



THE WINDWARD

LIVE. SHOP. DINE. GATHER.

PLEASE DO NOT DISTURB TENANT



PRIME SECOND GENERATION RESTAURANT & RETAIL SPACE FOR LEASE 340 FIRST STREET • LAKE OSWEGO, OREGON

LOCATION

A Avenue between 1st Street & 2nd Street in downtown Lake Oswego, Oregon

AVAILABLE SPACES

340 First Street (Unit C3) - Available now!

2,324 RSF/2,000 USF

Second generation restaurant space, including full type I hood, kitchen infrastructure and grease interceptor in place. Excellent prime location on First Avenue in the heart of Lake Oswego's thriving commercial retail corridor.

144 A Avenue (Suite A4) - Available 12/1/2024 (do not disturb tenant)

1,148 RSF/950 USF

Second generation retail/nail salon space.

RENTAL RATE

Retail: \$38.00/SF/YR, NNN

TRAFFIC COUNT

A Avenue - 17,802 ADT ('22) » **State Street** - 29,480 ADT ('22)

COMMENTS

- Class "A" redevelopment of the Wizer's Shopping Center includes upscale retail, restaurant, and commercial professional service/office space with luxury market rate apartments and underground parking for retail, commercial, and residential.
- Highly visible site in the heart of downtown Lake Oswego.
- Across the street from Lake View Village, a specialty retail center tenanted by Chico's, Grapevine, Five Spice, Kassab Jewelers, and other high-profile merchants.
- Adjacent to Millennium Plaza Park, where the popular Lake Oswego Farmers' Market is held.
- Join Salt & Straw Ice Cream, Bamboo Sushi, Chuckie Pies, Adorn, StarCycle, Richard Henry, Domaine Serene, Stretch Lab, Drawn 2 Art Studios, Blue Star Donuts, biography, Breakside Brewery, Citrus Salon, Golden, Mad Sass Soap (now open!) and more!



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THE WINDWARD

VIEW OF DOMAINE SERENE FROM FIRST STREET



VIEW LOOKING WEST FROM FIRST STREET OF CHUCKIE PIES AND BAMBOO SUSHI & PEDESTRIAN WALKWAY



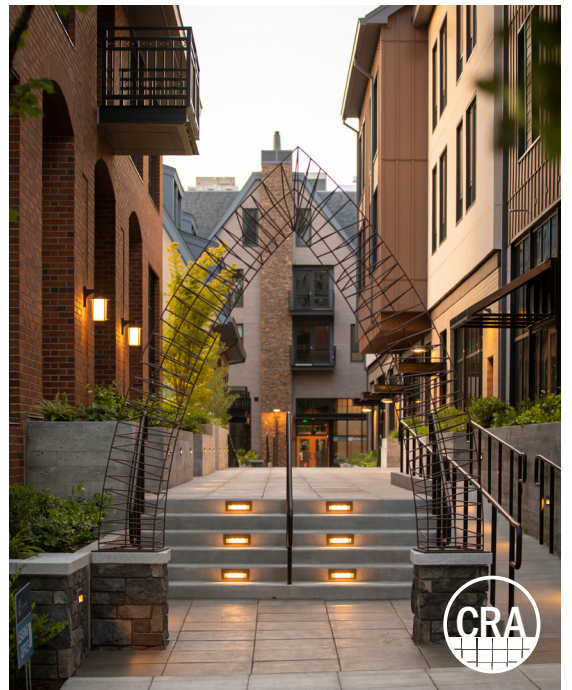
VIEW OF FIRST STREET RETAIL (ADORN & CHUCKIE PIES)



VIEW OF GARAGE INGRESS/EGRESS OFF FIRST STREET & ADJACENT PEDESTRIAN INGRESS/EGRESS



THE WINDWARD



US POSTAL SERVICE

CAVE

TOKLAT

23,402 ADT (22) A AVE

5TH ST

4TH ST

GOOD YEAR

B AVE

24,853 ADT (22)

CATHOLIC SCHOOL

WELLS FARGO

17,802 ADT (22)

2ND ST

ZOOM CARD

A AVE



MILLENNIUM PLAZA PARK

THE WINDWARD

DOMAINE SERENE

BAMBOO ADORN

SALT & STRAW

CHUCKIE PIES

STRECH LAB

BREAKSIDE

THE SWEET SHOP

LONG VIEW VILLAGE

CHICO'S

CHICKEN

CRAPPIE

GLASSYBOBBY

FIVE STAR

LAKEWOOD BAY

STATE ST / HWY 43

27,051 ADT (22)

STARBUCKS

WHOLE FOODS MARKET

ACE Hardware

CHASE

PETCO

NICKIE'S LIST

TRAINER CLUB

US BANK

THE UPS STORE

SUBWAY

24,670 ADT (22)

GEORGE ROGERS PARK

MCVEY AVE

OSWEGO LAKE

WILLAMETTE RIVER



CLOSE-IN AERIAL | THE WINDWARD



R. BLOOMS
THE FINEST COUNTRY

Jackon
ON THE WAY TO FUTURE



COUNTRY SQUARE
BARBER SHOP

PILATES
AND FITNESS

SIMPLY POSH
& JEWELRY

ZOOM+care

RITE AID

MONTAVILLA
SEWING SUPPLIES

LAKESIDE
CYCLES

ANN'S BRIDAL

FIREHOUSE
PUB

KeyBank

LUCCI RESTAURANT

plance

Windermere
REAL ESTATE

A Ave 17,802 ADT (22)

SITE

SITE

2nd St

1st St

CHICO'S

STEINWAY & SONS

mapel
labatique

glassybaby

Pet's Coffee & Tea

LAKE VIEW
VILLAGE

Grapevine

FIVE SPICE
SEAFOOD

FIREHOUSE
PUB

FARMERS'
MARKET

Millennium
Plaza Park

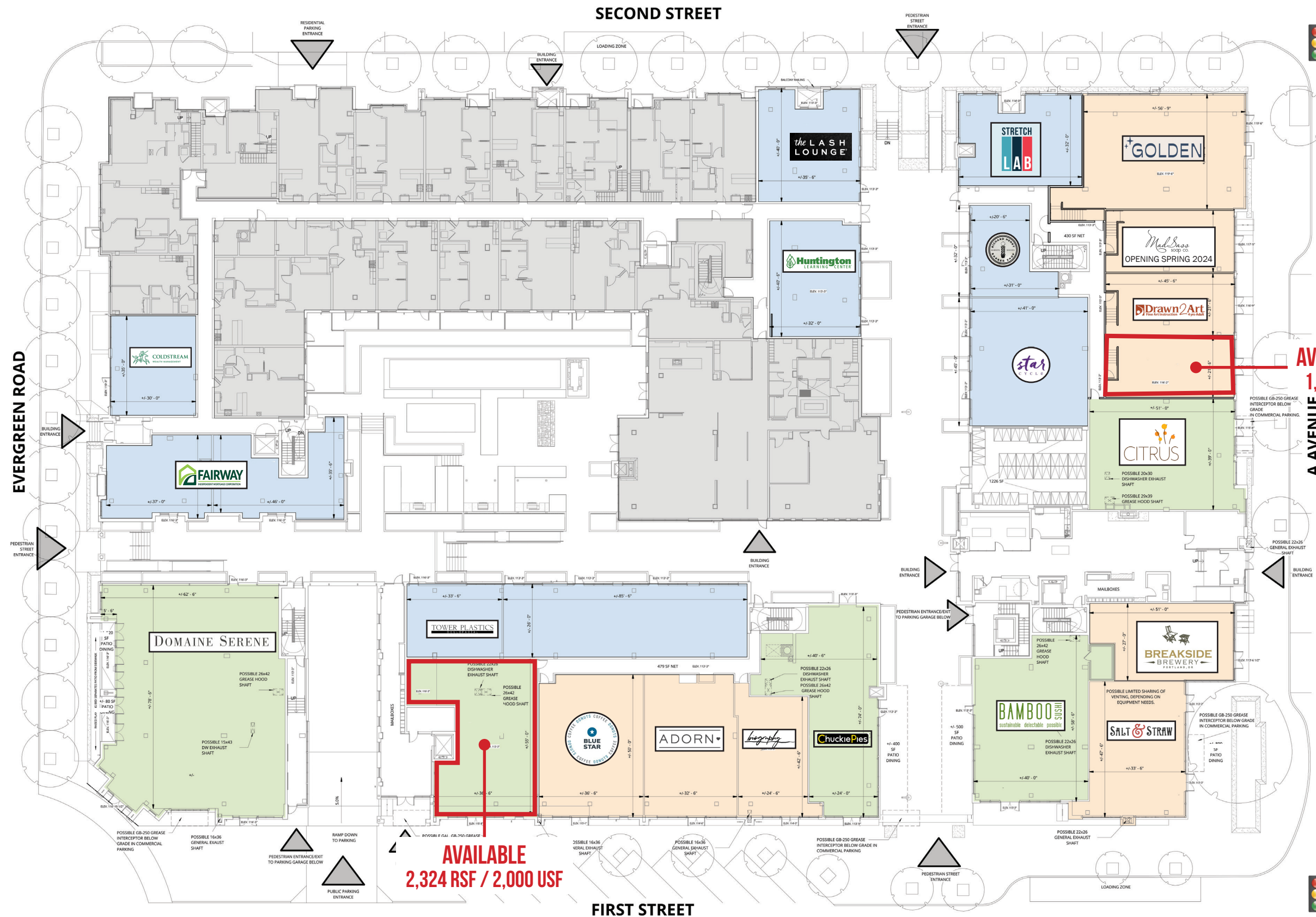
State St / Hwy 43 29,480 ADT (22)

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GROUND LEVEL SITE PLAN | THE WINDWARD

- VENTABLE FOR RESTAURANT USE ■
- RETAIL/SERVICE/OFFICE USE (NO RESTAURANT) ■
- RETAIL USE (NO RESTAURANT) ■
- RESIDENTIAL AREA ■



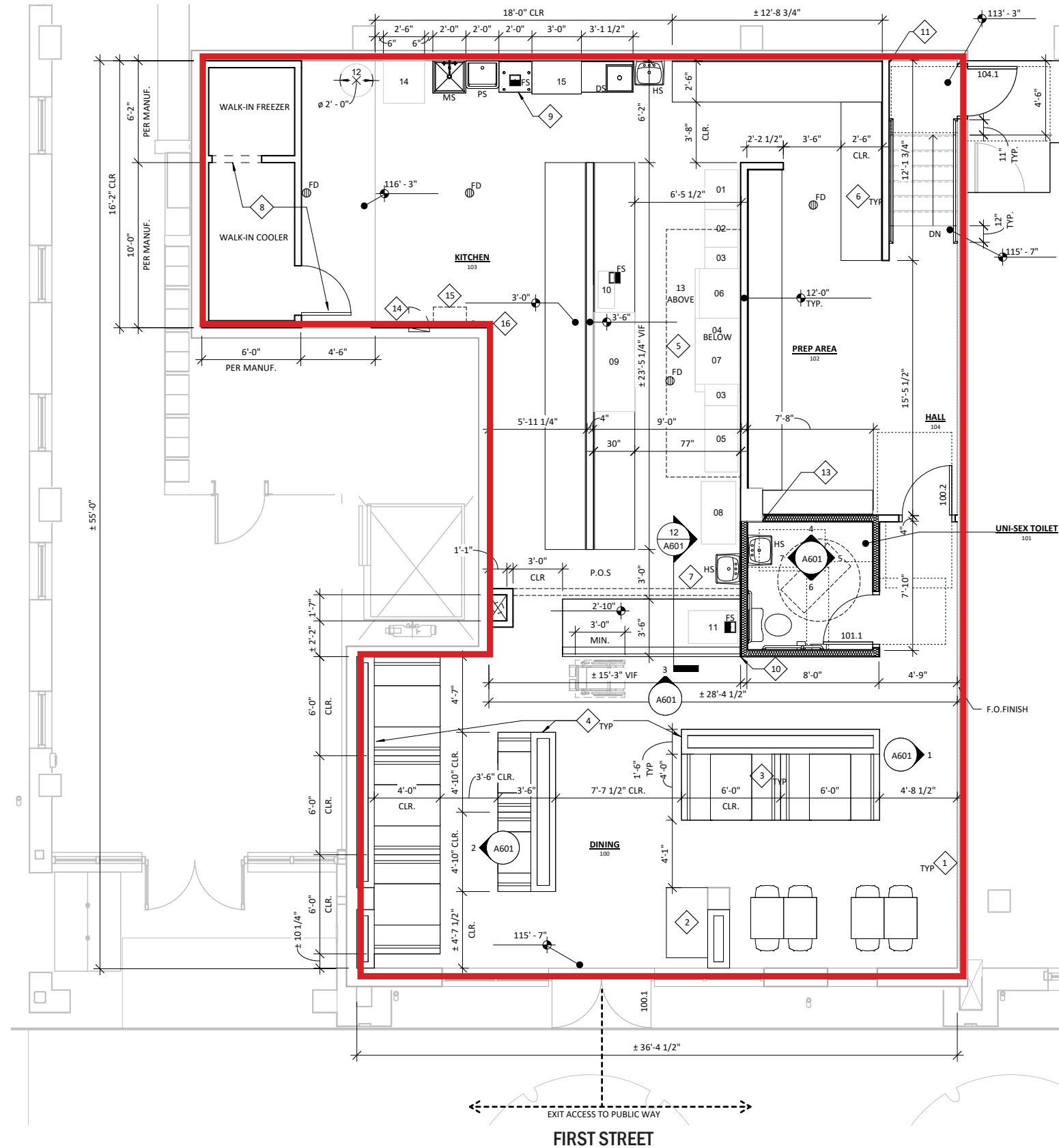
AVAILABLE 12/1/24
1,148 RSF / 950 USF

AVAILABLE
2,324 RSF / 2,000 USF



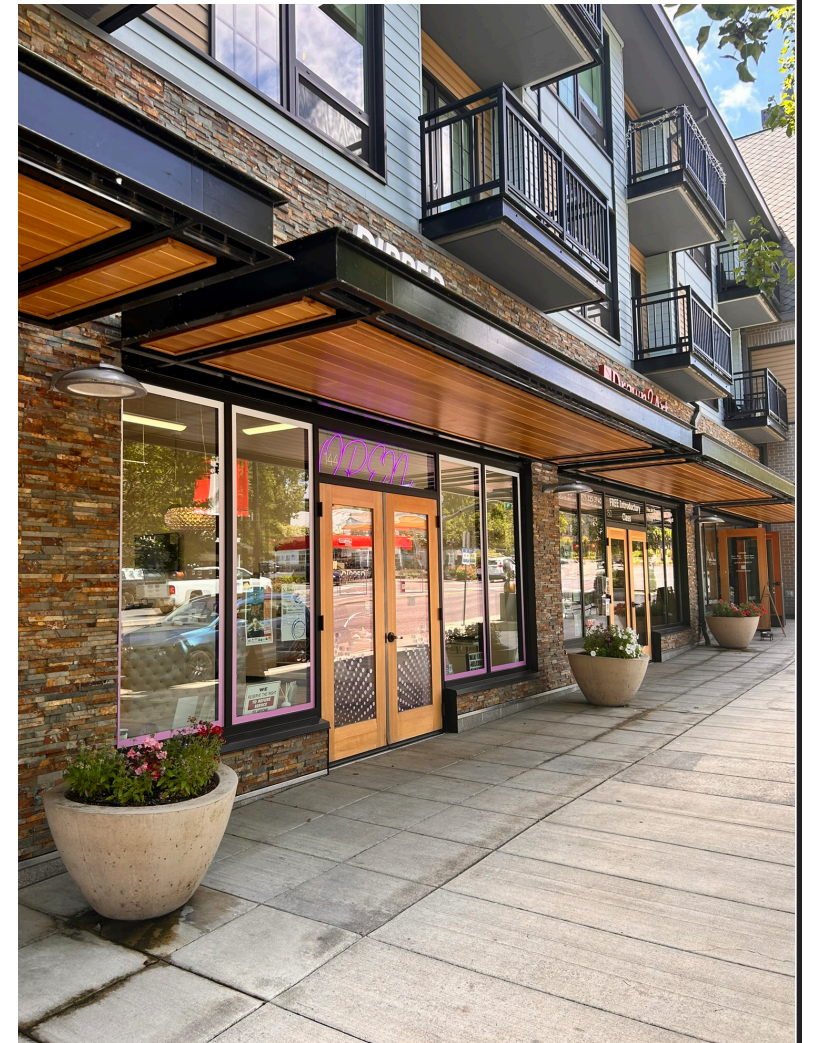
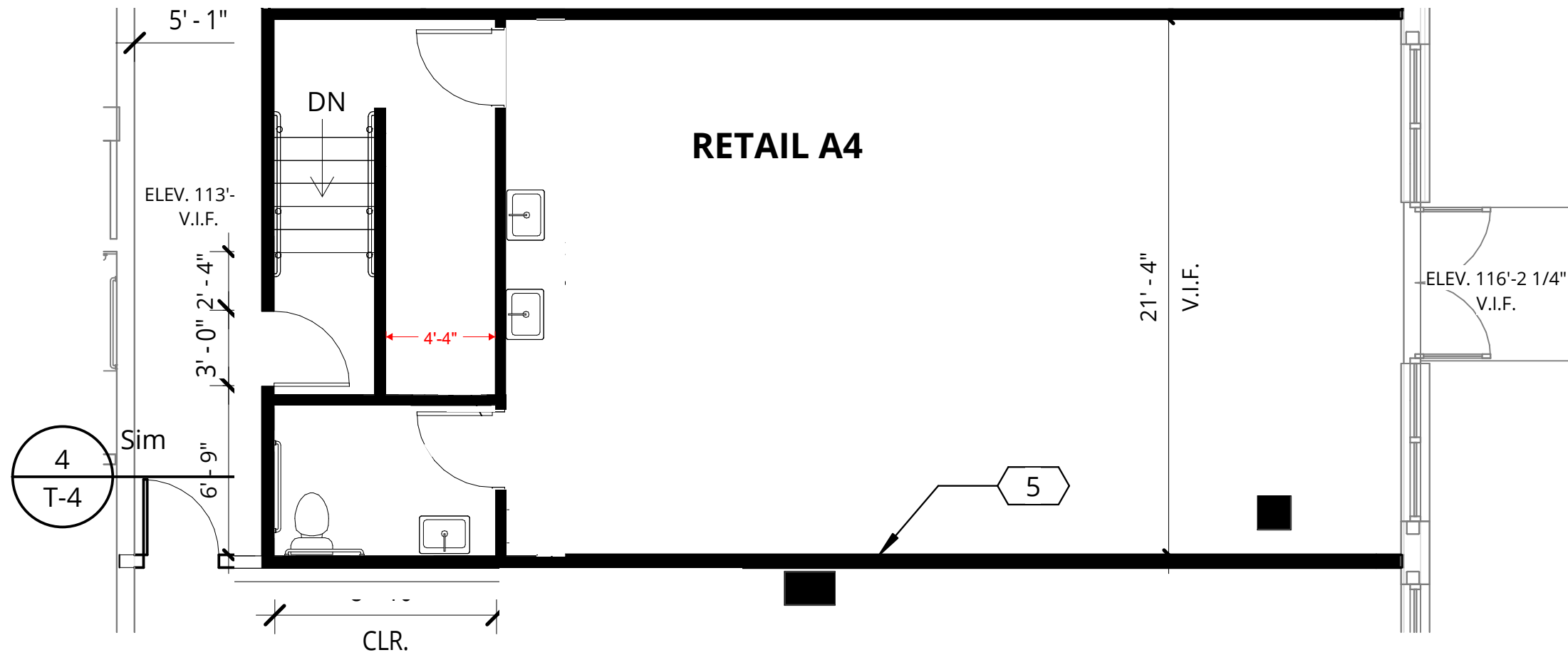
FLOOR PLAN | RETAIL C3

RETAIL C3
 2,000 SF Usable
 2,324 SF Leasable

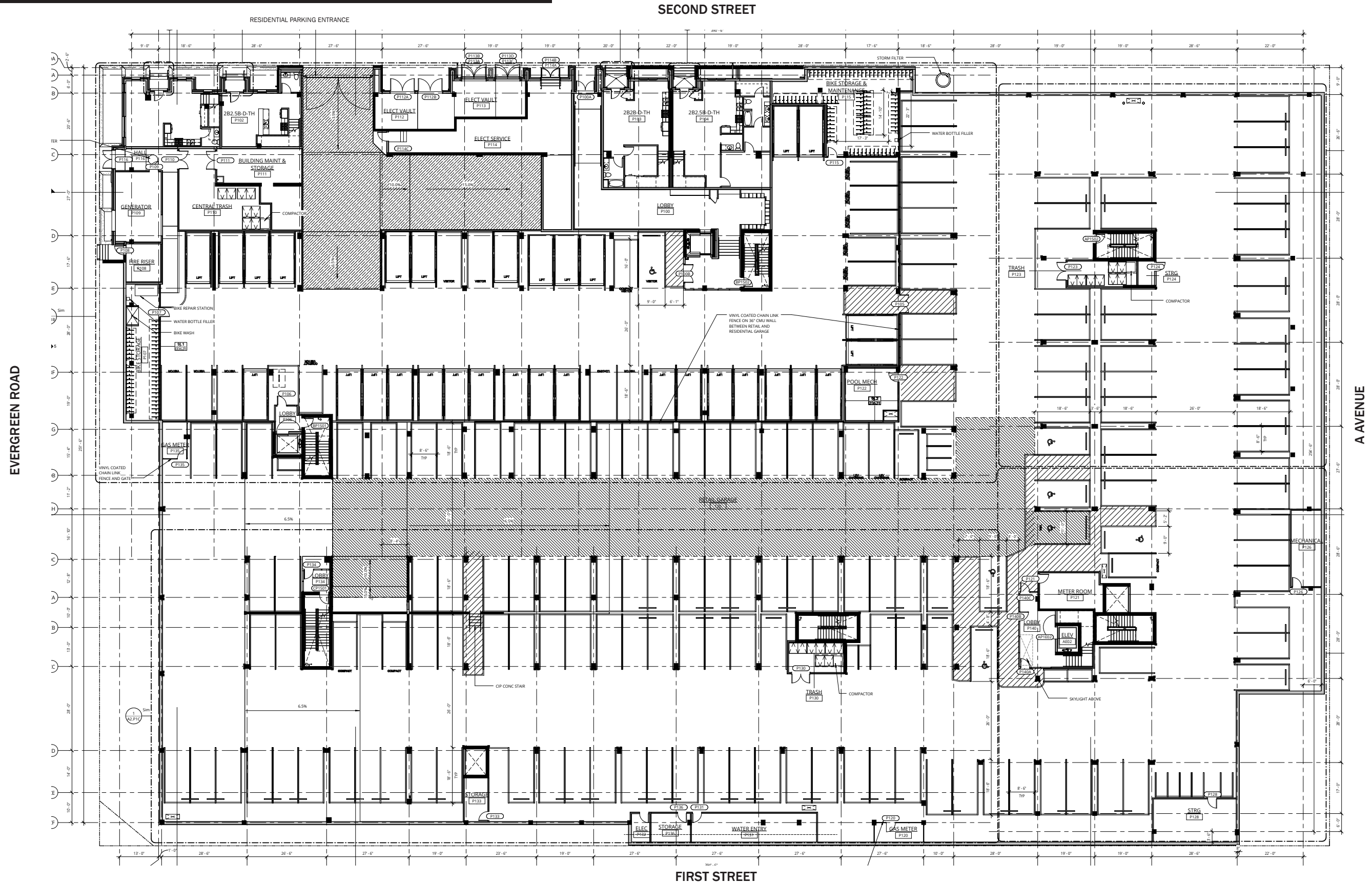


FLOOR PLAN | RETAIL A4

RETAIL A4
950 SF Usable
1,148 SF Leasable



PARKING LEVEL SITE PLAN | THE WINDWARD





THE WINDWARD

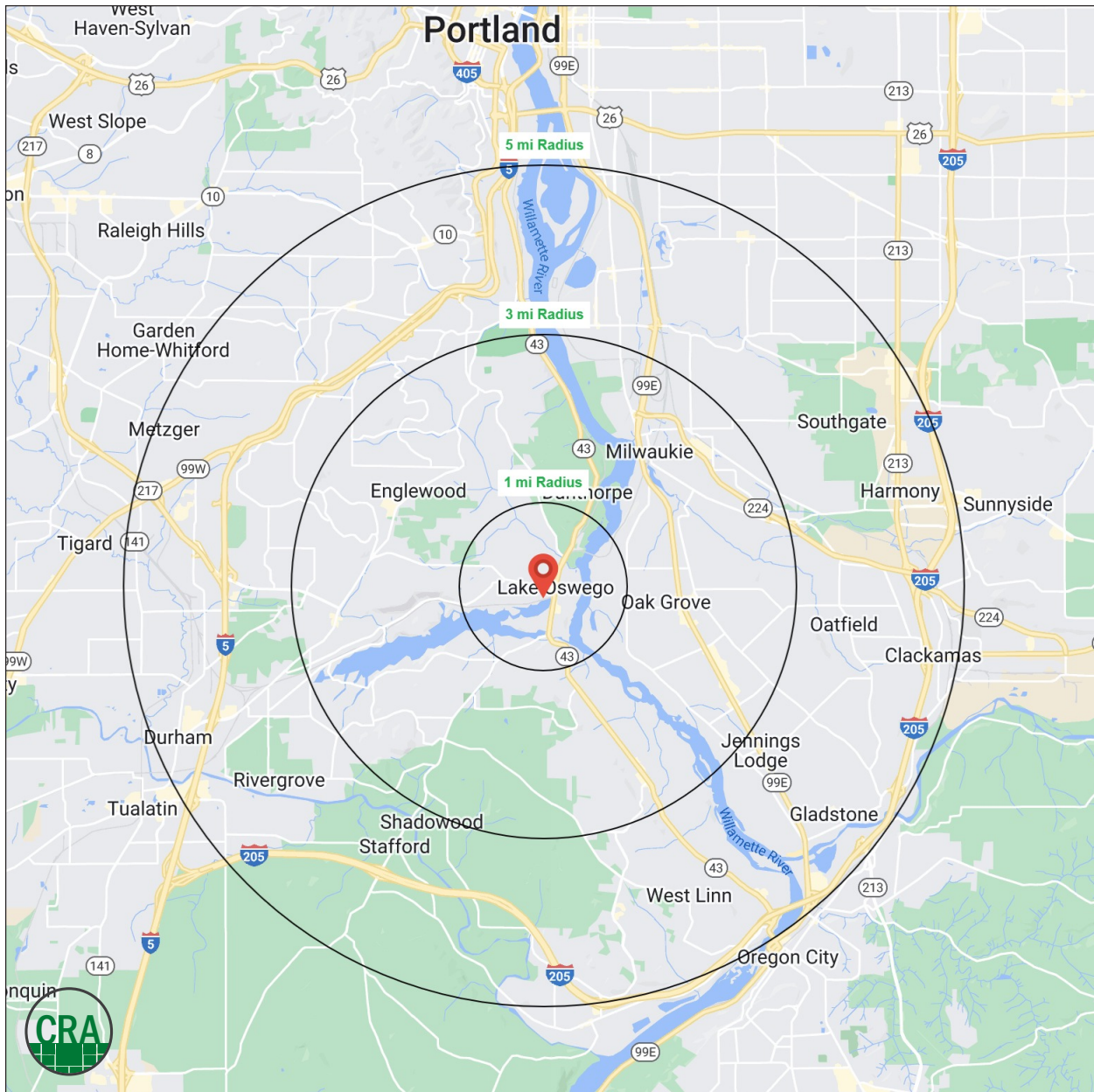
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	9,175	83,632	271,032
Projected Population 2028	9,435	85,267	276,471
Average HH Income	\$200,695	\$172,986	\$156,875
Median Home Value	\$850,631	\$651,467	\$582,780
Daytime Demographics 16+	8,482	60,157	220,315
Some College or Higher	88.7%	823.2%	80.8%

\$850,631

Median Home Value
1 MILE RADIUS

\$200,695

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4192/-122.6653

Windward	1 mi	3 mi	5 mi
Lake Oswego, OR 97034	radius	radius	radius
Population			
2023 Estimated Population	9,175	83,632	271,032
2028 Projected Population	9,435	85,267	276,471
2020 Census Population	9,194	83,060	270,452
2010 Census Population	8,548	77,263	250,549
Projected Annual Growth 2023 to 2028	0.6%	0.4%	0.4%
Historical Annual Growth 2010 to 2023	0.6%	0.6%	0.6%
2023 Median Age	48.2	44.5	41.1
Households			
2023 Estimated Households	4,090	35,219	113,218
2028 Projected Households	4,414	37,524	119,878
2020 Census Households	4,062	34,542	111,593
2010 Census Households	3,924	32,486	104,251
Projected Annual Growth 2023 to 2028	1.6%	1.3%	1.2%
Historical Annual Growth 2010 to 2023	0.3%	0.6%	0.7%
Race and Ethnicity			
2023 Estimated White	85.7%	82.6%	80.3%
2023 Estimated Black or African American	1.0%	1.4%	1.9%
2023 Estimated Asian or Pacific Islander	4.8%	6.5%	6.5%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.5%
2023 Estimated Other Races	8.3%	9.0%	10.8%
2023 Estimated Hispanic	6.7%	7.7%	9.6%
Income			
2023 Estimated Average Household Income	\$200,695	\$172,986	\$156,875
2023 Estimated Median Household Income	\$133,170	\$121,384	\$113,339
2023 Estimated Per Capita Income	\$89,502	\$73,069	\$65,714
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.5%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.1%	2.6%
2023 Estimated High School Graduate	9.4%	13.2%	14.8%
2023 Estimated Some College	16.0%	18.2%	19.7%
2023 Estimated Associates Degree Only	6.7%	6.9%	7.1%
2023 Estimated Bachelors Degree Only	33.9%	33.2%	31.9%
2023 Estimated Graduate Degree	32.1%	25.0%	22.1%
Business			
2023 Estimated Total Businesses	1,005	5,466	18,897
2023 Estimated Total Employees	4,961	32,002	136,810
2023 Estimated Employee Population per Business	4.9	5.9	7.2
2023 Estimated Residential Population per Business	9.1	15.3	14.3

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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