

FOR LEASE

Hunters Ridge

Sherwood, Oregon



Location: 20510 SW Roy Rogers Rd in Sherwood, Oregon
Just west of Highway 99W

Available Space: 3,006 SF – former restaurant
921 SF & 4,143 SF – retail/office space

Lease Rates: Call for details

- Comments:**
- Very competitive rates
 - Across the street from Sherwood Crossroads, anchored by Safeway
 - Restaurant opportunity
 - Former real estate office

Traffic Count: Roy Rogers – 14,032 ADT (10)
Pacific Hwy/Hwy 99W – 33,500 ADT (09)

Demographics:	1 Mile	3 Mile	5 Mile
Est. Population 2010	3,068	31,434	112,598
Projected Population 2015	3,464	33,977	123,784
2010 Average HH Income	\$70,798	\$87,390	\$87,947
Employees	2,279	13,955	46,669

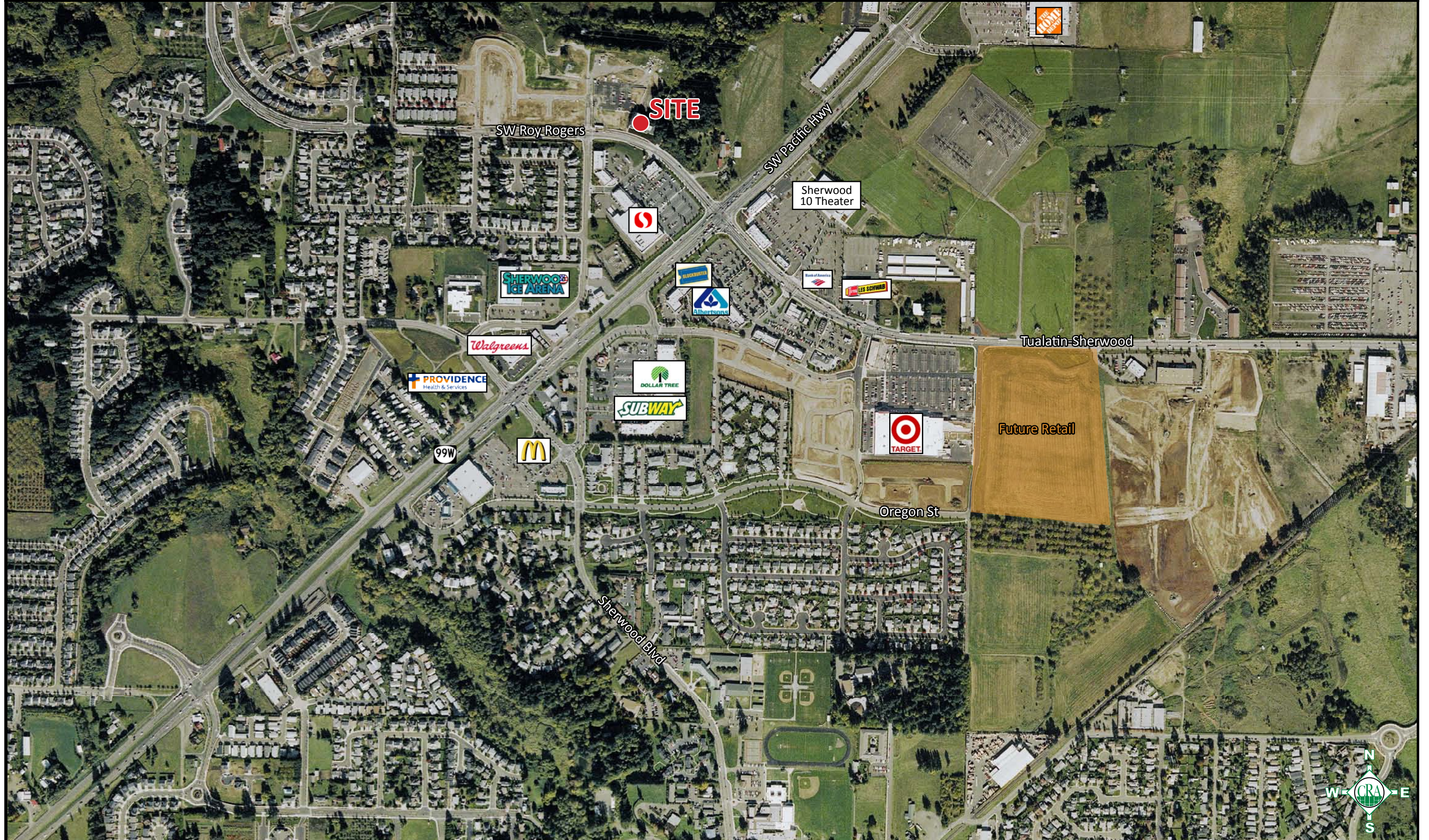
Source: Regis - SitesUSA



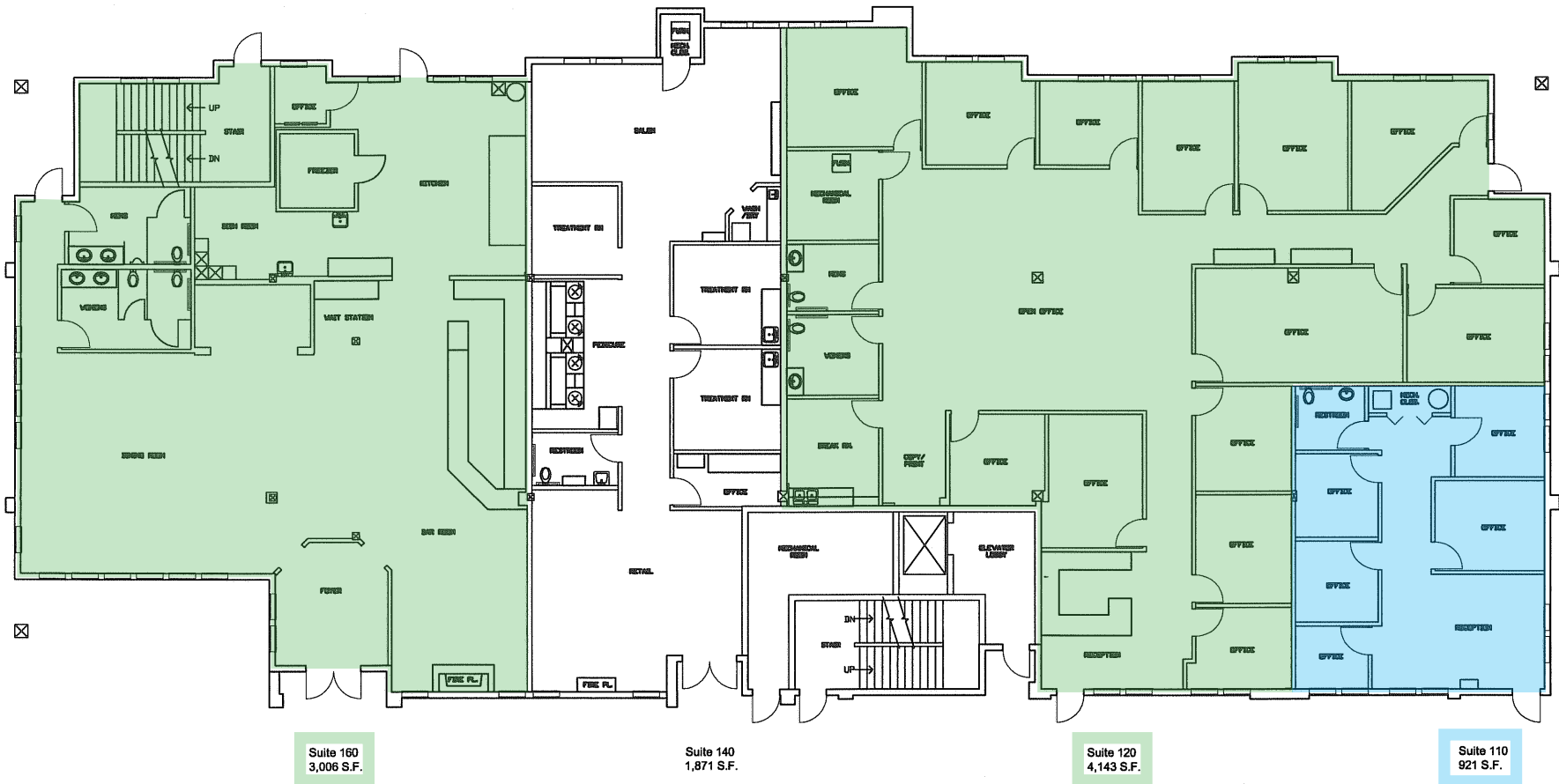
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Licensed brokers in Oregon & Washington.

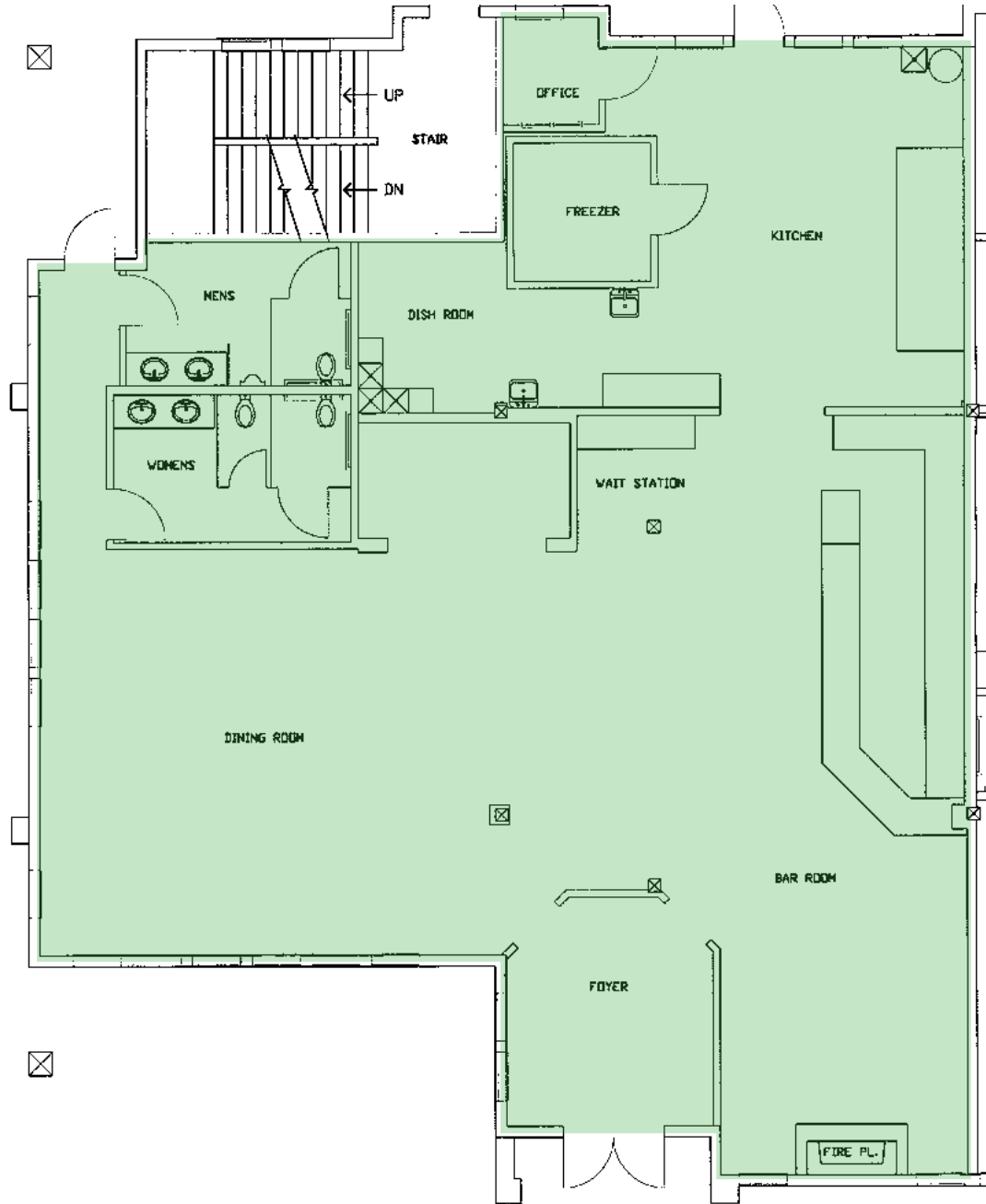
SHERWOOD, OREGON



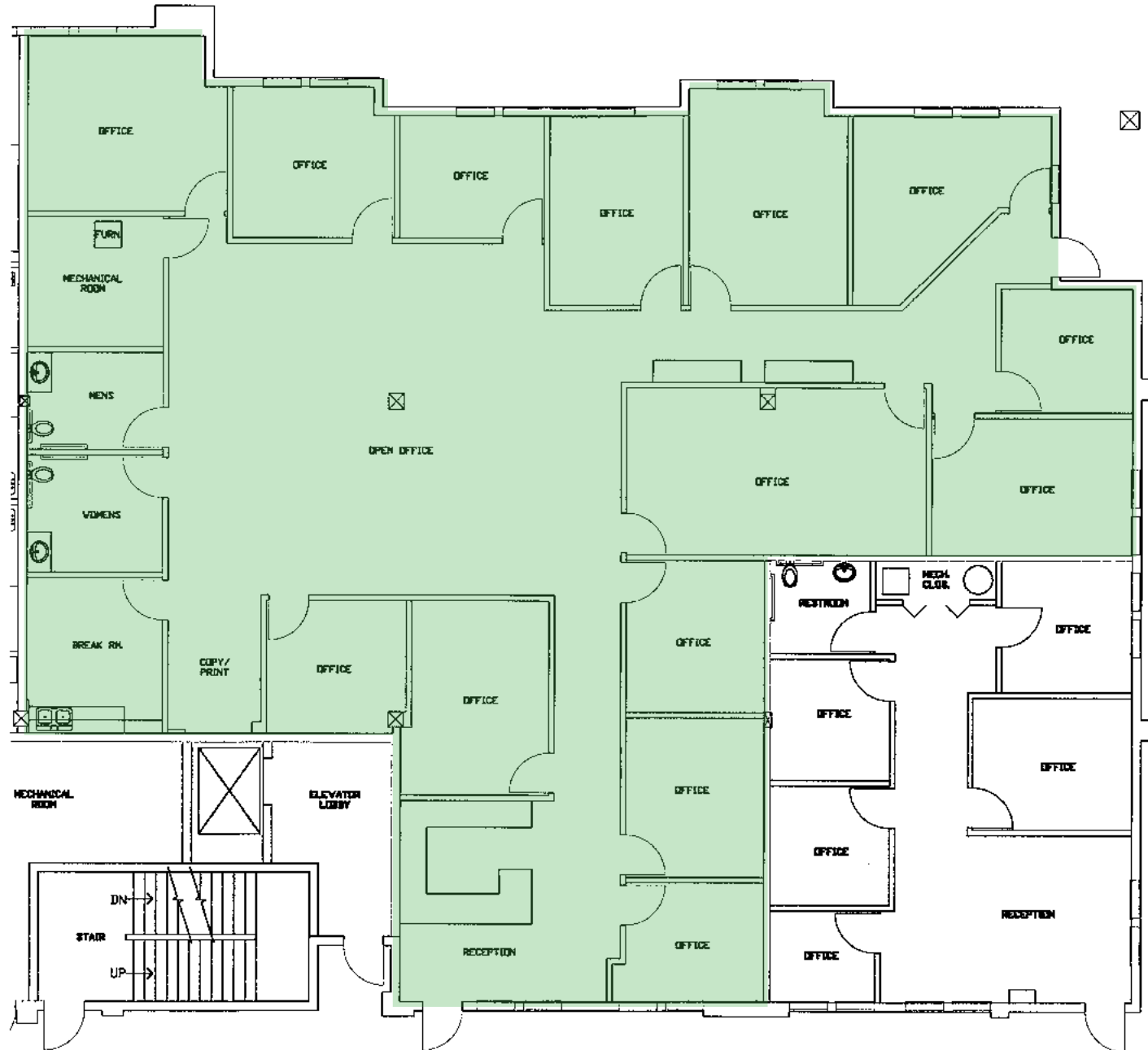
OVERALL BUILDING SITE PLAN

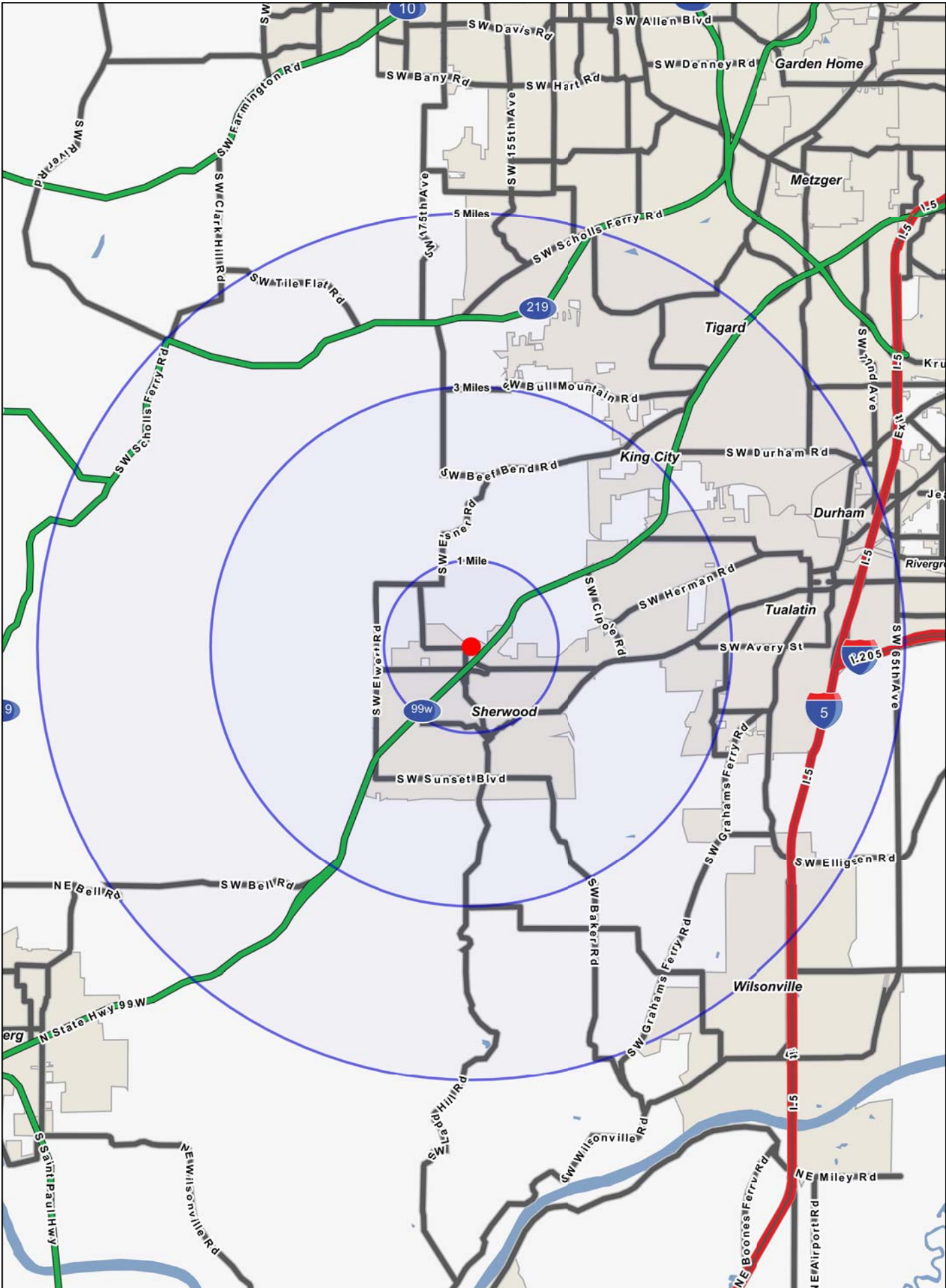


3,006 SF SITE PLAN



4,143 SF SITE PLAN





FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.37167/-122.8452

20510 Sw Roy Rogers Rd

Sherwood, OR

	1 Mile	3 Miles	5 Miles	
POPULATION	2010 Estimated Population	3,068	31,434	112,598
	2015 Projected Population	3,464	33,977	123,784
	2000 Census Population	2,069	23,641	86,623
	1990 Census Population	761	11,129	49,537
	Historical Annual Growth 1990 to 2010	15.2%	9.1%	6.4%
	Projected Annual Growth 2010 to 2015	2.6%	1.6%	2.0%
HOUSEHOLDS	2010 Est. Households	1,174	11,674	42,049
	2015 Proj. Households	1,267	12,135	44,591
	2000 Census Households	840	9,274	33,996
	1990 Census Households	292	4,528	19,953
	Historical Annual Growth 1990 to 2010	15.1%	7.9%	5.5%
	Projected Annual Growth 2010 to 2015	1.6%	0.8%	1.2%
AGE	2010 Est. Population 0 to 9 Years	17.0%	15.5%	14.9%
	2010 Est. Population 10 to 19 Years	11.5%	12.2%	12.8%
	2010 Est. Population 20 to 29 Years	13.4%	10.6%	11.7%
	2010 Est. Population 30 to 44 Years	26.0%	24.1%	23.7%
	2010 Est. Population 45 to 59 Years	17.3%	19.6%	20.4%
	2010 Est. Population 60 to 74 Years	10.3%	11.7%	11.1%
	2010 Est. Population 75 Years Plus	4.5%	6.3%	5.4%
	2010 Est. Median Age	32.9	36.8	36.6
MARITAL STATUS & SEX	2010 Est. Male Population	49.0%	48.2%	49.0%
	2010 Est. Female Population	51.0%	51.8%	51.0%
	2010 Est. Never Married	21.2%	19.4%	23.1%
	2010 Est. Now Married	59.3%	62.9%	59.7%
	2010 Est. Separated or Divorced	14.1%	11.6%	12.2%
	2010 Est. Widowed	5.4%	6.1%	5.0%
INCOME	2010 Est. HH Income \$200,000 or More	1.9%	5.1%	5.4%
	2010 Est. HH Income \$150,000 to \$199,999	6.3%	7.0%	7.6%
	2010 Est. HH Income \$100,000 to \$149,999	16.3%	19.4%	18.8%
	2010 Est. HH Income \$75,000 to \$99,999	17.5%	16.6%	15.4%
	2010 Est. HH Income \$50,000 to \$74,999	19.6%	18.9%	18.3%
	2010 Est. HH Income \$35,000 to \$49,999	12.3%	10.7%	11.8%
	2010 Est. HH Income \$25,000 to \$34,999	8.6%	8.9%	8.9%
	2010 Est. HH Income \$15,000 to \$24,999	9.1%	7.2%	7.2%
	2010 Est. HH Income \$0 to \$14,999	8.4%	6.3%	6.5%
	2010 Est. Average Household Income	\$70,798	\$87,390	\$87,947
	2010 Est. Median HH Income	\$63,274	\$71,251	\$72,781
	2010 Est. Per Capita Income	\$27,118	\$32,865	\$33,044
2010 Est. Number of Businesses	207	1,153	3,831	
2010 Est. Total Number of Employees	2,279	13,955	46,669	

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	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	91.3%	91.0%	87.0%
	2010 Est. Black Population	0.9%	1.1%	1.7%
	2010 Est. Asian & Pacific Islander	3.5%	3.8%	6.0%
	2010 Est. American Indian & Alaska Native	0.8%	0.7%	0.8%
	2010 Est. Other Races Population	3.5%	3.4%	4.5%
HISPANIC	2010 Est. Hispanic Population	300	2,638	12,364
	2010 Est. Hispanic Population Percent	9.8%	8.4%	11.0%
	2015 Proj. Hispanic Population Percent	11.5%	10.3%	12.9%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	2,036	21,348	75,535
	2010 Est. Elementary (0 to 8)	2.7%	2.1%	2.4%
	2010 Est. Some High School (9 to 11)	5.4%	3.8%	3.7%
	2010 Est. High School Graduate (12)	25.7%	21.0%	18.1%
	2010 Est. Some College (13 to 16)	23.8%	25.2%	25.5%
	2010 Est. Associate Degree Only	9.0%	8.2%	8.1%
	2010 Est. Bachelor Degree Only	24.6%	27.9%	29.0%
	2010 Est. Graduate Degree	8.8%	11.7%	13.2%
HOUSING	2010 Est. Total Housing Units	1,255	12,326	44,892
	2010 Est. Owner Occupied Percent	59.4%	70.9%	63.7%
	2010 Est. Renter Occupied Percent	34.2%	23.8%	30.0%
	2010 Est. Vacant Housing Percent	6.4%	5.3%	6.3%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	5.3%	4.8%	4.0%
	2000 Homes Built 1995 to 1998	50.4%	29.1%	22.5%
	2000 Homes Built 1990 to 1994	8.1%	18.9%	18.0%
	2000 Homes Built 1980 to 1989	4.6%	15.0%	21.0%
	2000 Homes Built 1970 to 1979	13.1%	16.2%	20.7%
	2000 Homes Built 1960 to 1969	7.8%	8.4%	8.1%
	2000 Homes Built 1950 to 1959	3.1%	2.3%	2.1%
	2000 Homes Built Before 1949	7.6%	5.2%	3.6%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	0.6%	2.1%	2.4%
	2000 Home Value \$400,000 to \$499,999	0.5%	2.2%	3.3%
	2000 Home Value \$300,000 to \$399,999	3.0%	8.8%	11.6%
	2000 Home Value \$200,000 to \$299,999	20.3%	31.3%	32.8%
	2000 Home Value \$150,000 to \$199,999	64.2%	38.4%	36.0%
	2000 Home Value \$100,000 to \$149,999	10.5%	14.5%	12.1%
	2000 Home Value \$50,000 to \$99,999	0.7%	2.4%	1.7%
	2000 Home Value \$25,000 to \$49,999	-	-	-
	2000 Home Value \$0 to \$24,999	0.1%	0.1%	0.1%
	2000 Median Home Value	\$180,438	\$202,739	\$216,635
	2000 Median Rent	\$690	\$716	\$681

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LABOR FORCE	2010 Est. Labor: Population Age 16+	2,326	24,078	86,681
	2010 Est. Civilian Employed	66.9%	61.8%	62.6%
	2010 Est. Civilian Unemployed	8.9%	8.9%	8.2%
	2010 Est. in Armed Forces	-	0.1%	0.1%
	2010 Est. not in Labor Force	24.1%	29.3%	29.1%
	2010 Labor Force: Males	48.0%	47.5%	48.3%
	2010 Labor Force: Females	52.0%	52.5%	51.7%
OCCUPATION	2000 Occupation: Population Age 16+	1,182	12,087	45,245
	2000 Mgmt, Business, & Financial Operations	17.9%	20.2%	20.5%
	2000 Professional & Related	17.9%	21.2%	21.7%
	2000 Service	10.6%	9.5%	10.1%
	2000 Sales and Office	32.7%	32.8%	31.4%
	2000 Farming, Fishing, and Forestry	1.5%	0.5%	0.3%
	2000 Construction, Extraction, & Maintenance	6.2%	6.1%	5.9%
	2000 Production, Transport, & Material Moving	13.3%	9.6%	10.0%
	2000 Percent White Collar Workers	68.5%	74.2%	73.6%
	2000 Percent Blue Collar Workers	31.5%	25.8%	26.4%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	81.8%	81.3%	79.3%
	2000 Drive to Work in Carpool	6.7%	8.1%	9.5%
	2000 Travel to Work by Public Transportation	4.6%	3.1%	3.8%
	2000 Drive to Work on Motorcycle	-	0.1%	0.1%
	2000 Walk or Bicycle to Work	2.9%	1.8%	2.0%
	2000 Other Means	0.3%	0.4%	0.3%
	2000 Work at Home	3.6%	5.3%	5.0%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	26.7%	25.4%	25.4%
	2000 Travel to Work in 15 to 29 Minutes	32.9%	36.3%	39.2%
	2000 Travel to Work in 30 to 59 Minutes	33.9%	33.8%	31.6%
	2000 Travel to Work in 60 Minutes or More	6.5%	4.5%	3.8%
	2000 Average Travel Time to Work	25.4	23.8	22.7
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$64.9 M	\$750 M	\$2.70 B
	2010 Est. Apparel	\$3.10 M	\$35.9 M	\$130 M
	2010 Est. Contributions & Gifts	\$4.17 M	\$50.1 M	\$183 M
	2010 Est. Education & Reading	\$1.82 M	\$21.7 M	\$79.2 M
	2010 Est. Entertainment	\$3.64 M	\$42.3 M	\$152 M
	2010 Est. Food, Beverages & Tobacco	\$10.3 M	\$117 M	\$421 M
	2010 Est. Furnishings & Equipment	\$2.90 M	\$34.0 M	\$122 M
	2010 Est. Health Care & Insurance	\$4.58 M	\$52.3 M	\$188 M
	2010 Est. Household Operations & Shelter & Utilities	\$19.4 M	\$224 M	\$808 M
	2010 Est. Miscellaneous Expenses	\$1.09 M	\$12.3 M	\$44.2 M
	2010 Est. Personal Care	\$938 K	\$10.8 M	\$38.9 M
	2010 Est. Transportation	\$13.1 M	\$150 M	\$535 M

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