

FOR SALE

# HUNTERS RIDGE

20510 SW ROY ROGERS RD  
SHERWOOD, OR 97140

*9,942 SF Mixed-Use  
Condominium Investment*



KIDDER.COM

**km** Kidder  
Mathews





*Prime location right across from the Safeway-  
anchored Sherwood Crossroads Shopping  
Center with easy access to HWY 99.*

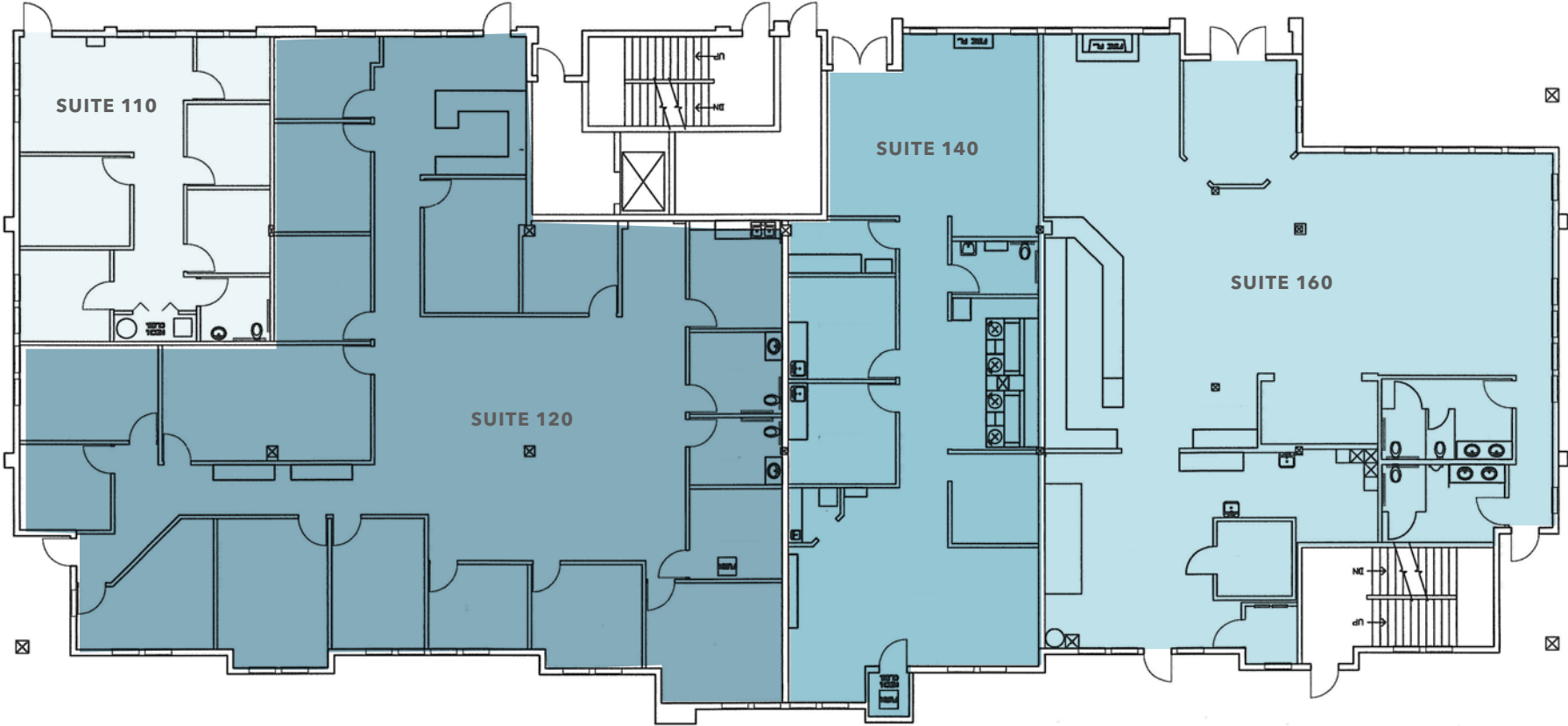
BUILDING TYPE	Mixed-use condominium	
CONSTRUCTION TYPE	Steel and concrete structure over concrete foundation	
UNIT TYPE	Ground floor amenity retail / medical condominium	
YEAR BUILT	2004	
UNITS	Suite 110	± 921 SF
	Suite 120	± 4,143 SF
	Suite 140	± 1,871 SF
	Suite 160	± 3,006 SF
	Total SF	± 9,941 SF
PARKING	2.5 / 1,000 SF ratio of outdoor surface parking, also offers below grade indoor parking. The condominium owner shall have the right to 3 below grade stalls at prevailing market rates.	
IN-PLACE NOI	\$196,000	
CAP RATE	7.01%	
SALE PRICE	\$2,795,000	



HUNTERS RIDGE





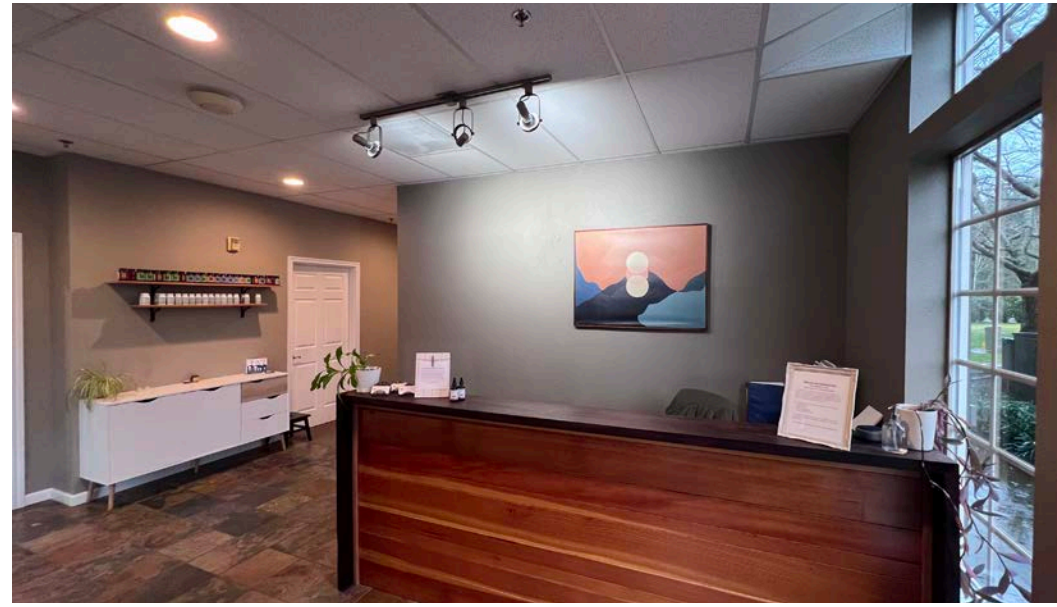
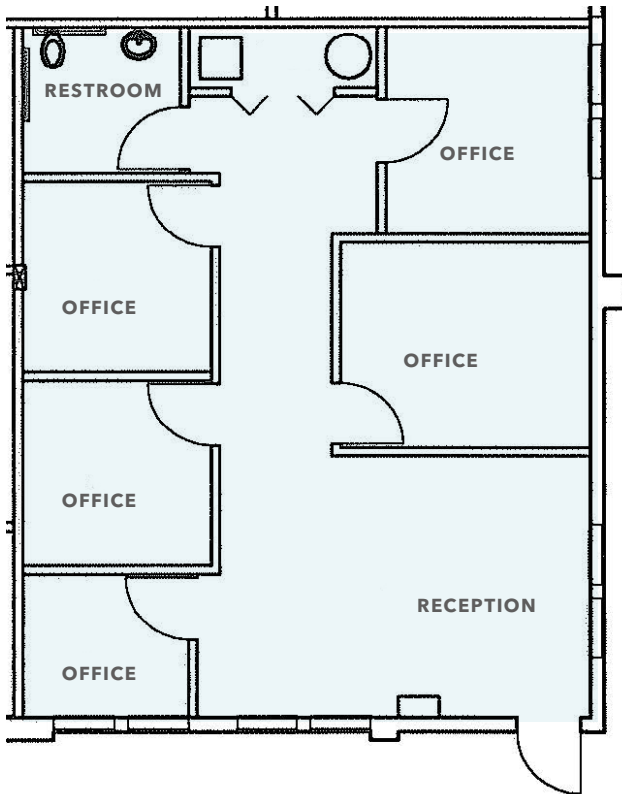


FLOOR PLAN

Suite	Size	Tenant
Suite 110	± 921 SF	Sherwood Acupuncture
Suite 120	± 4,143 SF	Evolve Physical Therapy
Suite 140	± 1,871 SF	Vacant - Seller will lease back
Suite 160	± 3,006 SF	Trees Restaurant & Catering

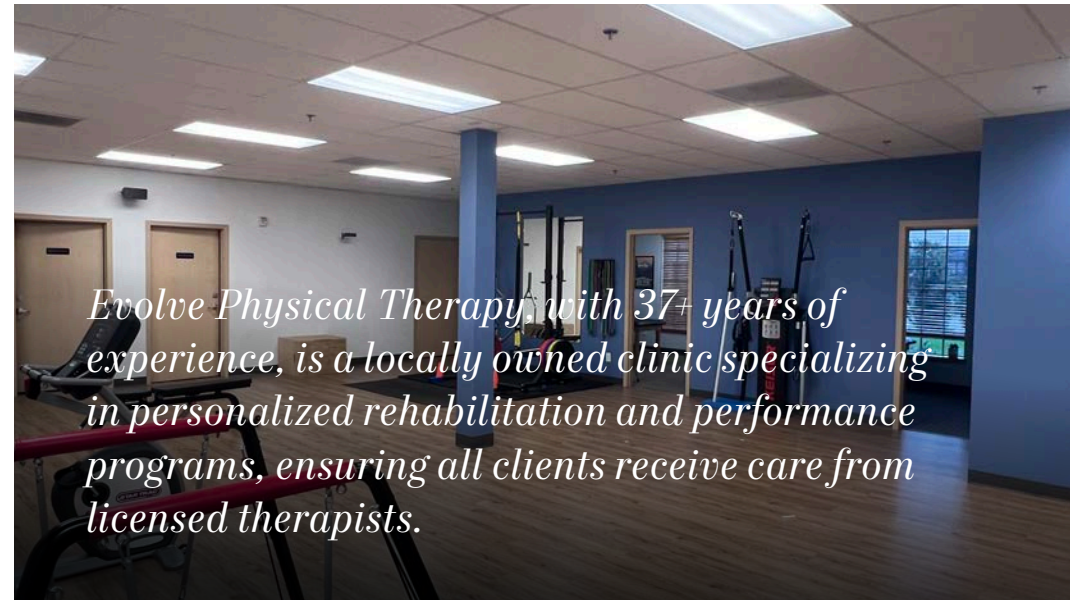
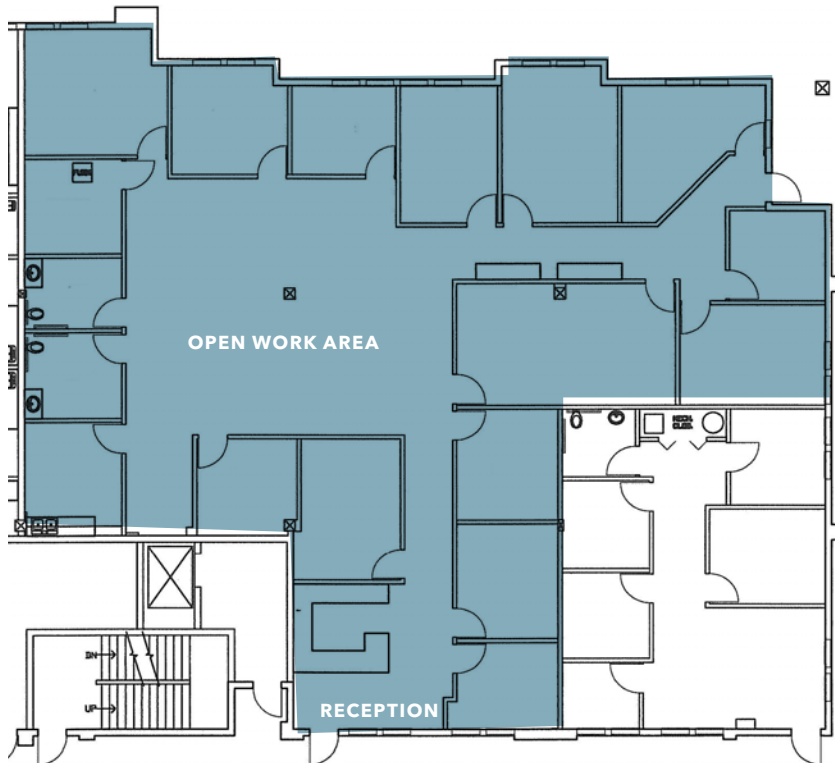
± 9,941 SF  
TOTAL SIZE

## SUITE 110



*Sherwood Acupuncture + Wellness  
has provided holistic and complete  
healthcare since 2005*

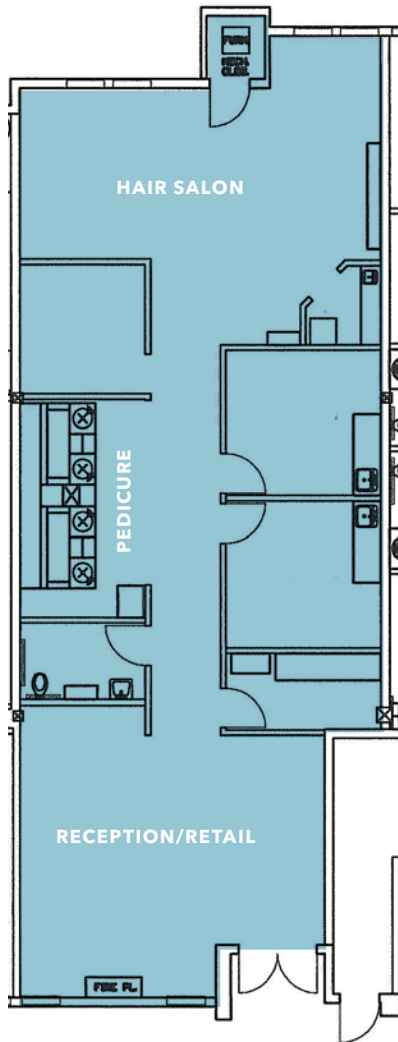
## SUITE 120



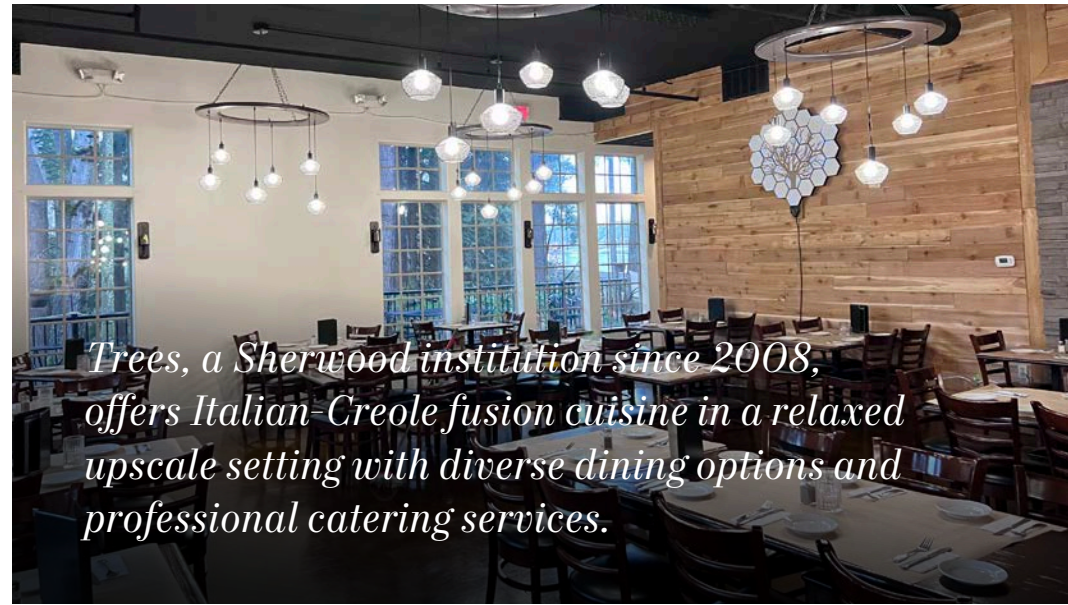
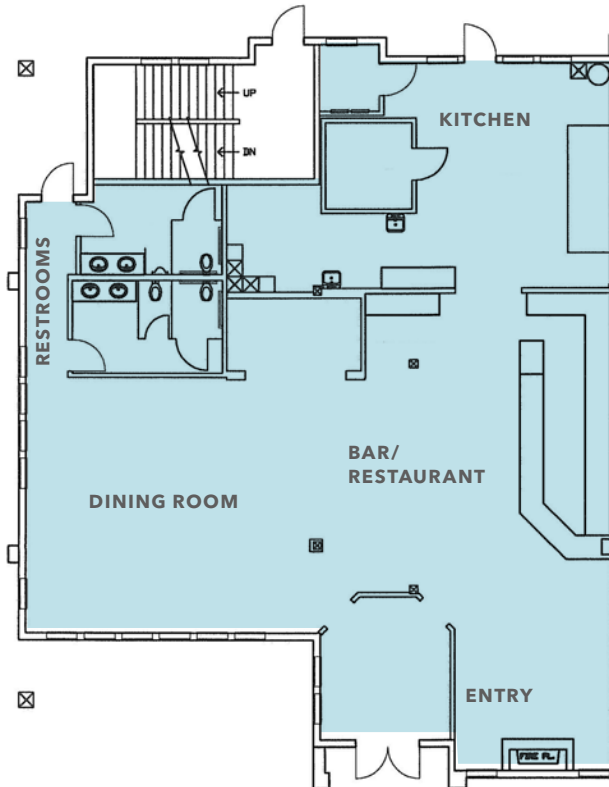
*Evolve Physical Therapy, with 37+ years of experience, is a locally owned clinic specializing in personalized rehabilitation and performance programs, ensuring all clients receive care from licensed therapists.*



## SUITE 140



## SUITE 160



*Trees, a Sherwood institution since 2008, offers Italian-Creole fusion cuisine in a relaxed upscale setting with diverse dining options and professional catering services.*



TUALATIN

## HIGHLIGHTS

In-place tenants provide stabilized income

Excellent household demographics in the immediate trade area

At the doorstep to Oregon's wine country

Excellent off-street parking

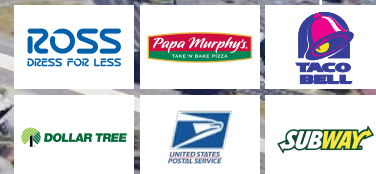


SHERWOOD

HUNTERS RIDGE

99W

SW TUALATIN-SHERWOOD RD



KIDDER MATHEWS



AVAILABLE FOR SALE



# HUNTERS RIDGE

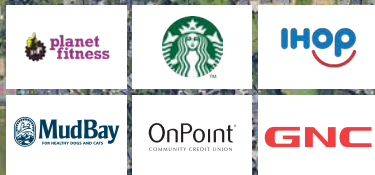
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	7,481	38,390	124,048
HOUSEHOLDS	2,706	14,341	49,237
MEDIAN HH INCOME	\$111,737	\$123,556	\$119,648
DAYTIME EMPLOYMENT	2,685	14,855	50,313

## SUBJECT PROPERTY

### SHERWOOD MARKET CENTER

### SHERWOOD



AVAILABLE FOR SALE

KIDDER MATHEWS



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*Exclusively listed by*

KEVIN JOSHI

503.221.2282

kevin.joshi@kidder.com

KIDDER.COM

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