

SHERWOOD CROSSROADS



FOR LEASE > SHERWOOD, OREGON

LOCATION

20673 SW Roy Rogers Road in Sherwood, OR

AVAILABLE SPACE

100% Leased!

RENTAL RATES

Please call for details

TRAFFIC COUNT

Hwy 99W/Pacific Hwy - 36,879 ADT ('18)

SW Roy Rogers Rd - 20,712 ADT ('16)

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.

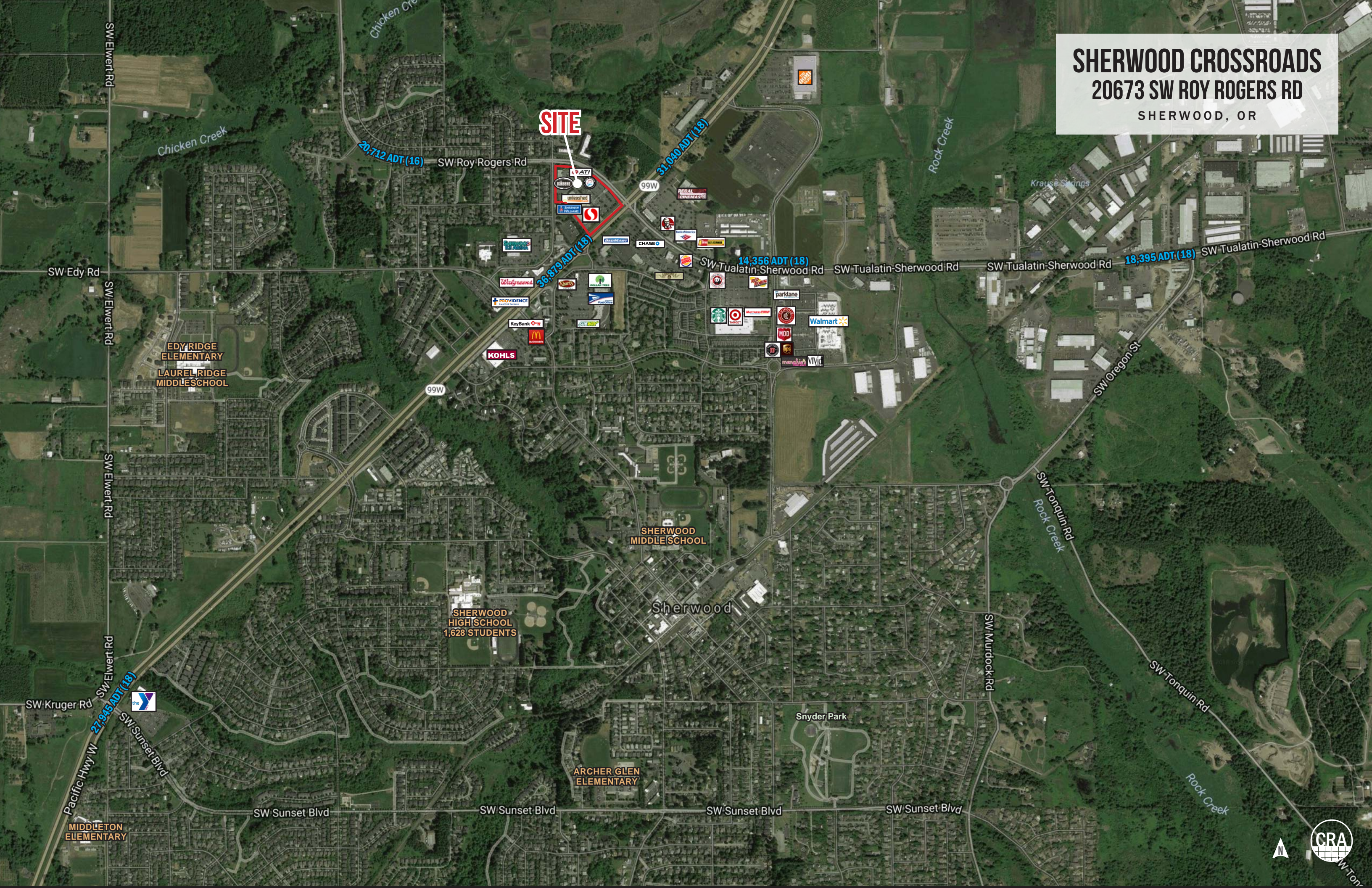


COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Gary Surgeon 503.936.1989 | gary@cra-nw.com

503.274.0211
www.cra-nw.com

SHERWOOD CROSSROADS
20673 SW ROY ROGERS RD
SHERWOOD, OR



SITE

EDY RIDGE
ELEMENTARY
LAUREL RIDGE
MIDDLE SCHOOL

SHERWOOD
MIDDLE SCHOOL

SHERWOOD
HIGH SCHOOL
1,628 STUDENTS

ARCHER GLEN
ELEMENTARY

MIDDLETON
ELEMENTARY



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	Henson Orthodontics	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	Enjoy Spa	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)



SHERWOOD CROSSROADS

20673 SW ROY ROGERS RD

DEMOGRAPHIC SUMMARY

SHERWOOD, OR

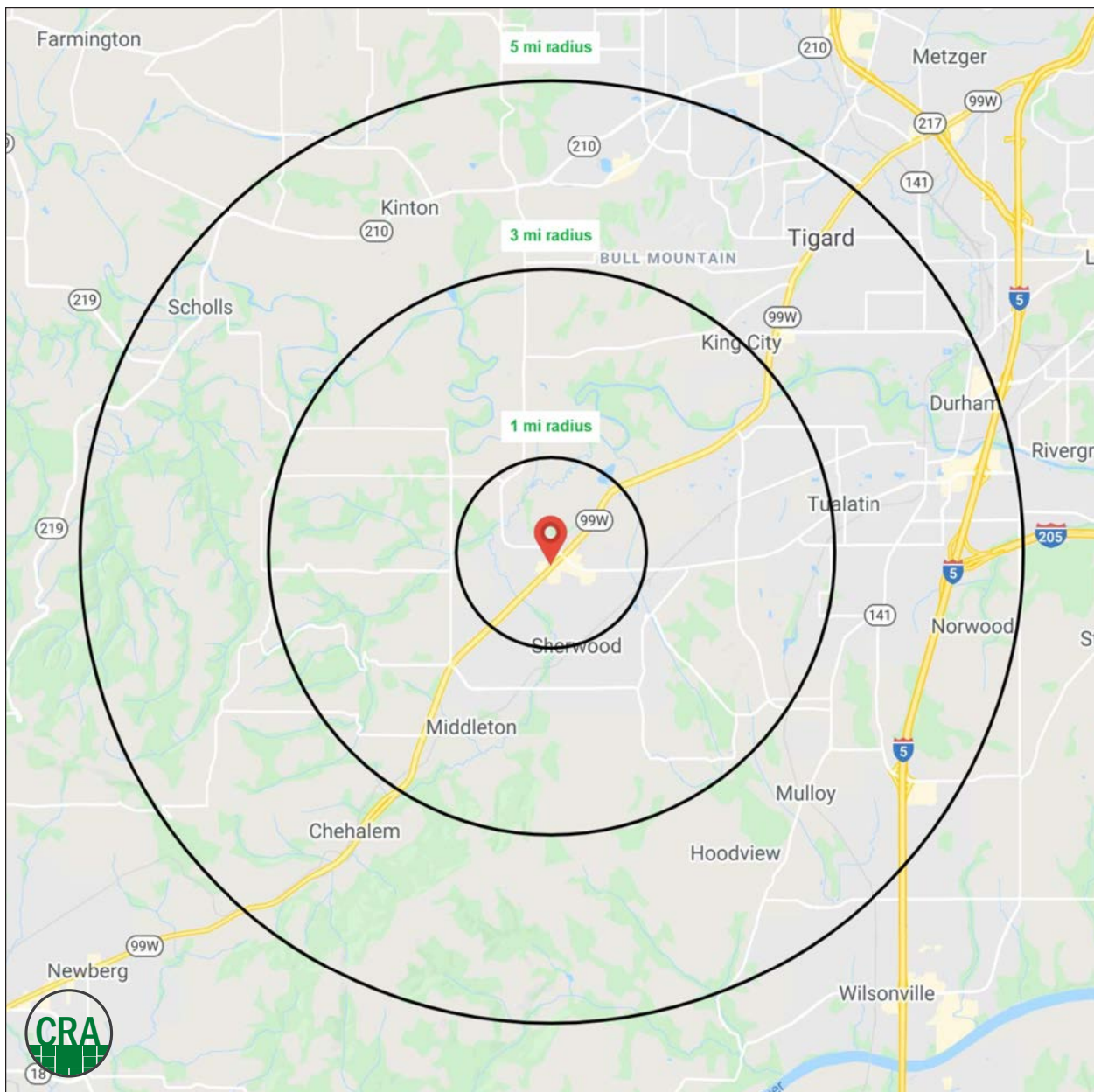
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	8,479	35,584	121,521
Projected Population 2025	8,956	37,374	127,458
Average HH Income	\$119,278	\$129,645	\$122,571
Median Home Value	\$417,790	\$437,025	\$443,580
Daytime Demographics 16+	6,401	23,242	78,193
Some College or Higher	84.3%	81.9%	80.8%

\$154,774

Average Family Income
3 MILE RADIUS

35.8

Median Age
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3703/-122.8458

RS1

Sherwood Crossroads		1 mi radius	3 mi radius	5 mi radius
Sherwood, OR 97140				
POPULATION	2020 Estimated Population	8,479	35,584	121,521
	2025 Projected Population	8,956	37,374	127,458
	2010 Census Population	7,143	31,719	106,365
	2000 Census Population	4,253	22,021	83,918
	Projected Annual Growth 2020 to 2025	1.1%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	5.0%	3.1%	2.2%
	2020 Median Age	35.8	38.8	39.1
HOUSEHOLDS	2020 Estimated Households	3,132	13,165	46,935
	2025 Projected Households	3,299	13,881	49,458
	2010 Census Households	2,660	11,654	41,139
	2000 Census Households	1,668	8,494	32,917
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	4.4%	2.7%	2.1%
RACE AND ETHNICITY	2020 Estimated White	79.8%	80.8%	77.4%
	2020 Estimated Black or African American	1.9%	1.9%	2.2%
	2020 Estimated Asian or Pacific Islander	9.4%	8.7%	10.0%
	2020 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
	2020 Estimated Other Races	8.3%	8.2%	9.7%
	2020 Estimated Hispanic	9.4%	9.9%	12.4%
INCOME	2020 Estimated Average Household Income	\$119,278	\$129,645	\$122,571
	2020 Estimated Median Household Income	\$98,055	\$102,640	\$96,064
	2020 Estimated Per Capita Income	\$44,057	\$47,989	\$47,582
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.1%	1.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.6%	2.9%	3.1%
	2020 Estimated High School Graduate	13.4%	14.2%	14.4%
	2020 Estimated Some College	25.3%	23.1%	22.7%
	2020 Estimated Associates Degree Only	13.1%	10.9%	9.4%
	2020 Estimated Bachelors Degree Only	28.7%	31.3%	31.1%
	2020 Estimated Graduate Degree	17.2%	16.6%	17.6%
BUSINESS	2020 Estimated Total Businesses	514	1,254	4,409
	2020 Estimated Total Employees	4,517	13,913	45,919
	2020 Estimated Employee Population per Business	8.8	11.1	10.4
	2020 Estimated Residential Population per Business	16.5	28.4	27.6

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:

GARY SURGEON 503.936.1989 | gary@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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