

# KRUSE VILLAGE

4811 - 4871 MEADOWS ROAD, LAKE OSWEGO, OR

**GRAMOR**  
DEVELOPMENT  
ENHANCING COMMUNITIES

## PREMIER RETAIL/RESTAURANT SPACES FOR LEASE



### NOW LEASING IN LAKE OSWEGO, OREGON

Premier retail and restaurant spaces in the heart of Lake Oswego's Kruse Way corridor. Join a thoughtfully curated mix of dining, boutique retail, and services in a highly visible, walkable village setting.

Position your brand in one of Lake Oswego's most established commercial districts. Kruse Village offers modern storefronts, strong daytime population, and convenient access to I-5, Hwy 217, and surrounding neighborhoods.

### PREMIER RETAIL/RESTAURANT SPACES AVAILABLE

- 1,128 SF to 2,467 SF
- Call for pricing/timing.
- Please DO NOT DISTURB Tenants.

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## PROJECT DETAILS



### PROPERTY HIGHLIGHTS

- Flexible suite sizes available.
- Ideal for restaurants, boutique, wellness, and service users.
- Excellent visibility and access.
- Strong daytime and evening traffic.

### DEMOGRAPHICS (2025)

RADIUS	1 MILE	3 MILE	5 MILE
Population	14,494	97,434	261,842
Avg. Household Income	\$190,812	\$174,295	\$157,496
Estimated Employees	13,342	71,410	141,989

### NOTABLE TENANTS INCLUDE



### TRAFFIC COUNTS (2024)

LOCATION	ADT
Kruse Way	21,754
Carman Drive	10,853
Meadows Road	4,763

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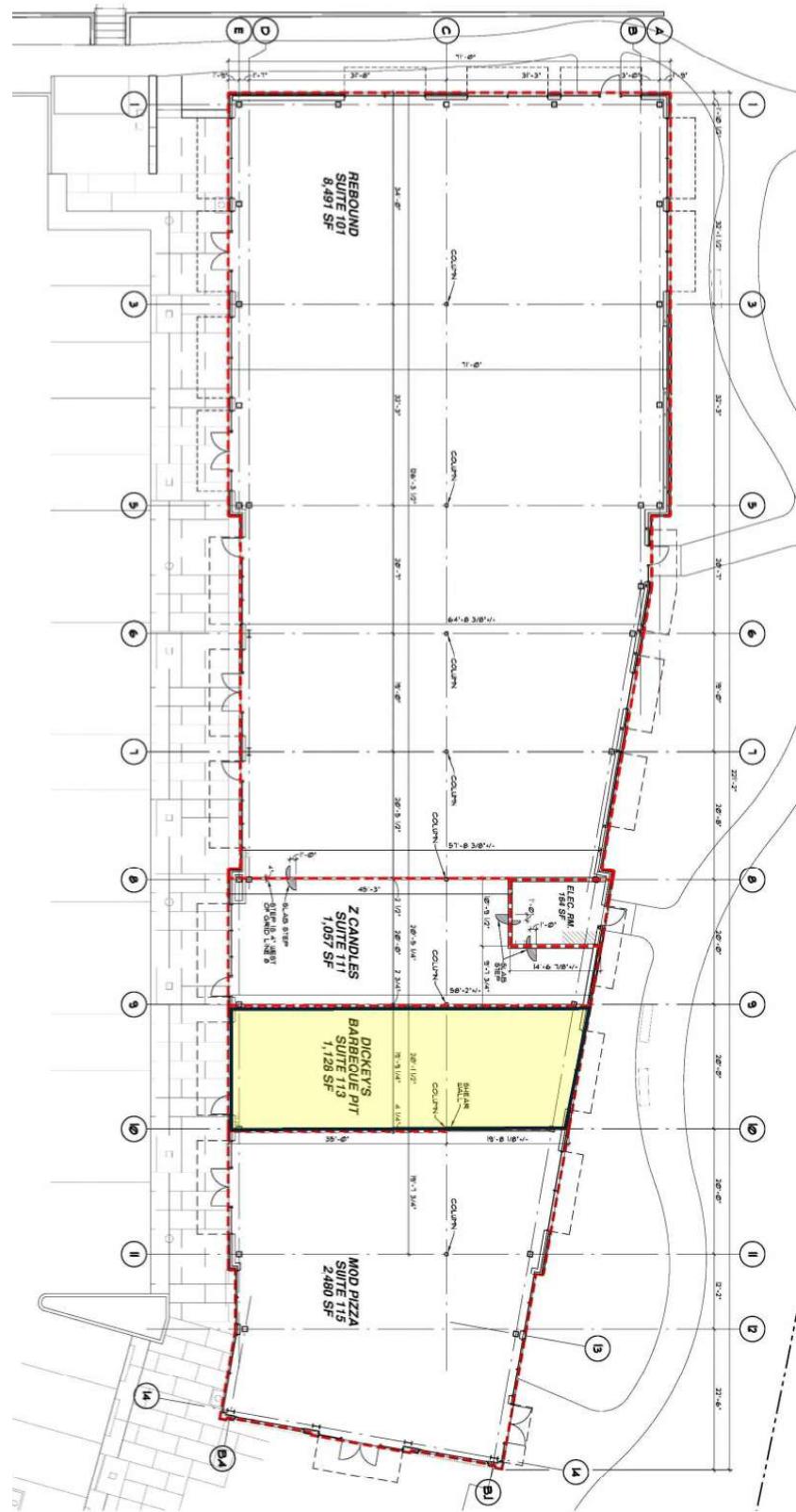
## SITE PLAN



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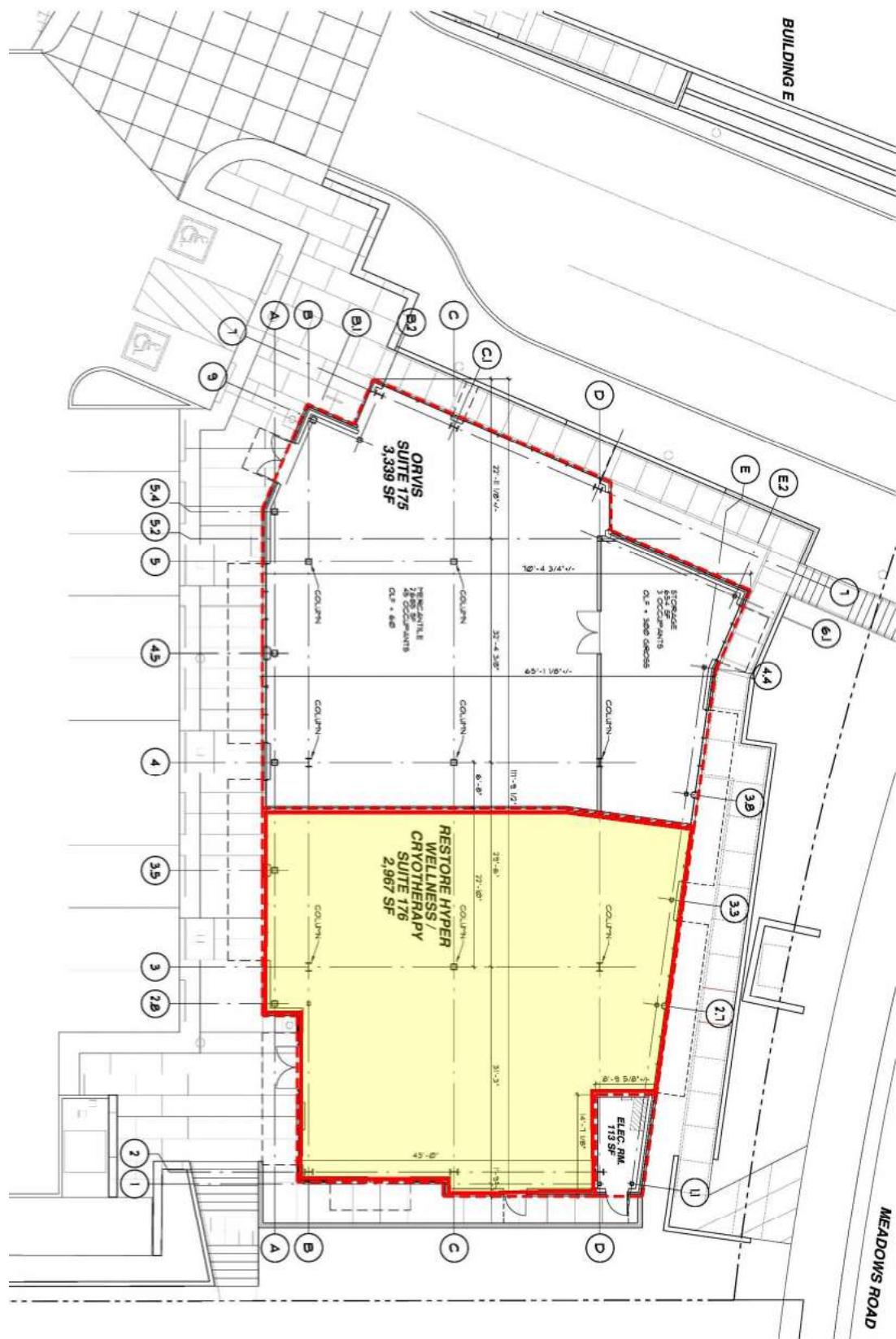
1,128 SF - 4811 MEADOWS ROAD, SUITE 113



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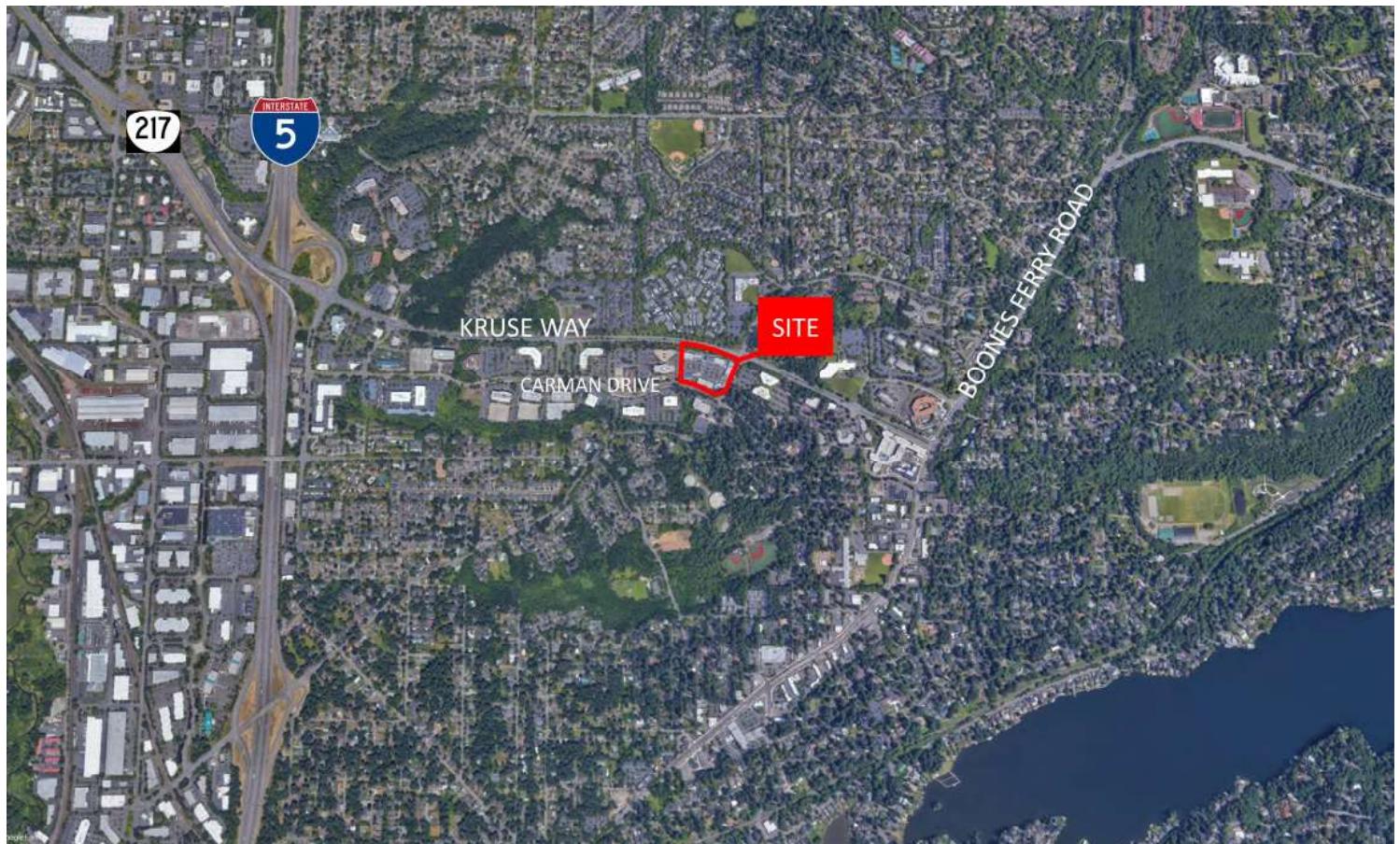
2,967 SF - 4871 MEADOWS ROAD, SUITE 176



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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.