

# 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

- 7,500 SF
  - 5,800 SF
- DIVISIBLE TO 1,200 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

Pacific Hwy 99W – 34,236 ADT ('22)

SW Edy Rd – 6,186 ADT ('22)

## 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.
- Phase 2 Buildings G allow for retail, medical, and office uses.



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

IMAGES





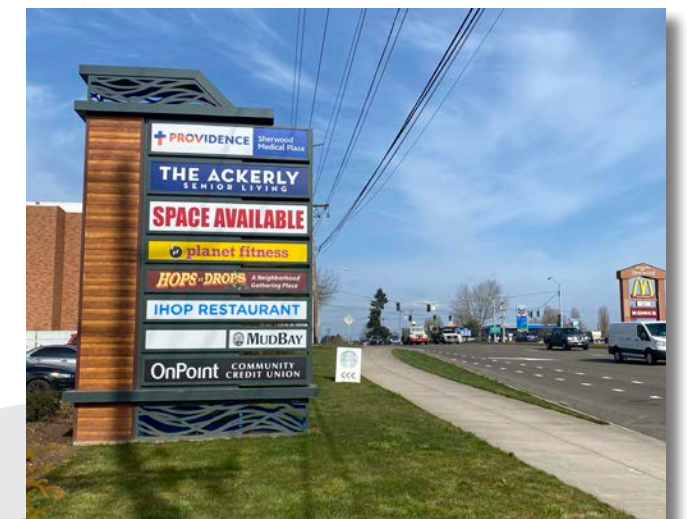
# CEDAR CREEK PLAZA PACIFIC HWY 99W AND EDY ROAD





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## SITE PLAN





# CEDAR CREEK PLAZA PACIFIC HWY 99W AND EDY ROAD

SHERWOOD, OR

## DEMOGRAPHIC SUMMARY

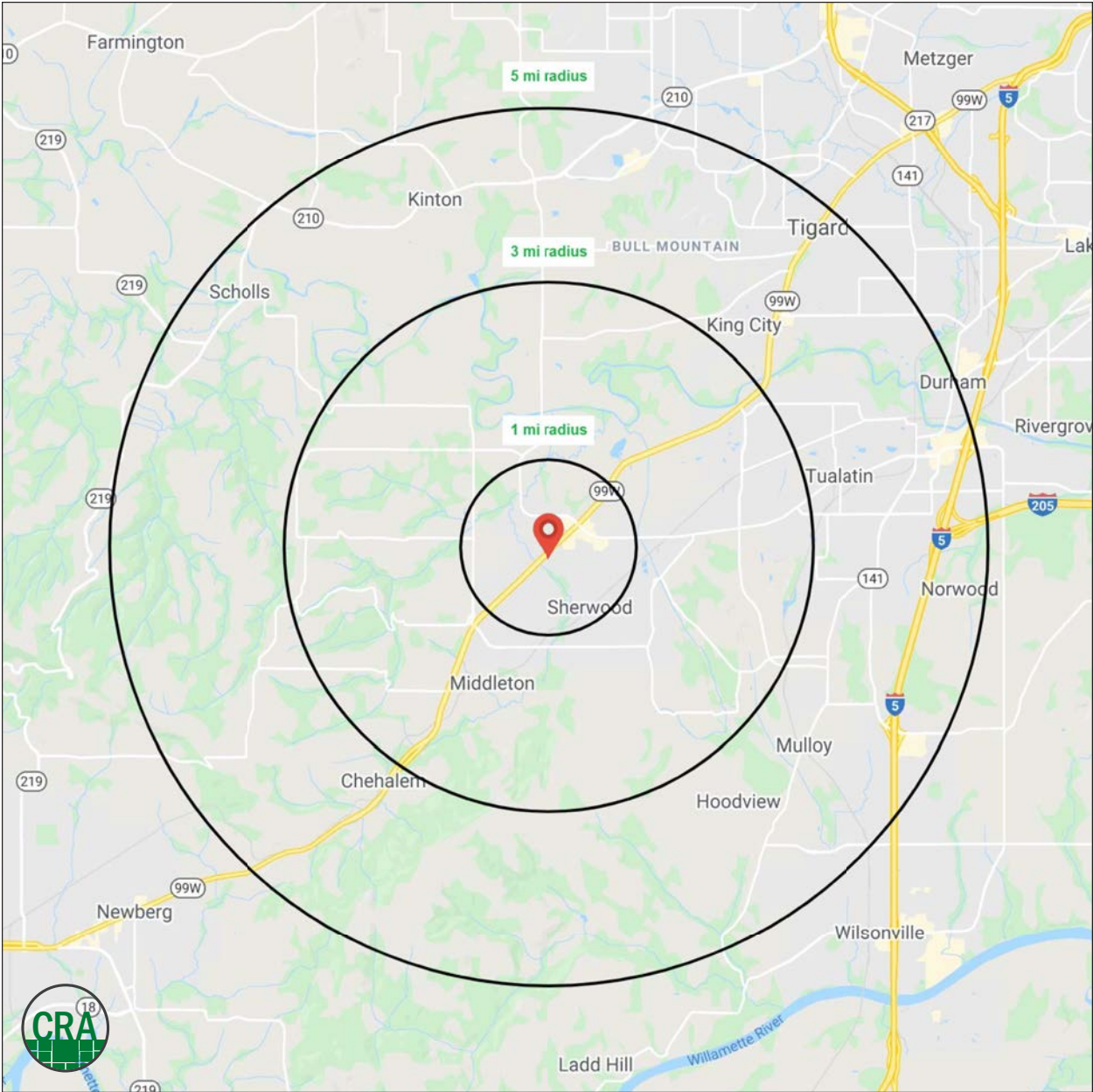
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	11,669	29,728	107,816
Projected Population 2028	11,840	31,006	112,596
Average HH Income	\$147,867	\$153,349	\$149,045
Median Home Value	\$498,672	\$524,876	\$534,759
Daytime Demographics 16+	6,575	19,530	72,652
Some College or Higher	82.3%	80.7%	80.7%

**\$147,867**

Average Household Income  
1 MILE RADIUS

**35.6**

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3661/-122.8506

<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>			
2023 Estimated Population	11,669	29,728	107,816
2028 Projected Population	11,840	31,006	112,596
2020 Census Population	11,554	29,493	106,459
2010 Census Population	9,976	25,235	92,147
Projected Annual Growth 2023 to 2028	0.3%	0.9%	0.9%
Historical Annual Growth 2010 to 2023	1.3%	1.4%	1.3%
2023 Median Age	35.6	38.6	40.0
<b>Households</b>			
2023 Estimated Households	4,136	10,536	41,712
2028 Projected Households	4,401	11,499	45,689
2020 Census Households	4,052	10,335	40,611
2010 Census Households	3,644	8,975	35,551
Projected Annual Growth 2023 to 2028	1.3%	1.8%	1.9%
Historical Annual Growth 2010 to 2023	1.0%	1.3%	1.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	78.4%	79.1%	74.8%
2023 Estimated Black or African American	1.1%	1.3%	2.9%
2023 Estimated Asian or Pacific Islander	6.9%	6.8%	9.1%
2023 Estimated American Indian or Native Alaskan	0.9%	0.6%	0.6%
2023 Estimated Other Races	12.7%	12.1%	12.6%
2023 Estimated Hispanic	12.8%	12.0%	12.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$147,867	\$153,349	\$149,045
2023 Estimated Median Household Income	\$116,882	\$125,082	\$119,544
2023 Estimated Per Capita Income	\$52,616	\$54,442	\$57,954
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.8%	2.7%
2023 Estimated Some High School (Grade Level 9 to 11)	3.5%	2.6%	2.3%
2023 Estimated High School Graduate	12.8%	14.9%	14.4%
2023 Estimated Some College	26.0%	22.9%	22.5%
2023 Estimated Associates Degree Only	8.0%	9.2%	8.7%
2023 Estimated Bachelors Degree Only	30.2%	31.4%	31.1%
2023 Estimated Graduate Degree	18.1%	17.2%	18.3%
<b>Business</b>			
2023 Estimated Total Businesses	553	1,542	5,215
2023 Estimated Total Employees	3,265	11,912	42,600
2023 Estimated Employee Population per Business	5.9	7.7	8.2
2023 Estimated Residential Population per Business	21.1	19.3	20.7

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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