

# RETAIL/OFFICE SUBLEASE AVAILABLE

MILLER PAINT BUILDING

540 N. STATE STREET, LAKE OSWEGO, OR 97034



- 2,040 SF SUBLEASE THROUGH JUNE 30, 2022
- CALL FOR RATES
- STOREFRONT WINDOWS AND GREAT VISIBILITY
- A FEW BLOCKS FROM THE HEART OF LAKE OSWEGO
- GREAT SIGNAGE OPPORTUNITY
- PARKING AND ADA RESTROOM

## Demographics



- 1 MILE – 9,791
- 3 MILE – 85,523
- 5 MILE – 275,785



- 1 MILE – 4,182
- 3 MILE – 38,618
- 5 MILE – 143,202



- 1 MILE – \$152,883
- 3 MILE – \$138,046
- 5 MILE – \$124,229

## Surrounding Retailers

SALT & STRAW

Sur la table  
THE ART & SOUL OF COOKING

Peets Coffee & Tea

DOMAINE SERENE

BAMBOO HUSUS  
sustainable delectable possible

## CONTACT:

Kara Phelps

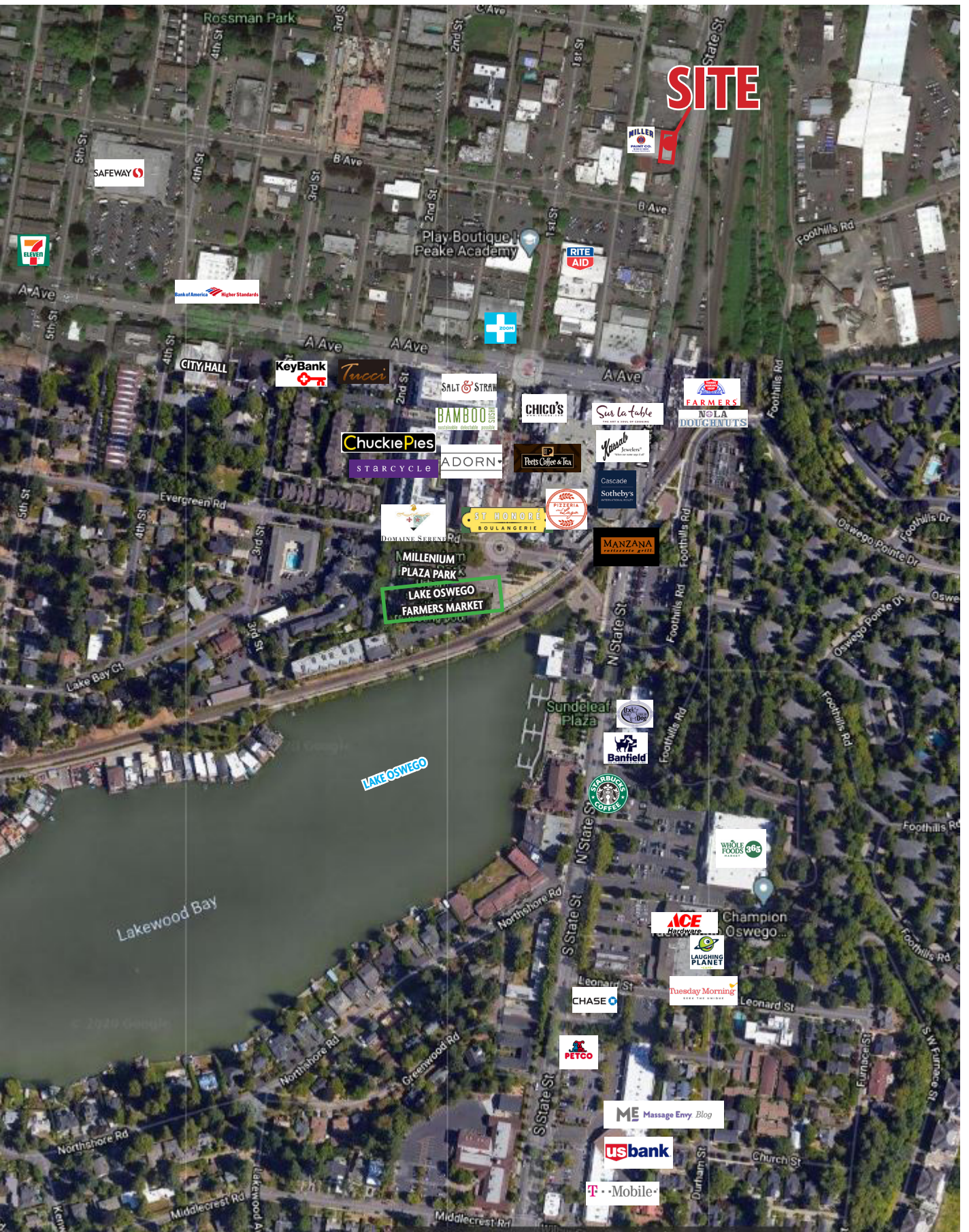
503-245-1400 x515

KARA@HSM-PACIFIC.COM

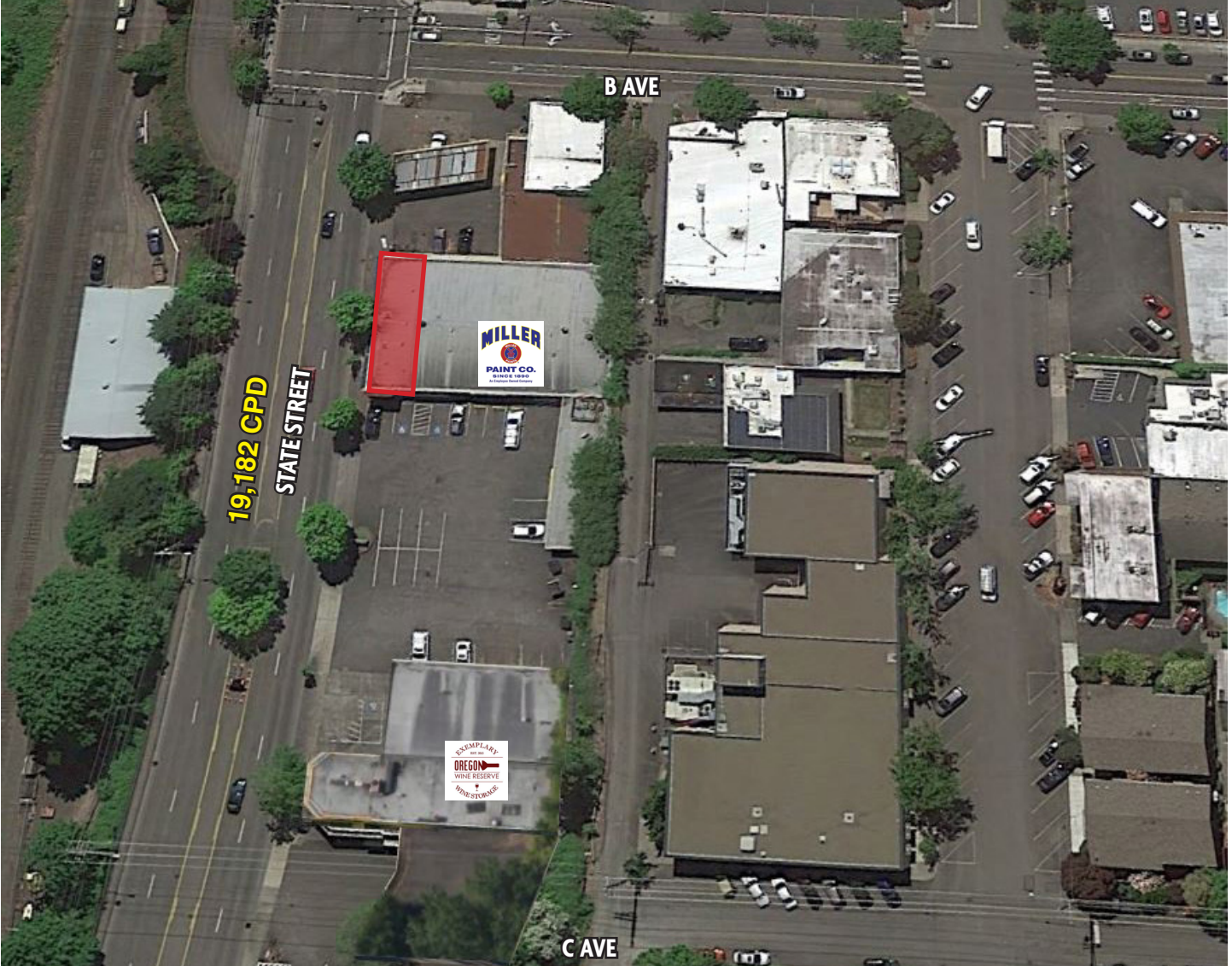
HSMI  
PACIFIC  
retail solutions

0612 SW IDAHO ST. SUITE 2, PORTLAND, OR 97239

# Lake Oswego



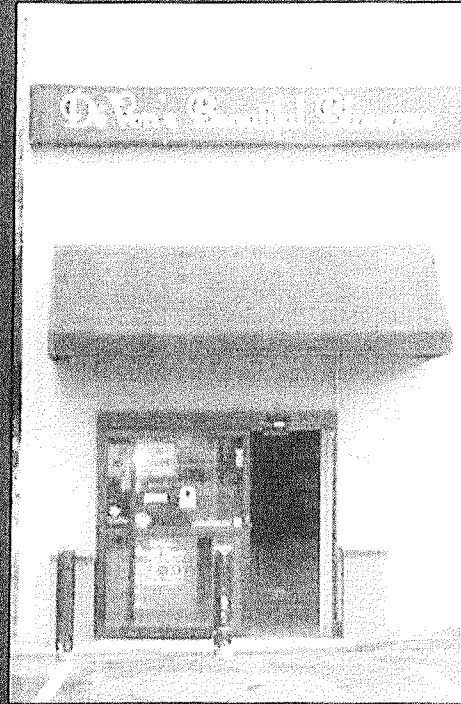
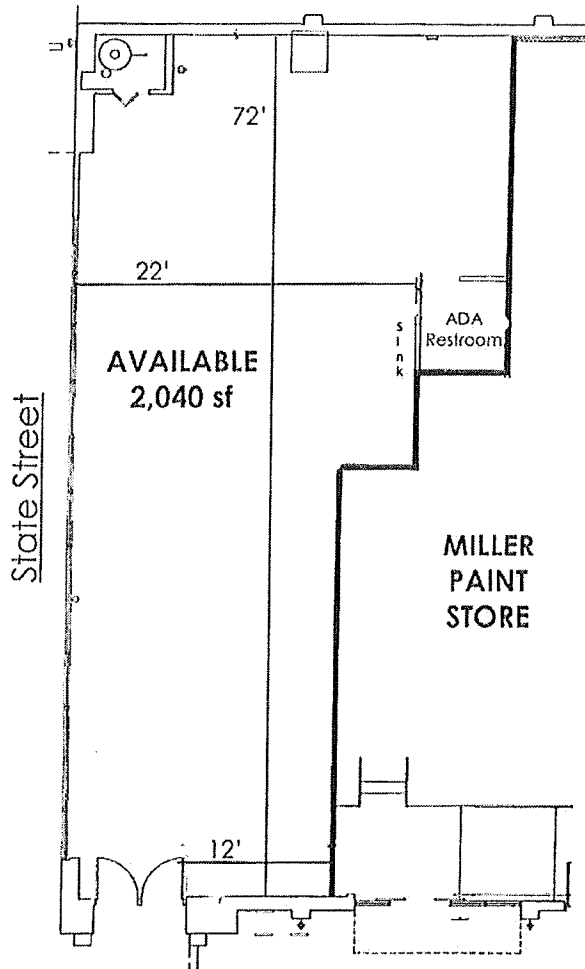
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Entry into storefront with concrete floors, high ceilings and ADA restroom. Photo below shows the great signage opportunity for your business at this location.

Open floor plan with great storefront windows facing State Street.



All information is deemed reliable but its accuracy is not guaranteed

# FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.421/-122.6629

RF1

## 540 N State St

## Lake Oswego, OR 97034

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2020 Estimated Population	9,791	85,523	275,785
	2025 Projected Population	10,271	88,407	283,785
	2010 Census Population	8,697	79,600	251,830
	2000 Census Population	8,463	77,605	241,127
	Projected Annual Growth 2020 to 2025	1.0%	0.7%	0.6%
	Historical Annual Growth 2000 to 2020	0.8%	0.5%	0.7%
<b>HOUSEHOLDS</b>	2020 Estimated Households	4,463	36,486	116,772
	2025 Projected Households	4,731	38,359	122,699
	2010 Census Households	3,907	33,568	105,094
	2000 Census Households	3,716	32,139	98,916
	Projected Annual Growth 2020 to 2025	1.2%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	1.0%	0.7%	0.9%
<b>AGE</b>	2020 Est. Population Under 10 Years	8.7%	9.1%	10.1%
	2020 Est. Population 10 to 19 Years	10.4%	11.0%	10.6%
	2020 Est. Population 20 to 29 Years	9.6%	11.0%	12.2%
	2020 Est. Population 30 to 44 Years	15.9%	17.7%	21.2%
	2020 Est. Population 45 to 59 Years	21.5%	20.8%	20.6%
	2020 Est. Population 60 to 74 Years	23.2%	20.5%	17.9%
	2020 Est. Population 75 Years or Over	10.7%	9.8%	7.4%
	2020 Est. Median Age	48.4	45.0	41.4
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	46.7%	48.0%	48.8%
	2020 Est. Female Population	53.3%	52.0%	51.2%
	2020 Est. Never Married	21.3%	27.1%	29.5%
	2020 Est. Now Married	56.7%	53.2%	50.3%
	2020 Est. Separated or Divorced	17.1%	14.1%	15.1%
	2020 Est. Widowed	4.9%	5.7%	5.1%
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	18.7%	16.4%	14.4%
	2020 Est. HH Income \$150,000 to \$199,999	11.5%	10.1%	9.3%
	2020 Est. HH Income \$100,000 to \$149,999	17.1%	17.7%	18.3%
	2020 Est. HH Income \$75,000 to \$99,999	13.6%	13.4%	13.1%
	2020 Est. HH Income \$50,000 to \$74,999	14.0%	15.3%	16.2%
	2020 Est. HH Income \$35,000 to \$49,999	9.9%	10.0%	10.0%
	2020 Est. HH Income \$25,000 to \$34,999	5.7%	5.5%	6.0%
	2020 Est. HH Income \$15,000 to \$24,999	5.0%	6.3%	6.5%
	2020 Est. HH Income Under \$15,000	4.4%	5.4%	6.2%
	2020 Est. Average Household Income	\$152,883	\$138,046	\$124,229
	2020 Est. Median Household Income	\$101,033	\$98,613	\$92,504
	2020 Est. Per Capita Income	\$69,756	\$59,115	\$52,749
	2020 Est. Total Businesses	646	3,728	14,708
2020 Est. Total Employees	4,182	38,618	143,202	

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<b>RACE</b>			
2020 Est. White	88.9%	87.8%	84.5%
2020 Est. Black	1.4%	1.5%	2.1%
2020 Est. Asian or Pacific Islander	3.8%	4.3%	5.5%
2020 Est. American Indian or Alaska Native	0.5%	0.7%	0.7%
2020 Est. Other Races	5.5%	5.8%	7.2%
<b>HISPANIC</b>			
2020 Est. Hispanic Population	654	5,384	22,413
2020 Est. Hispanic Population	6.7%	6.3%	8.1%
2025 Proj. Hispanic Population	7.0%	6.6%	8.5%
2010 Hispanic Population	5.5%	5.4%	7.1%
<b>EDUCATION (Adults 25 or Older)</b>			
2020 Est. Adult Population (25 Years or Over)	7,491	63,761	203,509
2020 Est. Elementary (Grade Level 0 to 8)	1.2%	1.4%	1.8%
2020 Est. Some High School (Grade Level 9 to 11)	1.7%	2.8%	3.2%
2020 Est. High School Graduate	11.3%	13.2%	14.8%
2020 Est. Some College	19.8%	20.8%	21.0%
2020 Est. Associate Degree Only	4.8%	6.7%	7.4%
2020 Est. Bachelor Degree Only	32.8%	31.9%	30.8%
2020 Est. Graduate Degree	28.3%	23.2%	21.0%
<b>HOUSING</b>			
2020 Est. Total Housing Units	4,672	37,742	119,981
2020 Est. Owner-Occupied	56.4%	63.4%	60.9%
2020 Est. Renter-Occupied	39.1%	33.3%	36.4%
2020 Est. Vacant Housing	4.5%	3.3%	2.7%
<b>HOMES BUILT BY YEAR</b>			
2020 Homes Built 2010 or later	3.8%	2.4%	4.0%
2020 Homes Built 2000 to 2009	7.6%	6.6%	7.6%
2020 Homes Built 1990 to 1999	14.0%	13.6%	14.7%
2020 Homes Built 1980 to 1989	15.0%	14.7%	13.8%
2020 Homes Built 1970 to 1979	14.1%	23.1%	20.1%
2020 Homes Built 1960 to 1969	14.3%	12.3%	11.4%
2020 Homes Built 1950 to 1959	12.0%	9.8%	9.2%
2020 Homes Built Before 1949	14.7%	14.2%	16.6%
<b>HOME VALUES</b>			
2020 Home Value \$1,000,000 or More	10.9%	4.9%	3.0%
2020 Home Value \$500,000 to \$999,999	53.3%	43.2%	41.5%
2020 Home Value \$400,000 to \$499,999	13.1%	19.8%	22.4%
2020 Home Value \$300,000 to \$399,999	14.0%	21.9%	24.3%
2020 Home Value \$200,000 to \$299,999	6.7%	8.2%	9.3%
2020 Home Value \$150,000 to \$199,999	0.7%	1.3%	1.5%
2020 Home Value \$100,000 to \$149,999	0.3%	1.0%	1.1%
2020 Home Value \$50,000 to \$99,999	0.3%	0.6%	0.8%
2020 Home Value \$25,000 to \$49,999	0.6%	1.0%	1.2%
2020 Home Value Under \$25,000	0.7%	1.8%	1.8%
2020 Median Home Value	\$649,773	\$524,119	\$485,522
2020 Median Rent	\$1,425	\$1,299	\$1,233

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<b>LABOR FORCE</b>	2020 Est. Labor Population Age 16 Years or Over	8,310	72,209	230,285
	2020 Est. Civilian Employed	61.0%	62.9%	65.1%
	2020 Est. Civilian Unemployed	1.6%	2.3%	2.6%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	37.4%	34.8%	32.3%
	2020 Labor Force Males	46.1%	47.3%	48.2%
	2020 Labor Force Females	53.9%	52.7%	51.8%
<b>OCCUPATION</b>	2020 Occupation: Population Age 16 Years or Over	5,068	45,391	149,950
	2020 Mgmt, Business, & Financial Operations	19.9%	21.7%	20.4%
	2020 Professional, Related	32.0%	30.0%	29.4%
	2020 Service	12.4%	13.0%	14.3%
	2020 Sales, Office	20.4%	20.5%	20.5%
	2020 Farming, Fishing, Forestry	0.5%	0.4%	0.4%
	2020 Construction, Extraction, Maintenance	5.2%	5.4%	5.6%
	2020 Production, Transport, Material Moving	9.6%	9.0%	9.3%
	2020 White Collar Workers	72.3%	72.2%	70.4%
	2020 Blue Collar Workers	27.7%	27.8%	29.6%
<b>TRANSPORTATION TO WORK</b>	2020 Drive to Work Alone	72.6%	69.6%	69.0%
	2020 Drive to Work in Carpool	7.7%	8.5%	8.3%
	2020 Travel to Work by Public Transportation	3.6%	5.5%	6.5%
	2020 Drive to Work on Motorcycle	-	-	0.1%
	2020 Walk or Bicycle to Work	3.8%	4.3%	5.1%
	2020 Other Means	0.6%	1.1%	0.9%
	2020 Work at Home	11.8%	10.9%	10.1%
<b>TRAVEL TIME</b>	2020 Travel to Work in 14 Minutes or Less	18.3%	18.5%	20.9%
	2020 Travel to Work in 15 to 29 Minutes	39.9%	39.3%	40.4%
	2020 Travel to Work in 30 to 59 Minutes	37.6%	38.3%	35.3%
	2020 Travel to Work in 60 Minutes or More	3.9%	4.7%	5.4%
	2020 Average Travel Time to Work	25.1	25.1	24.1
<b>CONSUMER EXPENDITURE</b>	2020 Est. Total Household Expenditure	\$431.79 M	\$3.25 B	\$9.6 B
	2020 Est. Apparel	\$15.45 M	\$115.99 M	\$342.46 M
	2020 Est. Contributions, Gifts	\$27.14 M	\$201.37 M	\$584.31 M
	2020 Est. Education, Reading	\$15.72 M	\$115.98 M	\$336.03 M
	2020 Est. Entertainment	\$25.06 M	\$188.08 M	\$552.91 M
	2020 Est. Food, Beverages, Tobacco	\$64.47 M	\$487.26 M	\$1.45 B
	2020 Est. Furnishings, Equipment	\$15.48 M	\$116.34 M	\$342.43 M
	2020 Est. Health Care, Insurance	\$38.68 M	\$292.52 M	\$864.92 M
	2020 Est. Household Operations, Shelter, Utilities	\$138.32 M	\$1.04 B	\$3.09 B
	2020 Est. Miscellaneous Expenses	\$8.27 M	\$62.11 M	\$183.07 M
	2020 Est. Personal Care	\$5.79 M	\$43.56 M	\$128.83 M
	2020 Est. Transportation	\$77.41 M	\$585.07 M	\$1.73 B

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