

SHERWOOD CROSSROADS

FOR LEASE > SHERWOOD, OREGON

LOCATION

20673 SW Roy Rogers Road in Sherwood, OR

AVAILABLE SPACE

- Suite 308: 1,200 SF
- Suite 301: 4,500 SF (Available 2/1/2024)
- Suite 501: 1,400 SF (2nd Generation Restaurant Space)

RENTAL RATES

Please call for details

TRAFFIC COUNT

Hwy 99W/Pacific Hwy - 39,023 ADT ('22)

SW Roy Rogers Rd - 11,553 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.
- Anchored by Safeway, with co-tenants including The Barbers, Gentle Dental, Sherwin Williams, ATI Physical Therapy and more.
- Pylon signage available.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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SHERWOOD CROSSROADS

20673 SW ROY ROGERS RD
SHERWOOD, OR



SITE

SHERWOOD CROSSROADS

SHERWOOD CINEMA CENTER

SHERWOOD MARKET CENTER

SHERWOOD PLAZA

LANGER FARMS SHOPPING CENTER

PARKWAY VILLAGE AT SHERWOOD

PARKWAY VILLAGE SOUTH



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SITE PLAN



Center Size - 87,966 SF

Current Retailers

0100	Safeway	55,227 SF
0201	Gentle Dental	3,450 SF
0203-5	Sherwin Williams	3,889 SF
0206	Cabinet Cures	1,400 SF
0207	Postal Annex	1,400 SF
0301	AVAILABLE (2/1/24)	4,500 SF
0304	Sawatdee Thai Cuisine	1,200 SF
0305	H & R Block	1,200 SF
0306	The Barbers	1,200 SF
0307	Taste Teriyaki	1,200 SF
0308	AVAILABLE	1,200 SF
0309	Four Seasons Nails	2,400 SF
0400	ATI Physical Therapy	3,700 SF
0501	AVAILABLE	1,400 SF
0502	Poke Makana	1,500 SF
0503	ABC Vision	1,350 SF

■ AVAILABLE
 ■ LEASED
 NAP (NOT A PART)



SHERWOOD CROSSROADS

20673 SW ROY ROGERS RD

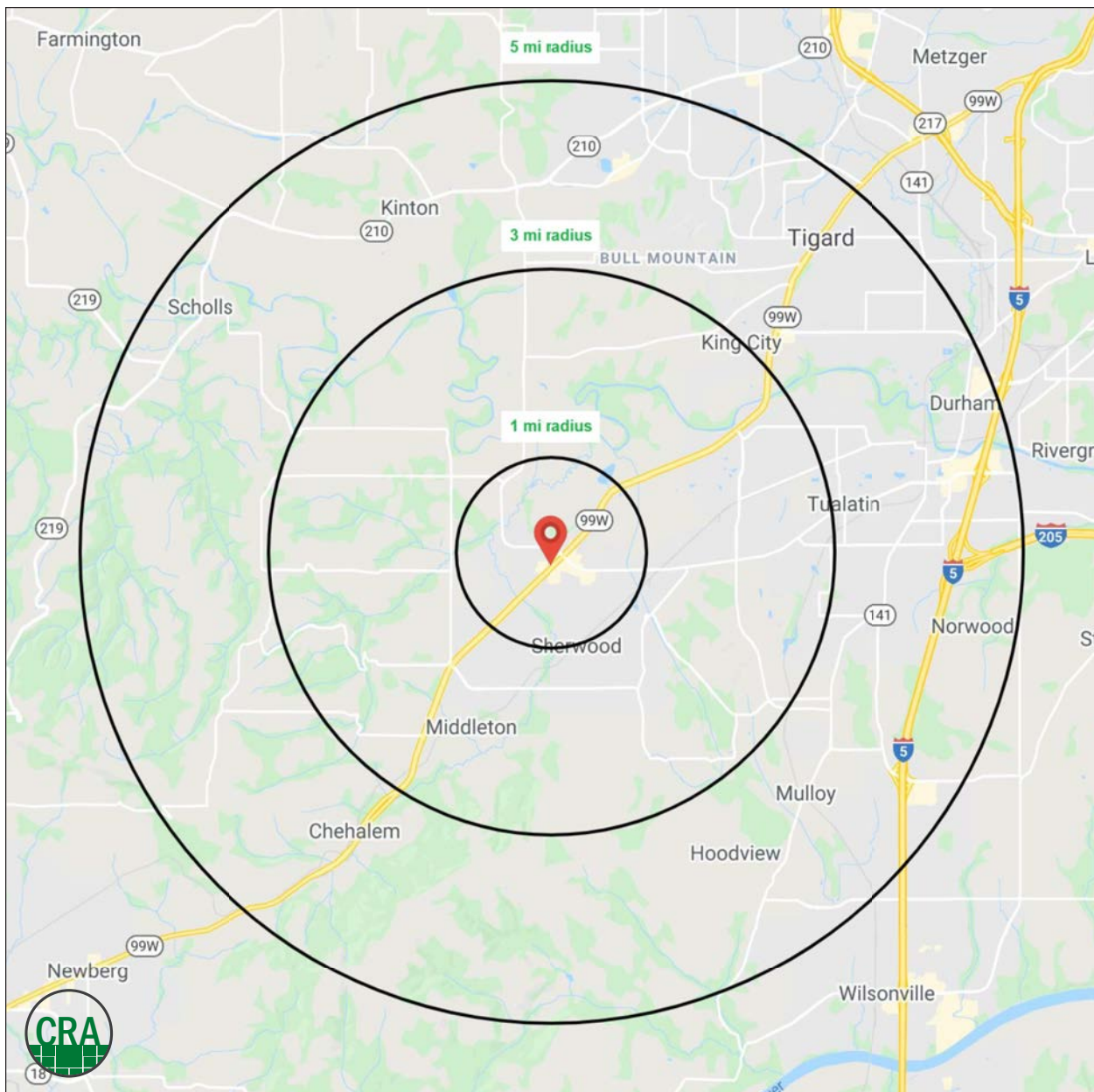
DEMOGRAPHIC SUMMARY

SHERWOOD, OR

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	7,957	36,970	123,133
Projected Population 2028	8,055	38,418	128,414
Average HH Income	\$140,296	\$149,616	\$146,461
Median Home Value	\$478,163	519,818	\$530,237
Daytime Demographics 16+	5,606	24,909	83,267
Some College or Higher	82.5%	80.6%	80.6%

\$140,296
Average Household Income
1 MILE RADIUS

35.4
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: 45.3703/-122.8458

Sherwood Crossroads	1 mi radius	3 mi radius	5 mi radius
Sherwood, OR 97140			
Population			
2023 Estimated Population	7,957	36,970	123,133
2028 Projected Population	8,055	38,418	128,414
2020 Census Population	7,810	36,704	121,688
2010 Census Population	6,752	31,407	106,317
Projected Annual Growth 2023 to 2028	0.2%	0.8%	0.9%
Historical Annual Growth 2010 to 2023	1.4%	1.4%	1.2%
2023 Median Age	35.4	40.0	39.6
Households			
2023 Estimated Households	2,881	13,509	47,962
2028 Projected Households	3,063	14,686	52,450
2020 Census Households	2,802	13,260	46,733
2010 Census Households	2,526	11,605	41,140
Projected Annual Growth 2023 to 2028	1.3%	1.7%	1.9%
Historical Annual Growth 2010 to 2023	1.1%	1.3%	1.3%
Race and Ethnicity			
2023 Estimated White	77.2%	78.3%	74.1%
2023 Estimated Black or African American	1.2%	1.5%	2.8%
2023 Estimated Asian or Pacific Islander	7.4%	7.2%	9.3%
2023 Estimated American Indian or Native Alaskan	0.9%	0.6%	0.6%
2023 Estimated Other Races	13.3%	12.4%	13.2%
2023 Estimated Hispanic	13.6%	12.1%	12.8%
Income			
2023 Estimated Average Household Income	\$140,296	\$149,616	\$146,461
2023 Estimated Median Household Income	\$109,484	\$120,870	\$117,710
2023 Estimated Per Capita Income	\$51,039	\$54,762	\$57,307
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.9%	2.6%
2023 Estimated Some High School (Grade Level 9 to 11)	4.1%	2.3%	2.4%
2023 Estimated High School Graduate	12.5%	15.1%	14.4%
2023 Estimated Some College	25.6%	23.4%	22.4%
2023 Estimated Associates Degree Only	7.0%	9.1%	8.7%
2023 Estimated Bachelors Degree Only	31.7%	31.0%	31.3%
2023 Estimated Graduate Degree	18.1%	17.1%	18.2%
Business			
2023 Estimated Total Businesses	532	1,788	6,144
2023 Estimated Total Employees	3,213	14,648	49,873
2023 Estimated Employee Population per Business	6.0	8.2	8.1
2023 Estimated Residential Population per Business	14.9	20.7	20.0

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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