

SHERWOOD MARKET CENTER

PRIME RETAIL FOR LEASE IN SHERWOOD, OREGON



Sherwood Market Center is approximately 125,552 SF of retail space. It is located in Sherwood, one of the fastest growing cities in Oregon (11.21% growth since 2010) and in the world-renowned wine country of the Willamette Valley.

LOCATION

16030 SW Tualatin-Sherwood Rd, Sherwood, OR

AVAILABLE SPACE

- Suite 7: 875 SF
- Suite 20: 4,000 SF
- Suite 24: 1,300 SF
- Suite 38: 3,185 SF
- Suite 40: 2,099 SF

RENTAL RATE

Please call for details

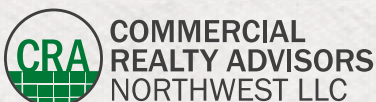
TRAFFIC COUNTS

SW Tualatin-Sherwood Rd – 16,033 ADT ('22)

Pacific Hwy 99W – 39,023 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.
- Anchored by Hobby Lobby. Co-tenants include Baha Fresh, Schmizza Public House, House of Good Fortune, BedMart, Massage Envy, McMenamins Sherwood Pub and many more.
- Nearby retailers include Safeway, Walgreens, Kohls, Dollar Tree, Petco, Target, Walmart, Old Spaghetti Factory and many more.



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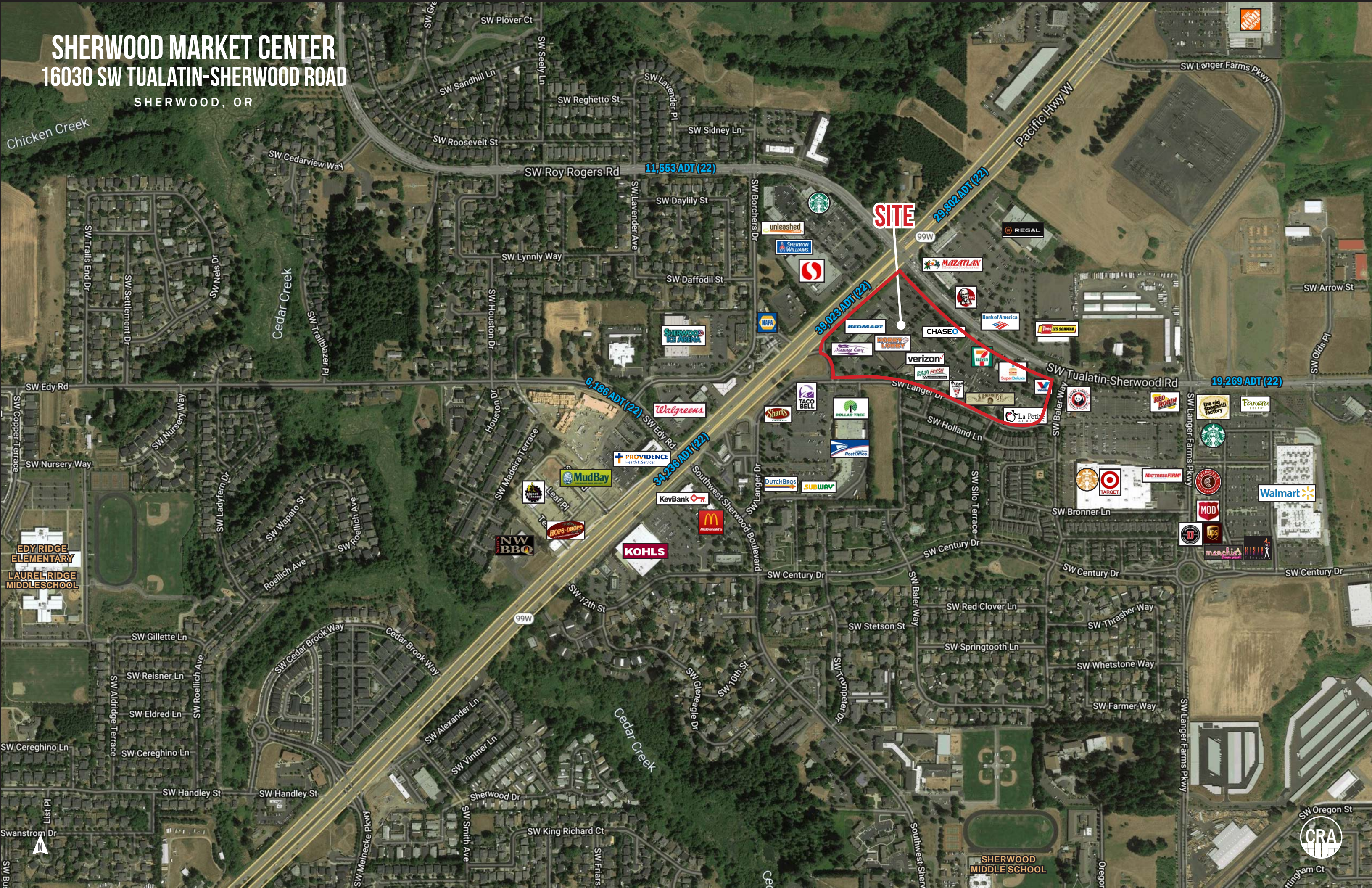
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www.cra-nw.com

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SHERWOOD, OR



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SITE PLAN



| SUITE | TENANT | SQ FT |
|-------|-----------------------|-----------|
| 1 | My Gym | 2,600 SF |
| 3 | Massage Envy | 3,185 SF |
| 5 | Stark's Vacuums | 1,700 SF |
| 6 | Glamour Nails | 1,000 SF |
| 7 | AVAILABLE | 875 SF |
| 8 | Roxy's Island Grill | 3,085 SF |
| 9 | Tan Republic | 2,361 SF |
| 11 | Fuji's Grill & Sushi | 2,800 SF |
| 13 | BedMart | 5,200 SF |
| 16 | Hobby Lobby | 49,793 SF |
| 20 | AVAILABLE | 4,000 SF |
| 22 | Go Wireless | 1,285 SF |
| 23 | Cabinet Cures | 1,415 SF |
| 24 | AVAILABLE | 1,300 SF |
| 26 | Baja Fresh | 3,000 SF |
| 27 | Gyro House | 1,430 SF |
| 28 | Baskin Robbins | 1,000 SF |
| 29 | House of Good Fortune | 2,735 SF |
| 31 | Sherwood & Peacock | 1,419 SF |
| 32 | Dede's Deli | 1,300 SF |
| 33 | Schmizza Public House | 3,200 SF |
| 35 | McMenamin's | 2,500 SF |
| 37 | Sherwood Eye Clinc | 1,300 SF |
| 38 | AVAILABLE | 3,185 SF |
| 40 | AVAILABLE | 2,099 SF |
| 42 | Sherwood Dental | 2,000 SF |
| 44 | La Petite Academy | 9,500 SF |
| 50 | Jiffy Lube | 1,294 SF |
| 55 | Super Deluxe | 3,500 SF |
| 60 | 76 Station / 7 Eleven | 3,206 SF |
| 65 | Chase Bank | 3,160 SF |
| 70 | Raising Cane's | 3,500 SF |



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16030 SW TUALATIN-SHERWOOD ROAD

DEMOGRAPHIC SUMMARY

SHERWOOD, OR

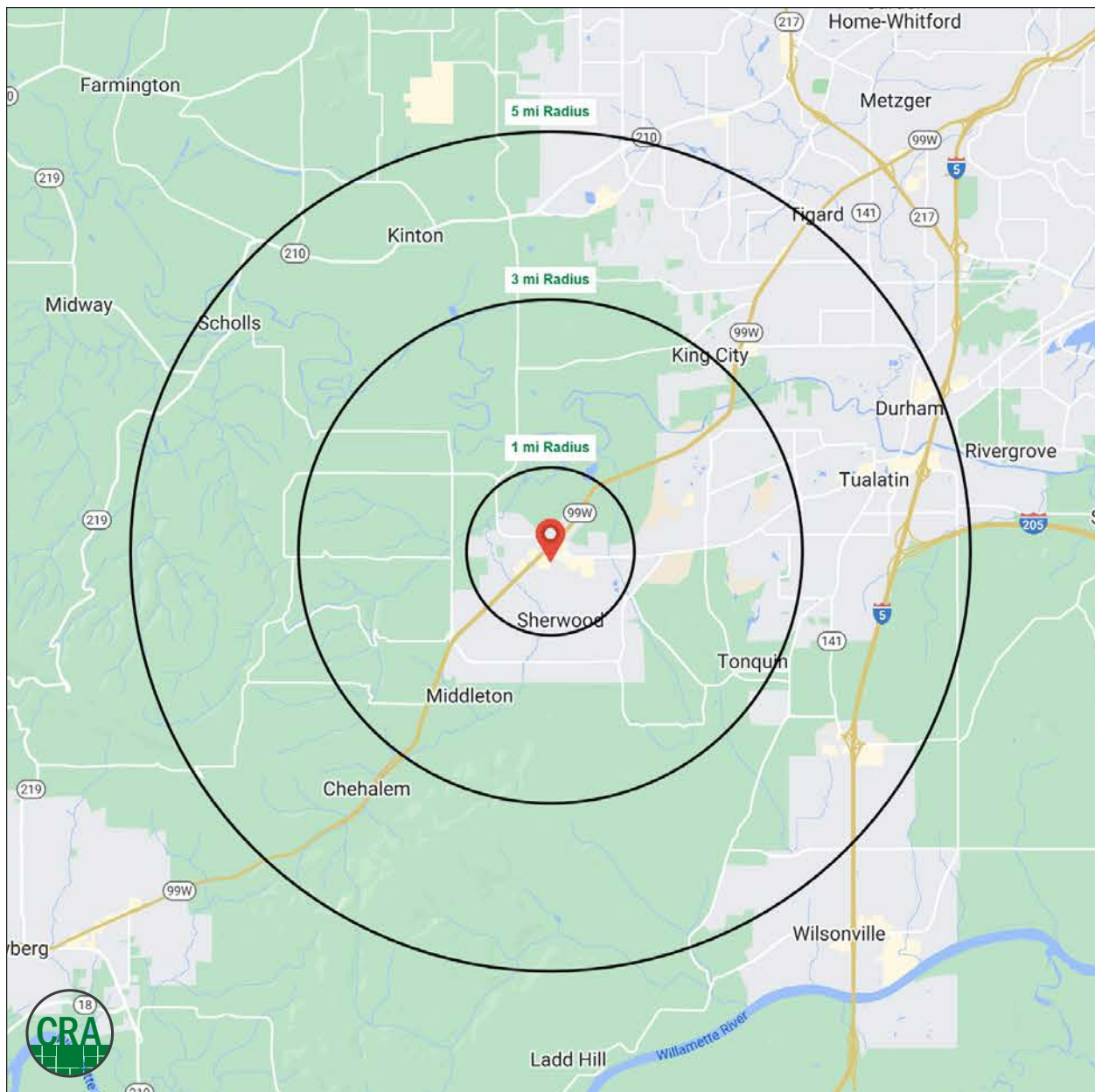
| Source: Regis - SitesUSA (2022) | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2022 | 9,373 | 37,002 | 122,345 |
| Projected Population 2027 | 10,234 | 39,130 | 128,681 |
| Average HH Income | \$110,433 | \$118,520 | \$115,998 |
| Median Home Value | \$416,048 | \$459,118 | \$471,672 |
| Daytime Demographics 16+ | 6,900 | 26,437 | 85,642 |
| Some College or Higher | 84.6% | 81.3% | 80.6% |

\$110,433

Average Household Income
1 MILE RADIUS

35.0

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: 45.3685/-122.8433

| Sherwood Market Center Sherwood, OR 97140 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2022 Estimated Population | 9,373 | 37,002 | 122,345 |
| 2027 Projected Population | 10,234 | 39,130 | 128,681 |
| 2020 Census Population | 9,189 | 37,097 | 122,290 |
| 2010 Census Population | 7,918 | 32,132 | 106,696 |
| Projected Annual Growth 2022 to 2027 | 1.8% | 1.2% | 1.0% |
| Historical Annual Growth 2010 to 2022 | 1.5% | 1.3% | 1.2% |
| 2022 Median Age | 35.0 | 38.8 | 39.0 |
| Households | | | |
| 2022 Estimated Households | 3,370 | 13,327 | 46,850 |
| 2027 Projected Households | 3,804 | 14,515 | 50,788 |
| 2020 Census Households | 3,310 | 13,365 | 46,780 |
| 2010 Census Households | 2,971 | 11,825 | 41,132 |
| Projected Annual Growth 2022 to 2027 | 2.6% | 1.8% | 1.7% |
| Historical Annual Growth 2010 to 2022 | 1.1% | 1.1% | 1.2% |
| Race and Ethnicity | | | |
| 2022 Estimated White | 76.1% | 77.2% | 72.3% |
| 2022 Estimated Black or African American | 0.9% | 1.2% | 2.8% |
| 2022 Estimated Asian or Pacific Islander | 6.0% | 6.0% | 8.4% |
| 2022 Estimated American Indian or Native Alaskan | 1.1% | 0.7% | 0.7% |
| 2022 Estimated Other Races | 15.8% | 14.9% | 15.8% |
| 2022 Estimated Hispanic | 13.1% | 12.0% | 12.7% |
| Income | | | |
| 2022 Estimated Average Household Income | \$110,433 | \$118,520 | \$115,998 |
| 2022 Estimated Median Household Income | \$94,158 | \$103,896 | \$100,778 |
| 2022 Estimated Per Capita Income | \$39,913 | \$42,791 | \$44,747 |
| Education (Age 25+) | | | |
| 2022 Estimated Elementary (Grade Level 0 to 8) | 0.5% | 1.5% | 2.0% |
| 2022 Estimated Some High School (Grade Level 9 to 11) | 1.4% | 1.8% | 2.3% |
| 2022 Estimated High School Graduate | 13.6% | 15.3% | 15.2% |
| 2022 Estimated Some College | 25.9% | 24.5% | 23.6% |
| 2022 Estimated Associates Degree Only | 7.9% | 8.7% | 8.9% |
| 2022 Estimated Bachelors Degree Only | 30.6% | 30.3% | 29.9% |
| 2022 Estimated Graduate Degree | 20.1% | 17.9% | 18.2% |
| Business | | | |
| 2022 Estimated Total Businesses | 582 | 1,787 | 6,128 |
| 2022 Estimated Total Employees | 4,465 | 16,468 | 52,250 |
| 2022 Estimated Employee Population per Business | 7.7 | 9.2 | 8.5 |
| 2022 Estimated Residential Population per Business | 16.1 | 20.7 | 20.0 |

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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