

CEDAR CREEK PLAZA

➤ PRIME RETAIL FOR LEASE IN SHERWOOD, OREGON ◀



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

Phase 2 Buildings

- 7,500 SF
- 5,800 SF

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.
- Phase 2 Buildings G allow for retail, medical, and office uses.



COMMERCIAL
REALTY ADVISORS
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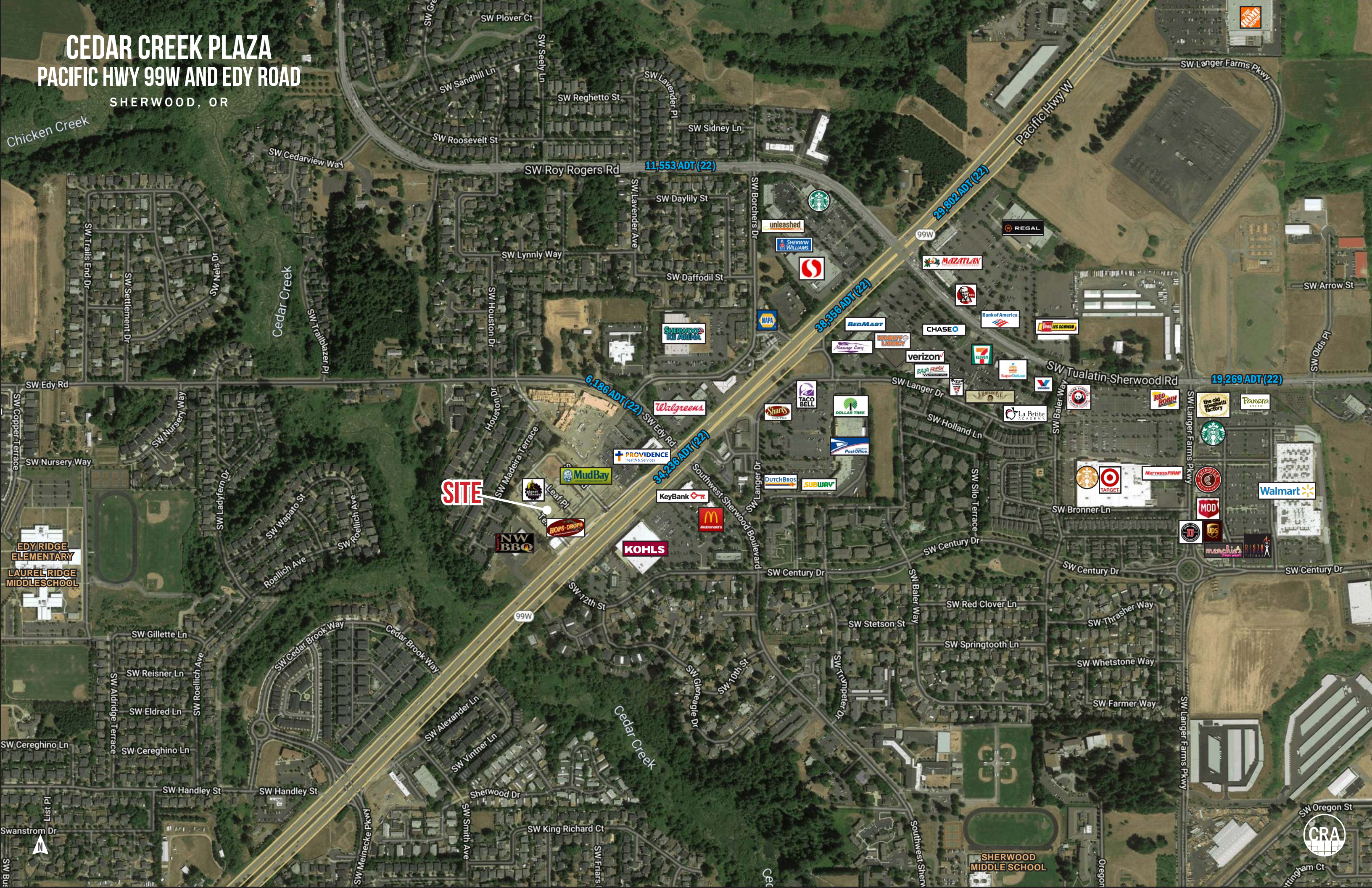
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CEDAR CREEK PLAZA

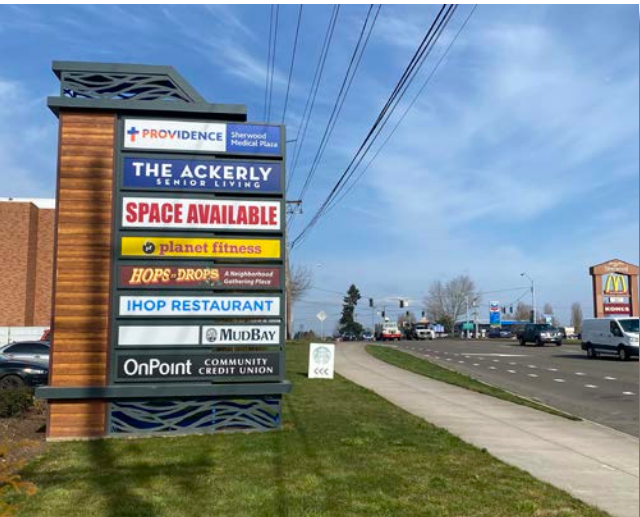
PACIFIC HWY 99W AND EDY ROAD

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

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	11,557	29,302	106,488
Projected Population 2027	12,572	31,238	112,274
Average HH Income	\$115,740	\$118,748	\$117,780
Median Home Value	\$431,814	\$459,762	\$475,504
Daytime Demographics 16+	7,330	20,679	73,588
Some College or Higher	85.1%	81.9%	80.9%

\$115,740

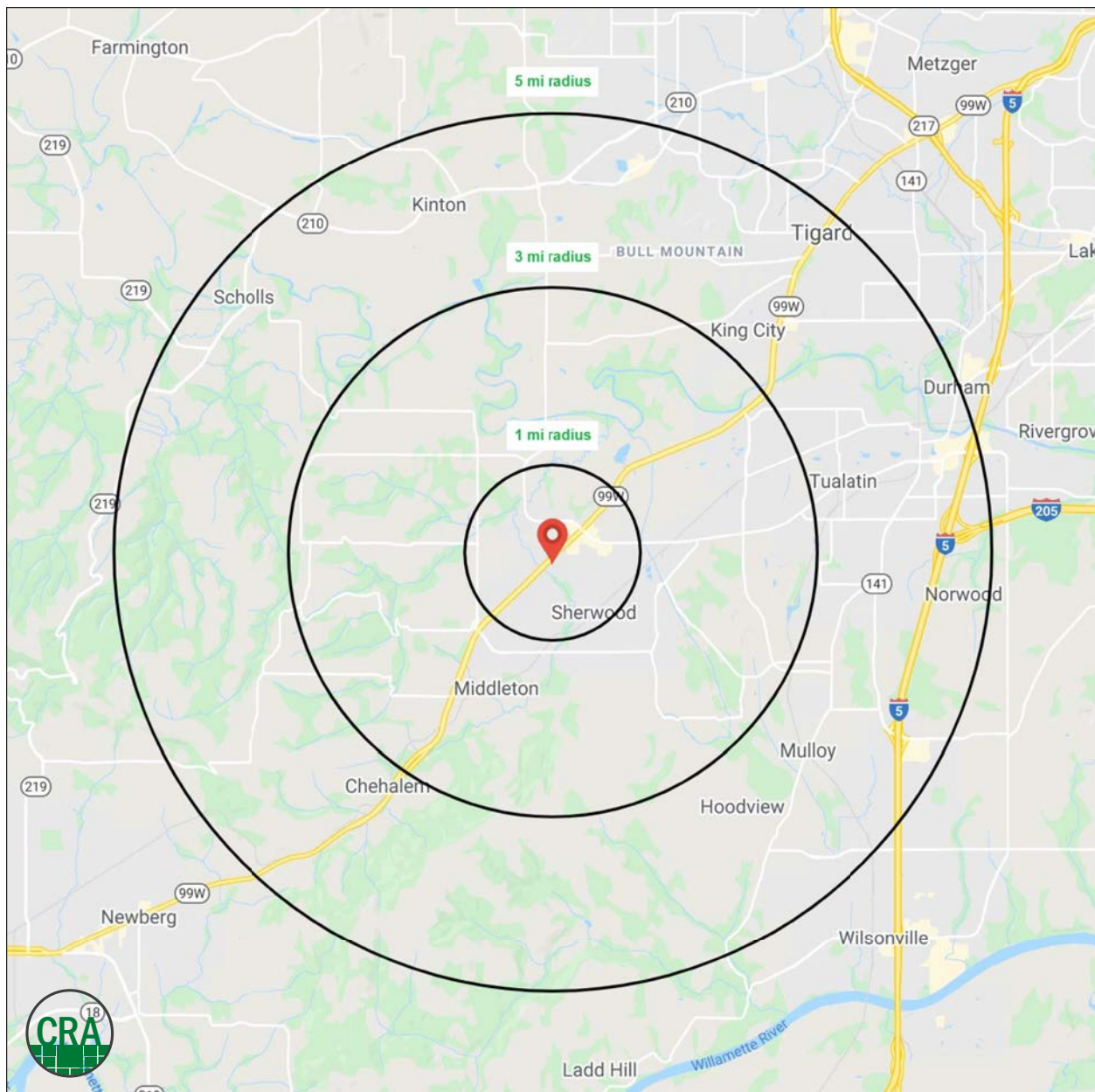
Average Household Income

1 MILE RADIUS

34.7

Median Age

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3661/-122.8506

Cedar Creek Plaza Sherwood, OR 97140	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	11,557	29,302	106,488
2027 Projected Population	12,572	31,238	112,274
2020 Census Population	11,549	29,438	106,481
2010 Census Population	9,973	25,185	92,169
Projected Annual Growth 2022 to 2027	1.8%	1.3%	1.1%
Historical Annual Growth 2010 to 2022	1.3%	1.4%	1.3%
2022 Median Age	34.7	37.6	39.4
Households			
2022 Estimated Households	4,053	10,264	40,678
2027 Projected Households	4,552	11,291	44,234
2020 Census Households	4,050	10,316	40,619
2010 Census Households	3,643	8,957	35,558
Projected Annual Growth 2022 to 2027	2.5%	2.0%	1.7%
Historical Annual Growth 2010 to 2022	0.9%	1.2%	1.2%
Race and Ethnicity			
2022 Estimated White	77.0%	77.7%	73.2%
2022 Estimated Black or African American	0.8%	1.1%	2.6%
2022 Estimated Asian or Pacific Islander	6.0%	6.0%	8.4%
2022 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.7%
2022 Estimated Other Races	15.2%	14.5%	15.1%
2022 Estimated Hispanic	12.4%	11.7%	11.9%
Income			
2022 Estimated Average Household Income	\$115,740	\$118,748	\$117,780
2022 Estimated Median Household Income	\$100,522	\$105,221	\$102,198
2022 Estimated Per Capita Income	\$40,802	\$41,691	\$45,282
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.6%	1.9%
2022 Estimated Some High School (Grade Level 9 to 11)	1.5%	2.0%	2.2%
2022 Estimated High School Graduate	12.6%	14.5%	14.9%
2022 Estimated Some College	25.8%	24.1%	23.5%
2022 Estimated Associates Degree Only	9.0%	8.7%	9.0%
2022 Estimated Bachelors Degree Only	29.7%	31.0%	29.9%
2022 Estimated Graduate Degree	20.7%	18.1%	18.5%
Business			
2022 Estimated Total Businesses	584	1,510	5,147
2022 Estimated Total Employees	4,415	13,365	44,051
2022 Estimated Employee Population per Business	7.6	8.8	8.6
2022 Estimated Residential Population per Business	19.8	19.4	20.7

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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