

KRUSE VILLAGE

4811 MEADOWS ROAD, SUITE 111, LAKE OSWEGO, OR

GRAMOR
DEVELOPMENT
ENHANCING COMMUNITIES

RETAIL/OFFICE AVAILABLE FOR LEASE



NOW LEASING IN LAKE OSWEGO, OREGON

Located at the intersection of Kruse Way and Carman Drive, Kruse Village is home to local and nationally recognized retail, restaurant and service tenants. With its convenient access to I-5 and 217, and its prime location within the Kruse Way trade area, Kruse Village is an excellent location for professionals and families alike.

AVAILABLE RETAIL/OFFICE SPACE

- 1,057 SF
- Please do not disturb tenant.
- Call for pricing.



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PROJECT DETAILS



PROPERTY HIGHLIGHTS

- High density employment and strong demographics.
- Excellent co-tenancy.
- More than 7,000 employees within walking distance.

DEMOGRAPHICS (2023)

RADIUS	1 MILE	2 MILE	3 MILE
Population	13,865	42,045	97,671
Avg. Household Income	\$176,564	\$191,600	\$174,563
Estimated Employees	12,974	44,472	69,883

NOTABLE TENANTS INCLUDE



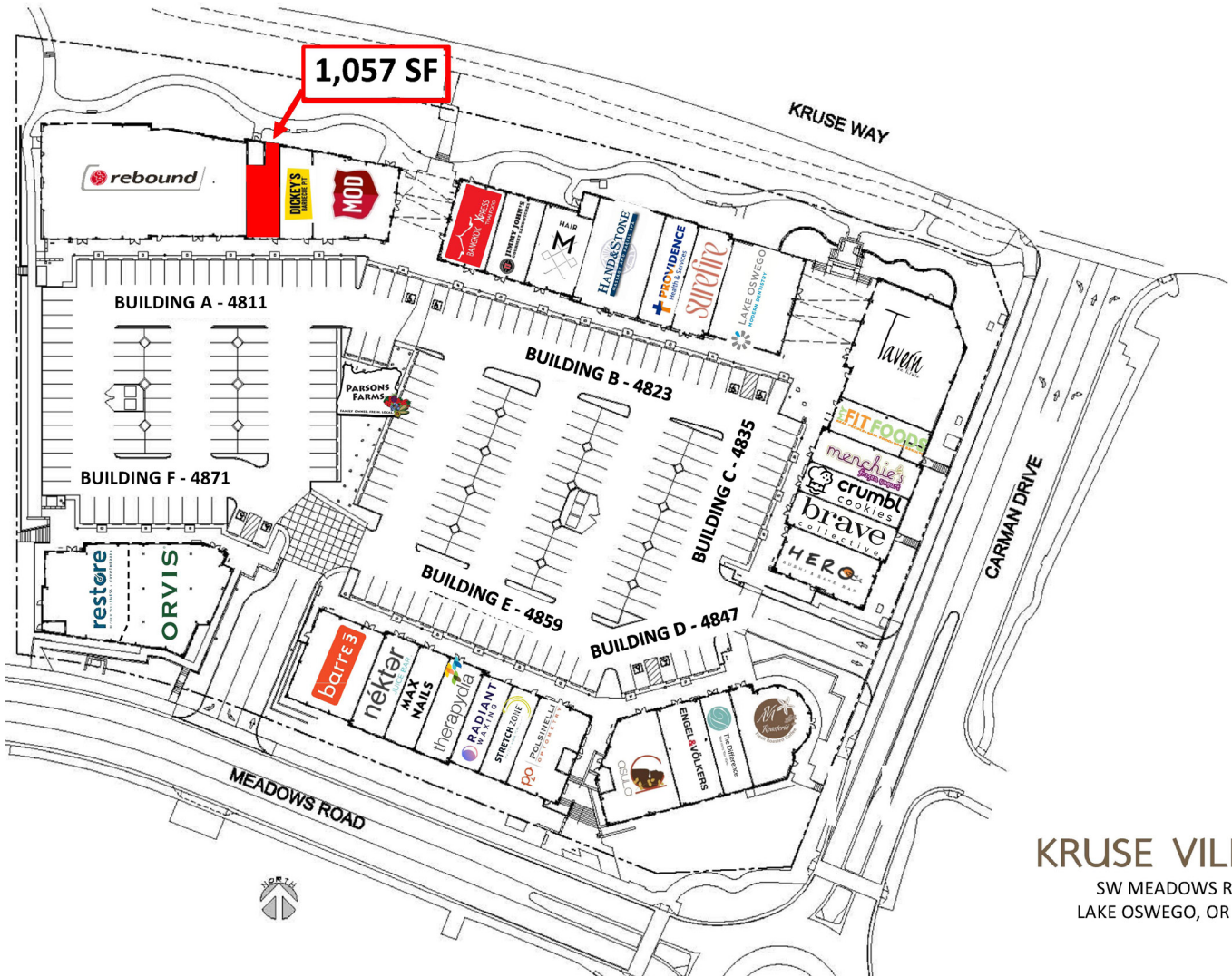
TRAFFIC COUNTS (2022)

LOCATION	ADT
Kruse Way	20,463
Carman Drive	9,998
Meadows Road	3,220

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SITE PLAN



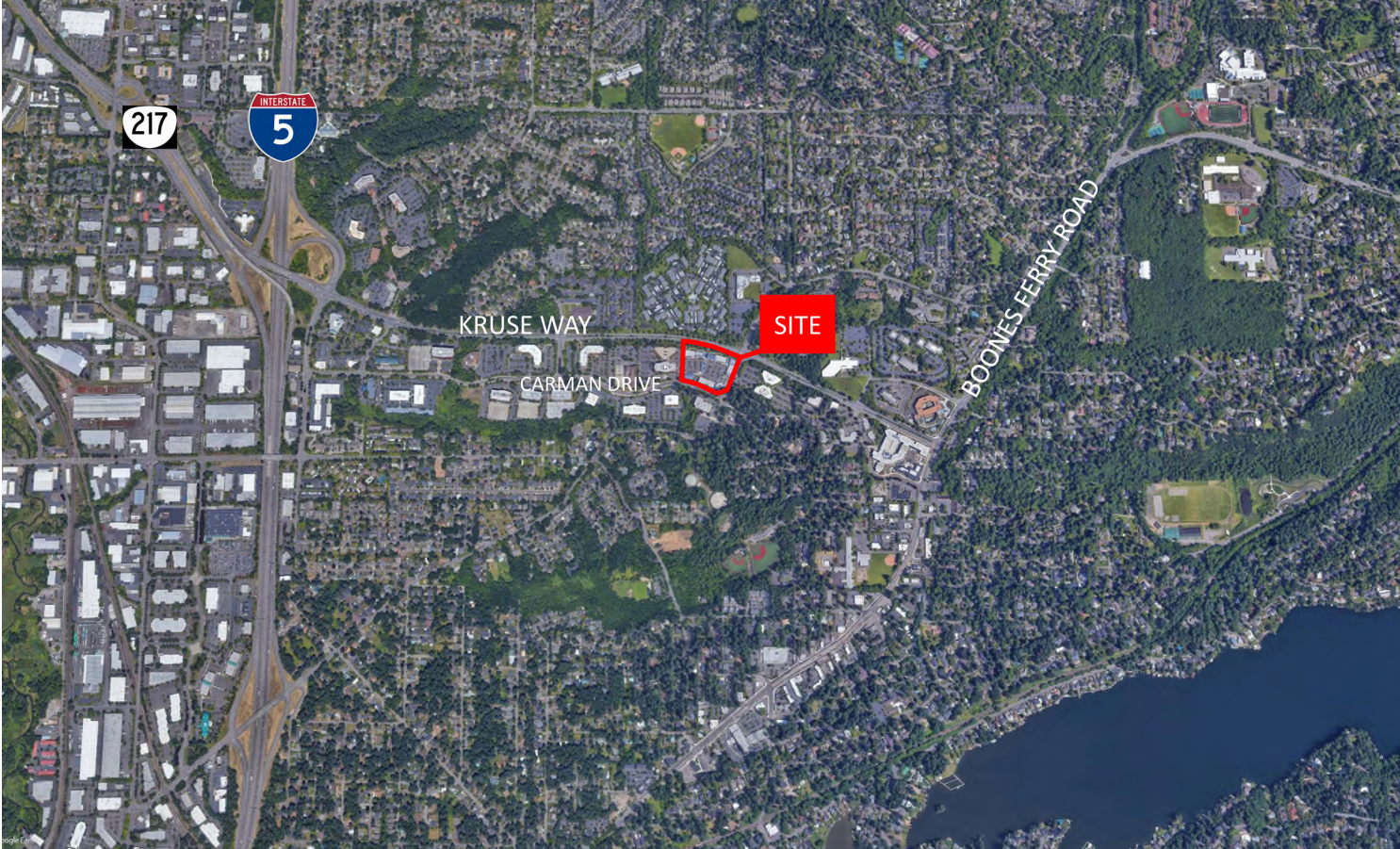
KRUSE VILLAGE

SW MEADOWS ROAD
LAKE OSWEGO, OR 97035

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AERIAL



CONTACT US

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The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.