
2025 Average Household Income	\$160,543	\$155,579	\$162,936
2030 Average Household Income	\$175,699	\$173,417	\$181,913
2024-2029 Annual Rate	1.82%	2.19%	2.23%
Per Capita Income			
2025 Per Capita Income	\$65,609	\$65,073	\$66,310
2030 Per Capita Income	\$72,155	\$72,981	\$74,311
2024-2029 Annual Rate	1.92%	2.32%	2.30%
GINI Index			
2025 Gini Index	43.9	46.1	44.8
Households by Income			

Current median household income is \$121,235 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$133,836 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$160,543 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$175,699 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$65,609 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$72,155 in five years, compared to \$51,203 for all U.S. households.

Housing			
2025 Housing Affordability Index	60	60	64
2010 Total Housing Units	3,541	36,755	85,023
2010 Owner Occupied Housing Units	1,967	20,972	51,631
2010 Renter Occupied Housing Units	1,410	13,752	28,818
2010 Vacant Housing Units	164	2,031	4,574
2020 Total Housing Units	4,155	39,029	91,127
2020 Owner Occupied Housing Units	2,122	22,176	55,419
2020 Renter Occupied Housing Units	1,857	15,050	31,408
2020 Vacant Housing Units	193	1,797	4,325
2025 Total Housing Units	4,219	39,845	92,219
2025 Owner Occupied Housing Units	2,253	22,844	57,049
2025 Renter Occupied Housing Units	1,808	15,047	30,773
2025 Vacant Housing Units	158	1,954	4,397
2030 Total Housing Units	4,295	40,426	93,587
2030 Owner Occupied Housing Units	2,334	23,290	58,173
2030 Renter Occupied Housing Units	1,797	15,081	30,688
2030 Vacant Housing Units	164	2,054	4,726
Socioeconomic Status Index			
2025 Socioeconomic Status Index	58.6	55.9	56.9

Currently, 53.4% of the 4,219 housing units in the area are owner occupied; 42.9%, renter occupied; and 3.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 4,155 housing units in the area and 4.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.29%. Median home value in the area is \$773,009, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.26% annually to \$864,550.

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