

FOR SALE

RETAIL / OFFICE / SERVICE

17750 SW Lower Boones Ferry Rd | Lake Oswego, OR

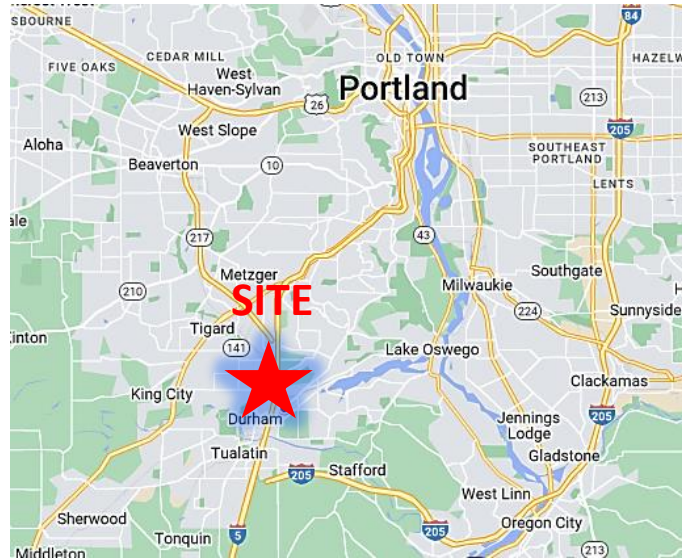


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Exceptional Owner/User opportunity
- Excellent visibility and access fronting Lower Boones Ferry Road
- One block off the Durham/I-5 exit in the Lake Oswego submarket
- Available to occupy August 1, 2023
- Land: .20 Ac (8,791 SF)
- Building: 1,701 square feet
- Zoning: General Commercial (CG) offering a broad range of uses
- Built in 1940 renovated in 2017
- Price: \$775,000



FOR MORE INFORMATION:

Doug Bartocci, CCIM
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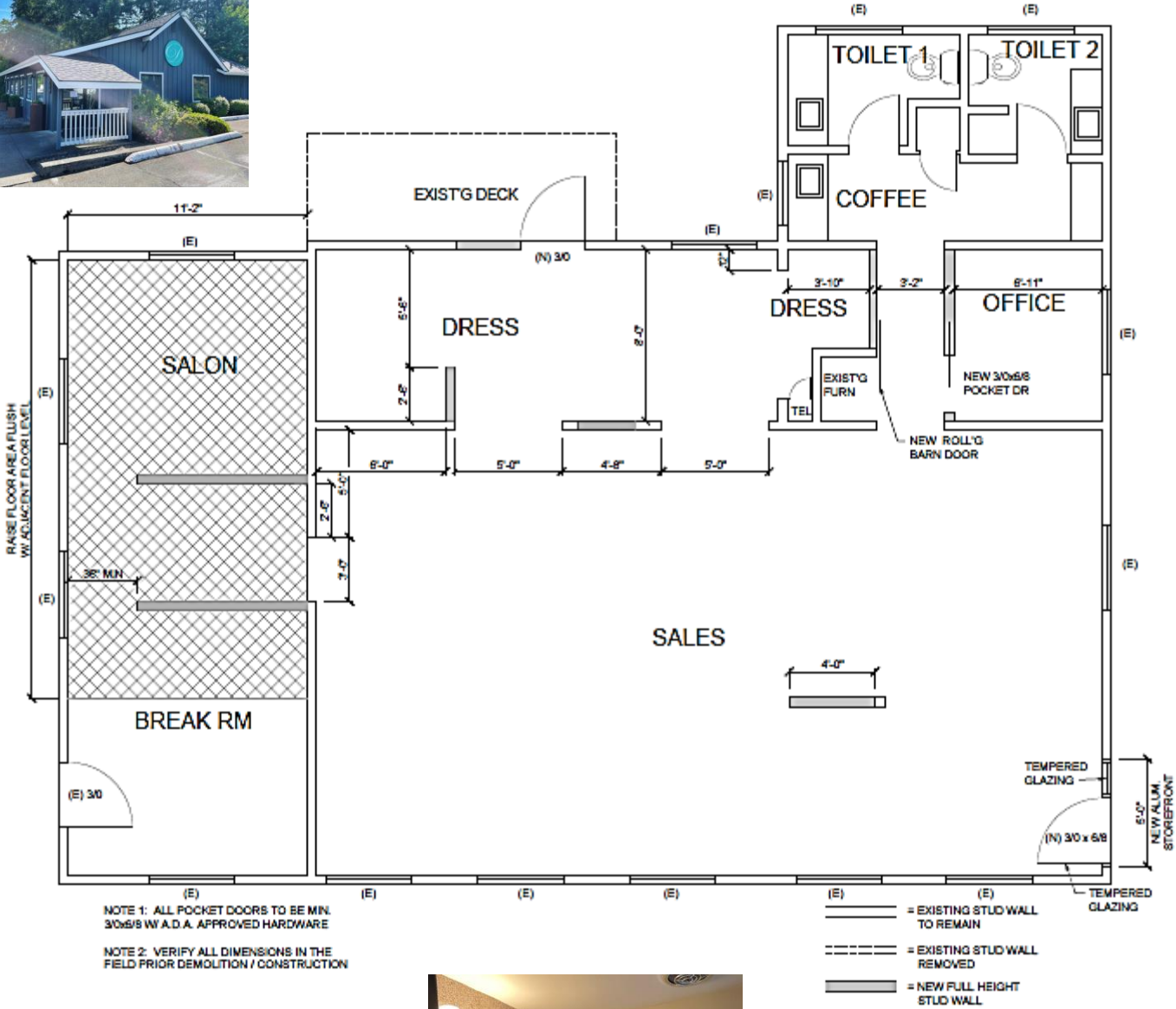
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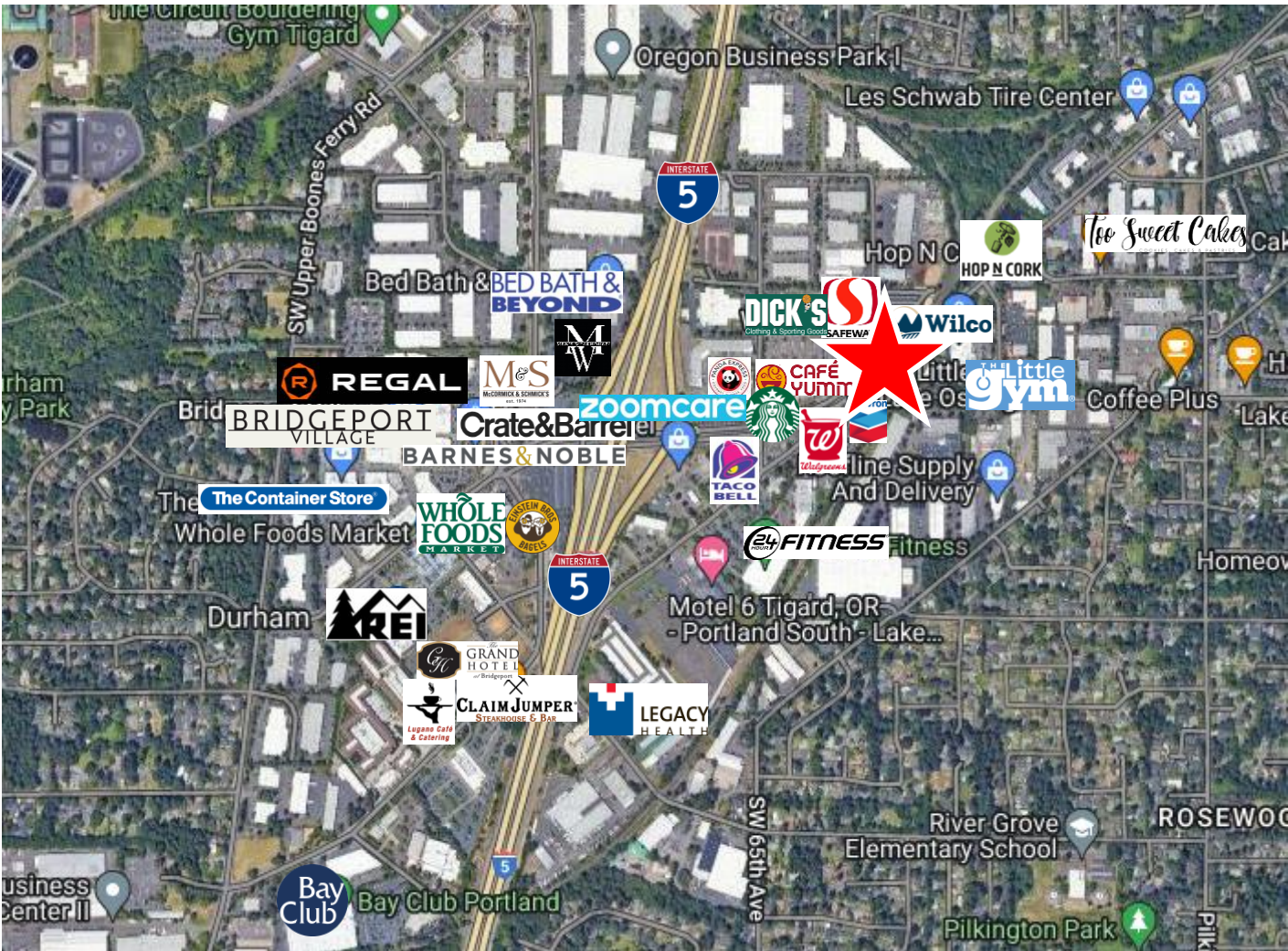
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	9,480	88,372	208,294
2028 Projected Population	9,640	89,073	208,997
Est. Average Household Income	\$128,516	\$121,027	\$125,337
Est. Total Businesses	1,576	7,925	13,691
Est. Total Employees	15,250	67,150	117,303

Average Daily Traffic

- Lower Boones Ferry Rd @ SW Lower Boones Ferry Rd – 19,039
- Boones Ferry Rd @ 63rd Ave NE – 20,840
- Boones Ferry Rd @ 63rd Ave SW – 26,063
- Robert Hugh Baldock Freeway @ I-5 S – 162,506

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.