

RETAIL PROPERTY FOR LEASE, GROUND LEASE OR BUILD-TO-SUIT

Sherwood Plaza

16160-16470 SW LANGER DR / SHERWOOD, OR 97140



In the heart of Sherwood's retail corridor

CONTACT

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Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com

NAI Elliott

Lease spaces



Located in the heart of the rapidly-growing Sherwood community, Sherwood Plaza offers exceptional retail opportunities in a vibrant shopping center anchored by Ross Dress for Less. With high visibility, strong co-tenancy, and steady foot traffic, this bustling plaza provides an ideal setting for retail success.

AVAILABLE SPACE

- Suite 8B - 2,000 SF
- Suite 19 - 1,800 SF (Available 10/01/25)

LEASE TERM

Negotiable

LEASE RATE

Please call for details



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Photos



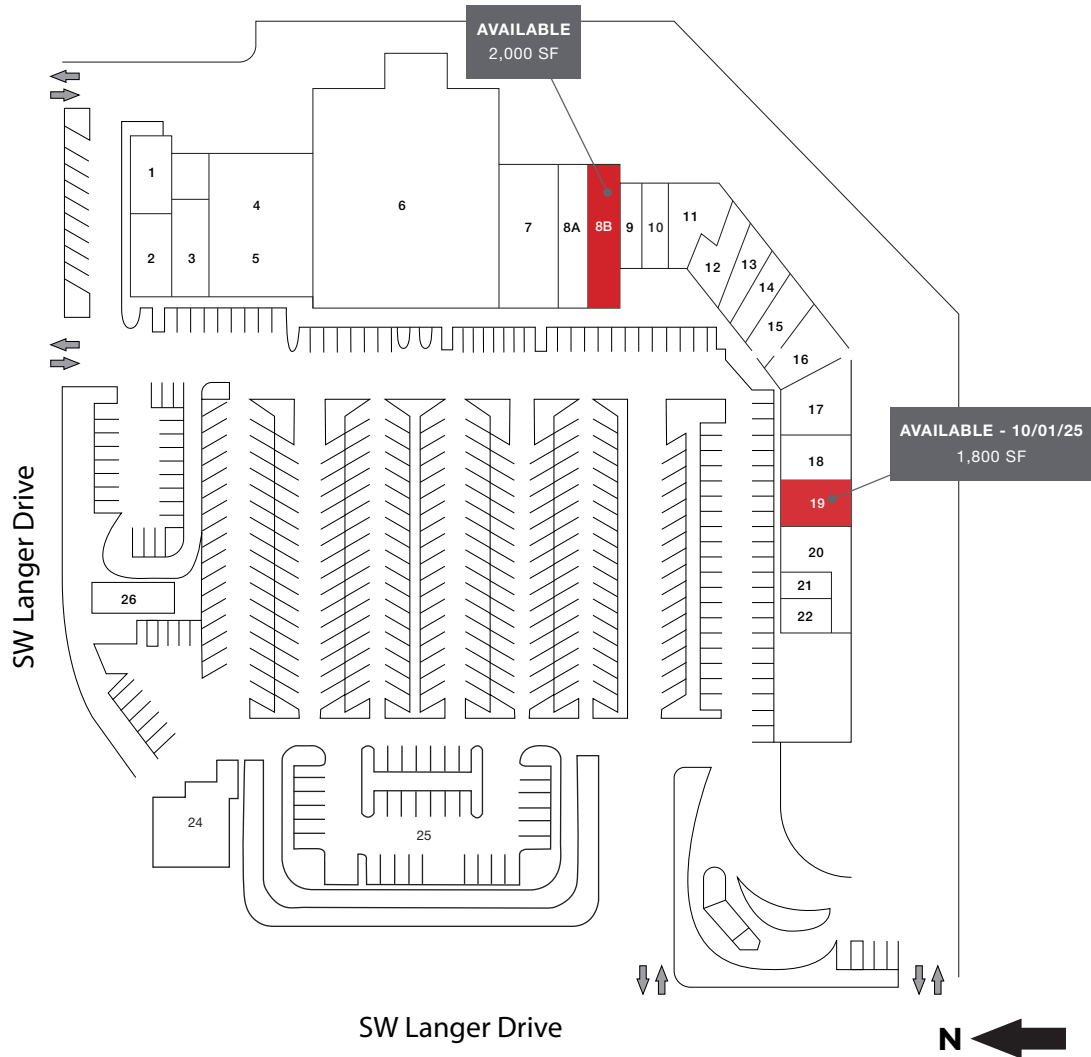
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Site plan



UNIT	TENANT
1	The Grill Center
2	Papa Murphy's Pizza
3	Icon Nails
4, 5	Dollar Tree
6	Ross Dress for Less
7	U.S. Post Office
8A	Benchmark Physical Therapy
8B	AVAILABLE

UNIT	TENANT
9	Komo Sushi
10, 11	Sherwood Liquor Store
12	Game Haven
13	Sultan the Flaming Tandoor
14	Wash Tub Laundromat
15	Day & Associates Insurance
16	Musa Taekwondo
17, 18	MudPuddles Toys & Books

UNIT	TENANT
19	Subway (AVAILABLE 10/01/25)
20	McKenzie Pub
21, 22	Oregon Hearing Solutions
23	Dutch Bros. Coffee
24, 25	Chick-fil-A
26	Taco Bell

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Sherwood, OR Close In Aerial Map



PIONEER CITY PARK

99W



HOBBY LOBBY



Walgreens



SITE

TARGET



RIDGE'S ELEMENTARY SCHOOL

LADY FERN PARK

LANGER PARK

Walmart Supercenter



KOHL'S



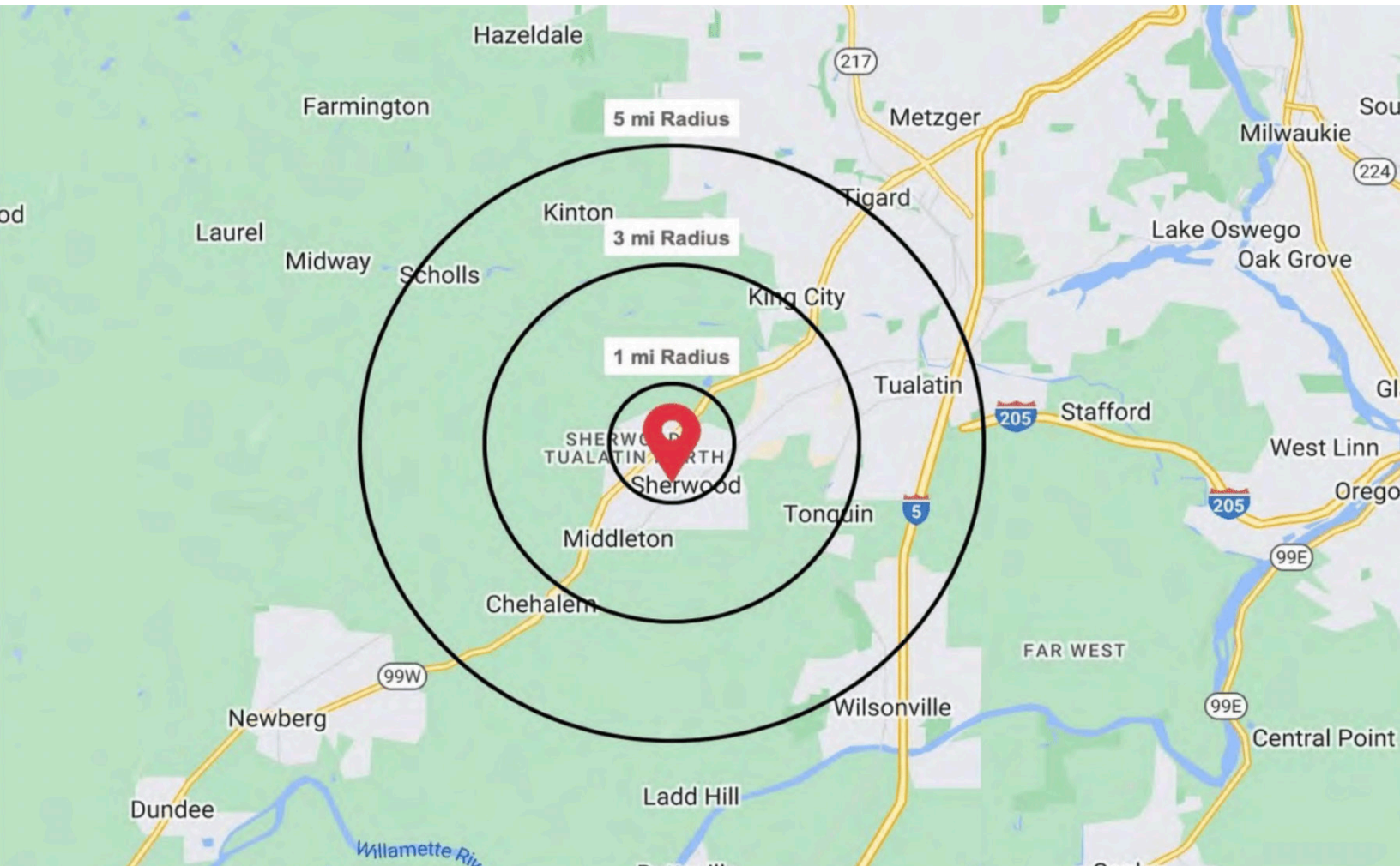
99W

HAWK'S VIEW ELEMENTARY SCHOOL

SHERWOOD HIGH SCHOOL
1,726 ENROLLED

SHERWOOD MIDDLE SCHOOL

Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2022	10,591	34,451	117,023
Projected 5 Year Population 2027	11,458	36,466	123,259
Average HH Income	\$112,141	\$120,824	\$116,251
Median Home Value	\$426,047	\$464,458	\$470,702
Estimated Total Households	3,768	12,174	44,727
Daytime Demographics 16+	5,312	17,439	61,537
Some College or Higher	26.0%	24.1%	23.7%

Source: Regis - SitesUSA (2022)

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Demographics — full profile

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.3667/-122.8447

16112 SW Langer Dr Sherwood, OR 97140			
1 mile radius			
Population			
2022 Estimated Population	10,591	34,451	117,023
2027 Projected Population	11,458	36,466	123,259
2020 Census Population	10,446	34,710	116,971
2010 Census Population	9,083	30,026	101,679
Projected Annual Growth 2022 to 2027	1.6%	1.2%	1.1%
Historical Annual Growth 2010 to 2022	1.4%	1.2%	1.3%
Households			
2022 Estimated Households	3,768	12,174	44,727
2027 Projected Households	4,215	13,281	48,570
2020 Census Households	3,722	12,287	44,662
2010 Census Households	3,359	10,841	39,196
Projected Annual Growth 2022 to 2027	2.4%	1.8%	1.7%
Historical Annual Growth 2010 to 2022	0.1%	-	-
Age			
2022 Est. Population Under 10 Years	14.8%	13.8%	11.7%
2022 Est. Population 10 to 19 Years	13.6%	13.9%	12.6%
2022 Est. Population 20 to 29 Years	10.4%	9.2%	11.6%
2022 Est. Population 30 to 44 Years	28.3%	25.1%	23.5%
2022 Est. Population 45 to 59 Years	16.2%	17.9%	19.2%
2022 Est. Population 60 to 74 Years	11.7%	14.3%	15.2%
2022 Est. Population 75 Years or Over	5.0%	5.8%	6.2%
2022 Est. Median Age	35.1	38.0	39.1
Marital Status & Gender			
2022 Est. Male Population	48.8%	48.5%	48.4%
2022 Est. Female Population	51.2%	51.5%	51.6%
2022 Est. Never Married	27.7%	27.6%	29.2%
2022 Est. Now Married	56.3%	56.5%	53.0%
2022 Est. Separated or Divorced	12.7%	12.0%	13.6%
2022 Est. Widowed	3.3%	3.9%	4.2%
Income			
2022 Est. HH Income \$200,000 or More	10.7%	14.9%	13.8%
2022 Est. HH Income \$150,000 to \$199,999	10.6%	12.5%	11.7%
2022 Est. HH Income \$100,000 to \$149,999	25.5%	24.2%	22.1%
2022 Est. HH Income \$75,000 to \$99,999	14.8%	15.2%	14.9%
2022 Est. HH Income \$50,000 to \$74,999	17.8%	13.4%	14.5%
2022 Est. HH Income \$35,000 to \$49,999	8.3%	7.2%	8.2%
2022 Est. HH Income \$25,000 to \$34,999	3.8%	4.6%	5.2%
2022 Est. HH Income \$15,000 to \$24,999	4.0%	3.2%	3.7%
2022 Est. HH Income Under \$15,000	4.6%	4.8%	5.9%
2022 Est. Average Household Income	\$112,141	\$120,824	\$116,251
2022 Est. Median Household Income	\$96,767	\$106,132	\$100,705
2022 Est. Per Capita Income	\$40,088	\$42,806	\$44,772
2022 Est. Total Businesses	590	1,757	5,768
2022 Est. Total Employees	4,523	16,317	49,772

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Race			
2022 Est. White	76.9%	77.3%	72.4%
2022 Est. Black	0.8%	1.2%	2.8%
2022 Est. Asian or Pacific Islander	5.8%	6.0%	8.3%
2022 Est. American Indian or Alaska Native	1.1%	0.7%	0.7%
2022 Est. Other Races	15.4%	14.8%	15.8%
Hispanic			
2022 Est. Hispanic Population	1,331	4,081	14,885
2022 Est. Hispanic Population	12.6%	11.8%	12.7%
2027 Proj. Hispanic Population	12.8%	12.1%	12.8%
2020 Hispanic Population	13.1%	13.1%	14.3%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	7,138	23,551	82,785
2022 Est. Elementary (Grade Level 0 to 8)	0.7%	1.5%	2.0%
2022 Est. Some High School (Grade Level 9 to 11)	1.4%	1.9%	2.3%
2022 Est. High School Graduate	13.5%	14.9%	15.2%
2022 Est. Some College	26.0%	24.1%	23.7%
2022 Est. Associate Degree Only	8.2%	8.7%	9.0%
2022 Est. Bachelor Degree Only	30.4%	30.8%	29.8%
2022 Est. Graduate Degree	19.9%	18.1%	18.1%
Housing			
2022 Est. Total Housing Units	3,939	12,599	46,606
2022 Est. Owner-Occupied	59.6%	69.4%	63.9%
2022 Est. Renter-Occupied	36.0%	27.2%	32.0%
2022 Est. Vacant Housing	4.3%	3.4%	4.0%
Homes Built by Year			
2022 Homes Built 2010 or later	11.0%	10.1%	10.1%
2022 Homes Built 2000 to 2009	29.2%	26.1%	19.8%
2022 Homes Built 1990 to 1999	31.5%	33.1%	26.4%
2022 Homes Built 1980 to 1989	4.1%	8.0%	13.4%
2022 Homes Built 1970 to 1979	12.7%	10.4%	15.6%
2022 Homes Built 1960 to 1969	3.3%	3.8%	5.6%
2022 Homes Built 1950 to 1959	1.4%	2.2%	2.2%
2022 Homes Built Before 1949	2.4%	2.9%	2.8%
Home Values			
2022 Home Value \$1,000,000 or More	0.5%	1.2%	1.7%
2022 Home Value \$500,000 to \$999,999	27.3%	36.4%	36.8%
2022 Home Value \$400,000 to \$499,999	27.5%	29.0%	27.7%
2022 Home Value \$300,000 to \$399,999	32.7%	21.3%	21.9%
2022 Home Value \$200,000 to \$299,999	9.2%	5.9%	6.8%
2022 Home Value \$150,000 to \$199,999	1.3%	0.7%	1.0%
2022 Home Value \$100,000 to \$149,999	0.6%	0.9%	0.8%
2022 Home Value \$50,000 to \$99,999	0.5%	1.3%	0.9%
2022 Home Value \$25,000 to \$49,999	0.2%	2.4%	1.5%
2022 Home Value Under \$25,000	0.2%	0.9%	0.7%
2022 Median Home Value	\$426,047	\$464,458	\$470,702
2022 Median Rent	\$1,408	\$1,480	\$1,357

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Labor Force			
2022 Est. Labor Population Age 16 Years or Over	8,018	26,400	93,691
2022 Est. Civilian Employed	66.3%	66.1%	65.7%
2022 Est. Civilian Unemployed	1.6%	1.9%	1.9%
2022 Est. in Armed Forces	-	-	-
2022 Est. not in Labor Force	32.1%	32.0%	32.4%
2022 Labor Force Males	47.9%	47.9%	47.8%
2022 Labor Force Females	52.1%	52.1%	52.2%
Occupation			
2022 Occupation: Population Age 16 Years or Over	5,312	17,439	61,537
2022 Mgmt, Business, & Financial Operations	18.5%	22.7%	20.9%
2022 Professional, Related	27.1%	25.0%	27.0%
2022 Service	14.1%	14.0%	14.7%
2022 Sales, Office	23.9%	22.7%	22.1%
2022 Farming, Fishing, Forestry	-	0.6%	0.5%
2022 Construction, Extraction, Maintenance	4.2%	3.7%	3.9%
2022 Production, Transport, Material Moving	12.1%	11.3%	10.9%
2022 White Collar Workers	69.5%	70.4%	70.0%
2022 Blue Collar Workers	30.5%	29.6%	30.0%
Transportation to Work			
2022 Drive to Work Alone	78.9%	80.7%	79.3%
2022 Drive to Work in Carpool	9.7%	7.3%	7.2%
2022 Travel to Work by Public Transportation	1.1%	1.3%	3.0%
2022 Drive to Work on Motorcycle	-	-	-
2022 Walk or Bicycle to Work	3.5%	2.3%	2.1%
2022 Other Means	0.3%	0.6%	1.1%
2022 Work at Home	6.5%	7.7%	7.3%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	26.4%	23.7%	24.5%
2022 Travel to Work in 15 to 29 Minutes	29.9%	34.6%	38.5%
2022 Travel to Work in 30 to 59 Minutes	34.8%	34.8%	31.7%
2022 Travel to Work in 60 Minutes or More	8.9%	6.8%	5.3%
2022 Average Travel Time to Work	23.6	24.0	22.7
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$291.09 M	\$988.51 M	\$3.5 B
2022 Est. Apparel	\$10.45 M	\$35.66 M	\$125.68 M
2022 Est. Contributions, Gifts	\$16.82 M	\$59.37 M	\$210.22 M
2022 Est. Education, Reading	\$9.77 M	\$34.97 M	\$122.72 M
2022 Est. Entertainment	\$16.72 M	\$57.43 M	\$202.61 M
2022 Est. Food, Beverages, Tobacco	\$44.43 M	\$149.22 M	\$529.15 M
2022 Est. Furnishings, Equipment	\$10.36 M	\$35.52 M	\$125.51 M
2022 Est. Health Care, Insurance	\$26.12 M	\$88.18 M	\$313.69 M
2022 Est. Household Operations, Shelter, Utilities	\$93.62 M	\$316 M	\$1.12 B
2022 Est. Miscellaneous Expenses	\$5.51 M	\$18.77 M	\$66.57 M
2022 Est. Personal Care	\$3.91 M	\$13.28 M	\$47.08 M
2022 Est. Transportation	\$53.36 M	\$180.11 M	\$636.86 M

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