

# CEDAR CREEK PLAZA

➤ PRIME RETAIL FOR LEASE IN SHERWOOD, OREGON ◀



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

Phase 2 Buildings

- 6,000 SF (DIVISIBLE UP TO 1,200 SF)
- 2,448 SF

## RENTAL RATE

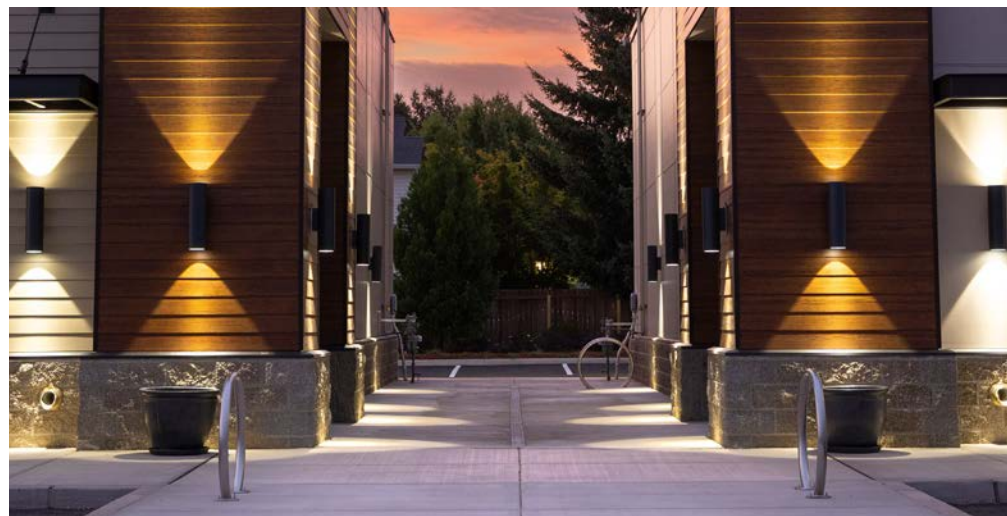
\$34.95/SF/YR, NNN

## TRAFFIC COUNTS

Pacific Hwy 99W – 37,478 ADT ('25)  
SW Edy Rd – 10,689 ADT ('25)

## HIGHLIGHTS

- **SDC Credits Available**
- Located in the retail heart of Sherwood, at the main signalized intersection of Pacific Hwy and SW Edy Road
- 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, 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.
- Phase 2 Buildings G allow for retail, medical, and office uses.
- Parking – 601 shared parking spaces. 95 spaces available on the Phase 2 building site.

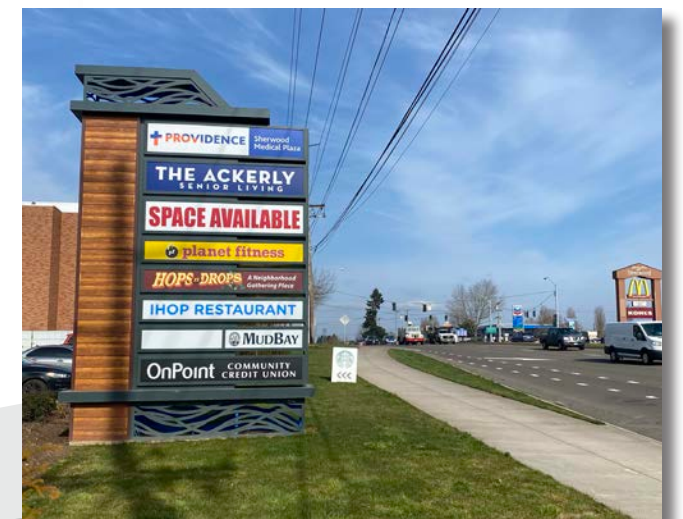


# CEDAR CREEK PLAZA PACIFIC HWY 99W AND EDY ROAD SHERWOOD, OR



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## SITE PLAN



**BUILDING G SITE PLAN**



# CEDAR CREEK PLAZA PACIFIC HWY 99W AND EDY ROAD

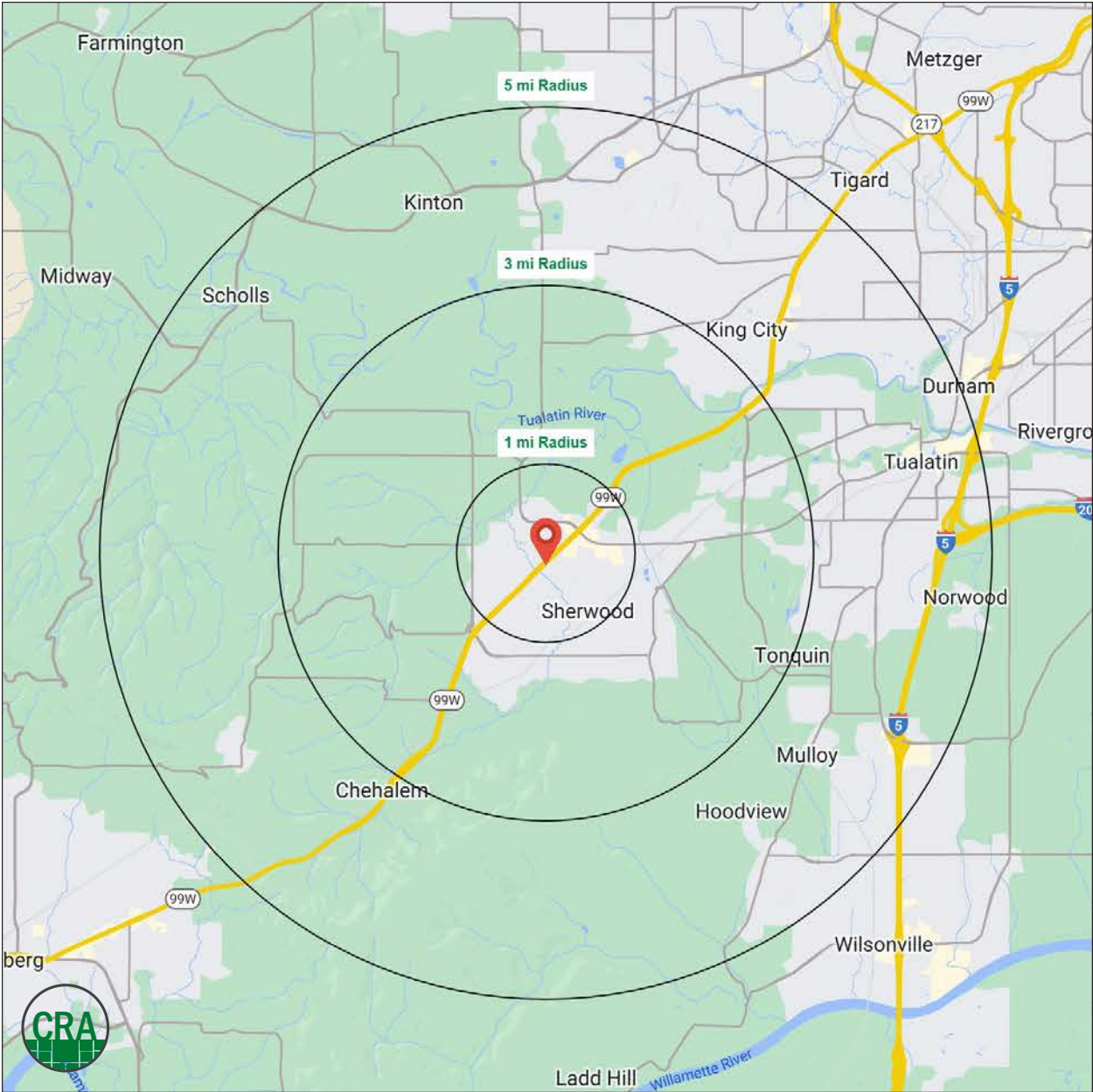
SHERWOOD, OR

## 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

<b>Cedar Creek Plaza</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Sherwood, OR 97140</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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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