



# LAKE OSWEGO LAND

Kruse Oaks Drive, Lake Oswego, OR 97035

Asking Price: \$3,130,000 | Price Per Land SF: \$40/SF

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## RARE OPPORTUNITY TO ACQUIRE LAND IN AN AFFLUENT, SUPPLY-CONSTRAINED MARKET

The Offering provides the opportunity to acquire +/- 1.79 acres of developable land in Lake Oswego, a highly coveted Portland submarket. The land is immediately adjacent to the only Chick-fil-A in the city, currently under construction and estimated to open in early 2025, backfilling the former Stanford's restaurant. The Property is located off Kruse Oaks Dr, between Meadows Rd. and Kruse Way and near the I-5 interchange, within the Kruse Way submarket. The immediate trade area is unequalled in many respects due to extremely high average household incomes of \$180K (nearly 53% higher than the Portland city average), and a daytime employment population of an additional 20K individuals. The Kruse Way office submarket has 2.8M SF of office with the highest rents in the state.



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