

CEDAR CREEK PLAZA SHOPS

➤ PRIME RETAIL FOR LEASE IN SHERWOOD, OREGON ◀

AVAILABLE



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

- 1,446 SF
- 1,500 SF
- 2,216 SF (coming soon- do not disturb tenant)

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Pacific Hwy 99W – 37,011 ADT ('24)
SW Edy Rd – 10,689 ADT ('24)

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.
- Former nail salon available soon! (Please do not disturb tenant).



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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SHOP BUILDING WITH AVAILABLE SPACE

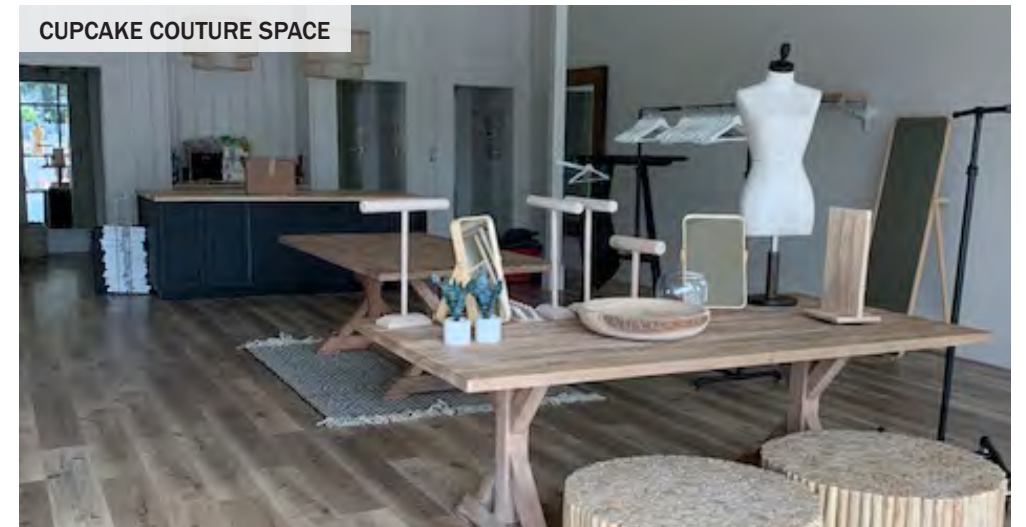
CEDAR CREEK PLAZA
PACIFIC HWY 99W AND EDY ROAD
SHERWOOD, OR



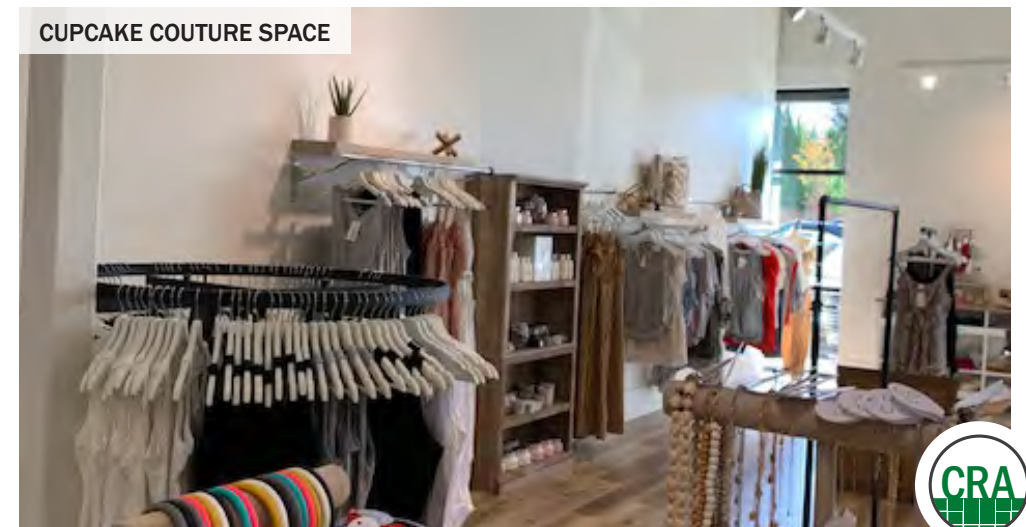
CUPCAKE COUTURE SPACE



CUPCAKE COUTURE SPACE

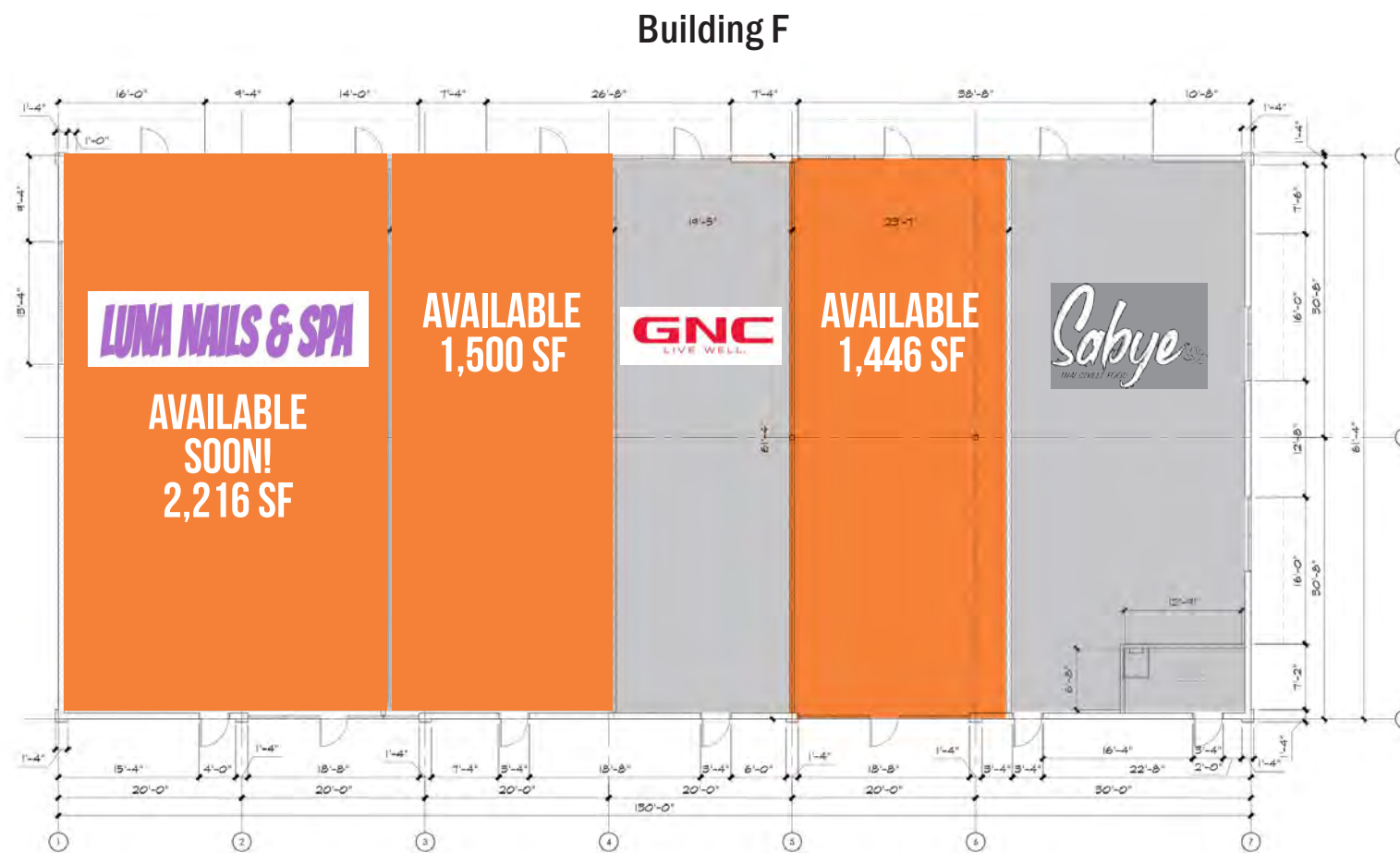


CUPCAKE COUTURE SPACE





BUILDING F FLOOR PLAN



PACIFIC HWY 99W



CEDAR CREEK PLAZA PACIFIC HWY 99W AND EDY ROAD

SHERWOOD, OR

DEMOGRAPHIC SUMMARY

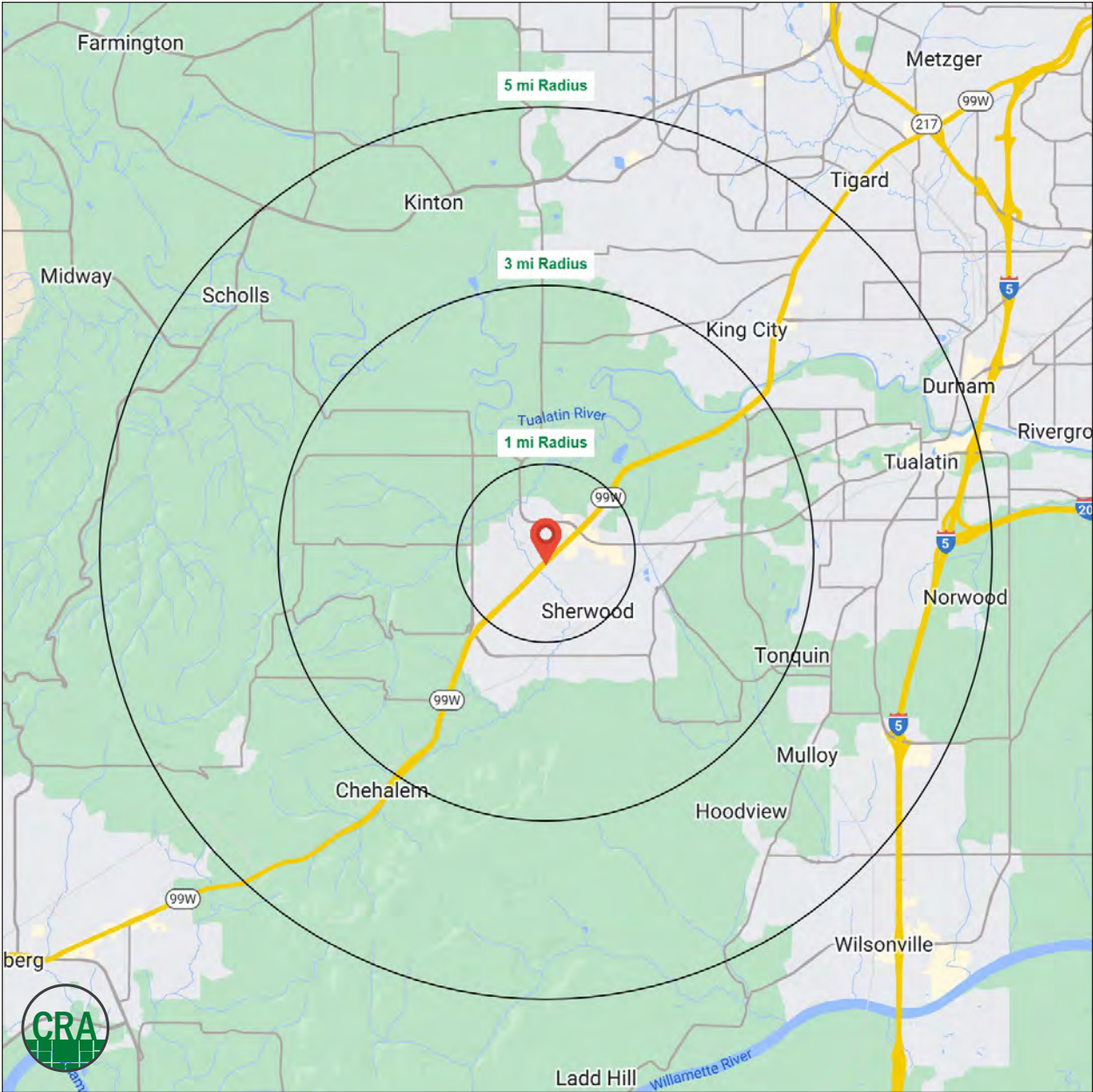
| Source: Regis - SitesUSA (2025) | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2025 | 12,065 | 30,145 | 109,745 |
| Estimated Households | 4,279 | 10,821 | 42,483 |
| Average HH Income | \$149,173 | \$159,257 | \$152,759 |
| Median Home Value | \$577,825 | \$609,832 | \$626,420 |
| Daytime Demographics 16+ | 6,507 | 19,713 | 75,623 |
| Some College or Higher | 87.1% | 81.3% | 80.1% |

\$149,907

Average Household Income
1 MILE RADIUS

38.3

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3659/-122.8503

| Cedar Creek Plaza | 1 mi | 3 mi | 5 mi |
|---|---------------|---------------|---------------|
| Sherwood, OR 97140 | radius | radius | radius |
| Population | | | |
| 2025 Estimated Population | 12,065 | 30,145 | 109,745 |
| 2030 Projected Population | 11,741 | 29,537 | 107,505 |
| 2020 Census Population | 11,705 | 29,730 | 106,565 |
| 2010 Census Population | 10,100 | 25,497 | 92,173 |
| Projected Annual Growth 2025 to 2030 | -0.5% | -0.4% | -0.4% |
| Historical Annual Growth 2010 to 2025 | 1.3% | 1.2% | 1.3% |
| 2025 Median Age | 38.3 | 40.0 | 40.8 |
| Households | | | |
| 2025 Estimated Households | 4,279 | 10,821 | 42,483 |
| 2030 Projected Households | 4,249 | 10,817 | 42,392 |
| 2020 Census Households | 4,107 | 10,406 | 40,660 |
| 2010 Census Households | 3,690 | 9,051 | 35,566 |
| Projected Annual Growth 2025 to 2030 | -0.1% | - | - |
| Historical Annual Growth 2010 to 2025 | 1.1% | 1.3% | 1.3% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 77.0% | 77.6% | 73.9% |
| 2025 Estimated Black or African American | 1.3% | 1.5% | 2.2% |
| 2025 Estimated Asian or Pacific Islander | 7.8% | 7.7% | 10.2% |
| 2025 Estimated American Indian or Native Alaskan | 0.9% | 0.7% | 0.6% |
| 2025 Estimated Other Races | 13.1% | 12.5% | 13.1% |
| 2025 Estimated Hispanic | 13.5% | 13.0% | 13.3% |
| Income | | | |
| 2025 Estimated Average Household Income | \$149,173 | \$159,257 | \$152,759 |
| 2025 Estimated Median Household Income | \$114,894 | \$128,022 | \$123,452 |
| 2025 Estimated Per Capita Income | \$53,122 | \$57,271 | \$59,223 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 1.8% | 2.1% | 2.7% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 3.3% | 2.5% | 2.5% |
| 2025 Estimated High School Graduate | 13.1% | 14.1% | 14.7% |
| 2025 Estimated Some College | 23.9% | 22.6% | 20.9% |
| 2025 Estimated Associates Degree Only | 7.9% | 8.8% | 8.5% |
| 2025 Estimated Bachelors Degree Only | 32.8% | 32.6% | 32.9% |
| 2025 Estimated Graduate Degree | 17.1% | 17.3% | 17.8% |
| Business | | | |
| 2025 Estimated Total Businesses | 564 | 1,591 | 5,459 |
| 2025 Estimated Total Employees | 3,263 | 12,101 | 44,324 |
| 2025 Estimated Employee Population per Business | 5.8 | 7.6 | 8.1 |
| 2025 Estimated Residential Population per Business | 21.4 | 19.0 | 20.1 |

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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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.