

# CEDAR CREEK PLAZA

➤ PRIME RETAIL FOR LEASE IN SHERWOOD, OREGON ◀



Cedar Creek Plaza is approximately 46,000 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

- Lot 2 pad

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

Pacific Hwy 99W – 34,236 ADT ('22)  
SW Edy Rd – 6,186 ADT ('22)

## 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.
- Lot 2 pad (future Building G) as development lot zoned for mixed use. Allows for medical, office, retail, multi-family, and hotel.



COMMERCIAL  
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NORTHWEST LLC

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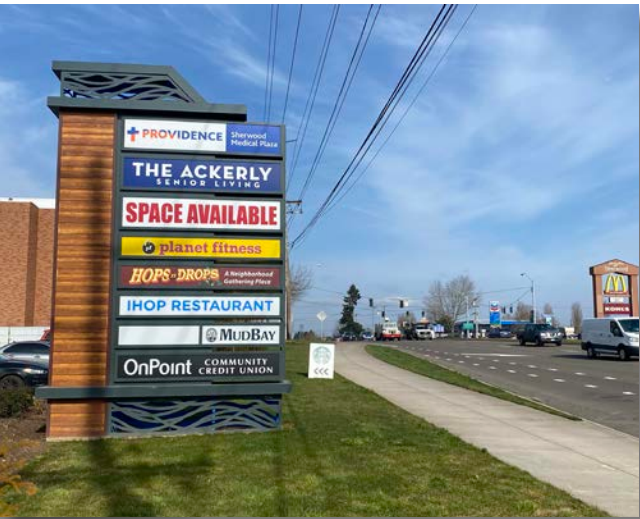


SHERWOOD, OR

SHERWOOD, OR









# CEDAR CREEK PLAZA PACIFIC HWY 99W AND EDY ROAD

SHERWOOD, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	11,595	28,300	108,441
Projected Population 2026	12,051	29,373	113,747
Average HH Income	\$124,177	\$129,691	\$123,054
Median Home Value	\$430,592	\$456,405	\$472,491
Daytime Demographics 16+	6,801	20,343	74,796
Some College or Higher	84.1%	82.4%	80.6%

**\$124,177**

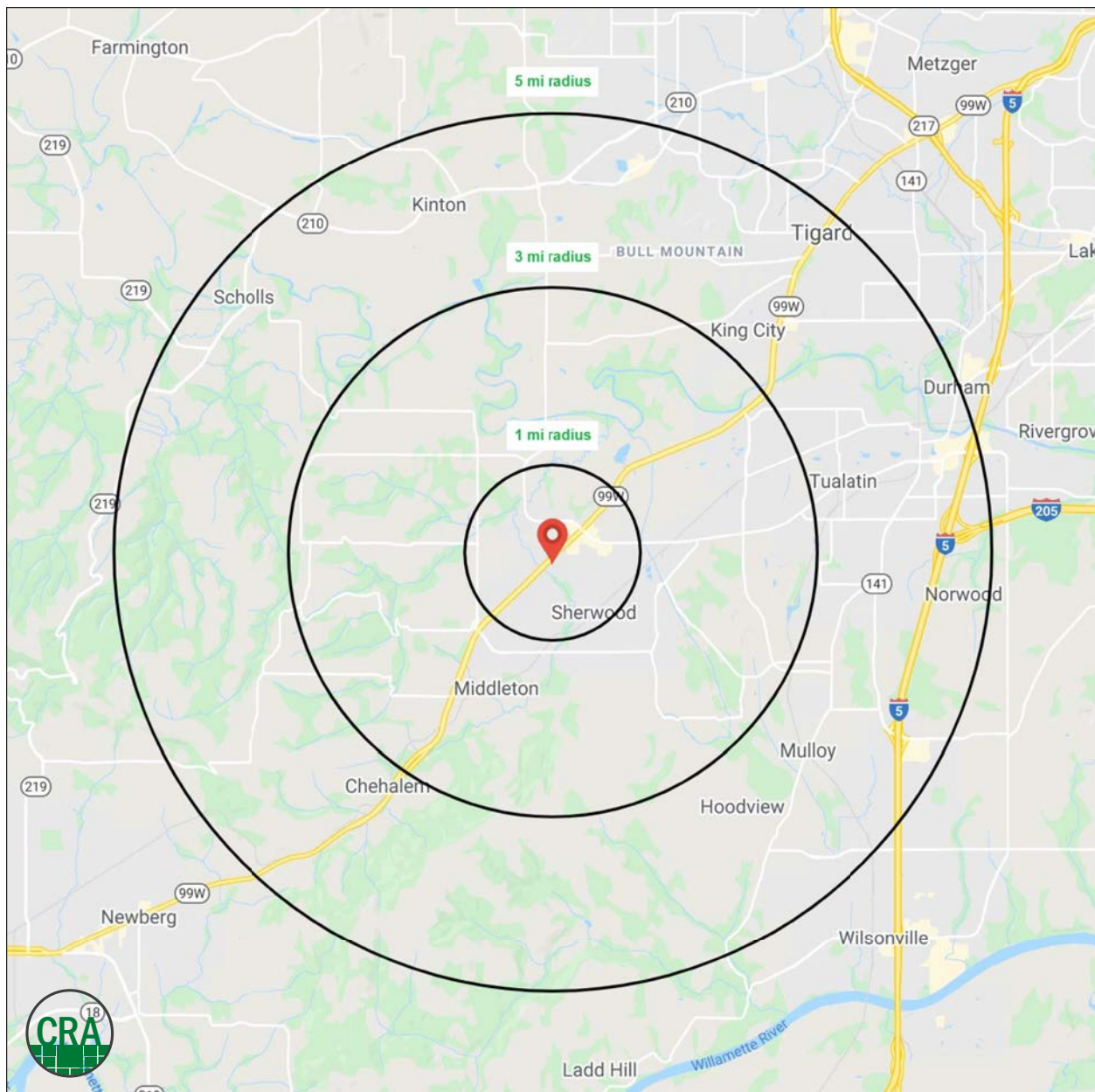
Average Household Income

1 MILE RADIUS

**36.2**

Median Age

1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3662/-122.8507

Cedar Creek Plaza Sherwood, OR 97140	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	11,595	28,300	108,441
2026 Projected Population	12,051	29,373	113,747
2020 Census Population	11,275	28,007	106,086
2010 Census Population	9,802	24,535	93,051
Projected Annual Growth 2021 to 2026	0.8%	0.8%	1.0%
Historical Annual Growth 2010 to 2021	1.7%	1.4%	1.5%
2021 Median Age	36.2	38.8	40.0
<b>Households</b>			
2021 Estimated Households	4,131	9,977	41,444
2026 Projected Households	4,317	10,458	43,906
2020 Census Households	4,015	9,851	40,414
2010 Census Households	3,583	8,711	35,845
Projected Annual Growth 2021 to 2026	0.9%	1.0%	1.2%
Historical Annual Growth 2010 to 2021	1.4%	1.3%	1.4%
<b>Race and Ethnicity</b>			
2021 Estimated White	78.2%	78.8%	73.1%
2021 Estimated Black or African American	1.1%	1.2%	2.6%
2021 Estimated Asian or Pacific Islander	5.9%	5.8%	9.0%
2021 Estimated American Indian or Native Alaskan	1.0%	0.7%	0.7%
2021 Estimated Other Races	13.8%	13.5%	14.7%
2021 Estimated Hispanic	11.1%	10.5%	11.4%
<b>Income</b>			
2021 Estimated Average Household Income	\$124,177	\$129,691	\$123,054
2021 Estimated Median Household Income	\$104,752	\$108,535	\$102,268
2021 Estimated Per Capita Income	\$44,439	\$45,813	\$47,126
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.3%	1.6%
2021 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.1%	2.1%
2021 Estimated High School Graduate	13.7%	14.2%	15.7%
2021 Estimated Some College	22.8%	23.3%	23.1%
2021 Estimated Associates Degree Only	11.6%	10.2%	9.3%
2021 Estimated Bachelors Degree Only	30.9%	31.3%	30.0%
2021 Estimated Graduate Degree	18.8%	17.6%	18.2%
<b>Business</b>			
2021 Estimated Total Businesses	538	1,453	4,860
2021 Estimated Total Employees	3,993	12,861	43,097
2021 Estimated Employee Population per Business	7.4	8.9	8.9
2021 Estimated Residential Population per Business	21.6	19.5	22.3

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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