

SHERWOOD CROSSROADS

FOR LEASE > SHERWOOD, OREGON

LOCATION

20673 SW Roy Rogers Road in Sherwood, OR

AVAILABLE SPACE

- Suite 206: 1,400 SF (former orthodontist space built out)
- Suite 308: 1,200 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 Unleashed by Petco, Joe's Burgers, The Barbers, Gentle Dental, Sherwin Williams, ATI Physical Therapy and more.
- Pylon signage available.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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20673 SW ROY ROGERS RD
SHERWOOD, OR



SITE

SHERWOOD CROSSROADS

SHERWOOD CINEMA CENTER

PARKWAY VILLAGE AT SHERWOOD

LANGER FARMS SHOPPING CENTER

PARKWAY VILLAGE SOUTH



SHERWOOD CROSSROADS

20673 SW ROY ROGERS RD

SHERWOOD, OR

SITE PLAN



Center Size - 87,966 SF

Current Retailers

0100	Safeway	55,227 SF
0201	Gentle Dental	3,450 SF
0203-5	Sherwin Williams	3,889 SF
0206	AVAILABLE	1,400 SF
0207	Postal Annex	1,400 SF
0301	Petco Unleashed	4,500 SF
0304	Sawatdee Thai Cuisine	1,200 SF
0305	H & R Block	1,200 SF
0306	The Barbers	1,200 SF
0307	Taste Teriyaki	1,200 SF
0308	AVAILABLE	1,200 SF
0309	Four Seasons Nails	2,400 SF
0400	ATI Physical Therapy	3,700 SF
0501	Joe's Burgers	1,400 SF
0502	Poke Makana	1,500 SF
0503	ABC Vision	1,350 SF

■ AVAILABLE
 ■ LEASED
 NAP (NOT A PART)

Summary Profile

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



Lat/Lon: 45.3703/-122.8458

Sherwood Crossroads	1 mi radius	3 mi radius	5 mi radius
Sherwood, OR 97140			
Population			
2022 Estimated Population	7,895	36,604	121,583
2027 Projected Population	8,703	38,873	127,747
2020 Census Population	7,811	36,704	121,539
2010 Census Population	6,753	31,407	106,216
Projected Annual Growth 2022 to 2027	2.0%	1.2%	1.0%
Historical Annual Growth 2010 to 2022	1.4%	1.4%	1.2%
2022 Median Age	34.5	38.9	39.0
Households			
2022 Estimated Households	2,827	13,219	46,760
2027 Projected Households	3,225	14,453	50,605
2020 Census Households	2,803	13,260	46,685
2010 Census Households	2,527	11,605	41,107
Projected Annual Growth 2022 to 2027	2.8%	1.9%	1.6%
Historical Annual Growth 2010 to 2022	1.0%	1.2%	1.1%
Race and Ethnicity			
2022 Estimated White	75.7%	76.9%	72.5%
2022 Estimated Black or African American	0.9%	1.2%	2.5%
2022 Estimated Asian or Pacific Islander	6.4%	6.3%	8.5%
2022 Estimated American Indian or Native Alaskan	1.1%	0.7%	0.7%
2022 Estimated Other Races	15.9%	14.8%	15.9%
2022 Estimated Hispanic	13.4%	11.9%	12.8%
Income			
2022 Estimated Average Household Income	\$112,239	\$116,954	\$115,873
2022 Estimated Median Household Income	\$93,734	\$102,982	\$100,774
2022 Estimated Per Capita Income	\$40,445	\$42,331	\$44,821
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	0.5%	1.6%	2.0%
2022 Estimated Some High School (Grade Level 9 to 11)	1.3%	1.9%	2.3%
2022 Estimated High School Graduate	12.0%	15.1%	15.0%
2022 Estimated Some College	26.1%	24.6%	23.6%
2022 Estimated Associates Degree Only	8.3%	8.8%	8.9%
2022 Estimated Bachelors Degree Only	30.6%	30.2%	30.0%
2022 Estimated Graduate Degree	21.3%	17.9%	18.3%
Business			
2022 Estimated Total Businesses	566	1,779	6,069
2022 Estimated Total Employees	4,354	16,323	51,598
2022 Estimated Employee Population per Business	7.7	9.2	8.5
2022 Estimated Residential Population per Business	13.9	20.6	20.0

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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