

CEDAR CREEK PLAZA

➤ PRIME RETAIL FOR LEASE IN SHERWOOD, OREGON ◀



Cedar Creek Plaza is approximately 46,000 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

- 1,190 SF
- Lot 2 pad

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Pacific Hwy 99W – 39,529 ADT ('20)

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 and OnPoint Community Credit Union.
- Nearby retailers include Safeway, Walgreens, Kohls, Dollar Tree, Petco, McMenamins Sherwood, Target, Walmart, and many more.
- Lot 2 pad (future Building G) as development lot zoned for mixed use. Allows for medical, office, retail, multi-family, and hotel.



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CEDAR CREEK PLAZA

PACIFIC HWY 99W AND EDY ROAD

SHERWOOD, OR



SITE

20,712 ADT (16)

32,162 ADT (20)

40,799 ADT (20)

39,529 ADT (20)

18,185 ADT (20)

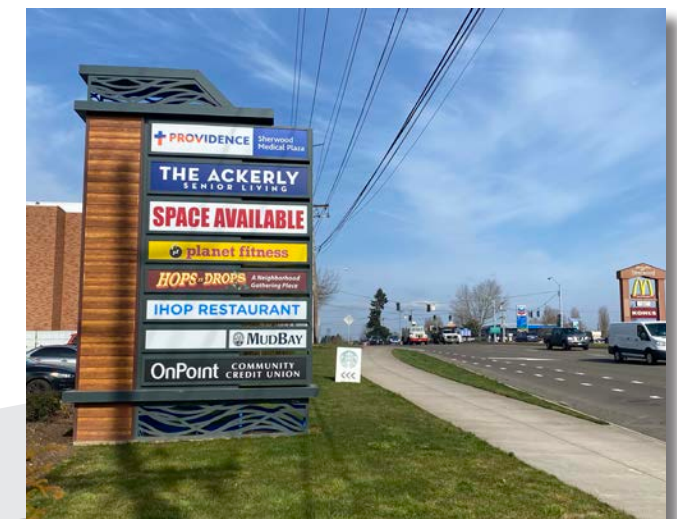
EDY RIDGE
ELEMENTARY
LAUREL RIDGE
MIDDLE SCHOOL

SHERWOOD
MIDDLE SCHOOL

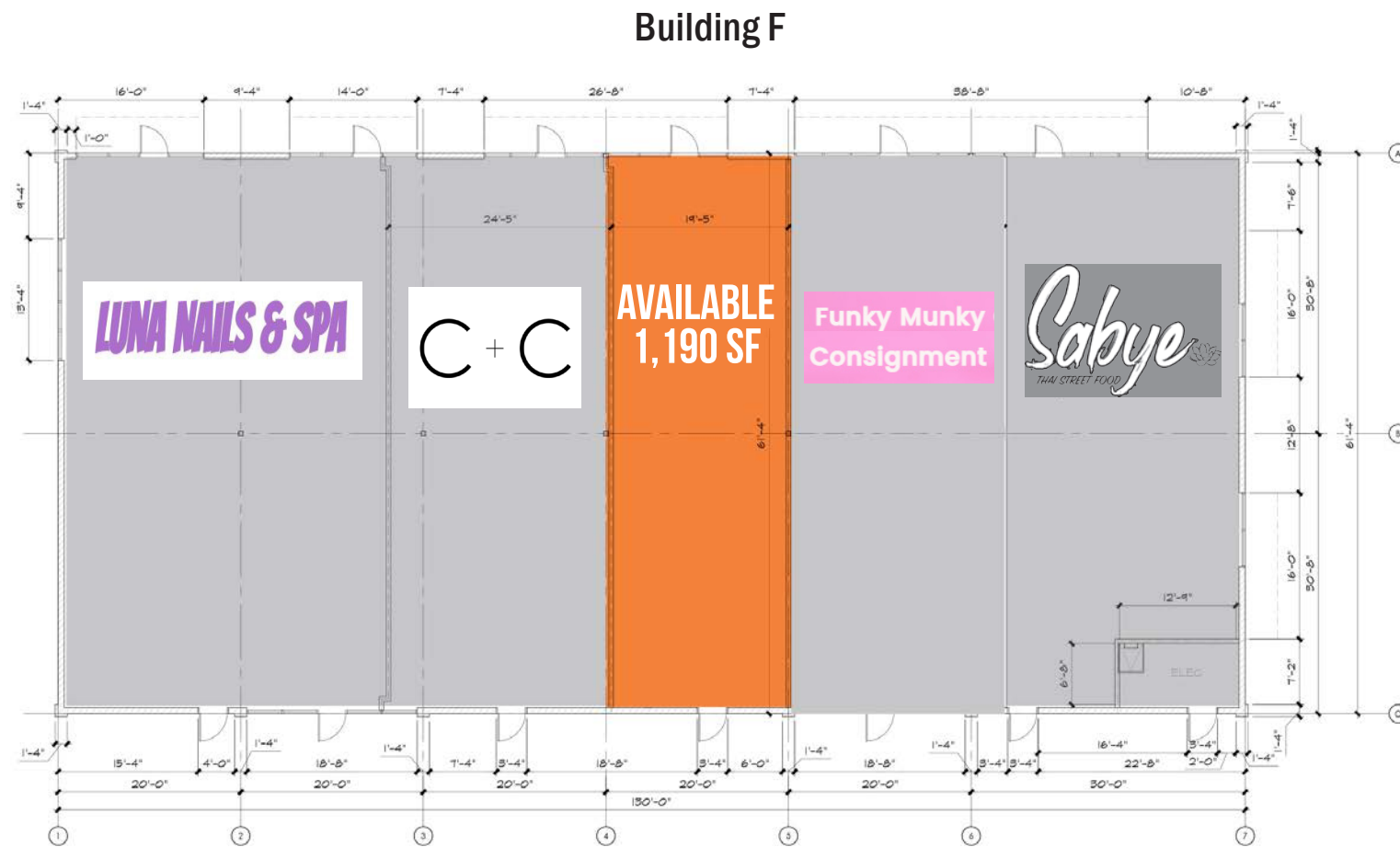


CEDAR CREEK PLAZA PACIFIC HWY 99W AND EDY ROAD SHERWOOD, OR

SITE PLAN



BUILDING F FLOOR PLAN



PACIFIC HWY 99W

CEDAR CREEK PLAZA PACIFIC HWY 99W AND EDY ROAD

SHERWOOD, OR

DEMOGRAPHIC SUMMARY

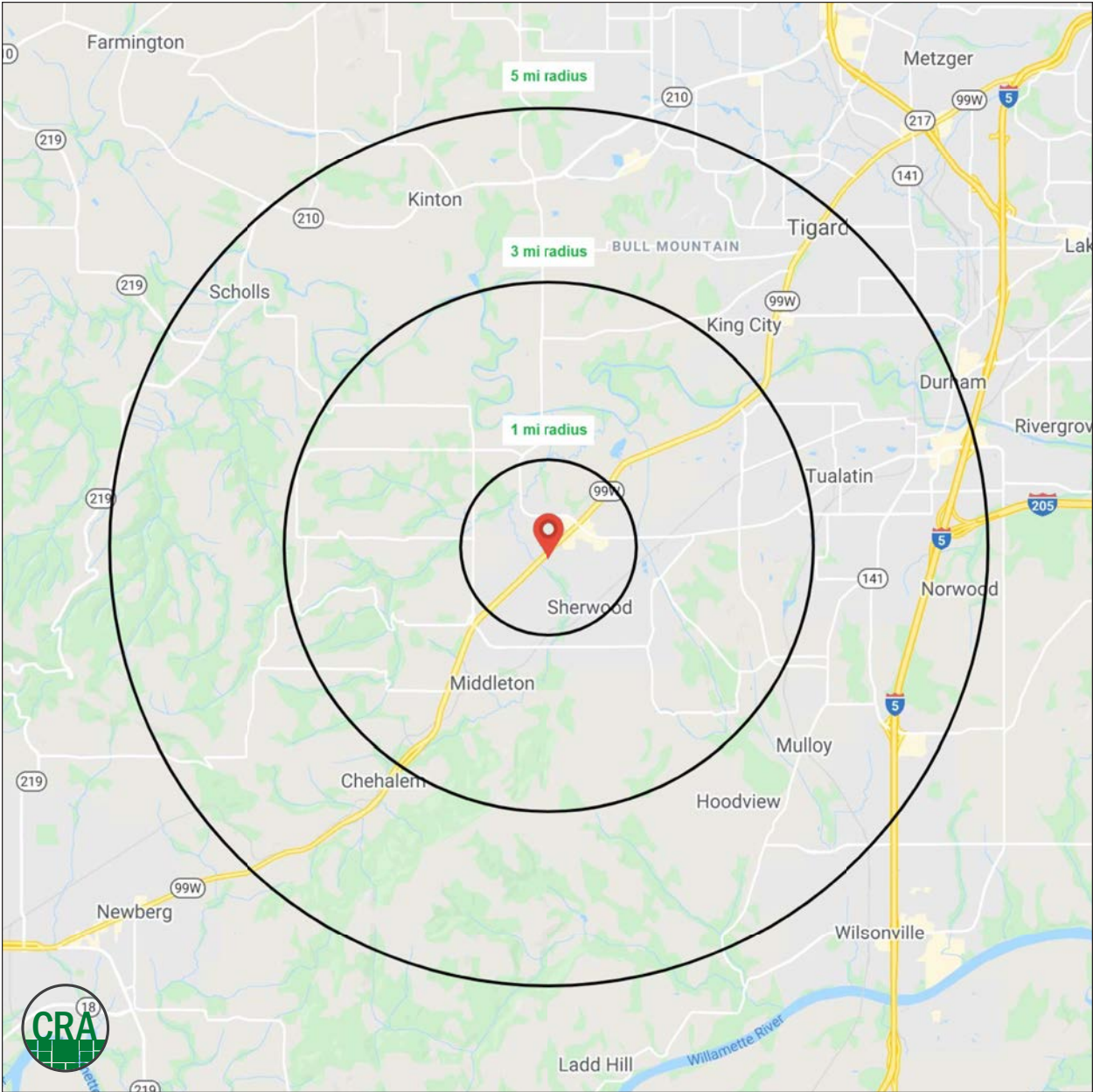
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	11,595	28,300	108,441
Projected Population 2026	12,051	29,373	113,747
Average HH Income	\$124,177	\$129,691	\$123,054
Median Home Value	\$430,592	\$456,405	\$472,491
Daytime Demographics 16+	6,801	20,343	74,796
Some College or Higher	84.1%	82.4%	80.6%

\$124,177

Average Household Income
1 MILE RADIUS

36.2

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3662/-122.8507

Cedar Creek Plaza	1 mi	3 mi	5 mi
Sherwood, OR 97140	radius	radius	radius
Population			
2021 Estimated Population	11,595	28,300	108,441
2026 Projected Population	12,051	29,373	113,747
2020 Census Population	11,275	28,007	106,086
2010 Census Population	9,802	24,535	93,051
Projected Annual Growth 2021 to 2026	0.8%	0.8%	1.0%
Historical Annual Growth 2010 to 2021	1.7%	1.4%	1.5%
2021 Median Age	36.2	38.8	40.0
Households			
2021 Estimated Households	4,131	9,977	41,444
2026 Projected Households	4,317	10,458	43,906
2020 Census Households	4,015	9,851	40,414
2010 Census Households	3,583	8,711	35,845
Projected Annual Growth 2021 to 2026	0.9%	1.0%	1.2%
Historical Annual Growth 2010 to 2021	1.4%	1.3%	1.4%
Race and Ethnicity			
2021 Estimated White	78.2%	78.8%	73.1%
2021 Estimated Black or African American	1.1%	1.2%	2.6%
2021 Estimated Asian or Pacific Islander	5.9%	5.8%	9.0%
2021 Estimated American Indian or Native Alaskan	1.0%	0.7%	0.7%
2021 Estimated Other Races	13.8%	13.5%	14.7%
2021 Estimated Hispanic	11.1%	10.5%	11.4%
Income			
2021 Estimated Average Household Income	\$124,177	\$129,691	\$123,054
2021 Estimated Median Household Income	\$104,752	\$108,535	\$102,268
2021 Estimated Per Capita Income	\$44,439	\$45,813	\$47,126
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.3%	1.6%
2021 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.1%	2.1%
2021 Estimated High School Graduate	13.7%	14.2%	15.7%
2021 Estimated Some College	22.8%	23.3%	23.1%
2021 Estimated Associates Degree Only	11.6%	10.2%	9.3%
2021 Estimated Bachelors Degree Only	30.9%	31.3%	30.0%
2021 Estimated Graduate Degree	18.8%	17.6%	18.2%
Business			
2021 Estimated Total Businesses	538	1,453	4,860
2021 Estimated Total Employees	3,993	12,861	43,097
2021 Estimated Employee Population per Business	7.4	8.9	8.9
2021 Estimated Residential Population per Business	21.6	19.5	22.3

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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