

AVAILABLE FOR LEASE

NEXT TO TRADER JOE'S JUST OFF I-5



LAKE OSWEGO, OR

LOCATION

15387 Bangy Rd, Lake Oswego, OR 97035

AVAILABLE SPACE

- 2,986

RENTAL RATE

\$45.00 psf/yr, NNN \$8.54 psf/yr

HIGHLIGHTS

- Next door to Lake Oswego Trader Joe's, just South of BASCO Appliances
- Interstate 5 visibility with both Pylon and storefront signage
- Half mile south of the Hwy 217/I-5 interchange

TRAFFIC COUNTS

Bangy Rd – 2,587 ADT ('25)

I-5 – 166,574 ADT ('25)



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FORMER BEDMART
15387 BANGY ROAD
LAKE OSWEGO, OR



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DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	9,315	108,370	255,912
Estimated Households	3,931	46,053	107,625
Average HH Income	\$174,305	\$155,920	\$158,347
Median Home Value	\$740,443	\$708,421	\$696,784
Median Age	39.6	41.9	41.7
Daytime Demographics (16+ Years)	24,006	110,484	211,838

\$174,305

Average Household Income

1 MILE RADIUS

\$740,443

Median Home Value

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.414/-122.7432

15387 Bangy Rd Lake Oswego, OR 97035	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,315	108,370	255,912
2030 Projected Population	9,435	107,768	249,923
2020 Census Population	9,987	106,231	255,856
2010 Census Population	8,807	98,196	236,292
Projected Annual Growth 2025 to 2030	0.3%	-0.1%	-0.5%
Historical Annual Growth 2010 to 2025	0.4%	0.7%	0.6%
2025 Median Age	39.6	41.9	41.7
Households			
2025 Estimated Households	3,931	46,053	107,625
2030 Projected Households	4,066	46,668	106,893
2020 Census Households	4,008	44,034	105,401
2010 Census Households	3,608	41,169	98,351
Projected Annual Growth 2025 to 2030	0.7%	0.3%	-0.1%
Historical Annual Growth 2010 to 2025	0.6%	0.8%	0.6%
Race and Ethnicity			
2025 Estimated White	73.7%	74.2%	74.9%
2025 Estimated Black or African American	1.8%	2.5%	2.5%
2025 Estimated Asian or Pacific Islander	11.5%	8.9%	9.0%
2025 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
2025 Estimated Other Races	12.5%	13.8%	13.0%
2025 Estimated Hispanic	12.3%	13.6%	12.6%
Income			
2025 Estimated Average Household Income	\$174,305	\$155,920	\$158,347
2025 Estimated Median Household Income	\$132,371	\$116,868	\$120,164
2025 Estimated Per Capita Income	\$73,578	\$66,355	\$66,720
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.8%	1.8%
2025 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.3%	2.1%
2025 Estimated High School Graduate	10.7%	13.4%	12.5%
2025 Estimated Some College	14.7%	18.6%	18.7%
2025 Estimated Associates Degree Only	7.4%	7.5%	7.6%
2025 Estimated Bachelors Degree Only	36.5%	34.8%	36.0%
2025 Estimated Graduate Degree	28.3%	21.6%	21.3%
Business			
2025 Estimated Total Businesses	2,306	9,480	18,218
2025 Estimated Total Employees	21,384	76,630	134,756
2025 Estimated Employee Population per Business	9.3	8.1	7.4
2025 Estimated Residential Population per Business	4.0	11.4	14.0

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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