

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 5: 1,700 SF
 - Suite 13: 5,200 SF
 - Suite 28: 1,000 SF
 - Suite 38: 2,451 SF
 - Suite 39: 1,300 SF
 - Suite 70: Drive-thru Pad
- Can be combined for 3,841 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, Generations Bar, House of Good Fortune, 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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SHERWOOD MARKET CENTER
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	AVAILABLE	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	AVAILABLE	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	AVAILABLE	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)	PAD

CAN BE COMBINED
FOR 3,841 SF



- Occupied Space
- Vacant Space
- Parcel Line



SHERWOOD MARKET CENTER

16030 SW TUALATIN-SHERWOOD ROAD

SHERWOOD, OR

DEMOGRAPHIC SUMMARY

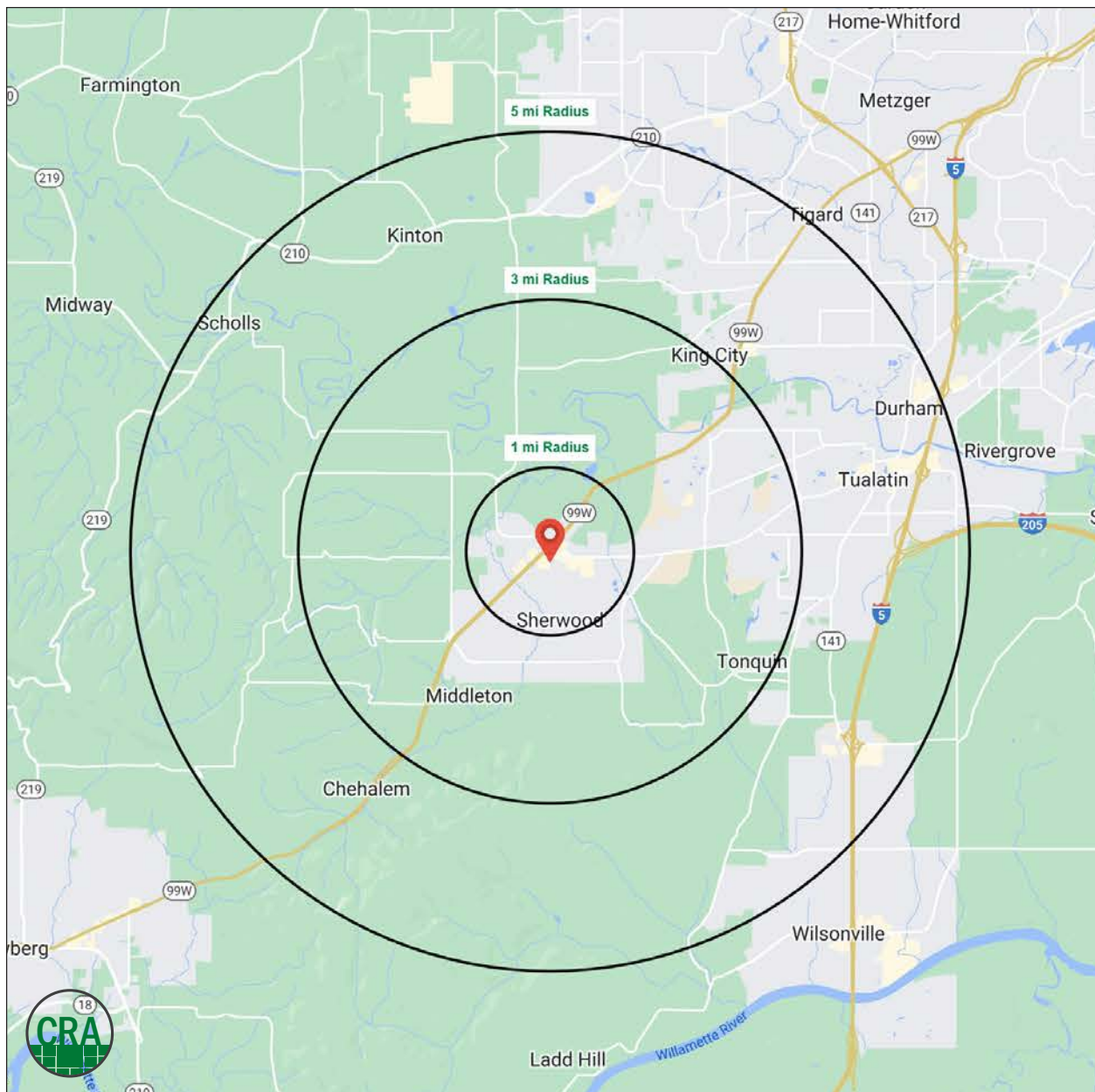
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	8,831	38,040	129,077
Estimated Households 2026	3,254	14,234	50,794
Average HH Income	\$140,887	\$159,278	\$156,462
Median Home Value	\$582,752	\$632,623	\$649,740
Daytime Demographics 16+	5,649	25,560	89,247
Some College or Higher	79.3%	79.9%	79.5%

\$140,887

Average Household Income
1 MILE RADIUS

38.8

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3684/-122.8423

Sherwood Market Center Sherwood, OR 97140	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	8,831	38,040	129,077
2031 Projected Population	8,577	37,664	128,889
2020 Census Population	8,627	37,220	123,216
2010 Census Population	7,475	32,273	107,418
Projected Annual Growth 2026 to 2031	-0.6%	-0.2%	-
Historical Annual Growth 2010 to 2026	1.1%	1.1%	1.3%
2026 Median Age	38.8	41.1	40.4
Households			
2026 Estimated Households	3,254	14,234	50,794
2031 Projected Households	3,181	14,170	51,002
2020 Census Households	3,123	13,377	47,191
2010 Census Households	2,807	11,844	41,430
Projected Annual Growth 2026 to 2031	-0.4%	-	-
Historical Annual Growth 2010 to 2026	1.0%	1.3%	1.4%
Race and Ethnicity			
2026 Estimated White	74.7%	75.3%	71.5%
2026 Estimated Black or African American	1.5%	2.0%	2.5%
2026 Estimated Asian or Pacific Islander	8.5%	8.8%	11.2%
2026 Estimated American Indian or Native Alaskan	1.0%	0.7%	0.7%
2026 Estimated Other Races	14.3%	13.3%	14.1%
2026 Estimated Hispanic	15.0%	14.1%	14.7%
Income			
2026 Estimated Average Household Income	\$140,887	\$159,278	\$156,462
2026 Estimated Median Household Income	\$109,211	\$129,631	\$127,933
2026 Estimated Per Capita Income	\$52,171	\$59,733	\$61,665
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.9%	2.3%
2026 Estimated Some High School (Grade Level 9 to 11)	4.0%	2.6%	2.7%
2026 Estimated High School Graduate	15.8%	15.6%	15.4%
2026 Estimated Some College	20.6%	20.8%	19.6%
2026 Estimated Associates Degree Only	8.5%	9.2%	8.4%
2026 Estimated Bachelors Degree Only	33.9%	32.0%	32.8%
2026 Estimated Graduate Degree	16.4%	17.9%	18.7%
Business			
2026 Estimated Total Businesses	516	1,841	6,429
2026 Estimated Total Employees	3,199	15,083	53,327
2026 Estimated Employee Population per Business	6.2	8.2	8.3
2026 Estimated Residential Population per Business	17.1	20.7	20.1

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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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