

CENTERPOINTE SHOPS



ADDRESS

7 - 10 Centerpointe Drive
Lake Oswego, Oregon

TOTAL RENTABLE AREA

21,887 square feet

SITE SIZE

1.44 acres

OCCUPANCY

92%

YEAR BUILT

2005

PARKING

151 Total Stalls
(6.9:1,000 SF)



THE OFFERING

Palmer Capital is pleased to present Centerpointe Shops, a four-building, multi-tenant retail center anchored by the flagship Oswego Grill alongside Chipotle and Starbucks. Located along Kruse Way, Portland's premier suburban office corridor, the Property sits at the gateway to Lake Oswego, one of the region's most affluent and desirable communities. Over a 9 year WALT, longstanding tenant performance and select below-market rents are complemented by an irreplaceable retail location in a highly supply-constrained corridor.

OFFERING HIGHLIGHTS

- » TROPHY TRADE AREA – Surrounded by SW Portland's highest-income households (+\$160K Avg.) and 55,000+ employees within two miles, providing access to full-day customers and activity.
- » IRREPLACEABLE KRUSE WAY LOCATION – Signalized Kruse Way frontage at the gateway to Lake Oswego and Portland's premier suburban office corridor, with immediate I-5 / Hwy 217 access.
- » +9-YEAR WALT – 92% leased with long-term tenant commitment; 64% of the center has been occupied by tenants for more than a decade.
- » E-COMMERCE-RESISTANT TENANCY – Food, service and experience-driven uses.
- » BELOW-MARKET RENTS – Select leases below market, providing embedded mark-to-market upside.
- » SUPPLY-CONSTRAINED MARKET – ±2% retail vacancy with no new construction.



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