

## RETAIL FOR LEASE

# LEASE OPPORTUNITY IN LAKE OSWEGO

15483 Boones Ferry Rd, Lake Oswego, OR 97035



### OFFERING SUMMARY

AVAILABLE SF:	
LEASE RATE:	N/A
BUILDING SIZE:	4,083 SF
ZONING:	General Commercial District (GC)
MARKET:	Lake Oswego

### PROPERTY OVERVIEW

Retail opportunity in affluent Lake Oswego available on busy Boones Ferry Road where 20,117 cars travel daily. Nearby access to I-5 and 217 and Downtown Portland is just 15 minutes away. The available space is 2,400 SF and includes 9+ off-street parking stall

### PROPERTY HIGHLIGHTS

**kw** PORTLAND  
PREMIERE  
KELLERWILLIAMS, REALTY

**DENISE BROHOSKI**  
Oregon And Washington Licensed Principal Broker  
0: 503.309.5106  
Denise@CommercialRENW.com

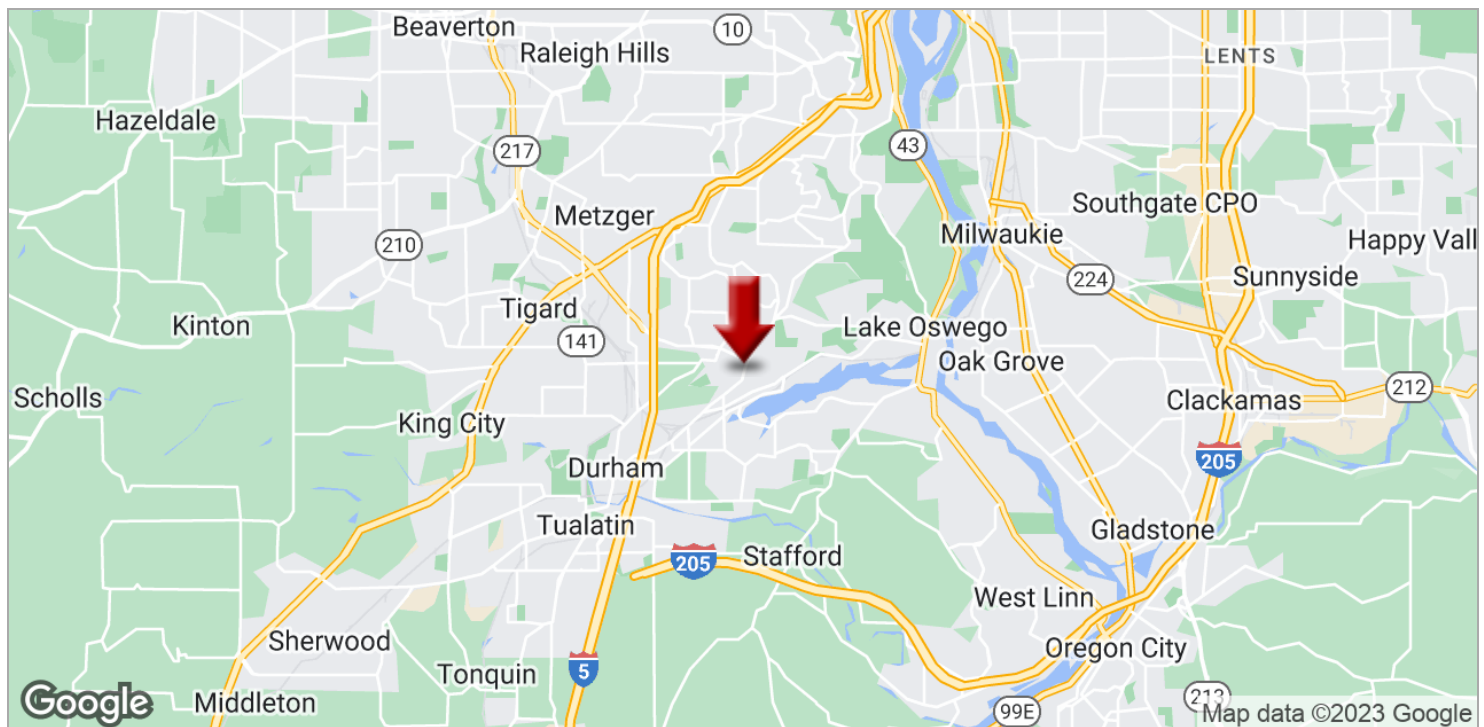
16365 Boones Ferry Rd, Lake Oswego, OR 97035  
Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[kwcommercial.com](http://kwcommercial.com)

# LOCATION MAPS

15483 Boones Ferry Rd, Lake Oswego, OR 97035



**KW** PORTLAND  
PREMIERE  
KELLERWILLIAMS, REALTY

**DENISE BROHOSKI**  
Oregon And Washington Licensed Principal Broker  
O: 503.309.5106  
Denise@CommercialRENW.com

16365 Boones Ferry Rd, Lake Oswego, OR 97035  
Each Office Independently Owned and Operated

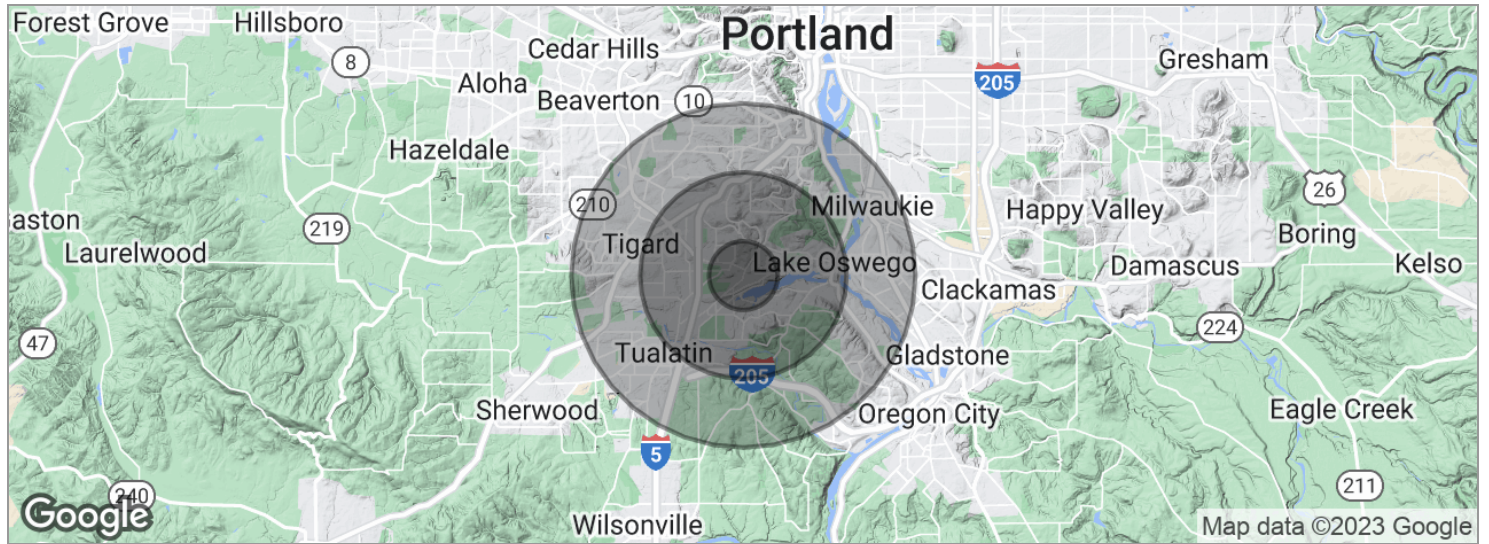
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[kwcommercial.com](http://kwcommercial.com)



# DEMOGRAPHICS

15483 Boones Ferry Rd, Lake Oswego, OR 97035



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,888	78,444	212,777
Median age	41.8	40.5	39.6
Median age (male)	40.4	39.8	38.8
Median age (Female)	42.3	41.0	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,749	32,569	89,232
# of persons per HH	2.3	2.4	2.4
Average HH income	\$99,012	\$103,683	\$94,114
Average house value	\$638,170	\$546,872	\$454,609

*\* Demographic data derived from 2020 ACS - US Census*

**KW** PORTLAND  
PREMIERE  
KELLERWILLIAMS, REALTY

16365 Boones Ferry Rd, Lake Oswego, OR 97035  
Each Office Independently Owned and Operated

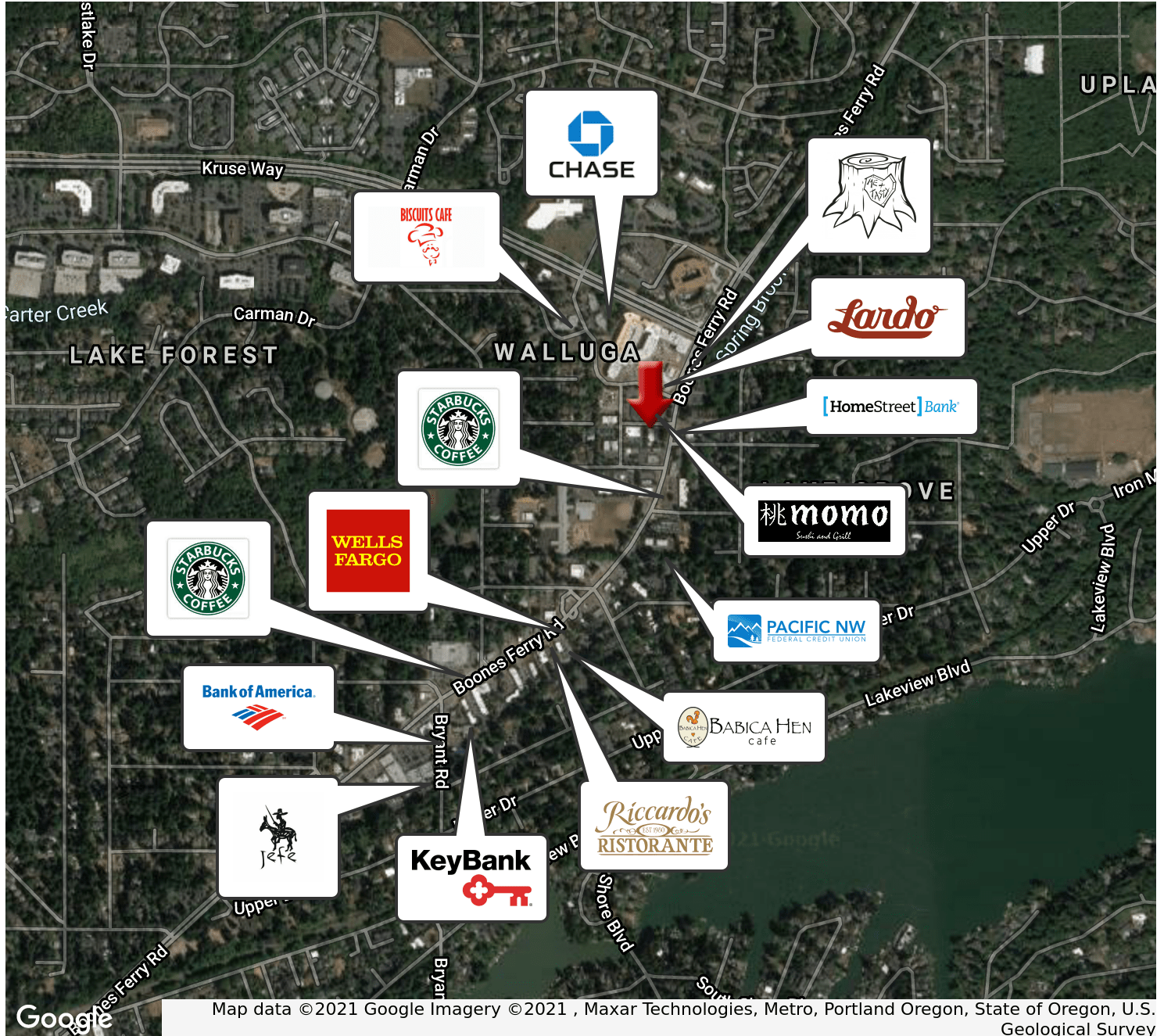
**DENISE BROHOSKI**  
Oregon And Washington Licensed Principal Broker  
O: 503.309.5106  
Denise@CommercialRENW.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[kwcommercial.com](http://kwcommercial.com)

# RETAILER MAP

15483 Boones Ferry Rd, Lake Oswego, OR 97035





# Confidentiality & Disclaimer

## LAKE OSWEGO, OR

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lake Oswego in compliance with all applicable fair housing and equal opportunity laws.

### KW COMMERCIAL

16365 Boones Ferry Rd,  
Lake Oswego, OR 97035

### PRESENTED BY:

#### DENISE BROHOSKI

Oregon And Washington Licensed Principal Broker  
O: 503.309.5106  
Denise@CommercialRENW.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.