

# CEDAR CREEK PLAZA SHOPS

➤ PRIME RETAIL FOR LEASE IN SHERWOOD, OREGON ◀

AVAILABLE



Cedar Creek Plaza is approximately 59,000 SF of retail and medical space. It is located in Sherwood, one of the fastest growing cities in Oregon (6.7% growth) and in the world-renowned wine country of the Willamette Valley.

## LOCATION

Pacific Hwy 99W and Edy Road | Sherwood, OR

## AVAILABLE SPACE

- 1,446 SF
- 1,500 SF (PLEASE DON'T DISTURB TENANT)

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

Pacific Hwy 99W – 37,011 ADT ('24)

SW Edy Rd – 10,689 ADT ('24)

## HIGHLIGHTS

- Located in the retail heart of Sherwood, at the main signalized intersection.
- High traffic center with easy access and visibility from Pacific Hwy 99W.
- The area combines strong daytime population employment with an affluent residential population.
- Co-tenants include Planet Fitness, Hops 'n Drops, IHOP, Mud Bay, Starbucks, GNC and OnPoint Community Credit Union.
- Nearby retailers include Safeway, Walgreens, Kohls, Dollar Tree, Petco, McMenamins Sherwood, Target, Walmart, and many more.



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NORTHWEST LLC

Mark Banta

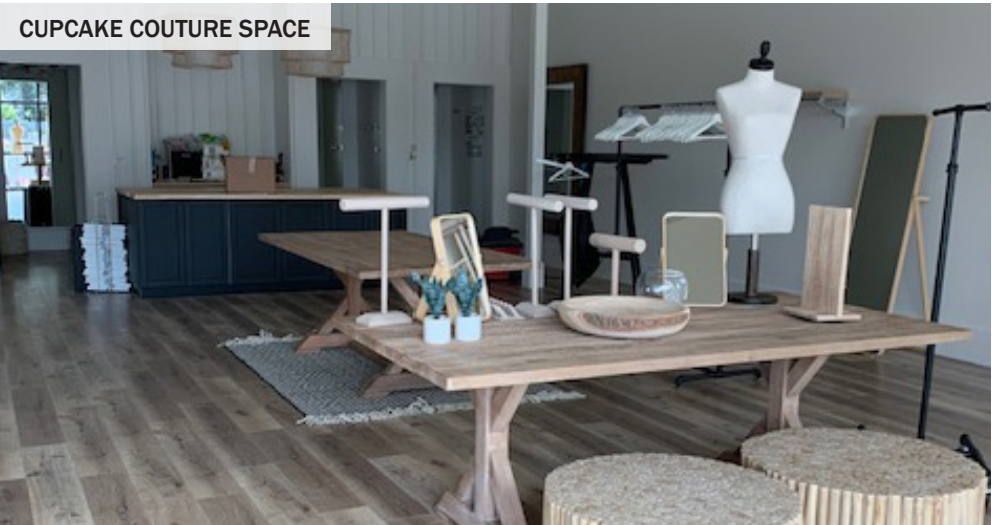
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SHOP BUILDING WITH AVAILABLE SPACE

CEDAR CREEK PLAZA  
PACIFIC HWY 99W AND EDY ROAD  
SHERWOOD, OR





# CEDAR CREEK PLAZA PACIFIC HWY 99W AND EDY ROAD

SHERWOOD, OR





SITE PLAN

CEDAR CREEK PLAZA  
PACIFIC HWY 99W AND EDY ROAD  
SHERWOOD, OR





**CEDAR CREEK PLAZA**  
**PACIFIC HWY 99W AND EDY ROAD**  
**SHERWOOD, OR**



The floor plan shows five retail units arranged horizontally. From left to right:

- LUNA NAILS & SPA**: A grey unit with a purple logo.
- C + C**: An orange unit labeled "AVAILABLE 1,500 SF".
- GNC LIVE WELL**: A grey unit with a white logo.
- AVAILABLE 1,446 SF**: An orange unit.
- Sabye**: A grey unit with a white logo, featuring a small utility room labeled "ELEC" with dimensions 12'-8" x 6'-3".

The plan includes detailed wall thicknesses (e.g., 1'-4", 1'-0") and various internal dimensions for each unit and between them. The units are numbered 1 through 7 along the bottom edge.



# CEDAR CREEK PLAZA

## PACIFIC HWY 99W AND EDY ROAD

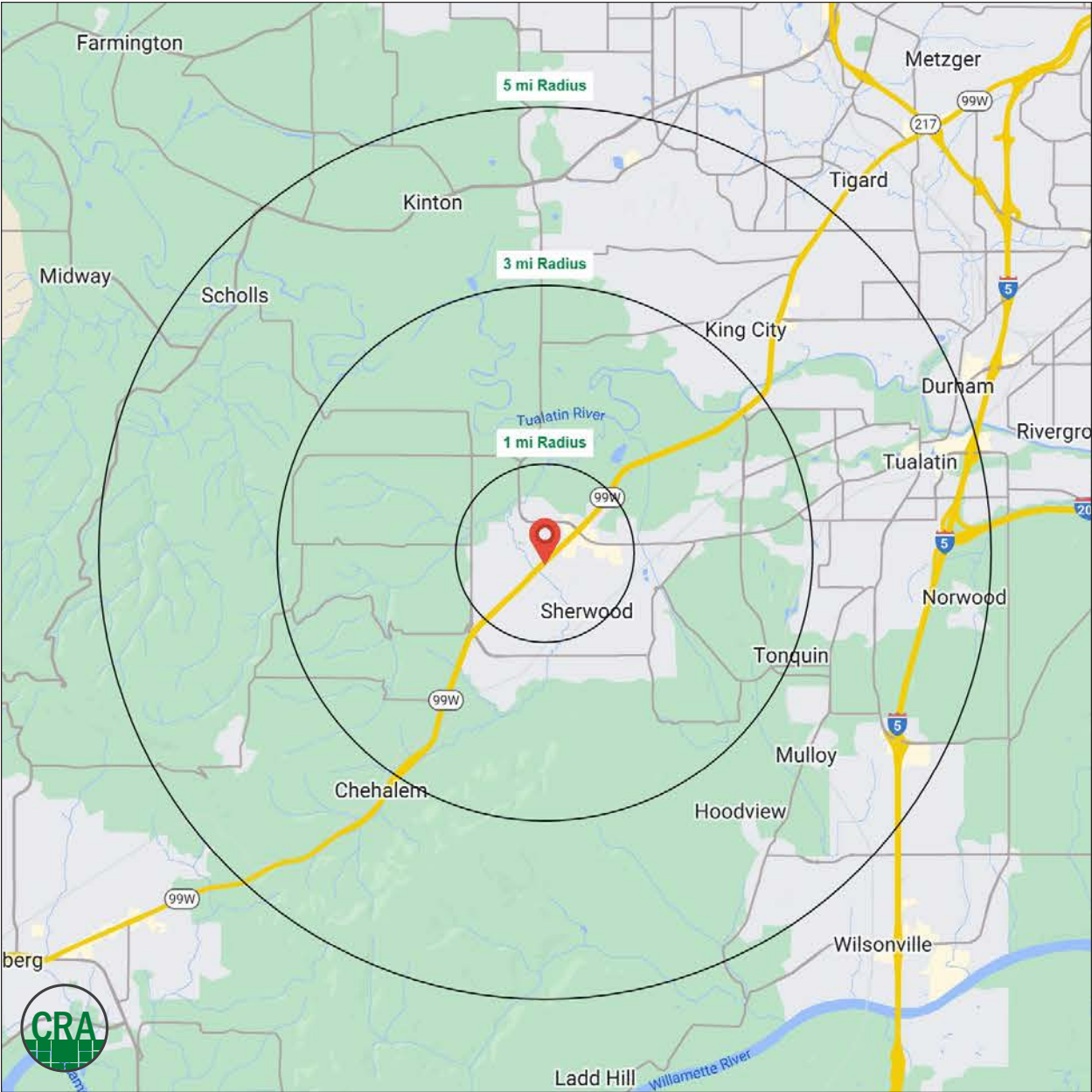
SHERWOOD, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	11,857	29,950	107,374
Estimated Households	4,253	10,861	42,051
Average HH Income	\$149,907	\$161,083	\$150,551
Median Home Value	\$570,297	\$608,806	\$612,921
Daytime Demographics 16+	6,663	20,012	74,371
Some College or Higher	81.8%	81.5%	80.2%

**\$149,907**  
Average Household Income  
1 MILE RADIUS

**38.2**  
Median Age  
1 MILE RADIUS





## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3659/-122.8503

Cedar Creek Plaza Sherwood, OR 97140	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	11,857	29,950	107,374
2029 Projected Population	11,625	29,631	105,469
2020 Census Population	11,678	29,927	106,657
2010 Census Population	10,078	25,641	92,256
Projected Annual Growth 2024 to 2029	-0.4%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2024	1.3%	1.2%	1.2%
2024 Median Age	38.2	40.0	40.8
<b>Households</b>			
2024 Estimated Households	4,253	10,861	42,051
2029 Projected Households	4,227	10,882	41,788
2020 Census Households	4,097	10,484	40,693
2010 Census Households	3,682	9,112	35,595
Projected Annual Growth 2024 to 2029	-0.1%	-	-0.1%
Historical Annual Growth 2010 to 2024	1.1%	1.4%	1.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	76.9%	77.5%	74.0%
2024 Estimated Black or African American	1.3%	1.5%	2.2%
2024 Estimated Asian or Pacific Islander	7.8%	7.8%	10.1%
2024 Estimated American Indian or Native Alaskan	0.9%	0.7%	0.6%
2024 Estimated Other Races	13.1%	12.5%	13.1%
2024 Estimated Hispanic	13.4%	13.0%	13.3%
<b>Income</b>			
2024 Estimated Average Household Income	\$149,907	\$161,083	\$150,551
2024 Estimated Median Household Income	\$117,520	\$127,749	\$121,180
2024 Estimated Per Capita Income	\$53,970	\$58,504	\$59,039
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.7%	2.5%
2024 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.4%	2.3%
2024 Estimated High School Graduate	13.2%	14.4%	14.9%
2024 Estimated Some College	21.8%	21.4%	20.5%
2024 Estimated Associates Degree Only	9.0%	9.7%	8.7%
2024 Estimated Bachelors Degree Only	33.3%	33.0%	33.1%
2024 Estimated Graduate Degree	17.7%	17.3%	18.0%
<b>Business</b>			
2024 Estimated Total Businesses	549	1,557	5,302
2024 Estimated Total Employees	3,241	11,957	43,389
2024 Estimated Employee Population per Business	5.9	7.7	8.2
2024 Estimated Residential Population per Business	21.6	19.2	20.3

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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