

# CENTERPOINTE SHOPS

FOR LEASE | LAKE OSWEGO, OREGON



## LOCATION

I-5 & Kruse Way | Lake Oswego, Oregon 97035

## AVAILABLE SPACE

3,420 SF (Divisible)

## RENTAL RATE

Please call for details

## HIGHLIGHTS

- Prominent retail center located at I-5 and Hwy 217, at the gateway to Lake Oswego/Kruse Way.
- Surrounded by SW Portland's highest income households and densest concentration of suburban office space, providing easy access to full-day customers and activity.

## TRAFFIC COUNTS

I-5 – 160,729 ADT ('22)

Hwy 217 – 105,228 ADT ('22)

Kruse Way – 25,714 ADT ('22)



[Click to View Drone Video](#)



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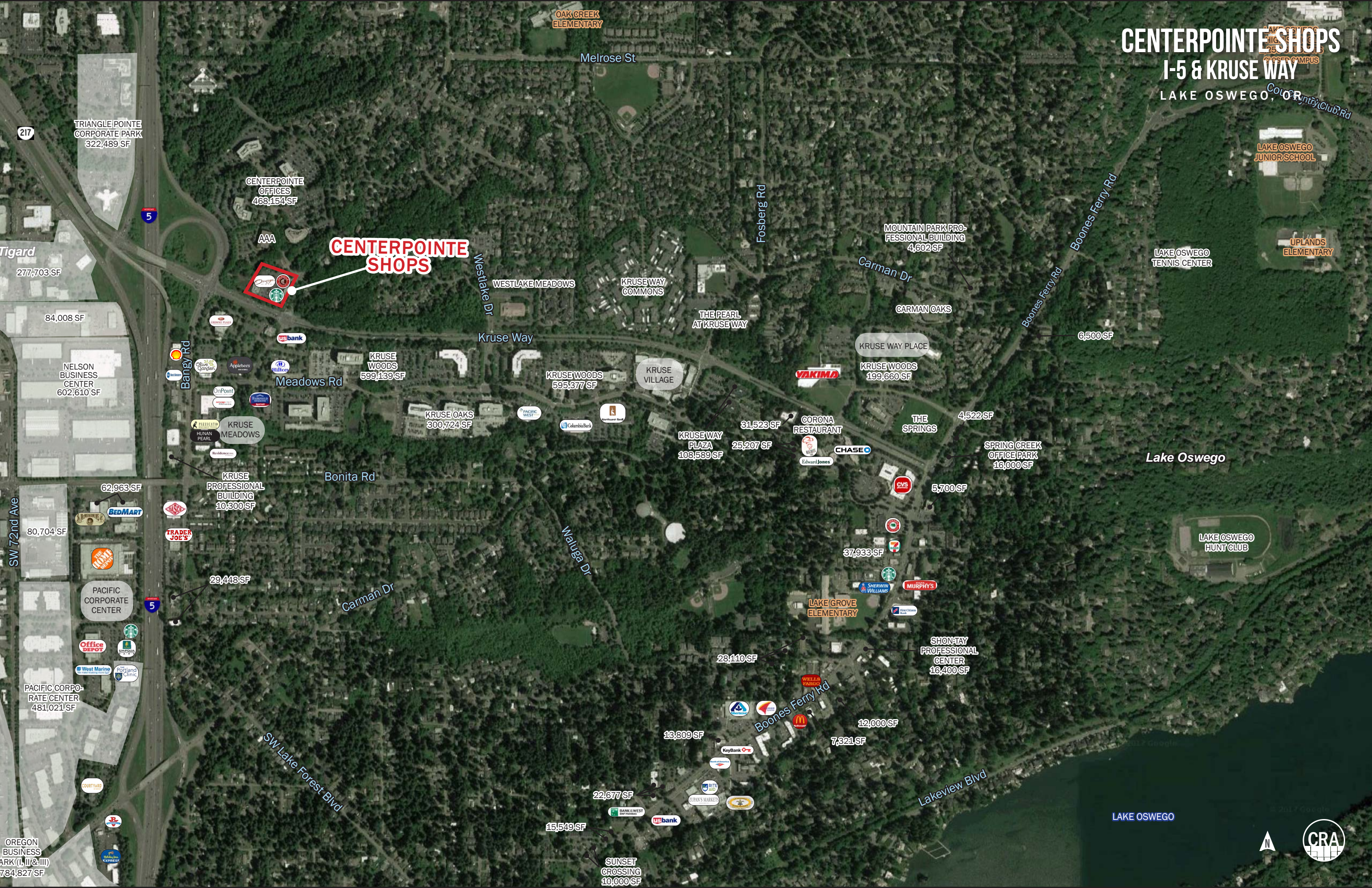






# CENTERPOINT SHOPS I-5 & KRUSE WAY

LAKE OSWEGO, OR



**CENTERPOINT  
SHOPS**

CENTERPOINT  
OFFICES  
468,154 SF

AAA

TRIANGLE POINT  
CORPORATE PARK  
322,489 SF

217

Tigard

277,703 SF

84,008 SF

NELSON  
BUSINESS  
CENTER  
602,610 SF

SW 72nd Ave

80,704 SF

PACIFIC CORPORATE  
CENTER

PACIFIC CORPO-  
RATE CENTER  
481,021 SF

OREGON  
BUSINESS  
ARK (I, II & III)  
784,827 SF

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KRUSE  
WOODS  
599,139 SF

KRUSEWOODS  
595,377 SF

KRUSE  
VILLAGE

KRUSE OAKS  
300,724 SF

KRUSEWAY  
PLAZA  
108,589 SF

31,523 SF

25,207 SF

CORONA  
RESTAURANT

THE  
SPRINGS

4,522 SF

SPRING CREEK  
OFFICE PARK  
16,000 SF

5,700 SF

37,933 SF

LAKE GROVE  
ELEMENTARY

SHON-TAY  
PROFESSIONAL  
CENTER  
16,400 SF

28,110 SF

13,809 SF

12,000 SF

7,321 SF

22,677 SF

15,549 SF

SUNSET  
CROSSING  
10,000 SF

Lake Oswego

LAKE OSWEGO  
HUNT CLUB

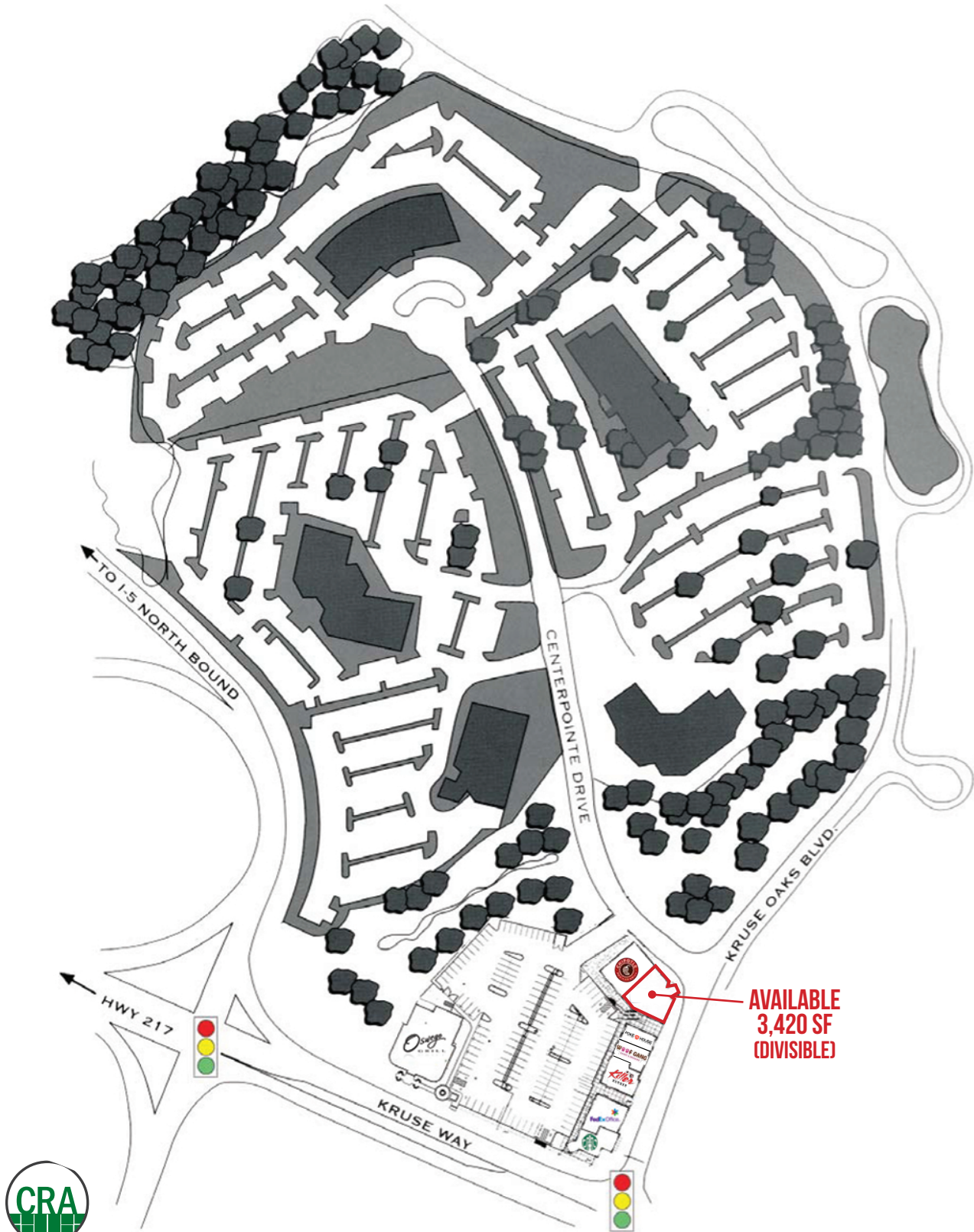
LAKE OSWEGO





AREA SITE PLAN

CENTERPOINTE SHOPS  
I-5 & KRUSE WAY  
LAKE OSWEGO, OR



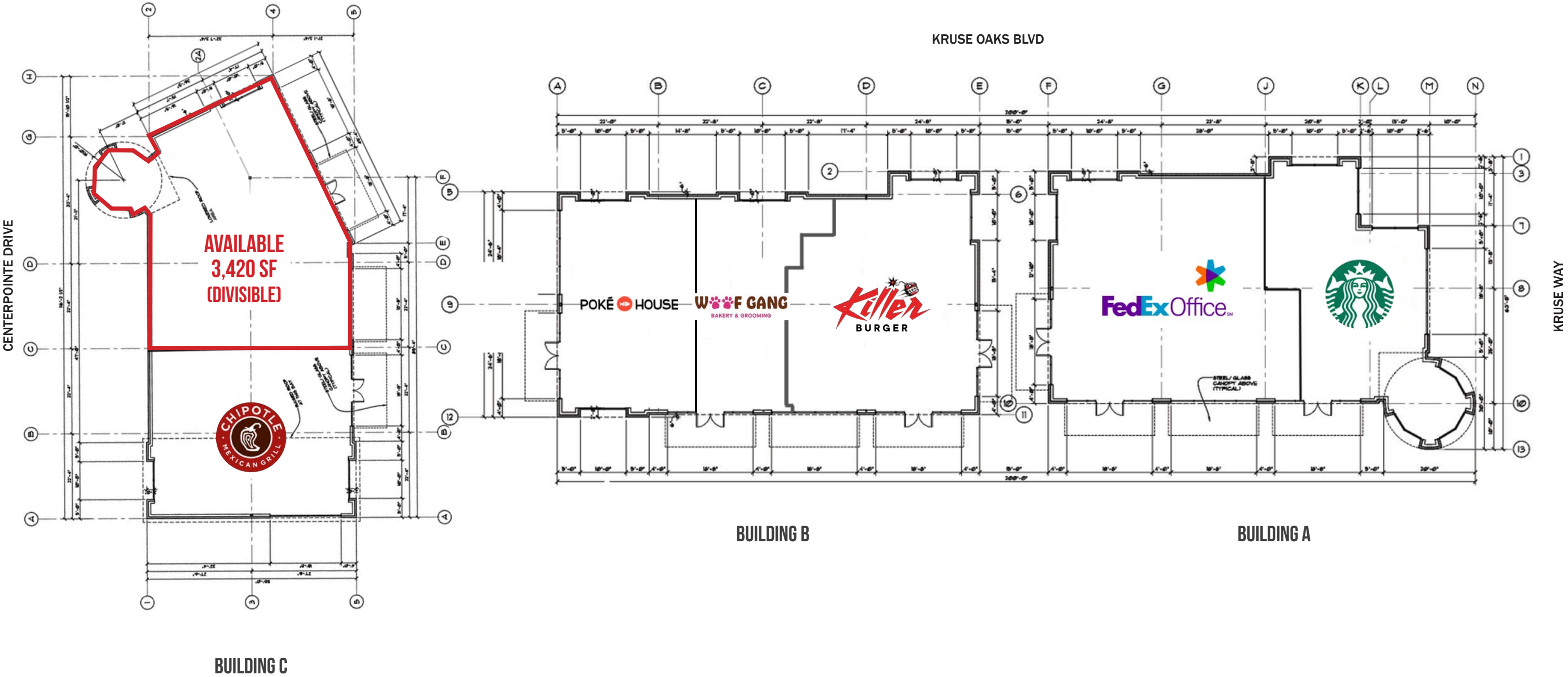
- |                   |                  |                             |
|-------------------|------------------|-----------------------------|
| 1 Kruse Woods V   | 7 Kruse Oaks III | 13 4000 Kruse Way Place I   |
| 2 Kruse Woods IV  | 8 Kruse Oaks II  | 14 4000 Kruse Way Place II  |
| 3 Kruse Woods II  | 9 Kruse Oaks I   | 15 4000 Kruse Way Place III |
| 4 Kruse Woods I   | 10 5000 Meadows  | 16 4004 Kruse Way           |
| 5 Kruse Woods III | 11 4900 Meadows  |                             |
| 6 4949 Meadows    | 12 4800 Meadows  |                             |













# CENTERPOINTE SHOPS

## I-5 & KRUSE WAY

LAKE OSWEGO, OR

### DEMOGRAPHIC SUMMARY

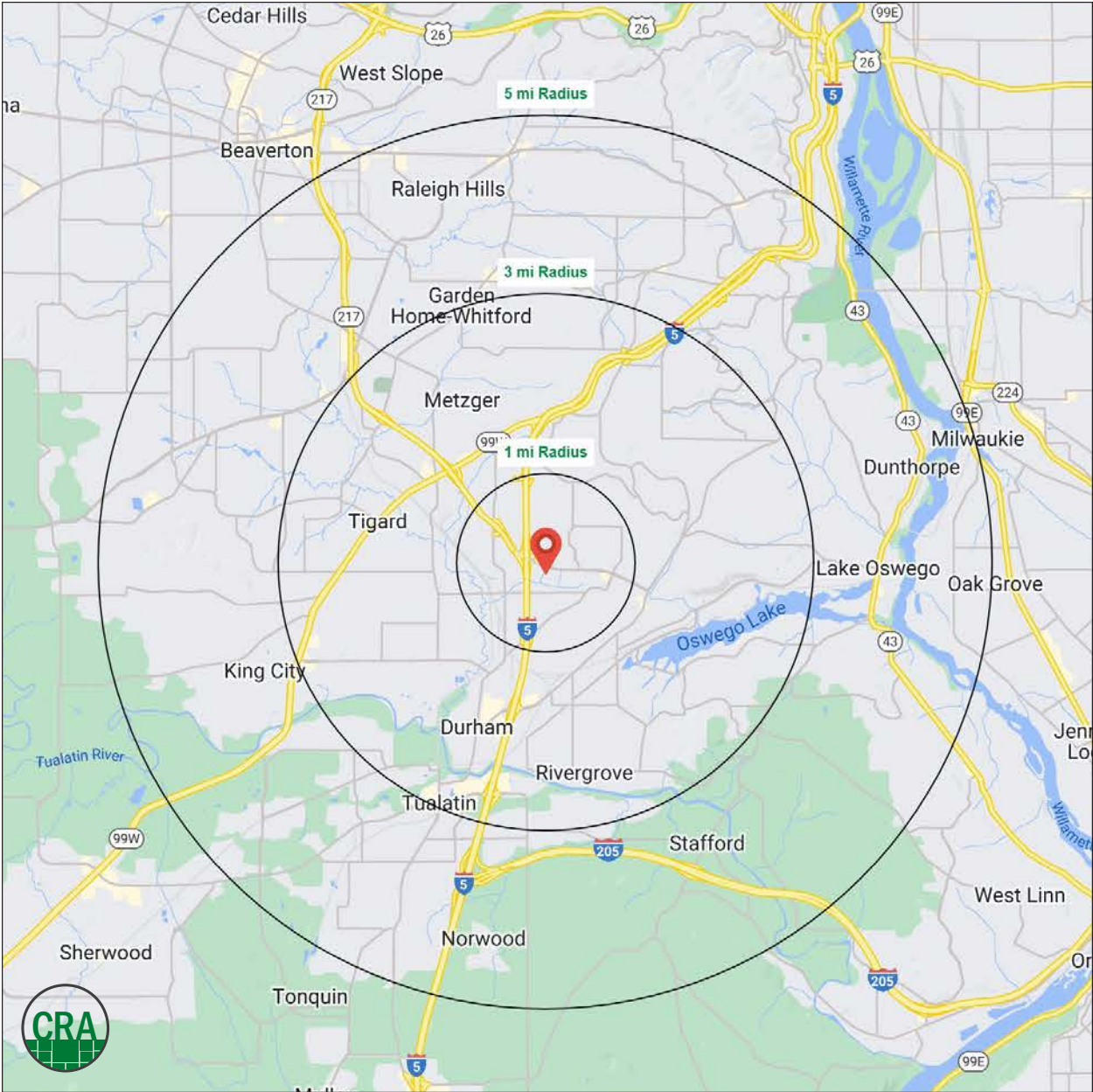
Source: Regis – SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	10,257	106,686	269,503
Estimated Households	4,304	45,500	114,686
Average HH Income	\$180,191	\$157,606	\$154,903
Median Home Value	\$768,371	\$683,129	\$664,067
Daytime Demographics 16+	25,577	108,097	220,149
Some College or Higher	87.0%	82.6%	82.4%

**\$180,191**

Average Household Income  
1 MILE RADIUS

**108,097**

Daytime Demographics  
Age 16 Years or Over  
3 MILE RADIUS





## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.42/-122.7393

Centerpointe Shops Lake Oswego, OR 97035	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	10,257	106,686	269,503
2029 Projected Population	10,749	107,217	264,799
2020 Census Population	10,456	105,174	270,023
2010 Census Population	9,503	97,496	250,509
Projected Annual Growth 2024 to 2029	1.0%	-	-0.3%
Historical Annual Growth 2010 to 2024	0.6%	0.7%	0.5%
2024 Median Age	40.9	41.9	41.7
<b>Households</b>			
2024 Estimated Households	4,304	45,500	114,686
2029 Projected Households	4,583	46,293	114,034
2020 Census Households	4,262	43,549	112,207
2010 Census Households	3,971	40,763	104,992
Projected Annual Growth 2024 to 2029	1.3%	0.3%	-0.1%
Historical Annual Growth 2010 to 2024	0.6%	0.8%	0.7%
<b>Race and Ethnicity</b>			
2024 Estimated White	74.2%	75.8%	76.1%
2024 Estimated Black or African American	1.5%	2.4%	2.4%
2024 Estimated Asian or Pacific Islander	13.9%	8.6%	8.4%
2024 Estimated American Indian or Native Alaskan	0.3%	0.6%	0.6%
2024 Estimated Other Races	10.0%	12.6%	12.6%
2024 Estimated Hispanic	8.8%	12.1%	12.0%
<b>Income</b>			
2024 Estimated Average Household Income	\$180,191	\$157,606	\$154,903
2024 Estimated Median Household Income	\$130,210	\$115,602	\$115,435
2024 Estimated Per Capita Income	\$75,666	\$67,290	\$66,036
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.0%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.0%	2.0%
2024 Estimated High School Graduate	10.1%	13.3%	13.5%
2024 Estimated Some College	13.9%	18.7%	19.1%
2024 Estimated Associates Degree Only	5.5%	7.4%	7.1%
2024 Estimated Bachelors Degree Only	35.3%	33.8%	34.4%
2024 Estimated Graduate Degree	32.4%	22.7%	21.8%
<b>Business</b>			
2024 Estimated Total Businesses	2,374	9,531	18,653
2024 Estimated Total Employees	22,521	75,058	136,907
2024 Estimated Employee Population per Business	9.5	7.9	7.3
2024 Estimated Residential Population per Business	4.3	11.2	14.4



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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