# 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

> Can be combined for 3,841 SF

- Suite 55: 3,500 SF - 2nd Gen Drive-thru Restaurant
- Suite 70: Drive-thru Pad

### RENTAL RATE

Please call for details

### TRAFFIC COUNTS

**Pacific Hwy 99W** – 39,167 ADT ('26)
**SW Tualatin-Sherwood Rd** – 16,192 ADT ('26)

### 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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## 16030 SW TUALATIN-SHERWOOD ROAD
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## SITE PLAN

| 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 Clinc | 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** | **AVAILABLE (2ND GEN DRIVE-THRU RESTAURANT)** | **3,500 SF** |
| 60 | 76 Station / 7 Eleven | 3,206 SF |
| 65 | Chase Bank | 3,160 SF |
| **70** | **AVAILABLE (DRIVE-THRU)** | **PAD** |

CAN BE COMBINED FOR 3,841 SF



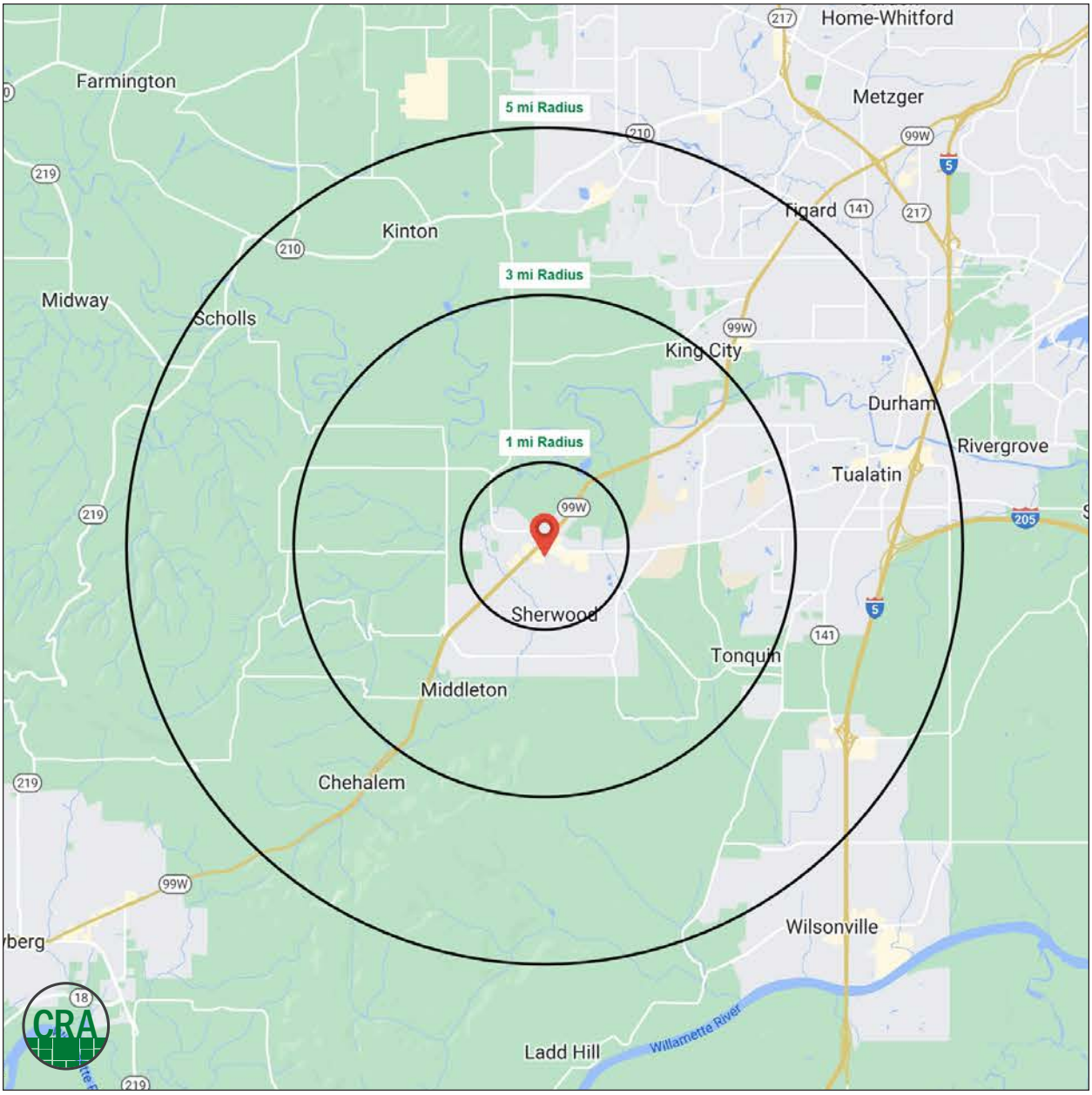
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## DEMOGRAPHIC SUMMARY

| *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

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.3684/-122.8423

| Sherwood Market Center<br>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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*KNOWLEDGE* *RELATIONSHIPS* *EXPERIENCE*

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