

SHERWOOD CROSSROADS

FOR LEASE > SHERWOOD, OREGON

LOCATION

20673 SW Roy Rogers Road in Sherwood, OR

AVAILABLE SPACE

- Suite 308: 1,200 SF
- Suite 301: 4,500 SF
- Suite 207: 1,400 SF

RENTAL RATES

Please call for details

TRAFFIC COUNT

Hwy 99W/Pacific Hwy - 39,023 ADT ('22)
SW Roy Rogers Rd - 11,553 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.
- Anchored by Safeway, with co-tenants including The Barbers, Gentle Dental, Sherwin Williams, ATI Physical Therapy and more.
- Pylon signage available.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Mark Banta

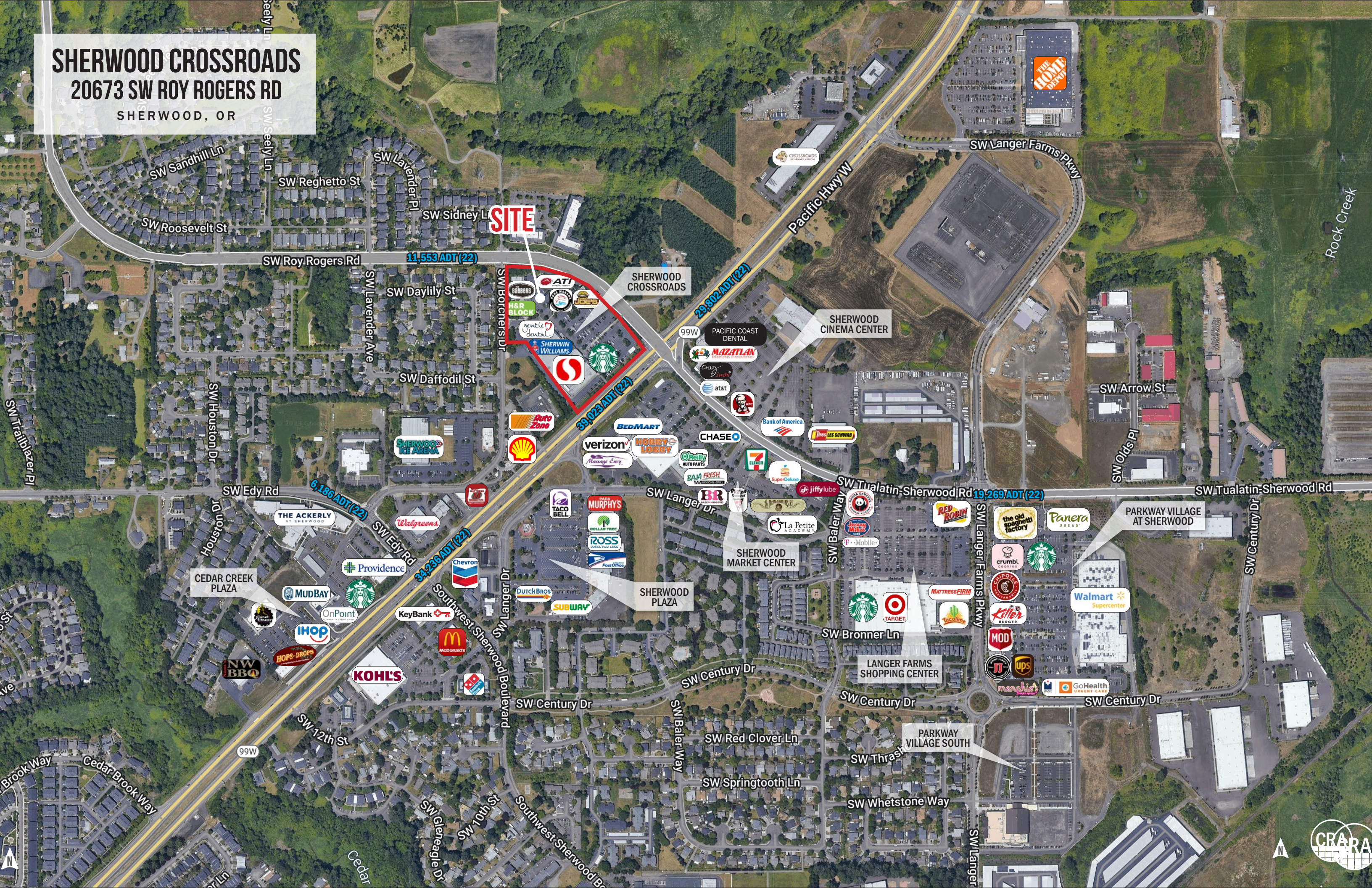
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SHERWOOD CROSSROADS

20673 SW ROY ROGERS RD
SHERWOOD, OR



SITE

SHERWOOD CROSSROADS

SHERWOOD CINEMA CENTER

PARKWAY VILLAGE AT SHERWOOD

PARKWAY VILLAGE SOUTH

CEDAR CREEK PLAZA

SHERWOOD PLAZA

LANGER FARMS SHOPPING CENTER

COVINGTON CENTER

SHERWOOD MARKET CENTER

WALMART SUPERCENTER

KOHL'S

THE ACKERLY AT SHERWOOD

CELESTINE CENTER

THE BARN AT SHERWOOD

SW Langer Farms Pkwy

SW Century Dr

SW Edy Rd

SW Langer Farms Pkwy

SW Century Dr

SW Edy Rd

SW Century Dr

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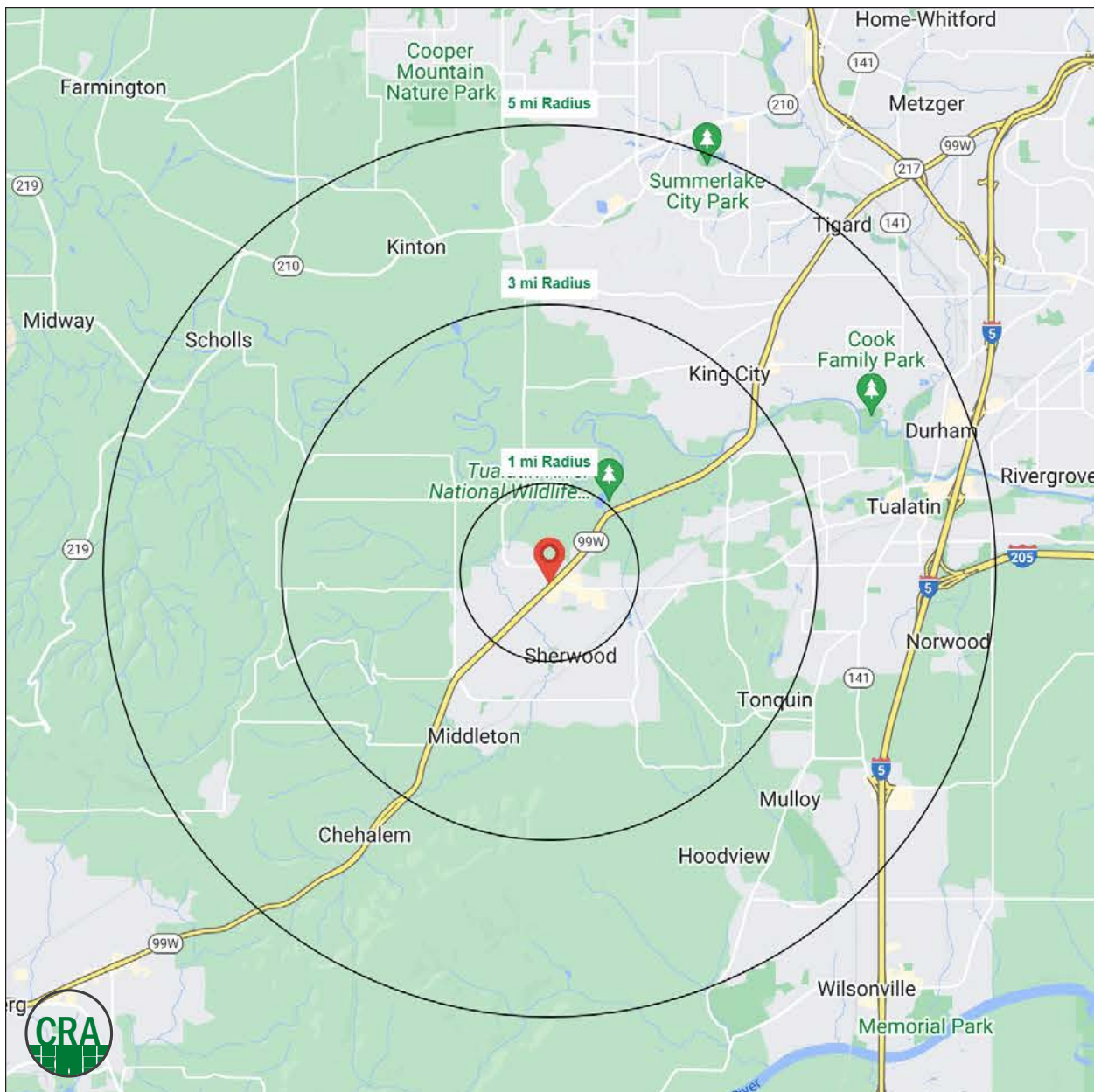
SHERWOOD, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	8,075	36,634	121,933
Estimated Households	2,937	13,740	48,137
Average HH Income	\$137,909	\$149,185	\$147,361
Median Home Value	\$547,572	\$603,435	\$609,135
Daytime Demographics 16+	5,789	26,031	85,864
Some College or Higher	80.1%	79.9%	78.7%

\$137,909
Average Household Income
1 MILE RADIUS

38.8
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: 45.3703/-122.8458

20673 SW Roy Rogers Rd Sherwood, OR 97140	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	8,075	36,634	121,933
2029 Projected Population	7,979	36,212	119,884
2020 Census Population	7,810	36,704	121,688
2010 Census Population	6,752	31,407	106,317
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	1.4%	1.2%	1.0%
2024 Median Age	38.8	40.6	39.8
Households			
2024 Estimated Households	2,937	13,740	48,137
2029 Projected Households	2,936	13,788	47,952
2020 Census Households	2,802	13,260	46,733
2010 Census Households	2,526	11,605	41,140
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	1.2%	1.3%	1.2%
Race and Ethnicity			
2024 Estimated White	70.3%	68.7%	69.0%
2024 Estimated Black or African American	1.6%	2.3%	2.5%
2024 Estimated Asian or Pacific Islander	8.4%	11.5%	12.1%
2024 Estimated American Indian or Native Alaskan	1.3%	0.8%	0.7%
2024 Estimated Other Races	18.4%	16.6%	15.7%
2024 Estimated Hispanic	23.4%	20.1%	18.0%
Income			
2024 Estimated Average Household Income	\$137,909	\$149,185	\$147,361
2024 Estimated Median Household Income	\$109,375	\$118,873	\$116,812
2024 Estimated Per Capita Income	\$50,384	\$56,052	\$58,248
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	2.0%	2.8%
2024 Estimated Some High School (Grade Level 9 to 11)	4.1%	2.3%	2.5%
2024 Estimated High School Graduate	14.8%	15.9%	16.0%
2024 Estimated Some College	21.7%	22.5%	21.1%
2024 Estimated Associates Degree Only	8.0%	9.0%	8.5%
2024 Estimated Bachelors Degree Only	32.8%	31.1%	31.5%
2024 Estimated Graduate Degree	17.5%	17.2%	17.6%
Business			
2024 Estimated Total Businesses	522	1,787	6,168
2024 Estimated Total Employees	3,149	14,634	50,007
2024 Estimated Employee Population per Business	6.0	8.2	8.1
2024 Estimated Residential Population per Business	15.5	20.5	19.8

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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NORTHWEST LLC**

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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.