

Pacific HWY Office in Sherwood

20055 SW Pacific Hwy | Sherwood

For Lease



FULL SERVICE LEASE

Recent updates to the building include paint, floors & updated restrooms. Located off of Pacific Highway across from Home Depot.

- Suite 208 (487sf) - \$1015/mo
This suite has large reception and office.
- Suites 203/204 (974sf) - \$2030/mo
Can be divided to 487sf, open space with kitchenette
- Internet and all utilities included in the rent. Elevator served.
Complex has plenty of parking.



JORIE GIROD

PRINCIPAL BROKER, COMMERCIAL DIVISION

503-737-8038

joriegirodrealtor@gmail.com

OR Lic# 200402438



**COLDWELL
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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	
Population						
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%	
2023 Population by Hispanic Origin	498		16,316		73,621	
2023 Population	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	
Households						
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%
2023 Households by HH Income	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%
2023 Avg Household Income	\$112,238		\$119,841		\$117,618	
2023 Med Household Income	\$89,999		\$95,149		\$92,191	