

# LAKEWOOD BAY PLAZA

141 S STATE STREET · LAKE OSWEGO · OR



## PROPERTY HIGHLIGHTS

- Commercial / Retail Space
- Appx 2,200 SF
- \$18.00 - \$20.00 SF/NNN
- Hwy 43 - 32,850 ADT

## OWNED AND OPERATED BY:



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 POPULATION	10,114	78,757	257,101
2017 AVG. HH INCOME	\$148,813	\$119,146	\$99,892
2017 DAYTIME POPULATION	4,440	36,661	131,154

## CONTACT



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503-245-1400 EXT 516 - DOUG@HSPACIFIC.COM

**MICHAEL HEERMAN**  
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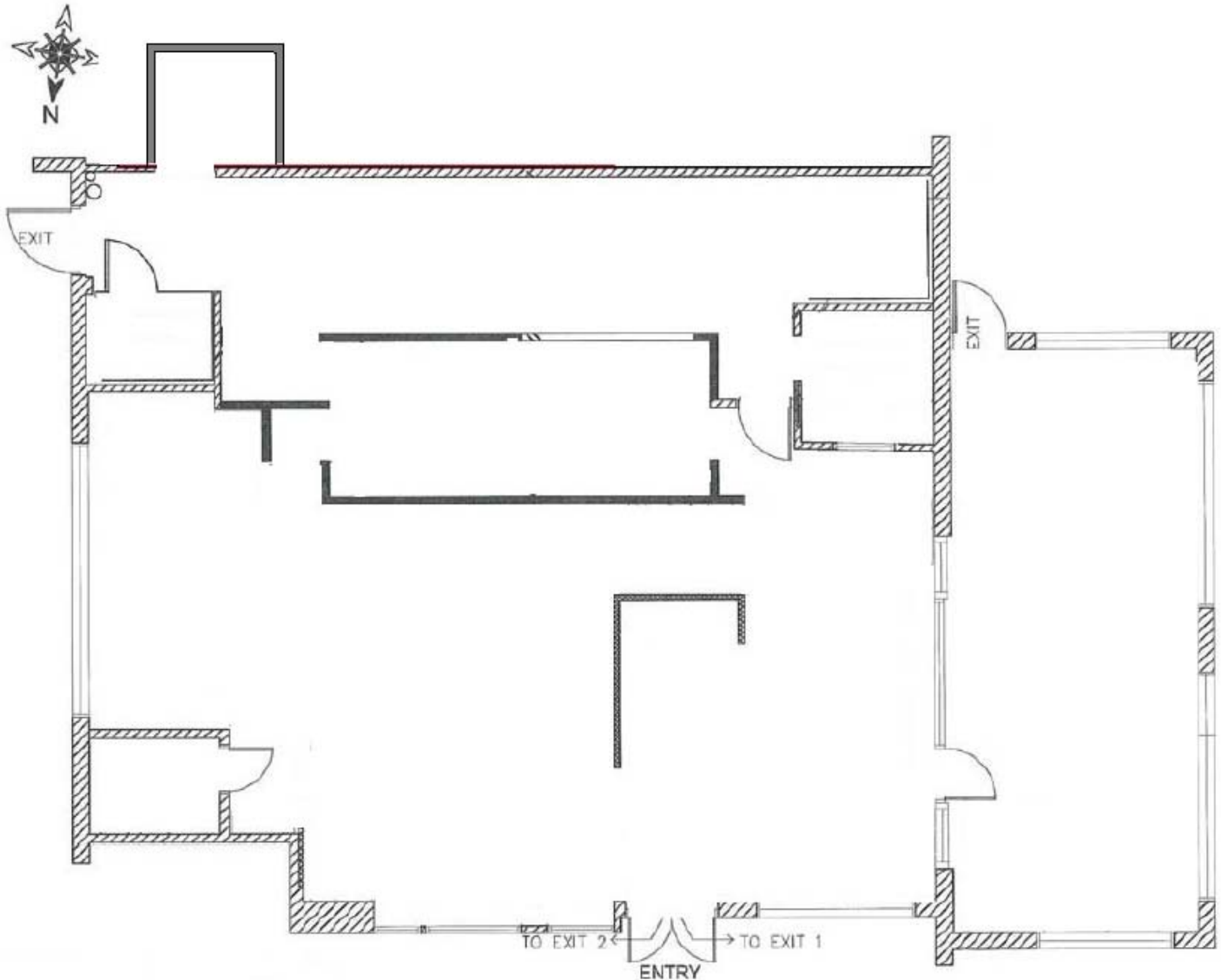


HSM Pacific Realty, Inc.  
0612 SW Idaho St, Suite 2  
Portland, OR 97239

[www.hsmpacific.com](http://www.hsmpacific.com)

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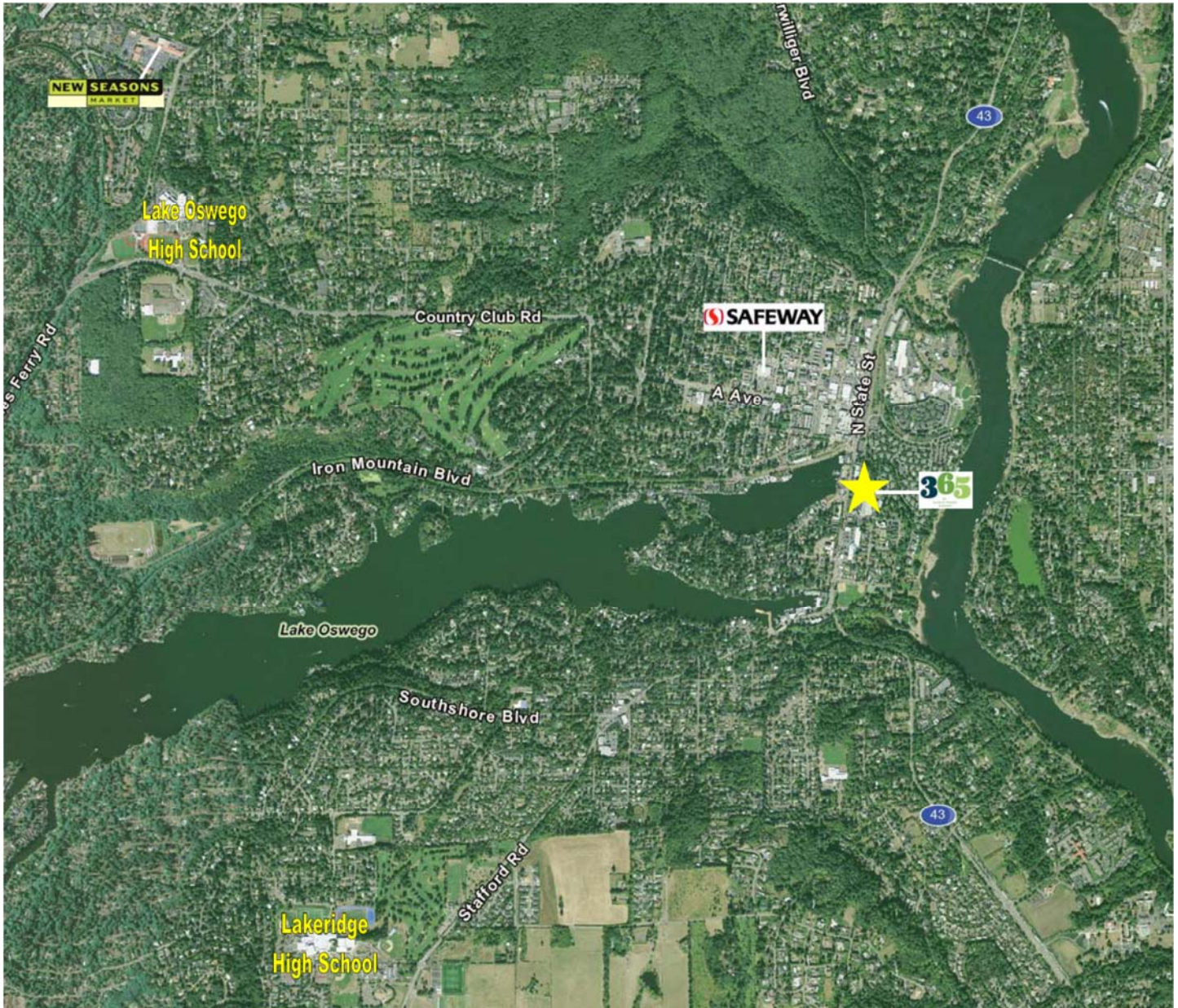


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# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4147/-122.6639

RF1

## 141 S State St

## Lake Oswego, OR

		1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	2017 Estimated Population	10,114	78,757	257,101
	2022 Projected Population	10,968	85,221	277,816
	2010 Census Population	9,538	74,684	239,842
	2000 Census Population	9,332	73,102	229,461
	Projected Annual Growth 2017 to 2022	1.7%	1.6%	1.6%
	Historical Annual Growth 2000 to 2017	0.5%	0.5%	0.7%
	<b>HOUSEHOLDS</b>	2017 Estimated Households	4,455	32,587
2022 Projected Households		4,731	34,656	112,306
2010 Census Households		4,235	31,178	99,476
2000 Census Households		4,062	29,929	93,554
Projected Annual Growth 2017 to 2022		1.2%	1.3%	1.3%
Historical Annual Growth 2000 to 2017		0.6%	0.5%	0.8%
<b>AGE</b>	2017 Est. Population Under 10 Years	9.0%	9.2%	10.6%
	2017 Est. Population 10 to 19 Years	11.1%	12.1%	11.4%
	2017 Est. Population 20 to 29 Years	9.0%	10.6%	12.1%
	2017 Est. Population 30 to 44 Years	15.6%	16.2%	20.2%
	2017 Est. Population 45 to 59 Years	23.3%	22.1%	21.4%
	2017 Est. Population 60 to 74 Years	23.6%	20.3%	17.2%
	2017 Est. Population 75 Years or Over	8.4%	9.5%	7.1%
	2017 Est. Median Age	47.8	45.3	41.2
<b>MARITAL STATUS &amp; GENDER</b>	2017 Est. Male Population	47.1%	47.7%	48.5%
	2017 Est. Female Population	52.9%	52.3%	51.5%
	2017 Est. Never Married	23.3%	27.3%	29.4%
	2017 Est. Now Married	52.1%	51.0%	49.1%
	2017 Est. Separated or Divorced	19.7%	15.8%	16.5%
	2017 Est. Widowed	4.9%	5.9%	5.0%
<b>INCOME</b>	2017 Est. HH Income \$200,000 or More	19.1%	16.1%	12.1%
	2017 Est. HH Income \$150,000 to \$199,999	10.0%	8.8%	7.9%
	2017 Est. HH Income \$100,000 to \$149,999	14.8%	15.6%	16.6%
	2017 Est. HH Income \$75,000 to \$99,999	12.0%	12.8%	13.2%
	2017 Est. HH Income \$50,000 to \$74,999	15.5%	16.6%	17.1%
	2017 Est. HH Income \$35,000 to \$49,999	9.6%	10.5%	10.7%
	2017 Est. HH Income \$25,000 to \$34,999	7.9%	6.6%	7.9%
	2017 Est. HH Income \$15,000 to \$24,999	5.2%	6.9%	7.1%
	2017 Est. HH Income Under \$15,000	6.0%	6.1%	7.5%
	2017 Est. Average Household Income	\$148,813	\$119,146	\$99,892
	2017 Est. Median Household Income	\$94,537	\$92,827	\$82,912
	2017 Est. Per Capita Income	\$65,558	\$49,516	\$41,150
2017 Est. Total Businesses	696	3,935	13,639	
2017 Est. Total Employees	4,440	36,611	131,154	

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141 S State St		1 Mile	3 Miles	5 Miles
Lake Oswego, OR				
<b>RACE</b>	2017 Est. White	90.6%	89.0%	85.7%
	2017 Est. Black	0.6%	1.0%	1.7%
	2017 Est. Asian or Pacific Islander	3.5%	4.0%	4.7%
	2017 Est. American Indian or Alaska Native	0.4%	0.6%	0.7%
	2017 Est. Other Races	4.9%	5.3%	7.2%
<b>HISPANIC</b>	2017 Est. Hispanic Population	568	4,670	21,230
	2017 Est. Hispanic Population	5.6%	5.9%	8.3%
	2022 Proj. Hispanic Population	6.2%	6.5%	9.1%
	2010 Hispanic Population	5.1%	5.4%	7.6%
<b>EDUCATION (Adults 25 or Older)</b>	2017 Est. Adult Population (25 Years or Over)	7,651	57,658	185,543
	2017 Est. Elementary (Grade Level 0 to 8)	1.7%	1.6%	1.8%
	2017 Est. Some High School (Grade Level 9 to 11)	1.0%	2.9%	3.4%
	2017 Est. High School Graduate	12.6%	15.4%	16.8%
	2017 Est. Some College	21.1%	23.0%	23.7%
	2017 Est. Associate Degree Only	6.4%	7.4%	7.8%
	2017 Est. Bachelor Degree Only	34.1%	29.6%	28.3%
	2017 Est. Graduate Degree	23.2%	20.0%	18.1%
<b>HOUSING</b>	2017 Est. Total Housing Units	4,663	33,864	108,997
	2017 Est. Owner-Occupied	62.1%	64.9%	61.3%
	2017 Est. Renter-Occupied	33.4%	31.4%	35.5%
	2017 Est. Vacant Housing	4.5%	3.8%	3.2%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	1.4%	0.7%	0.6%
	2010 Homes Built 2000 to 2004	9.6%	8.6%	9.4%
	2010 Homes Built 1990 to 1999	13.7%	14.1%	16.2%
	2010 Homes Built 1980 to 1989	12.1%	13.8%	12.8%
	2010 Homes Built 1970 to 1979	16.9%	27.0%	24.1%
	2010 Homes Built 1960 to 1969	14.6%	12.9%	12.2%
	2010 Homes Built 1950 to 1959	16.8%	11.4%	10.5%
2010 Homes Built Before 1949	15.8%	13.5%	17.9%	
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	10.4%	5.3%	2.8%
	2010 Home Value \$500,000 to \$999,999	31.7%	25.0%	21.1%
	2010 Home Value \$400,000 to \$499,999	14.7%	16.2%	16.2%
	2010 Home Value \$300,000 to \$399,999	21.1%	22.7%	25.1%
	2010 Home Value \$200,000 to \$299,999	15.6%	20.9%	25.9%
	2010 Home Value \$150,000 to \$199,999	2.4%	5.0%	5.7%
	2010 Home Value \$100,000 to \$149,999	0.8%	1.2%	1.8%
	2010 Home Value \$50,000 to \$99,999	0.3%	0.9%	1.1%
	2010 Home Value \$25,000 to \$49,999	0.2%	0.9%	1.2%
	2010 Home Value Under \$25,000	0.8%	2.1%	2.4%
	2010 Median Home Value	\$521,169	\$435,896	\$381,480
	2010 Median Rent	\$1,135	\$1,042	\$992

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<b>LABOR FORCE</b>	2017 Est. Labor Population Age 16 Years or Over	8,513	66,041	212,394
	2017 Est. Civilian Employed	60.7%	59.4%	63.5%
	2017 Est. Civilian Unemployed	2.4%	2.8%	3.1%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	36.8%	37.7%	33.4%
	2017 Labor Force Males	46.2%	47.0%	47.8%
	2017 Labor Force Females	53.8%	53.0%	52.2%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	5,170	39,248	134,878
	2010 Mgmt, Business, & Financial Operations	21.2%	20.2%	18.5%
	2010 Professional, Related	30.4%	26.5%	26.9%
	2010 Service	14.1%	15.2%	15.5%
	2010 Sales, Office	24.9%	25.1%	24.9%
	2010 Farming, Fishing, Forestry	0.2%	0.2%	0.4%
	2010 Construction, Extraction, Maintenance	3.5%	4.6%	5.0%
	2010 Production, Transport, Material Moving	5.8%	8.1%	8.9%
	2010 White Collar Workers	76.5%	71.8%	70.2%
	2010 Blue Collar Workers	23.5%	28.2%	29.8%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	73.5%	75.0%	72.3%
	2010 Drive to Work in Carpool	8.1%	8.4%	8.5%
	2010 Travel to Work by Public Transportation	3.4%	4.1%	6.4%
	2010 Drive to Work on Motorcycle	0.3%	0.2%	0.4%
	2010 Walk or Bicycle to Work	3.7%	3.7%	5.2%
	2010 Other Means	0.3%	0.4%	0.4%
	2010 Work at Home	10.8%	8.1%	6.9%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	21.5%	22.5%	23.0%
	2010 Travel to Work in 15 to 29 Minutes	42.2%	38.0%	39.3%
	2010 Travel to Work in 30 to 59 Minutes	33.6%	33.4%	33.9%
	2010 Travel to Work in 60 Minutes or More	3.1%	4.7%	6.0%
	2010 Average Travel Time to Work	23.0	23.5	23.6
<b>CONSUMER EXPENDITURE</b>	2017 Est. Total Household Expenditure	\$417 M	\$2.58 B	\$7.39 B
	2017 Est. Apparel	\$14.7 M	\$91.2 M	\$260 M
	2017 Est. Contributions, Gifts	\$33.8 M	\$205 M	\$560 M
	2017 Est. Education, Reading	\$18.9 M	\$116 M	\$319 M
	2017 Est. Entertainment	\$23.7 M	\$147 M	\$418 M
	2017 Est. Food, Beverages, Tobacco	\$60.6 M	\$378 M	\$1.10 B
	2017 Est. Furnishings, Equipment	\$14.9 M	\$92.4 M	\$262 M
	2017 Est. Health Care, Insurance	\$34.9 M	\$217 M	\$626 M
	2017 Est. Household Operations, Shelter, Utilities	\$129 M	\$799 M	\$2.28 B
	2017 Est. Miscellaneous Expenses	\$5.90 M	\$36.7 M	\$106 M
	2017 Est. Personal Care	\$5.33 M	\$33.2 M	\$95.3 M
2017 Est. Transportation	\$75.0 M	\$470 M	\$1.36 B	

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