

# FOR LEASE 1,370 SF

1179 McVey Avenue  
Lake Oswego, OR 97034



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**PROFESSIONAL RETAIL/OFFICE SPACE**



**CUSHMAN &  
WAKEFIELD**



# HIGHLIGHTS

- High Visibility Location on McVey Avenue
- Building Signage + Monument Signage
- Modern Building with Quality Finishes
- Lot with High Parking Ratio (3.4/1,000)
- Pedestrian Friendly Neighborhood
- High Income Area
- Minutes to Downtown Lake Oswego
- Sublease Term through 10/31/2026
- Available Now!
- Call for Competitive Lease Rate & NNNs

PLEASE DO NOT DISTURB TENANT



# AREA DEMOGRAPHICS

This prime professional retail / office space is perfectly positioned at one of the neighborhoods busiest intersections (McVey & South Shore Drive). This high visibility location offers great building and monument signage and shares the local shopping center with large brands like New Seasons, Mud Bay and Bellagios.

\*Please do not disturb tenant.

## LOCAL STATISTICS



**Total  
Population  
(2022)**



**Average  
Household  
Income**



**Median  
Home  
Value**

	Total Population (2022)	Average Household Income	Median Home Value
1 Mile	8,210	\$ 160,157	\$ 795,076
2 Miles	29,741	\$ 142,942	\$ 722,873
3 Miles	79,687	\$ 127,776	\$ 613,979

# 14K

Approximately 14,000  
Average Daily Traffic  
Count on McVey Ave

# 78%

Owner Occupied  
Households within  
a one mile radius



**GROCERY**  
within one block



**DOWNTOWN**  
within one mile



**DINING**  
20+ within one mile



**SCHOOLS**  
4 within one mile



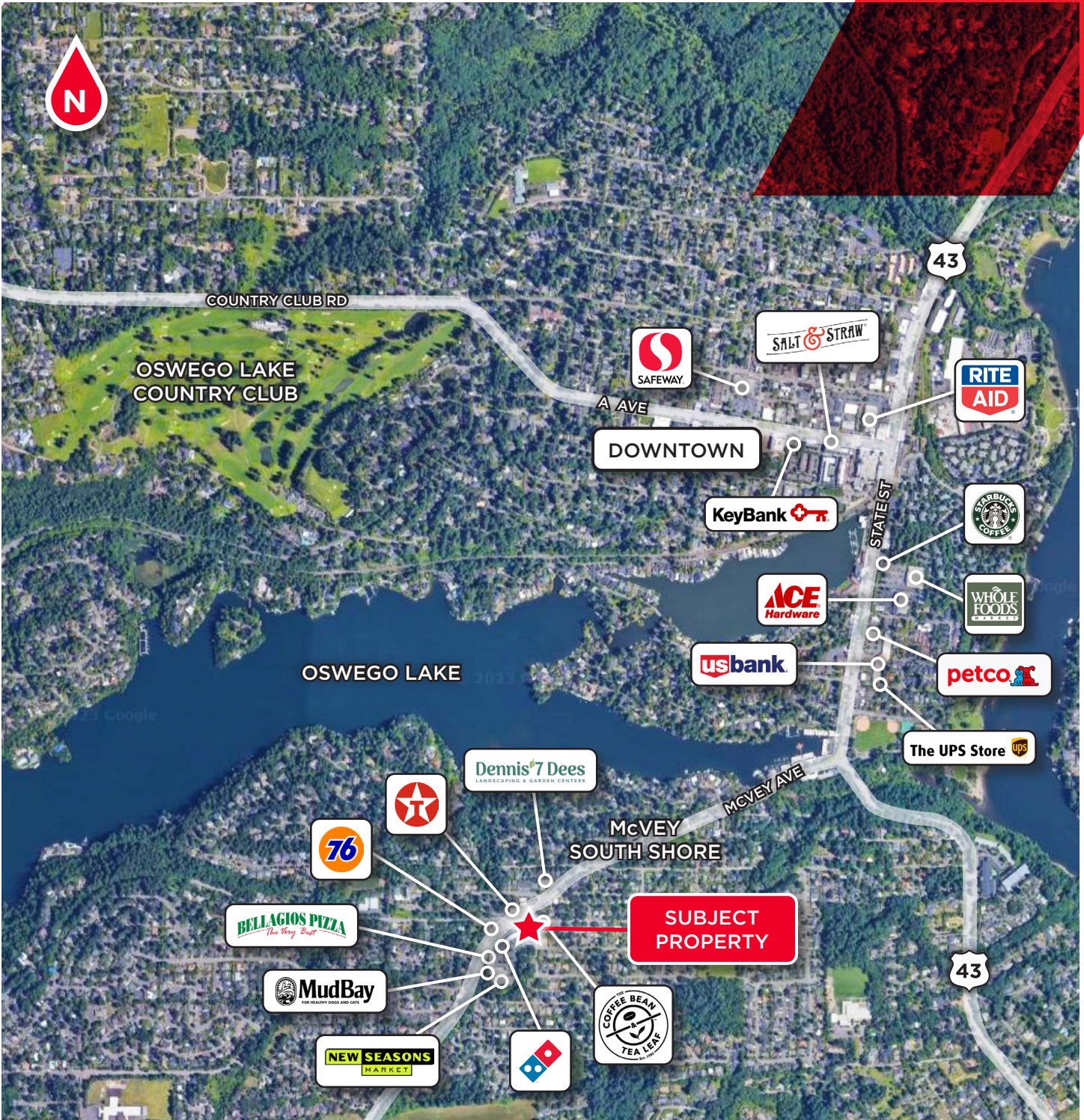
**GAS STATIONS**  
2 within one block



**PARK & REC**  
multiple within 1/2 mile



# CONVENIENT HIGH VISIBILITY MCVEY / SOUTH SHORE LOCATION





**CUSHMAN &  
WAKEFIELD**

## **CALL FOR RATES AND MORE DETAILS**

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### **Contact Info**

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