

NEW SUBLEASE!

South Lake Center

16091 SW 65TH AVENUE / LAKE OSWEGO, OR 97035



Ideal location in Lake Oswego for a health and fitness business

AVAILABLE SPACES

- 1,500 SF

LEASE RATES

\$36.00 SF/yr (NNN)

TRAFFIC COUNTS

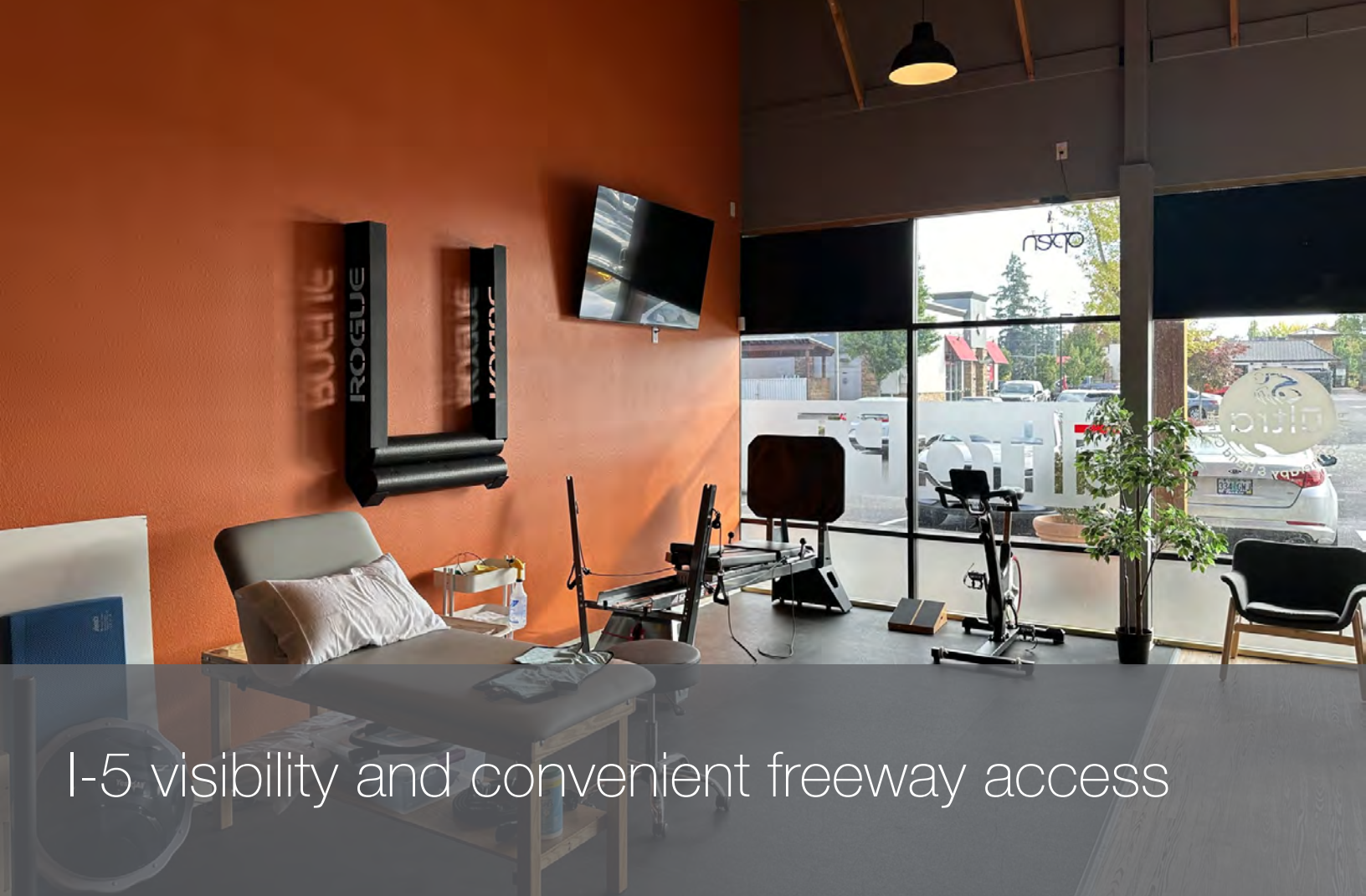
I-5 - 148,679 ADT

Lower Boones Ferry - 29,021 ADT

CONTACT

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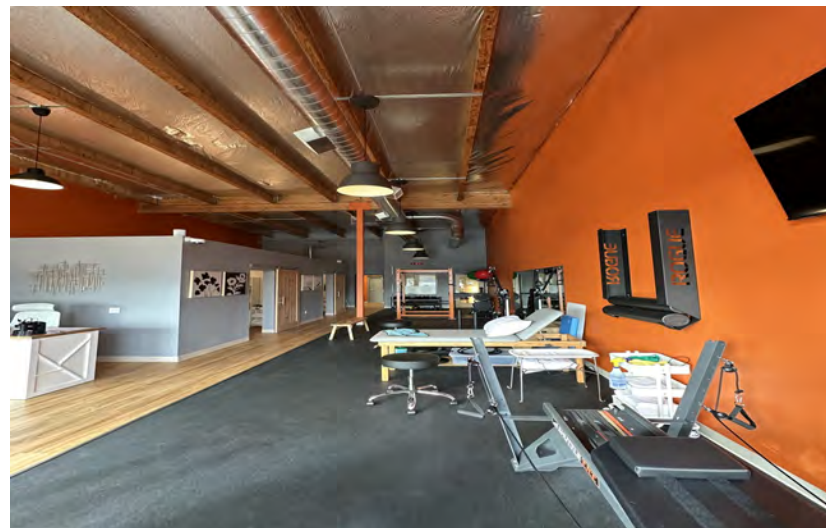




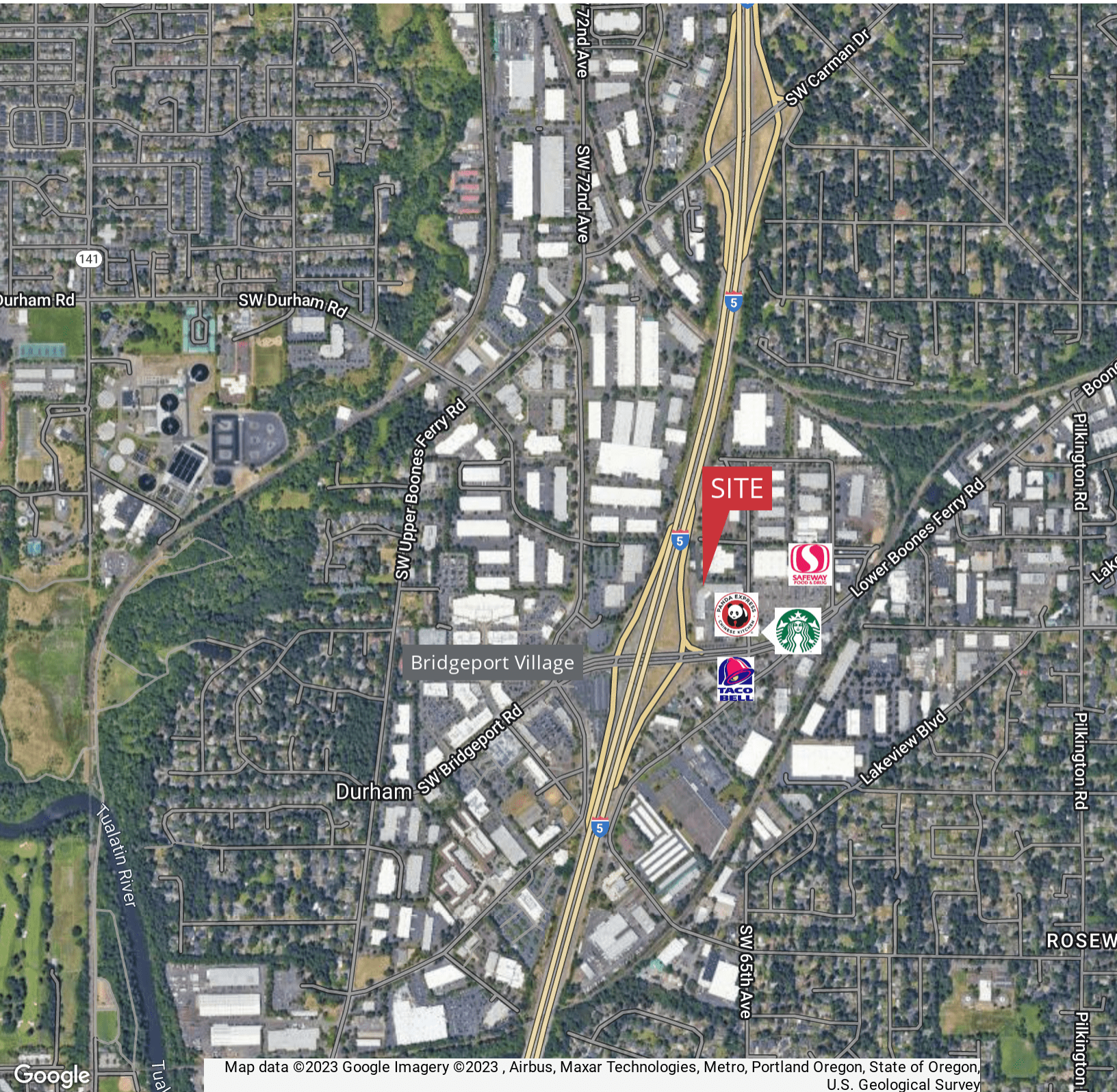
I-5 visibility and convenient freeway access

1,500 SF of retail space for medical health and wellness/fitness, featuring individual rooms and optional high-quality equipment

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



Location map



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Site Plan



TENANT	SF
1 Paper Caper	2,562
2 Premier Martial Arts	1,820
3 The Refillery	1,200
3.5 AVAILABLE	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

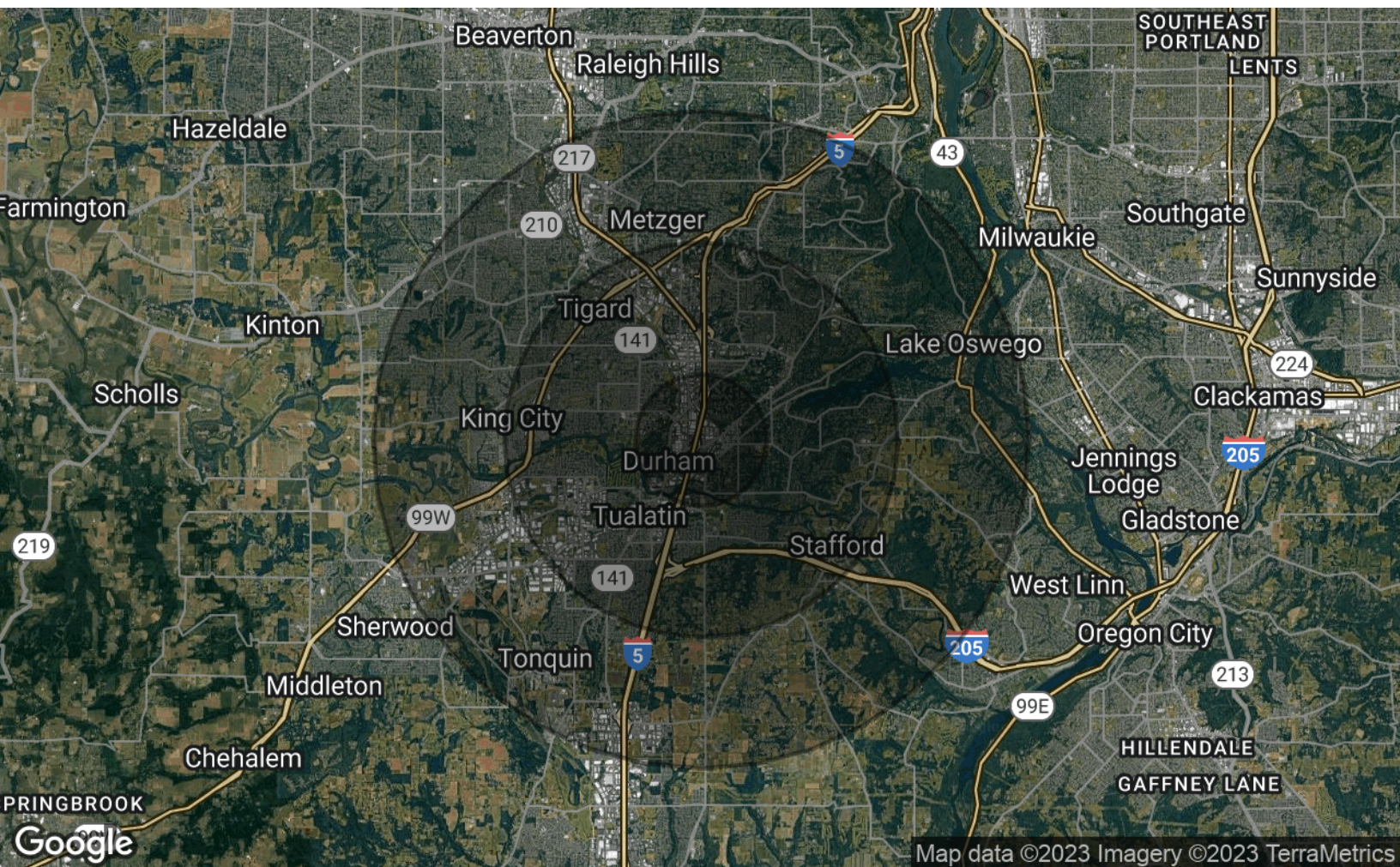
TENANT	SF
9 Sharetea	1,200
10 Pet Evolution	4,015
11 Lakeshore Learning	7,154
12-13 See's Candies	4,200
14 Sushi Hana	900
15 Sushi Hana	1,216
16 Backyard Bird Shop	2,475
17 Panda Express	3,000
18 ZoomCare	6,000

CONTACT

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Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	9,533	93,472	221,545
Projected Total Population 2028	9,774	97,153	228,807
Average HH Income	\$177,614	\$153,315	\$162,904
Median Home Value	\$587,156	\$587,783	\$591,307
Estimated Total Households	4,040	39,436	91,040
Daytime Demographics 16+	17,212	99,386	191,525
Some College or Higher	5,831	55,940	134,588

Source: Regis – SitesUSA (2023)

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