

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 and in the world-renowned wine country of the Willamette Valley.

LOCATION

16030 SW Tualatin-Sherwood Rd, Sherwood, OR

AVAILABLE SPACE

- Suite 28: 1,000 SF
- Suite 39: 1,300 SF
- Suite 70: 4,000 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Pacific Hwy 99W – 39,340 ADT ('25)

SW Tualatin-Sherwood Rd – 15,724 ADT ('25)

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.
- 1.3 million visits per year according to  Placer.ai



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16030 SW TUALATIN-SHERWOOD ROAD
SHERWOOD, OR



SITE PLAN

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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	Go Wireless	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
20-24	O'Reilly Auto Parts	8,000 SF
26	Baja Fresh	3,000 SF
27	Gyro House	1,430 SF
28	AVAILABLE	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	Generations Bar & Grill	3,200 SF
35	McMenamin's	2,500 SF
37	Sherwood Eye Cline	1,300 SF
38	Fysical	2,541 SF
39	AVAILABLE	1,300 SF
40	Little Wishes Children's Boutique	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
v	Chase Bank	3,160 SF
70	AVAILABLE (DRIVE-THRU)	4,000 SF



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SHERWOOD, OR

DEMOGRAPHIC SUMMARY

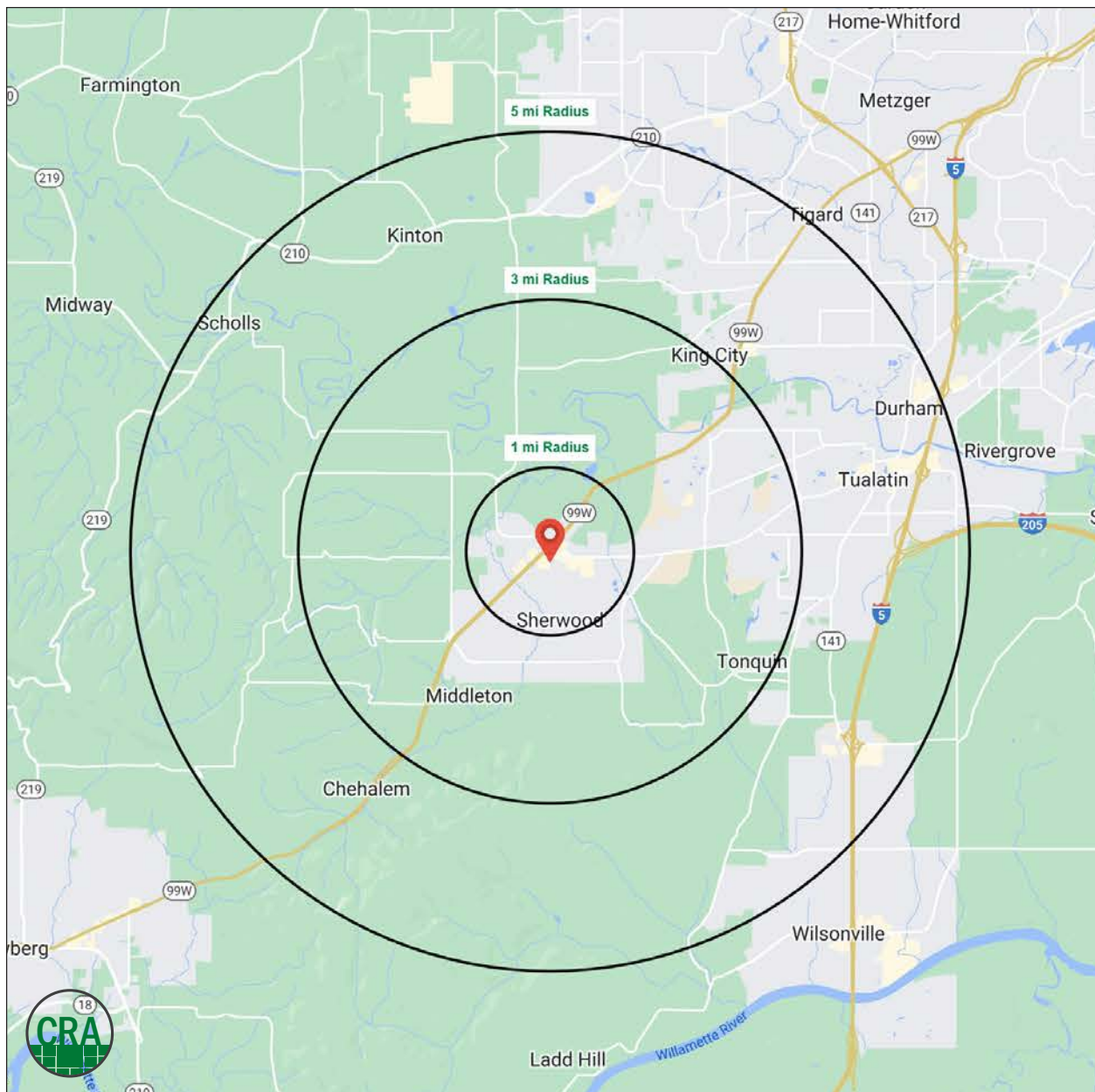
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	9,015	37,839	126,625
Estimated Households 2025	3,271	14,005	49,394
Average HH Income	\$135,077	\$154,937	\$149,908
Median Home Value	\$555,821	\$600,672	\$622,624
Daytime Demographics 16+	5,805	25,822	88,256
Some College or Higher	81.0%	80.7%	79.9%

\$135,077

Average Household Income
1 MILE RADIUS

38.4

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: 45.3684/-122.8423

16030 SW Tualatin-Sherwood Rd Sherwood, OR 97140	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,015	37,839	126,625
2030 Projected Population	8,767	37,094	124,617
2020 Census Population	8,595	37,296	123,243
2010 Census Population	7,447	32,345	107,458
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2025	1.4%	1.1%	1.2%
2025 Median Age	38.4	40.9	40.3
Households			
2025 Estimated Households	3,271	14,005	49,394
2030 Projected Households	3,247	13,999	49,572
2020 Census Households	3,111	13,417	47,190
2010 Census Households	2,796	11,882	41,445
Projected Annual Growth 2025 to 2030	-0.1%	-	-
Historical Annual Growth 2010 to 2025	1.1%	1.2%	1.3%
Race and Ethnicity			
2025 Estimated White	76.3%	77.1%	73.3%
2025 Estimated Black or African American	1.4%	1.7%	2.2%
2025 Estimated Asian or Pacific Islander	7.7%	7.7%	10.2%
2025 Estimated American Indian or Native Alaskan	1.0%	0.6%	0.6%
2025 Estimated Other Races	13.7%	12.8%	13.7%
2025 Estimated Hispanic	14.1%	13.4%	14.0%
Income			
2025 Estimated Average Household Income	\$135,077	\$154,937	\$149,908
2025 Estimated Median Household Income	\$104,335	\$123,558	\$121,169
2025 Estimated Per Capita Income	\$49,229	\$57,457	\$58,556
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.4%	2.6%
2025 Estimated Some High School (Grade Level 9 to 11)	3.5%	2.4%	2.5%
2025 Estimated High School Graduate	14.2%	14.6%	15.0%
2025 Estimated Some College	23.1%	22.6%	20.5%
2025 Estimated Associates Degree Only	7.4%	8.8%	8.6%
2025 Estimated Bachelors Degree Only	34.6%	31.8%	33.1%
2025 Estimated Graduate Degree	15.9%	17.5%	17.6%
Business			
2025 Estimated Total Businesses	533	1,872	6,450
2025 Estimated Total Employees	3,252	15,298	52,412
2025 Estimated Employee Population per Business	6.1	8.2	8.1
2025 Estimated Residential Population per Business	16.9	20.2	19.6

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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