



HUNTER'S RIDGE

20508 SW ROY ROGERS RD STE 125 SHERWOOD, OR 97140

Located in the heart of Sherwood, this spacious medical suite is perfect for a variety of healthcare or office professionals. The suite features multiple well-appointed rooms, most with sinks for added convenience and functionality. With its flexible layout, it's ideal for medical practices, therapy centers, or office use. The suite offers two deeded parking spaces, ensuring plenty of parking for both tenants and clients. Its prime location provides easy access to local amenities and Pacific Highway, making it an excellent choice for businesses looking to be centrally located in a growing community. Whether you're starting a new practice or relocating your office, this suite provides the ideal space to support your business's growth. With a well-maintained building and a professional atmosphere, it's ready to accommodate your needs.



MAX BRESLAU

Max@CommercialRealEstateAgents.com
503-939-8231

STEPHEN FITZMAURICE

Stephen@CommercialRealEstateAgents.com

BRENT MAXSON

503-720-1931

CALL BROKER FOR PRICING

Commercial Real Estate For Sale





ADDITIONAL PHOTOS





BUILDING HIGHLIGHTS

Total SF: 1,853 SF

APN/Parcel ID: R320944

- Close Proximity to Pacific Hwy
- Two Deeded Secured Parking Stalls
- Exterior Building Signage
- GC Zoning



KEY AMENITIES

- Safeway
- Walmart Supercenter
- Target
- Pioneer City Park
- St. Paul Lutheran Church and Preschool
- City of Sherwood Police Department
- Sherwood Ice Arena
- Tualatin River National Wildlife Refuge Visitor Center
- Sherwood Regional Family YMCA
- TVF&R Station 33

LOCAL BUSINESSES

- Sawatdee Thai Cuisine
- H&R Block
- Starbucks
- BedMart
- O'Reilly Auto Parts
- Chase Bank
- 76
- AT&T Store
- Verizon Store
- Bank of America
- Timber Dental Sherwood
- The Old Spaghetti Factory
- Ross Dress for Less
- Chevron
- Dutch Bros Coffee
- Walgreens
- Shell

LOCATION HIGHLIGHTS

- Very close to schools, restaurants, cafes, health and fitness clubs, places of worship, and shopping centers.
- Great Location in Sherwood - Easy Highway 99 Access



63
Walk Score

“Somewhat Walkable”



65
Bike Score

“Bikeable”



DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population:	7,936	37,599	122,200
Households:	2,750	13,514	46,802
Median Age:	38	40.6	40.5
Median HH Income:	\$95,161	\$105,555	\$102,830
Daytime Employees:	4,263	12,847	49,078

TRAFFIC

Streets	Traffic Volume	Count Year	Property Distance
SW Roy Rogers Rd & SW Borchers Dr (W)	10,337	2022	0.04 mi
SW Roy Rogers Rd & SW Borchers Dr (E)	1,237	2022	0.04 mi
SW Borchers Dr & SW Roy Rogers Rd (N)	2,994	2022	0.08 mi
SW Roy Rogers Rd & SW Pacific Hwy (SE)	11,553	2022	0.13 mi
SW Pacific Hwy & SW Roy Rogers Rd (NE)	38,400	2016	0.20 mi
SW Pacific Hwy & SW Tualatin-Sherwood Rd (NE)	38,356	2022	0.20 mi
SW Pacific Hwy & SW Tualatin-Sherwood Rd (SW)	31,246	2022	0.22 mi
SW Borchers Dr	9,231	2022	0.24 mi
SW Tualatin-Sherwood Rd & SW Pacific Hwy (NW)	15,348	2022	0.25 mi
SW Pacific Hwy	29,802	2022	0.25 mi



HUNTER'S RIDGE
20508 SW ROY ROGERS RD STE 125
SHERWOOD, OR 97140

MAX BRESLAU

Max@CommercialRealEstateAgents.com
503-939-8231

STEPHEN FITZMAURICE

Stephen@CommercialRealEstateAgents.com

BRENT MAXSON

503-720-1931



The information contained herein has been obtained from sources we deem reliable.
We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.