



FOR SALE



HUNTERS RIDGE - SUITE 150

Ground Floor Office Condo Investment Sale

± 2,341 SF | \$595,000

20512 SW Roy Rogers Road, Sherwood, OR 97140

- Immediately Accessible Ground Floor Commercial Condo Suite
- Suite Contains 9 Private Offices and 3 Restrooms, 1 within an Office
- Beautiful Wooded Setting and Outdoor Common Areas
- Easy Access to Pacific Highway (99W)
- Adjacent to Sherwood Crossroads Shopping Center
- Plenty of Parking

GABRIEL BEHRMANN

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JEFF FALCONER, SIOR

Principal Broker | Licensed in OR

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PROPERTY SUMMARY



**FOR
SALE**

PROPERTY DETAILS

Address	20512 SW Roy Rogers Road, Sherwood, OR 97140
Available Space	± 2,341 SF
Office Space	8 Private Offices Additional Executive Office with Private Restroom
Restrooms	2 Shared Restrooms
Parking	Plenty of Parking
Zoning	GC - General Commercial
Sale Price	\$595,000

Location Features

- Frontage on Roy Rogers Rd
- Easy access to Pacific Highway (99W)
- Adjacent to Sherwood Crossroads Shopping Center and Sherwood Market Center

Nearby Highlights

- Sherwood Crossroads
- Sherwood Market Center
- Crazy Sushi
- Dutch Bros Coffee
- LaGüera-2
- Langer's Entertainment Center
- McMenamins Sherwood
- Planet Fitness
- Poke Makana
- Red Robin
- Safeway
- Starbucks
- Target
- Tree's Restaurant
- Walgreens
- Walmart

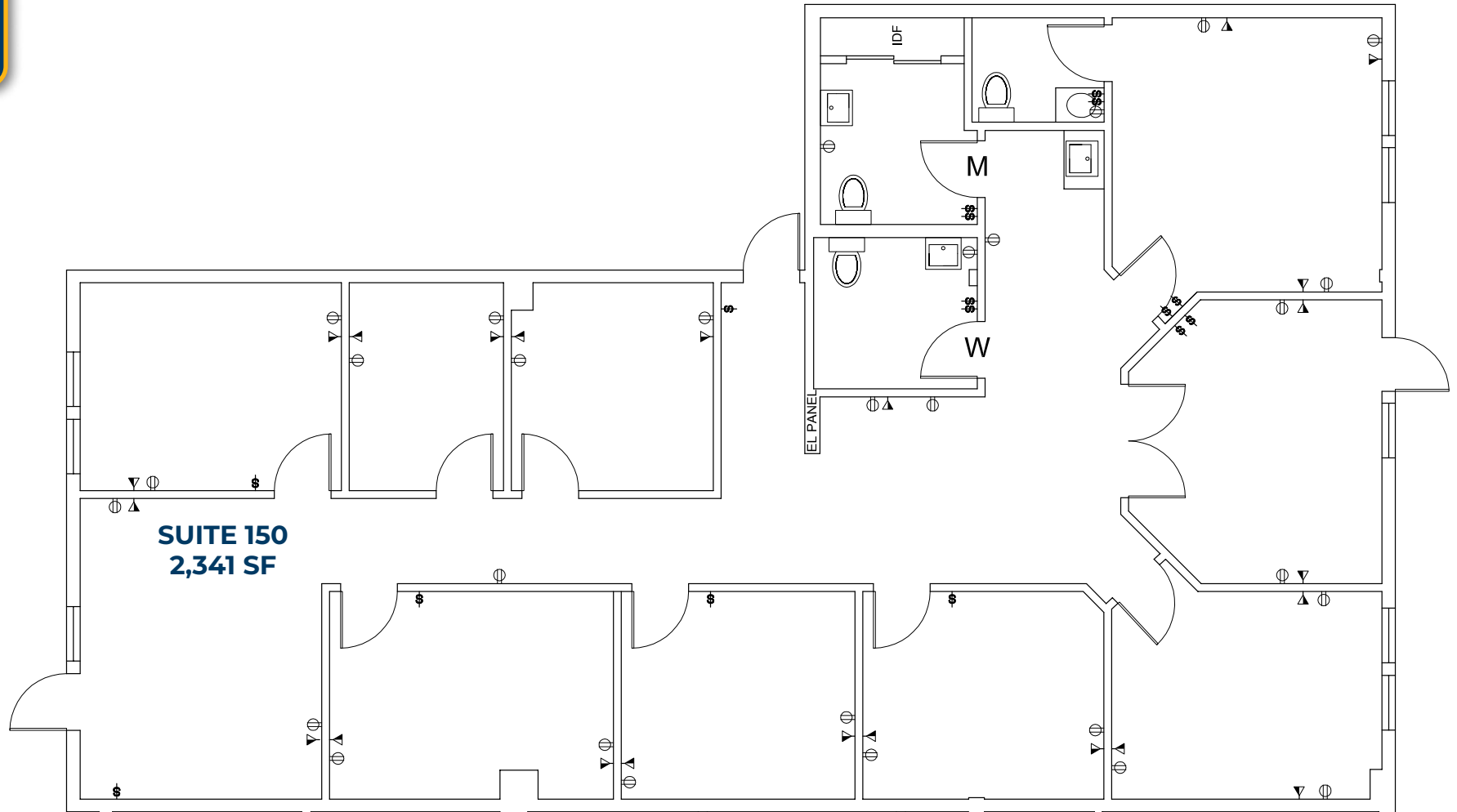


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FLOOR PLAN





LOCAL AERIAL MAP



AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2023 Estimated Population	7,524	38,348	125,365
2028 Projected Population	7,999	39,263	128,285
2020 Census Population	7,162	38,503	123,348
2010 Census Population	6,188	32,855	108,136
Projected Annual Growth 2023 to 2028	1.3%	0.5%	0.5%
Historical Annual Growth 2010 to 2023	1.7%	1.3%	1.2%
Households & Income			
2023 Estimated Households	2,837	14,416	50,049
2023 Est. Average HH Income	\$135,113	\$151,316	\$146,896
2023 Est. Median HH Income	\$110,682	\$124,609	\$120,124
2023 Est. Per Capita Income	\$51,195	\$56,975	\$58,898
Businesses			
2023 Est. Total Businesses	452	1,845	6,187
2023 Est. Total Employees	2,747	14,858	50,213

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RSI

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