

# CEDAR CREEK PLAZA SHOPS

➤ PRIME RETAIL FOR LEASE IN SHERWOOD, OREGON ◀

AVAILABLE



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

- 1,446 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.



COMMERCIAL  
REALTY ADVISORS  
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TENANTS

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



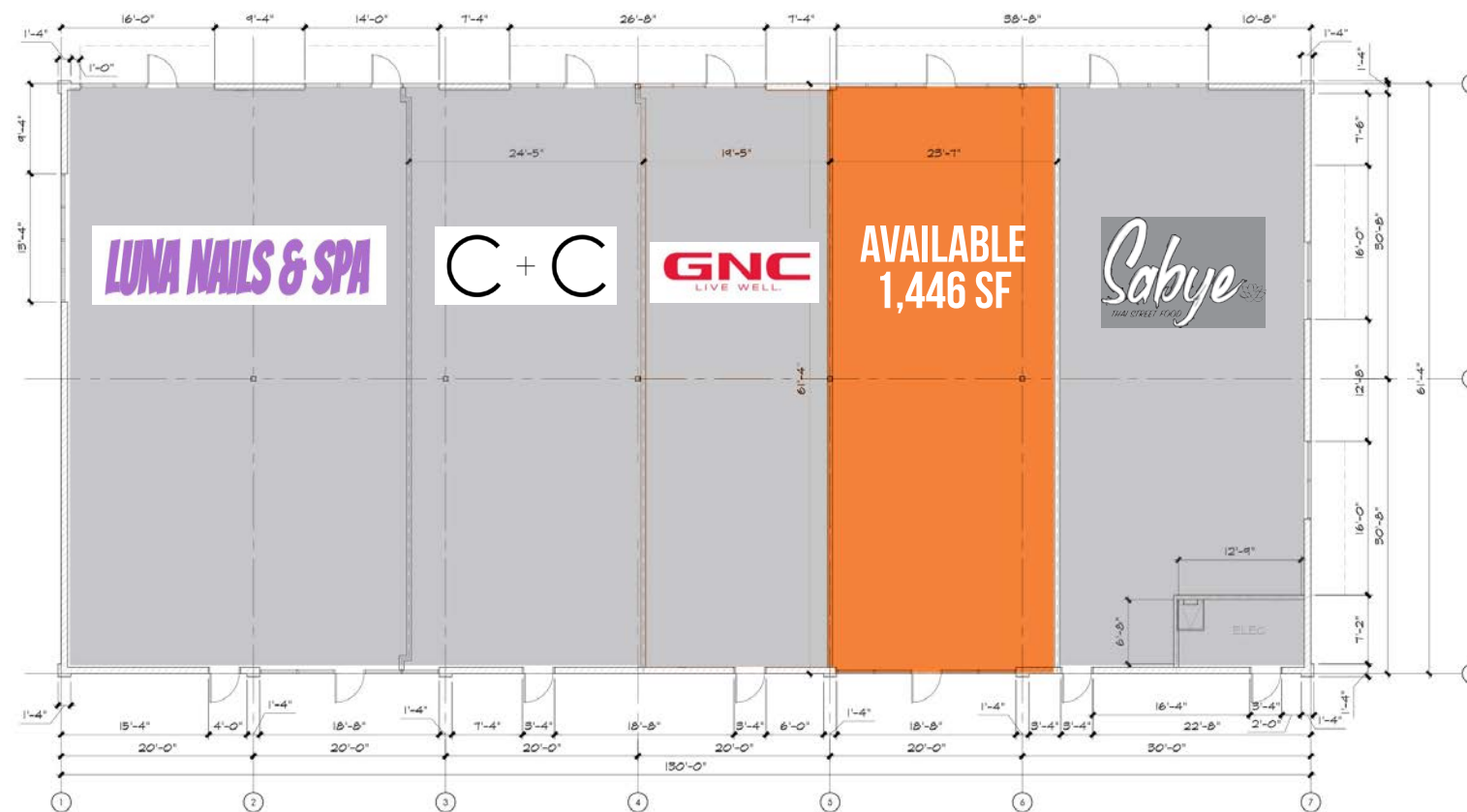




**BUILDING F FLOOR PLAN**



**Building F**



PACIFIC HWY 99W



# CEDAR CREEK PLAZA PACIFIC HWY 99W AND EDY ROAD

SHERWOOD, OR

## DEMOGRAPHIC SUMMARY

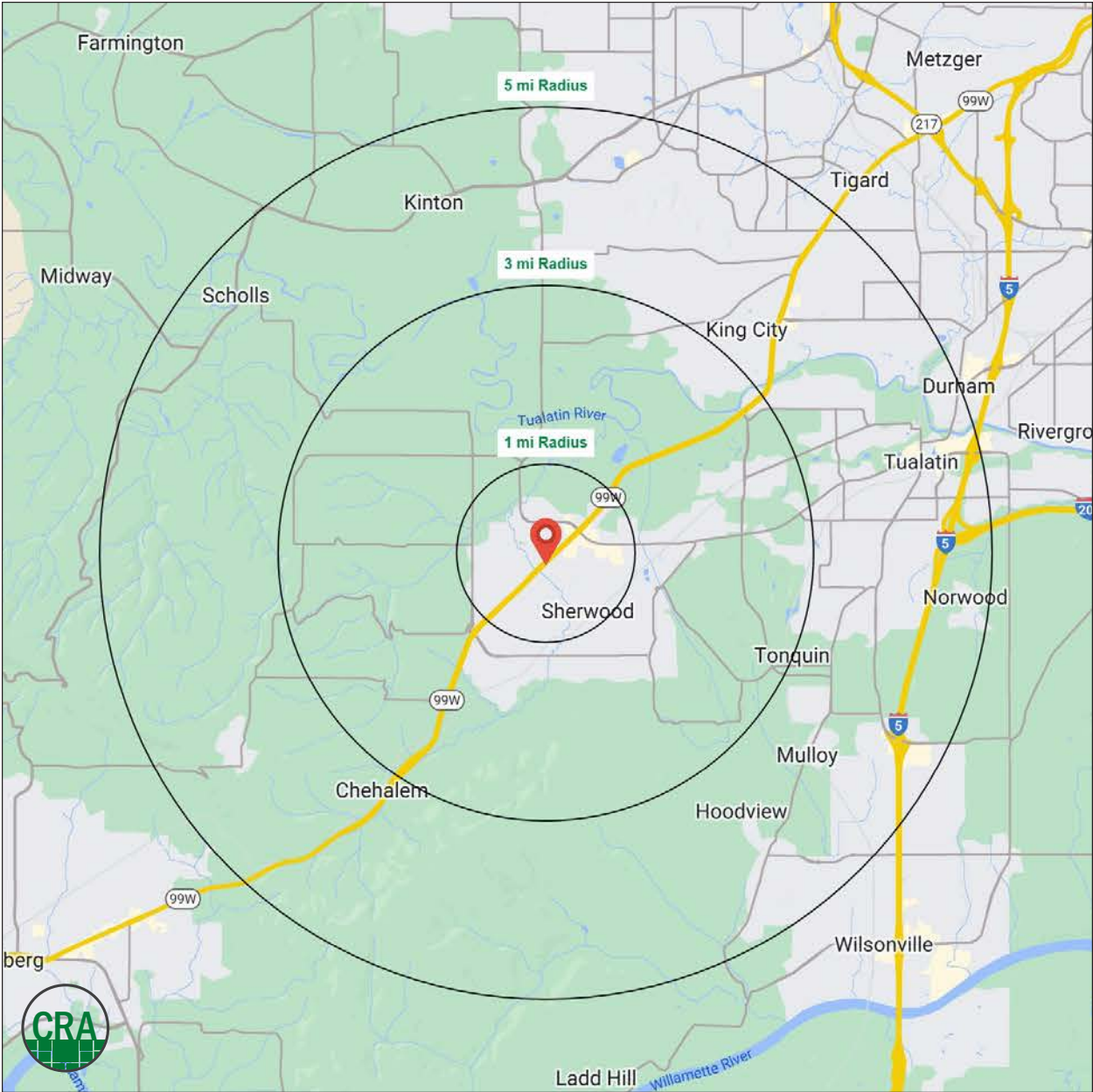
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	11,783	29,148	107,119
Estimated Households	4,216	10,666	41,920
Average HH Income	\$147,710	\$156,657	\$147,515
Median Home Value	\$570,414	\$609,371	\$614,036
Daytime Demographics 16+	6,776	20,092	75,156
Some College or Higher	81.0%	80.1%	78.8%

**\$147,710**

Average Household Income  
1 MILE RADIUS

**37.9**

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 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>			
2024 Estimated Population	11,783	29,148	107,119
2029 Projected Population	11,621	28,760	105,039
2020 Census Population	11,554	29,337	106,476
2010 Census Population	9,976	25,126	92,159
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2024	1.3%	1.1%	1.2%
2024 Median Age	37.9	39.7	40.7
<b>Households</b>			
2024 Estimated Households	4,216	10,666	41,920
2029 Projected Households	4,220	10,694	41,651
2020 Census Households	4,052	10,283	40,617
2010 Census Households	3,644	8,937	35,556
Projected Annual Growth 2024 to 2029	-	-	-0.1%
Historical Annual Growth 2010 to 2024	1.1%	1.4%	1.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	77.9%	78.5%	74.9%
2024 Estimated Black or African American	1.2%	1.5%	2.1%
2024 Estimated Asian or Pacific Islander	7.5%	7.4%	9.8%
2024 Estimated American Indian or Native Alaskan	0.9%	0.6%	0.6%
2024 Estimated Other Races	12.5%	11.9%	12.6%
2024 Estimated Hispanic	12.5%	12.2%	12.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$147,710	\$156,657	\$147,515
2024 Estimated Median Household Income	\$115,791	\$124,109	\$118,260
2024 Estimated Per Capita Income	\$53,052	\$57,421	\$57,808
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.8%	2.8%
2024 Estimated Some High School (Grade Level 9 to 11)	3.4%	2.5%	2.4%
2024 Estimated High School Graduate	14.1%	15.6%	16.0%
2024 Estimated Some College	22.6%	22.3%	21.1%
2024 Estimated Associates Degree Only	8.6%	9.4%	8.3%
2024 Estimated Bachelors Degree Only	31.8%	31.2%	31.5%
2024 Estimated Graduate Degree	17.9%	17.2%	17.9%
<b>Business</b>			
2024 Estimated Total Businesses	551	1,541	5,244
2024 Estimated Total Employees	3,247	11,899	42,768
2024 Estimated Employee Population per Business	5.9	7.7	8.2
2024 Estimated Residential Population per Business	21.4	18.9	20.4

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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