

# SHERWOOD FREESTANDING RETAIL



► FOR SALE OR FOR LEASE ◀

## LOCATION

21035 SW Pacific Hwy | Sherwood, OR

## AVAILABLE SPACE

5,488 SF

## ECONOMICS

Please call for details

## TRAFFIC COUNTS

SW Pacific Hwy (Hwy 99W) – 34,236 ADT ('22)

SW Edy Rd – 6,186 ADT ('22)

## HIGHLIGHTS

- Great visibility, easy access, and abundant parking
- Prime location in the middle of the Sherwood Retail corridor
- Former DaVita Dialysis Clinic
- Area tenants include Walgreens, Ross, Kohl's, Safeway, Hobby Lobby, Target, Walmart, Home Depot, and more.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Sam LeFeber**

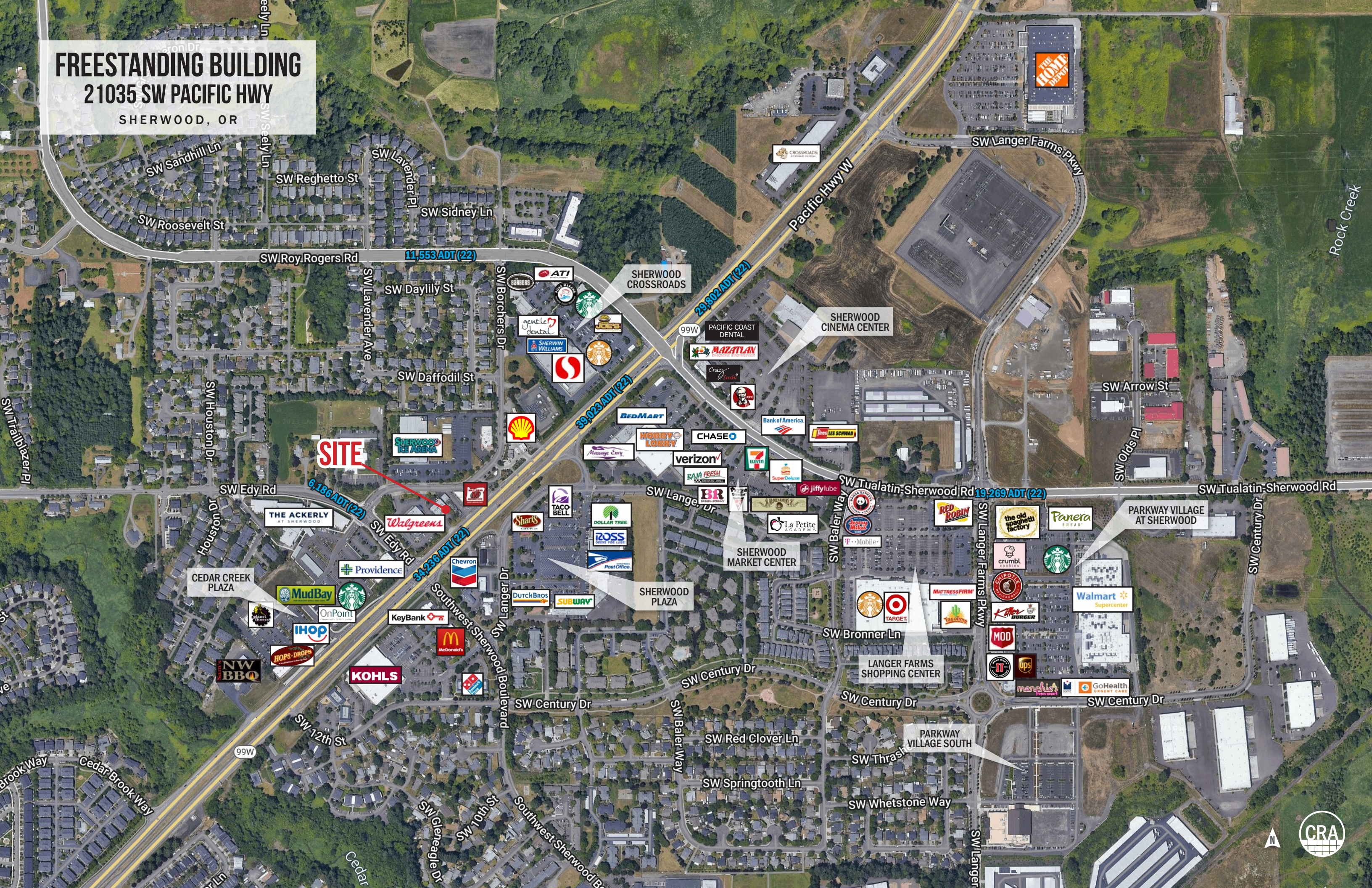
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[www.cra-nw.com](http://www.cra-nw.com)



**FREESTANDING BUILDING**  
**21035 SW PACIFIC HWY**  
SHERWOOD, OR



**SITE**

11,553 ADT (22)

29,802 ADT (22)

6,186 ADT (22)

34,236 ADT (22)

19,269 ADT (22)





**FREESTANDING BUILDING**  
**21035 SW PACIFIC HWY**  
SHERWOOD, OR

**SHERWOOD ICE ARENA**



**SITE**

**Walgreens**



**THE ACKERLY**  
AT SHERWOOD



**Providence**



**CEDAR CREEK PLAZA**

**SHERWOOD PLAZA**



**KeyBank**



**OnPoint**  
COMMUNITY CREDIT UNION









# FREESTANDING BUILDING 21035 SW PACIFIC HWY

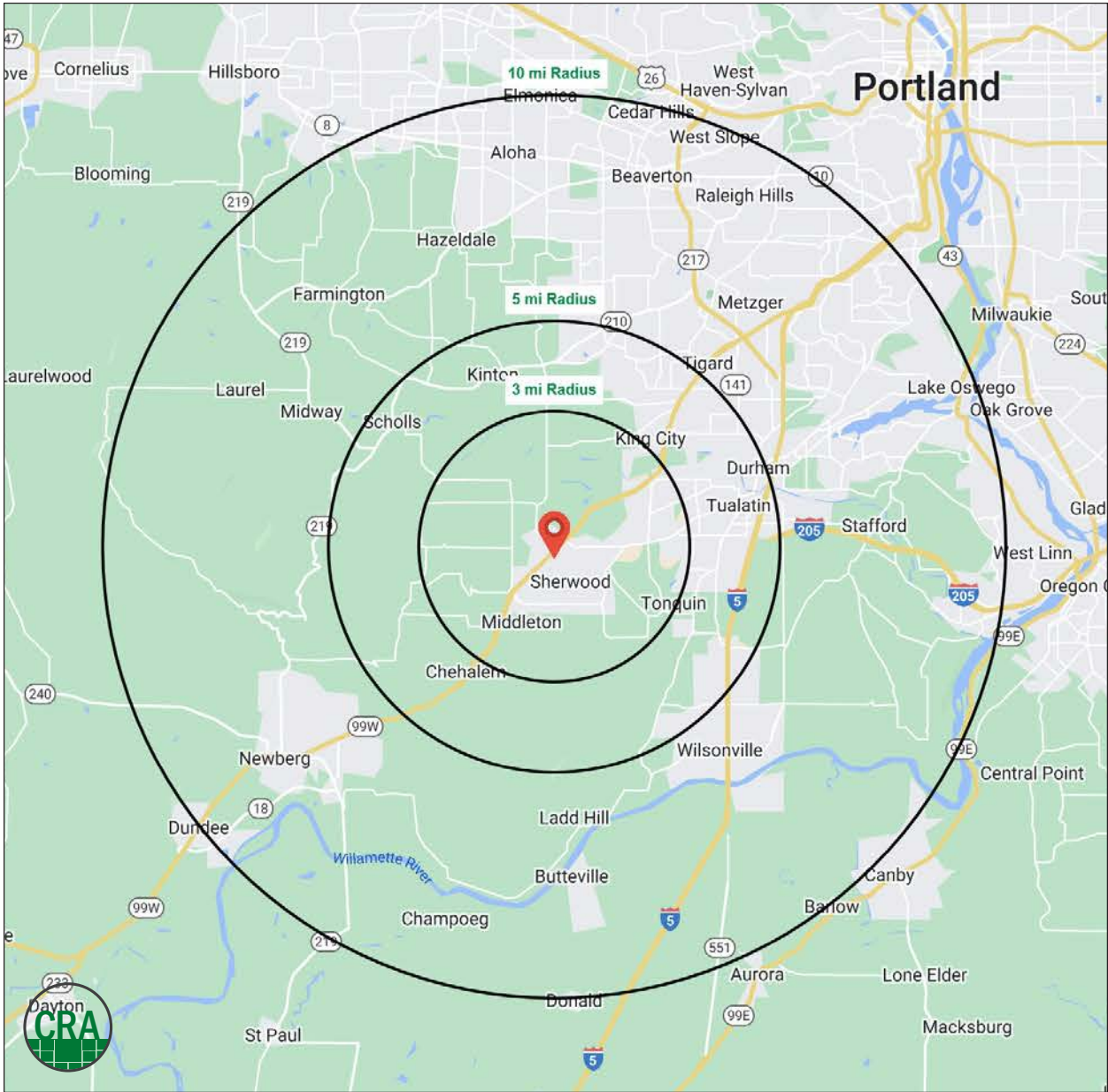
SHERWOOD, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	3 MILE	5 MILE	10 MILE
Estimated Population 2023	33,287	114,575	491,312
Estimated Population 2028	34,663	119,579	508,485
Estimated Households 2023	11,885	44,428	193,844
Average HH Income	\$152,778	\$147,275	\$149,448
Median Home Value	\$523,772	\$531,394	\$554,418
Daytime Demographics 16+	22,366	77,792	350,425
Some College or Higher	80.7%	80.4%	79.4%

**38.8**

Median Age  
3 MILE RADIUS





## Summary Profile

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



Lat/Lon: 45.3675/-122.8481

<b>21035 SW Pacific Hwy Sherwood, OR 97140</b>	<b>3 mi radius</b>	<b>5 mi radius</b>	<b>10 mi radius</b>
<b>Population</b>			
2023 Estimated Population	33,287	114,575	491,312
2028 Projected Population	34,663	119,579	508,485
2020 Census Population	33,197	113,269	487,034
2010 Census Population	28,572	98,464	437,567
Projected Annual Growth 2023 to 2028	0.8%	0.9%	0.7%
Historical Annual Growth 2010 to 2023	1.3%	1.3%	0.9%
2023 Median Age	38.8	39.8	39.5
<b>Households</b>			
2023 Estimated Households	11,885	44,428	193,844
2028 Projected Households	12,953	48,627	209,711
2020 Census Households	11,731	43,295	189,728
2010 Census Households	10,309	37,981	172,273
Projected Annual Growth 2023 to 2028	1.8%	1.9%	1.6%
Historical Annual Growth 2010 to 2023	1.2%	1.3%	1.0%
<b>Race and Ethnicity</b>			
2023 Estimated White	78.6%	74.3%	73.3%
2023 Estimated Black or African American	1.4%	2.9%	2.8%
2023 Estimated Asian or Pacific Islander	6.9%	9.1%	8.8%
2023 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.7%
2023 Estimated Other Races	12.5%	13.1%	14.5%
2023 Estimated Hispanic	12.3%	12.7%	14.3%
<b>Income</b>			
2023 Estimated Average Household Income	\$152,778	\$147,275	\$149,448
2023 Estimated Median Household Income	\$123,585	\$118,383	\$112,905
2023 Estimated Per Capita Income	\$54,645	\$57,384	\$59,133
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.7%	2.8%
2023 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.4%	2.6%
2023 Estimated High School Graduate	15.1%	14.6%	15.2%
2023 Estimated Some College	23.1%	22.5%	21.1%
2023 Estimated Associates Degree Only	9.3%	8.7%	8.1%
2023 Estimated Bachelors Degree Only	31.2%	31.0%	31.4%
2023 Estimated Graduate Degree	17.1%	18.1%	18.8%
<b>Business</b>			
2023 Estimated Total Businesses	1,682	5,693	28,878
2023 Estimated Total Employees	13,515	46,375	211,444
2023 Estimated Employee Population per Business	8.0	8.1	7.3
2023 Estimated Residential Population per Business	19.8	20.1	17.0

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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.



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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