

Sherwood Cinema Center

15995 SW TUALATIN-SHERWOOD RD / SHERWOOD, OR 97140



Former 10-screen theater with 1854 seats

CONTACT

George Macoubray 503 504 2957 / gmacoubray@naielliott.com
Nick Stanton 503 784 0407 / nstanton@naielliott.com

NAI Elliott



Prime location with high-traffic counts at the key intersection in Sherwood

AVAILABLE SPACES

- 4,740 SF (former restaurant space)
- 2,860 SF (former fitness use with existing build-out)
- 52,920 SF (former 10-screen theater with 1,854 seats)
- 3,060 SF (available 10/31/2023)

HIGHLIGHTS

- Patio space included
- Located at the intersection of Hwy 99W and SW Tualatin-Sherwood Road
- Plenty of parking
- Co-tenants include A&W/KFC, Bank of America, Mazatlan Mexican Restaurant and Pacific Coast Dental

TRAFFIC COUNTS

- Hwy 99W – 40,799 ADT ('20)
- SW Tualatin-Sherwood Road – 21,490 ADT ('18)



SHERWOOD, OR



SHERWOOD MIDDLE SCHOOL

Site Plan



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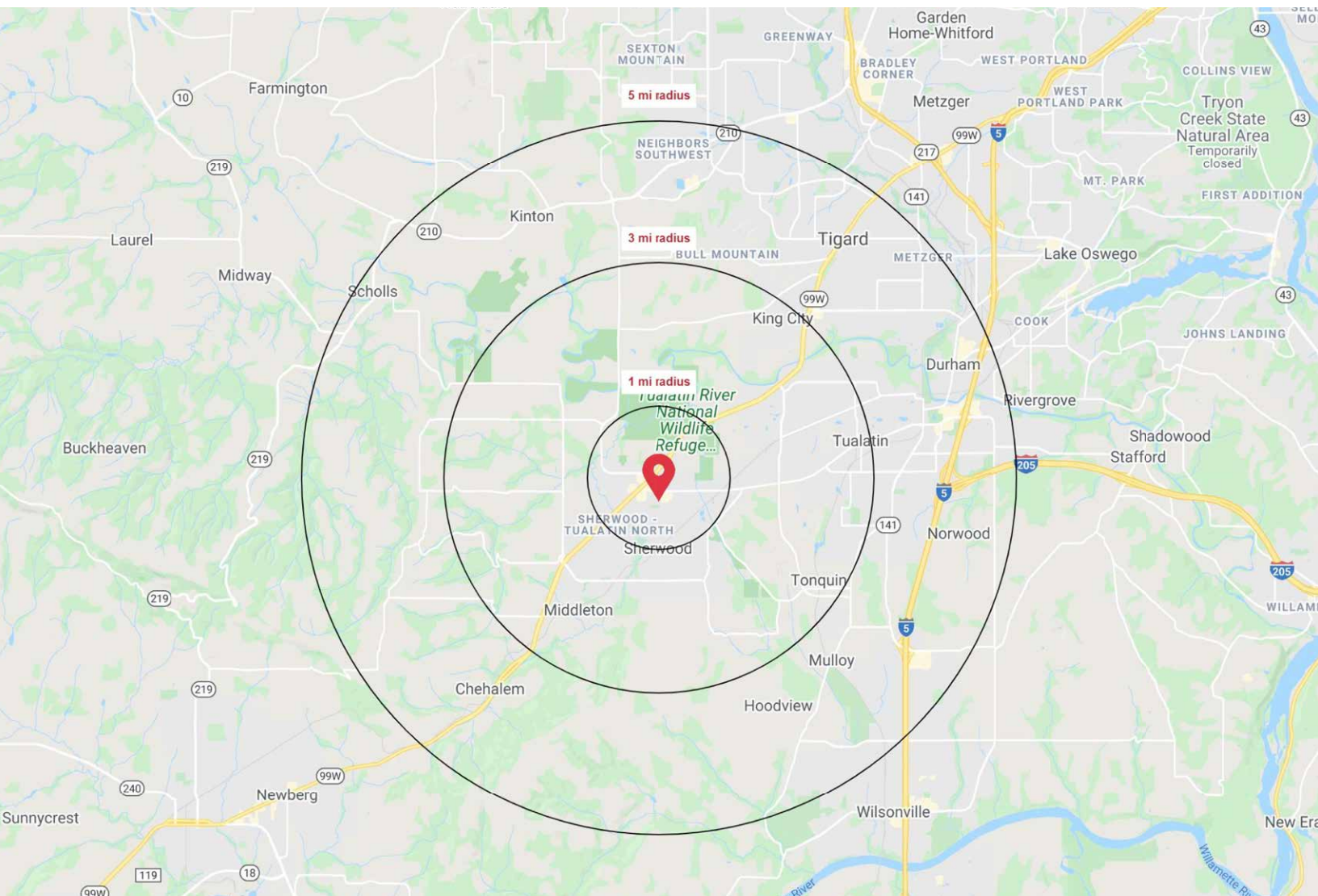
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Demographics

	1 MILE	3 MILE	5 MILE
Estimated Total Population 2020	6,568	40,113	129,179
Projected Total Population 2025	6,890	41,750	134,231
Average HH Income	\$115,048	\$134,827	\$124,220
Median Home Value	\$375,733	\$389,027	\$389,992
Estimated Total Households	2,475	14,775	49,394
Daytime Demographics 16+	6,450	30,010	95,715
Some College or Higher	82.4%	81.9%	80.5%

Source: Regis - SitesUSA (2021)



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Demographics — full profile

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.3704/-122.8401

Sherwood Cinema Center Sherwood, OR 97140		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	6,555	39,928	130,154
	2026 Projected Population	6,713	41,369	136,074
	2010 Census Population	5,993	35,860	112,515
	2000 Census Population	3,908	24,676	89,130
	Projected Annual Growth 2021 to 2026	0.5%	0.7%	0.9%
	Historical Annual Growth 2000 to 2021	3.2%	2.9%	2.2%
HOUSEHOLDS	2021 Estimated Households	2,479	14,793	50,001
	2026 Projected Households	2,570	15,609	53,202
	2010 Census Households	2,273	13,231	43,474
	2000 Census Households	1,513	9,569	34,903
	Projected Annual Growth 2021 to 2026	0.7%	1.1%	1.3%
	Historical Annual Growth 2000 to 2021	3.0%	2.6%	2.1%
AGE	2021 Est. Population Under 10 Years	14.7%	13.0%	11.6%
	2021 Est. Population 10 to 19 Years	14.2%	13.5%	12.5%
	2021 Est. Population 20 to 29 Years	9.1%	8.8%	11.9%
	2021 Est. Population 30 to 44 Years	26.7%	24.0%	23.1%
	2021 Est. Population 45 to 59 Years	17.1%	18.2%	19.6%
	2021 Est. Population 60 to 74 Years	12.7%	15.2%	14.8%
	2021 Est. Population 75 Years or Over	5.5%	7.1%	6.4%
	2021 Est. Median Age	36.2	39.4	39.0
MARITAL STATUS & GENDER	2021 Est. Male Population	49.3%	48.8%	48.8%
	2021 Est. Female Population	50.7%	51.2%	51.2%
	2021 Est. Never Married	28.7%	26.8%	30.7%
	2021 Est. Now Married	52.0%	56.3%	51.2%
	2021 Est. Separated or Divorced	14.6%	12.2%	13.8%
	2021 Est. Widowed	4.7%	4.6%	4.2%
INCOME	2021 Est. HH Income \$200,000 or More	10.6%	15.7%	13.6%
	2021 Est. HH Income \$150,000 to \$199,999	8.8%	13.1%	11.8%
	2021 Est. HH Income \$100,000 to \$149,999	24.0%	23.0%	20.9%
	2021 Est. HH Income \$75,000 to \$99,999	13.4%	14.0%	14.3%
	2021 Est. HH Income \$50,000 to \$74,999	18.2%	13.7%	15.3%
	2021 Est. HH Income \$35,000 to \$49,999	10.3%	7.5%	8.4%
	2021 Est. HH Income \$25,000 to \$34,999	5.6%	5.3%	5.7%
	2021 Est. HH Income \$15,000 to \$24,999	4.7%	3.6%	4.1%
	2021 Est. HH Income Under \$15,000	4.4%	4.1%	5.8%
	2021 Est. Average Household Income	\$107,665	\$133,049	\$120,068
	2021 Est. Median Household Income	\$89,323	\$106,139	\$97,771
	2021 Est. Per Capita Income	\$40,718	\$49,351	\$46,471
2021 Est. Total Businesses	583	1,856	6,297	
2021 Est. Total Employees	4,648	17,497	55,837	

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RACE	2021 Est. White	79.2%	80.1%	76.8%
	2021 Est. Black	1.8%	1.9%	2.4%
	2021 Est. Asian or Pacific Islander	9.5%	9.2%	10.0%
	2021 Est. American Indian or Alaska Native	0.6%	0.5%	0.7%
	2021 Est. Other Races	8.8%	8.3%	10.0%
HISPANIC	2021 Est. Hispanic Population	666	4,087	16,762
	2021 Est. Hispanic Population	10.2%	10.2%	12.9%
	2026 Proj. Hispanic Population	10.8%	10.9%	13.6%
	2010 Hispanic Population	8.8%	8.0%	10.3%
EDUCATION (Adults 25 or older)	2021 Est. Adult Population (25 Years or Over)	4,408	27,797	91,799
	2021 Est. Elementary (Grade Level 0 to 8)	0.7%	1.3%	1.8%
	2021 Est. Some High School (Grade Level 9 to 11)	1.3%	2.0%	2.3%
	2021 Est. High School Graduate	16.0%	14.8%	15.7%
	2021 Est. Some College	23.6%	23.4%	23.0%
	2021 Est. Associate Degree Only	10.9%	9.6%	9.3%
	2021 Est. Bachelor Degree Only	29.2%	30.8%	29.9%
	2021 Est. Graduate Degree	18.3%	18.2%	18.0%
HOUSING	2021 Est. Total Housing Units	2,560	15,235	51,449
	2021 Est. Owner-Occupied	59.8%	72.3%	63.8%
	2021 Est. Renter-Occupied	37.0%	24.8%	33.4%
	2021 Est. Vacant Housing	3.2%	2.9%	2.8%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	11.1%	10.9%	9.9%
	2021 Homes Built 2000 to 2009	24.8%	22.2%	17.9%
	2021 Homes Built 1990 to 1999	30.8%	32.8%	27.9%
	2021 Homes Built 1980 to 1989	8.1%	9.1%	14.3%
	2021 Homes Built 1970 to 1979	11.3%	11.1%	15.4%
	2021 Homes Built 1960 to 1969	4.9%	5.4%	6.1%
	2021 Homes Built 1950 to 1959	1.8%	2.0%	2.6%
	2021 Homes Built Before 1949	4.1%	3.7%	3.1%
HOME VALUES	2021 Home Value \$1,000,000 or More	0.9%	1.5%	2.0%
	2021 Home Value \$500,000 to \$999,999	26.3%	35.7%	35.3%
	2021 Home Value \$400,000 to \$499,999	27.3%	29.0%	29.1%
	2021 Home Value \$300,000 to \$399,999	32.4%	22.4%	23.3%
	2021 Home Value \$200,000 to \$299,999	10.3%	5.8%	6.2%
	2021 Home Value \$150,000 to \$199,999	1.3%	0.8%	0.9%
	2021 Home Value \$100,000 to \$149,999	0.4%	0.6%	0.6%
	2021 Home Value \$50,000 to \$99,999	0.5%	0.7%	0.6%
	2021 Home Value \$25,000 to \$49,999	0.4%	2.5%	1.4%
	2021 Home Value Under \$25,000	0.2%	0.9%	0.7%
	2021 Median Home Value	\$419,247	\$458,775	\$466,582
	2021 Median Rent	\$1,294	\$1,389	\$1,346

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LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	4,941	31,100	104,629
	2021 Est. Civilian Employed	66.8%	63.3%	63.8%
	2021 Est. Civilian Unemployed	3.9%	3.6%	3.9%
	2021 Est. in Armed Forces	-	-	-
	2021 Est. not in Labor Force	29.3%	33.0%	32.3%
	2021 Labor Force Males	48.1%	48.0%	48.2%
	2021 Labor Force Females	51.9%	52.0%	51.8%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	3,300	19,698	66,724
	2021 Mgmt, Business, & Financial Operations	19.8%	24.3%	21.7%
	2021 Professional, Related	28.2%	27.4%	26.8%
	2021 Service	14.6%	12.5%	13.6%
	2021 Sales, Office	21.5%	21.4%	22.4%
	2021 Farming, Fishing, Forestry	0.2%	0.5%	0.4%
	2021 Construction, Extraction, Maintenance	5.4%	3.4%	4.1%
	2021 Production, Transport, Material Moving	10.4%	10.6%	11.0%
	2021 White Collar Workers	69.4%	73.1%	70.9%
	2021 Blue Collar Workers	30.6%	26.9%	29.1%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	79.9%	79.4%	78.2%
	2021 Drive to Work in Carpool	7.0%	7.4%	7.1%
	2021 Travel to Work by Public Transportation	1.0%	1.7%	3.1%
	2021 Drive to Work on Motorcycle	-	-	-
	2021 Walk or Bicycle to Work	3.6%	2.0%	2.2%
	2021 Other Means	0.3%	1.1%	1.1%
	2021 Work at Home	8.1%	8.3%	8.1%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	29.1%	22.3%	24.8%
	2021 Travel to Work in 15 to 29 Minutes	32.0%	34.8%	38.5%
	2021 Travel to Work in 30 to 59 Minutes	29.9%	32.4%	30.8%
	2021 Travel to Work in 60 Minutes or More	7.1%	6.7%	5.7%
	2021 Average Travel Time to Work	20.5	23.9	22.6
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$185.8 M	\$1.29 B	\$4.02 B
	2021 Est. Apparel	\$6.64 M	\$46.36 M	\$144.13 M
	2021 Est. Contributions, Gifts	\$10.8 M	\$78.13 M	\$241.06 M
	2021 Est. Education, Reading	\$6.19 M	\$45.95 M	\$140.62 M
	2021 Est. Entertainment	\$10.63 M	\$74.86 M	\$232.12 M
	2021 Est. Food, Beverages, Tobacco	\$28.37 M	\$193.31 M	\$607.01 M
	2021 Est. Furnishings, Equipment	\$6.6 M	\$46.3 M	\$143.82 M
	2021 Est. Health Care, Insurance	\$16.77 M	\$114.79 M	\$360.07 M
	2021 Est. Household Operations, Shelter, Utilities	\$59.81 M	\$410.23 M	\$1.29 B
	2021 Est. Miscellaneous Expenses	\$3.52 M	\$24.48 M	\$76.38 M
	2021 Est. Personal Care	\$2.5 M	\$17.28 M	\$53.99 M
	2021 Est. Transportation	\$33.98 M	\$233.63 M	\$729.95 M

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