

# Pacific HWY Office in Sherwood

20055 SW Pacific Hwy | Sherwood

FOR LEASE



## Lease rate \$25/sf/yr FS

Many updates to the common area & building over the next few months. Located off of Pacific Highway across from Home Depot.

- Suite 202 (1240sf)
  - This suite has multiple offices, conference room w/sink and dishwasher.
  - Suite 107 (949sf)
  - This suite has two large offices with an open work area.
  - Suite 105 (950sf)
  - This suite is remodeled with LVP flooring, new paint, updated doors, 4 office spaces & reception area.
  - Suite 209 (487sf) Two offices
- Complex has plenty of parking. Internet included with all utilities.



## JORIE GIROD

PRINCIPAL BROKER, COMMERCIAL DIVISION

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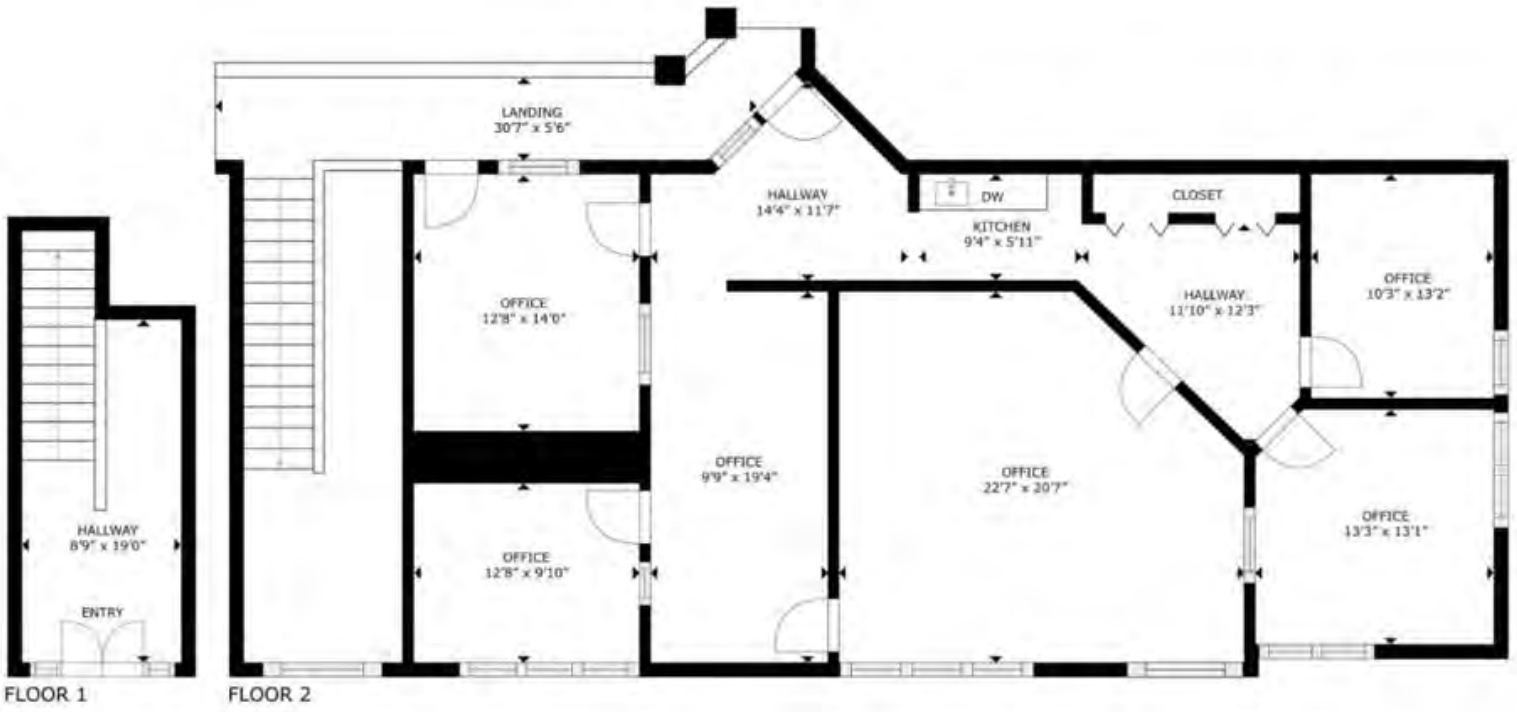


**COLDWELL  
BANKER**

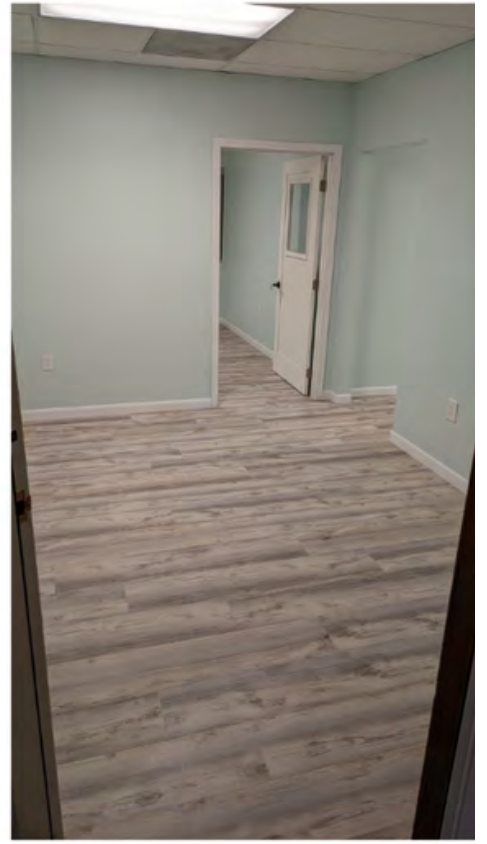
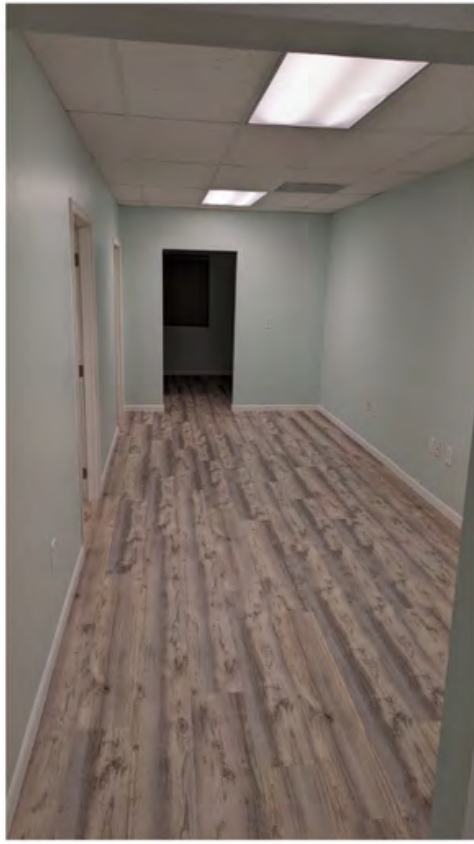
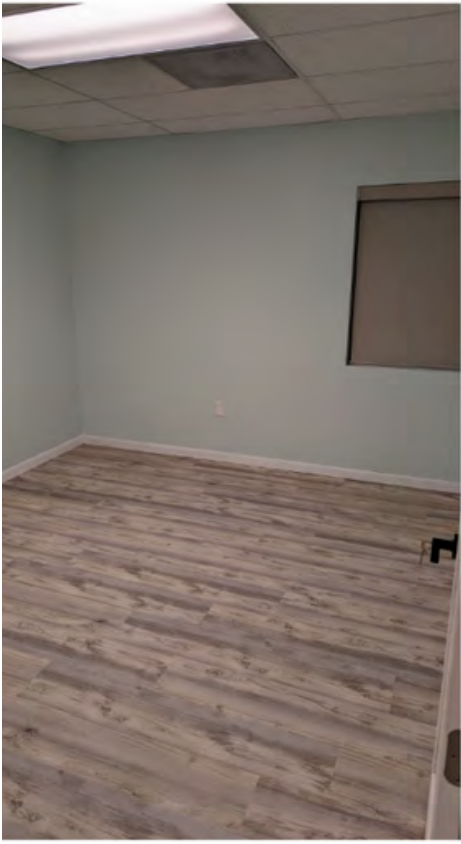
PROFESSIONAL  
GROUP

COMMERCIAL DIVISION









# Demographic Summary Report

## Bldg 1

20055 SW Pacific Hwy, Sherwood, OR 97140

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **18,480 SF**  
 Typical Floor: **9,240 SF**

Total Available: **3,159 SF**  
 % Leased: **82.91%**  
 Rent/SF/Yr: **\$25.00**



Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2028 Projection	4,923	140,946	538,595
2023 Estimate	4,860	139,655	535,838
2010 Census	4,099	121,342	483,789
Growth 2023 - 2028	1.30%	0.92%	0.51%
Growth 2010 - 2023	18.57%	15.09%	10.76%
<b>2023 Population by Hispanic Origin</b>	498	16,316	73,621
<b>2023 Population</b>	4,860	139,655	535,838
White	4,169 85.78%	115,062 82.39%	443,085 82.69%
Black	75 1.54%	3,016 2.16%	13,030 2.43%
Am. Indian & Alaskan	40 0.82%	1,217 0.87%	5,404 1.01%
Asian	316 6.50%	13,037 9.34%	46,814 8.74%
Hawaiian & Pacific Island	17 0.35%	945 0.68%	3,008 0.56%
Other	242 4.98%	6,378 4.57%	24,497 4.57%
U.S. Armed Forces	0	43	365
<b>Households</b>			
2028 Projection	1,870	54,609	210,824
2023 Estimate	1,845	54,155	210,023
2010 Census	1,547	47,221	190,698
Growth 2023 - 2028	1.36%	0.84%	0.38%
Growth 2010 - 2023	19.26%	14.68%	10.13%
Owner Occupied	1,139 61.73%	34,608 63.91%	131,749 62.73%
Renter Occupied	706 38.27%	19,547 36.09%	78,274 37.27%
<b>2023 Households by HH Income</b>	1,846	54,155	210,025
Income: <\$25,000	141 7.64%	5,631 10.40%	23,342 11.11%
Income: \$25,000 - \$50,000	265 14.36%	7,365 13.60%	29,173 13.89%
Income: \$50,000 - \$75,000	391 21.18%	7,910 14.61%	32,969 15.70%
Income: \$75,000 - \$100,000	210 11.38%	7,657 14.14%	28,398 13.52%
Income: \$100,000 - \$125,000	282 15.28%	5,649 10.43%	22,746 10.83%
Income: \$125,000 - \$150,000	159 8.61%	5,223 9.64%	19,210 9.15%
Income: \$150,000 - \$200,000	181 9.80%	6,964 12.86%	23,975 11.42%
Income: \$200,000+	217 11.76%	7,756 14.32%	30,212 14.38%
<b>2023 Avg Household Income</b>	\$112,238	\$119,841	\$117,618
<b>2023 Med Household Income</b>	\$89,999	\$95,149	\$92,191