



4015 SW MERCANTILE DRIVE, LAKE OSWEGO, OR

LEASING BROCHURE



LAKE OSWEGO'S NEWEST RETAIL DESTINATION AND RESIDENTIAL OASIS

Mercato Grove is an exclusive shopping and dining destination in the heart of Lake Oswego, Oregon. The project consists of 50,000 square feet of dining, fitness and specialty shop retail space anchored by 206 luxury multifamily apartment units.

Lake Oswego is situated at the #1 intersection of Kruse Way and Boones Ferry Road with unparalleled frontage, access and visibility and is directly adjacent to over 2 million square feet of Class A office space. With over 30,000 cars per day on Kruse Way and 27,000 cars per day on Boones Ferry Road, this site represents the best commercial development opportunity in Lake Oswego.



ONE OF THE MOST
AFFLUENT SUBURBS
OF PORTLAND

LOCATED AT THE #1 INTERSECTION
IN THE LAKE OSWEGO TRADE AREA,
WITH THE HIGHEST CONCENTRATION
OF CLASS-A OFFICE.

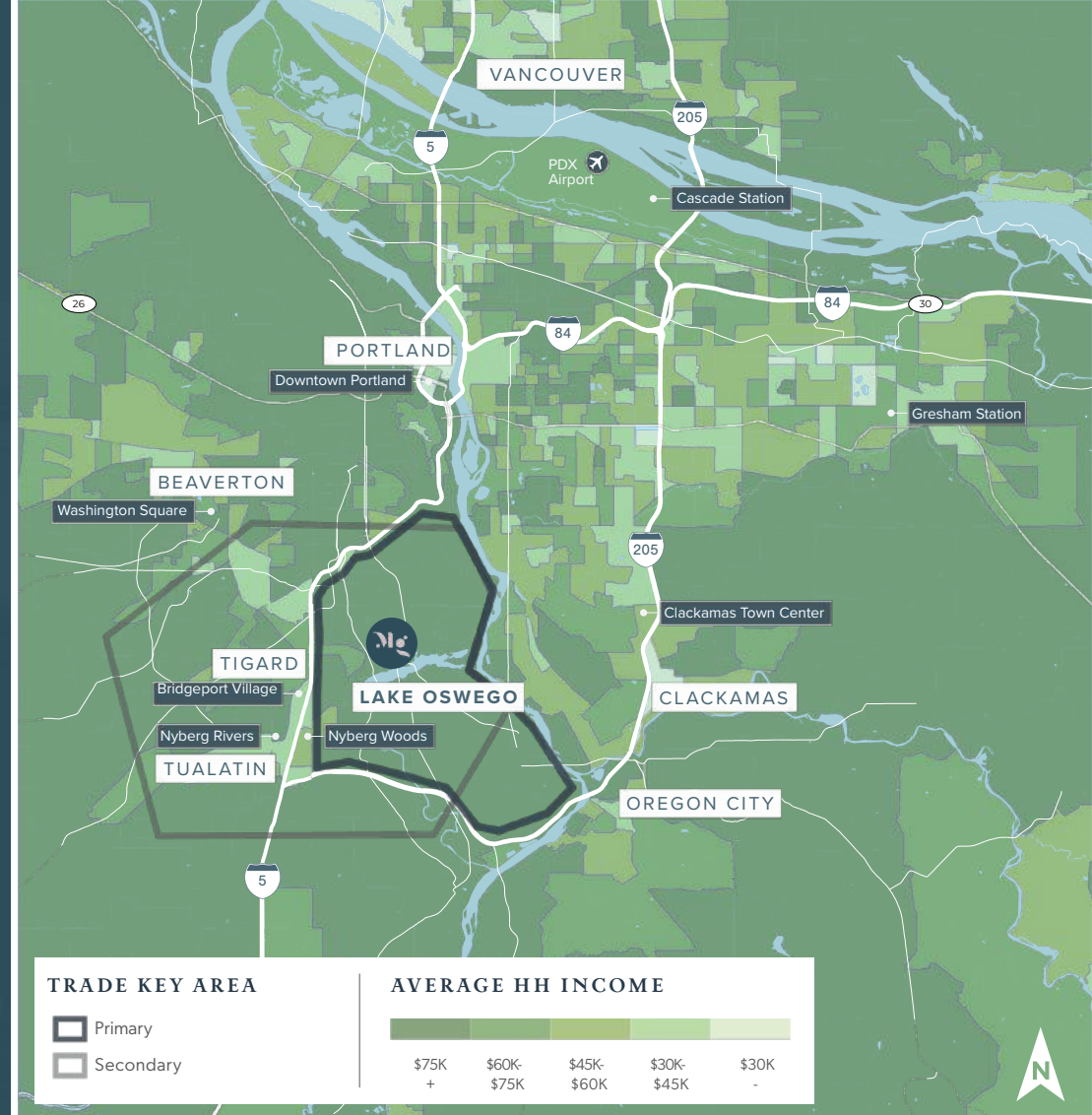


DEMOGRAPHICS

OUR TRADE AREA BY BLOCK GROUPS

	PRIMARY TRADE AREA	SECONDARY TRADE AREA
Population	33,643	243,364
Population Growth 5yr Projection (% / #)	+0.8% / 1,413	+1.0% / 11,802
Households	14,415	103,805
Household Growth 5yr Projection %	+1.3%	+1.4%
Median Age	45.7	41.4
Average Household Income	\$133,226	\$91,184
Median Household Income	\$92,561	\$69,733
Any College +	89.9%	78.9%
Total Employees	15,161	132,997
White Collar	79.4%	72.3%

Demographic Source: Applied Geographic Solutions/TIGER Geography ©, Sites USA





NEIGHBORHOOD OVERVIEW

DIRECTLY ADJACENT TO OVER 2 MILLION SQUARE FEET OF CLASS A OFFICE SPACE



TIGARD

KRUSE WOODS
599,139 SF Office

1 KRUSE WOODS
595,377 SF Office

KRUSE OAKS
300,724 SF Office

LAKE OSWEGO

KRUSE VILLAGE
55,000 SF Retail



Albertsons

LAKE GROVE ELEMENTARY

LAKE GROVE VILLAGE
60,000 SF Retail



4 YAKIMA PRODUCTS
88,000 SF Office

3 KRUSE WOODS
199,000 SF Office

THE SPRINGS LIVING
216 Units Residential

6 SPRING CREEK
16,000 SF Office

COMPANIES IN THE AREA

Sorted by Number of Square Footage

1	Kruse Woods	1,500,000
2	Center Point	468,000
3	Kruse Woods	200,000
4	Yakima Products	88,000
5	Office	38,000
6	Spring Creek	16,000

SCHOOLS IN THE AREA

- A Lake Oswego High & Junior High
- B Lake Grove Elementary

RESIDENTIAL PROGRAMMING & AMENITIES



LUXURY RESIDENTIAL

Mercato Grove boasts 206 luxury residential units above retail in the heart of the mixed-use village with easy access to retail, dining and gathering spaces right downstairs.

FESTIVAL STREET

Festival Street is a curated experience of a fine retail tenant mix featuring restaurants with outdoor dining, shops, a pharmacy and a small format gourmet market.

GATHERING SPACE

Mercato Grove offers a central gathering space with covered seating, a park/plaza, specialty paving, fountain, fire pit, art installations, pottery and lush landscaping.



OVERALL PLAN

CATO GROVE GO, OREGON



RETAIL, RESIDENTIAL,
OFFICE, SERVICE &
OVERALL WELLNESS
EXPERIENCES



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AERIAL VIEW

EXTERIOR SPACES



0:02

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PROPERTY PHOTOGRAPHY

INTERIOR FESTIVAL STREET



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