

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.

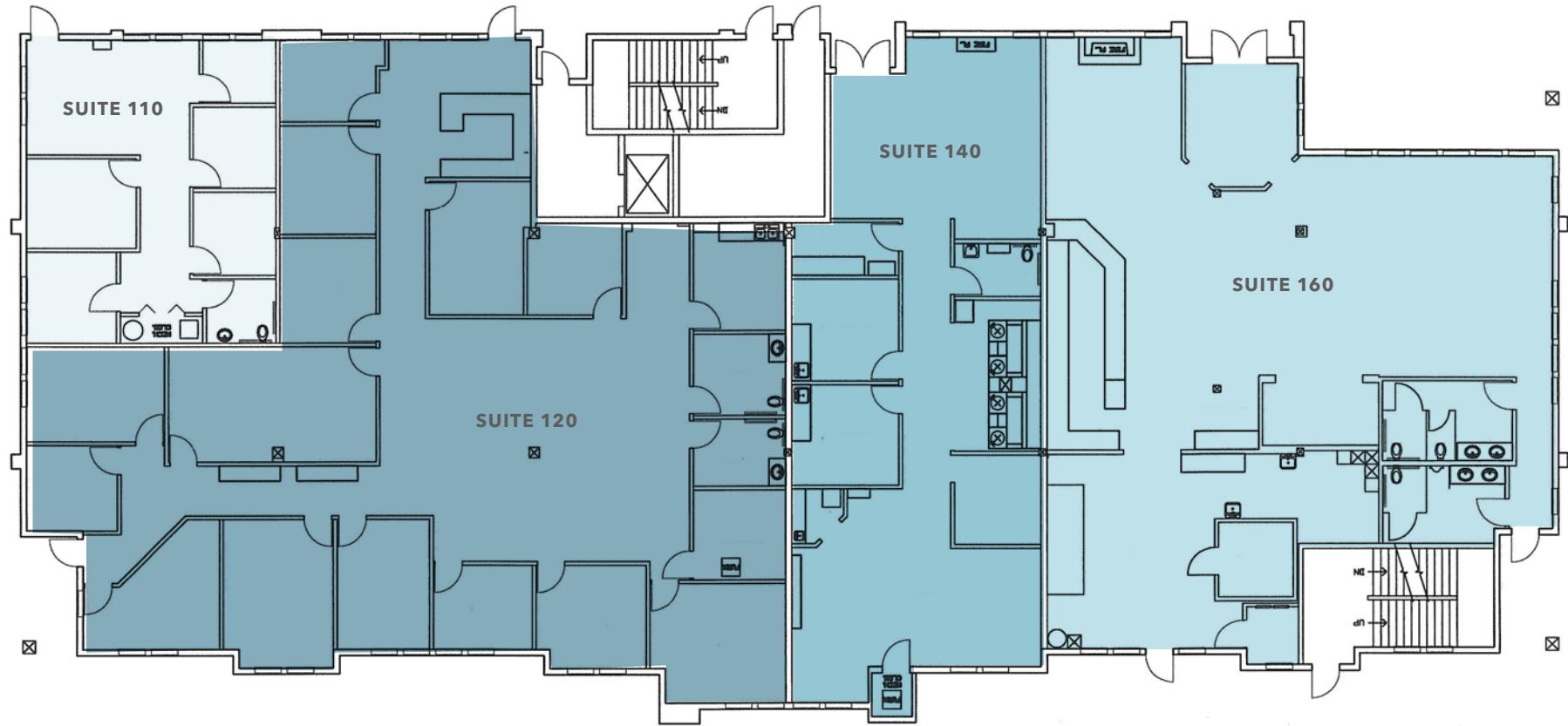
BUILDING TYPE	Mixed-use condominium										
CONSTRUCTION TYPE	Steel and concrete structure over concrete foundation										
UNIT TYPE	Ground floor amenity retail / medical condominium										
YEAR BUILT	2004										
UNITS	<table> <tr> <td>Suite 110</td> <td>± 921 SF</td> </tr> <tr> <td>Suite 120</td> <td>± 4,143 SF</td> </tr> <tr> <td>Suite 140</td> <td>± 1,871 SF</td> </tr> <tr> <td>Suite 160</td> <td>± 3,006 SF</td> </tr> <tr> <td>Total SF</td> <td>± 9,941 SF</td> </tr> </table>	Suite 110	± 921 SF	Suite 120	± 4,143 SF	Suite 140	± 1,871 SF	Suite 160	± 3,006 SF	Total SF	± 9,941 SF
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



AVAILABLE FOR SALE

KIDDER MATHEWS



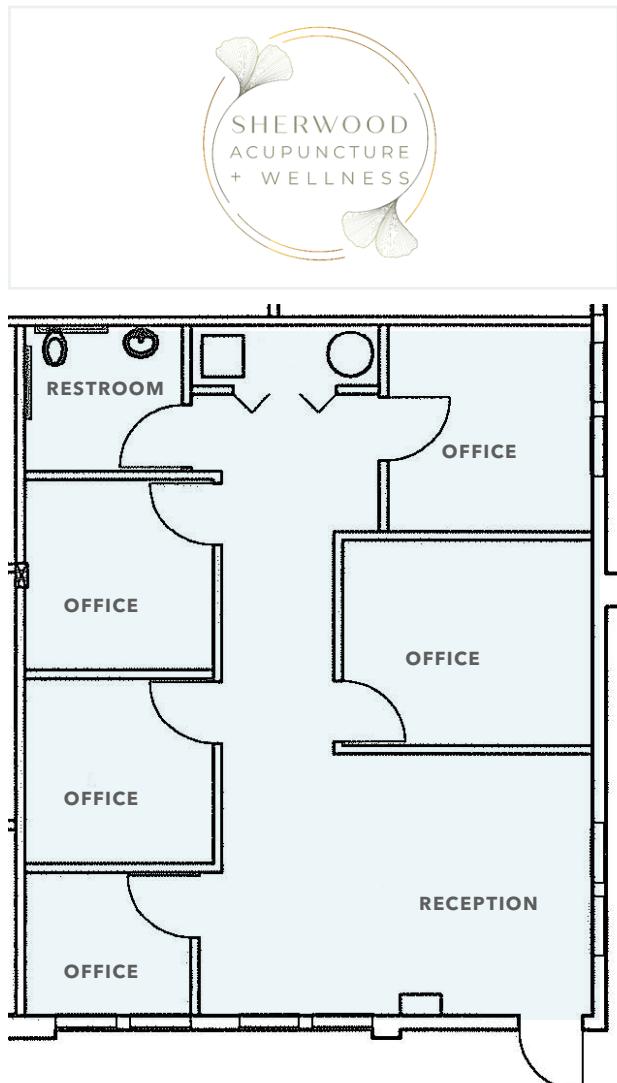
FLOOR PLAN

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

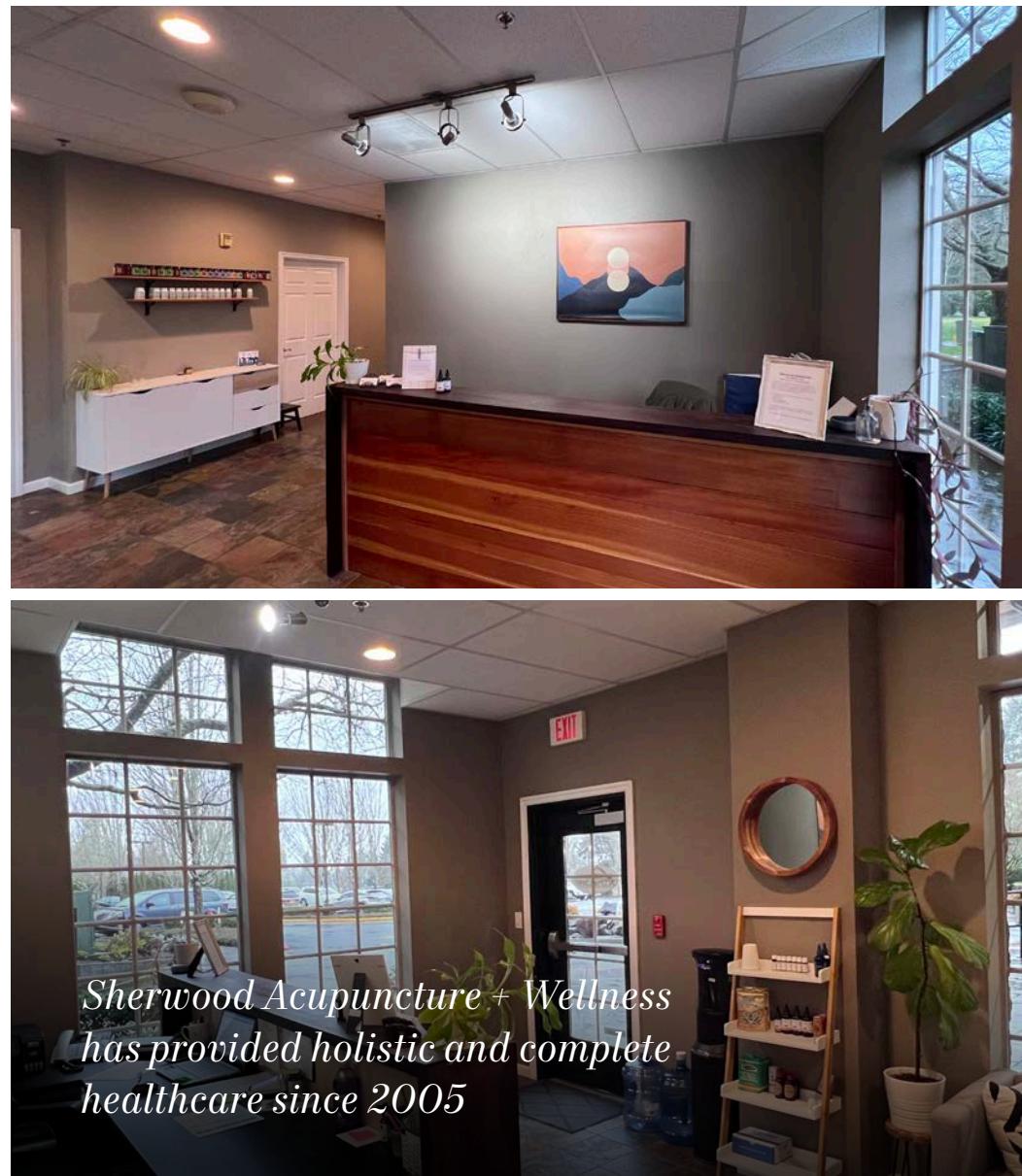
\pm 9,941 SF
TOTAL SIZE

HUNTERS RIDGE

SUITE 110



AVAILABLE FOR SALE

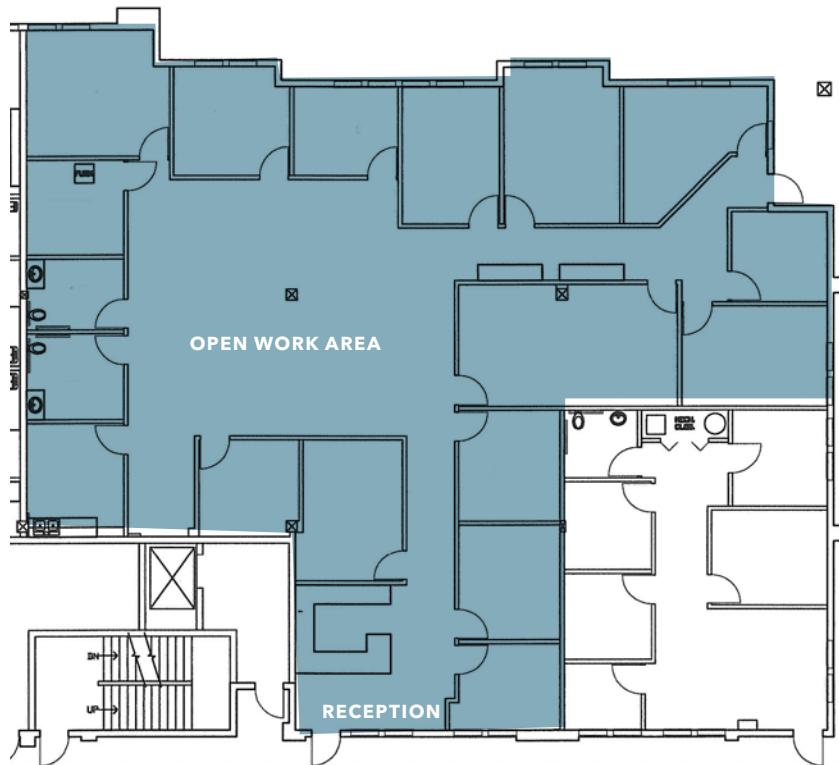


*Sherwood Acupuncture + Wellness
has provided holistic and complete
healthcare since 2005*

KIDDER MATHEWS

HUNTERS RIDGE

SUITE 120



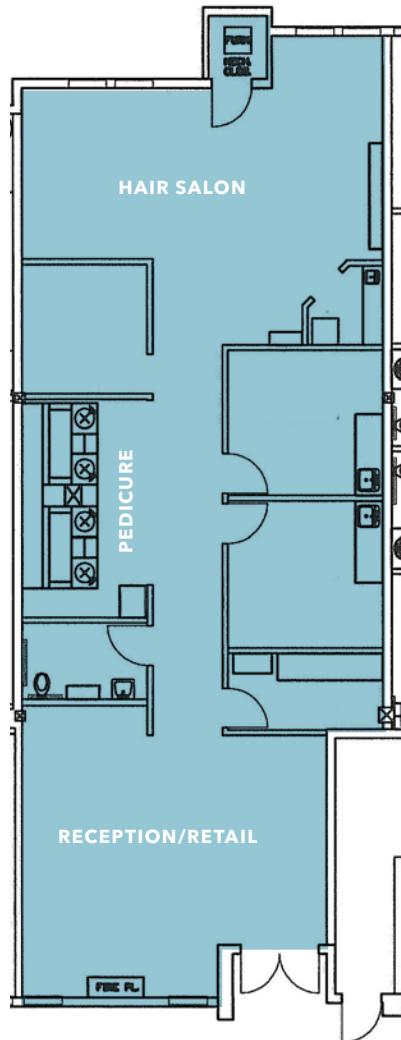
AVAILABLE FOR SALE



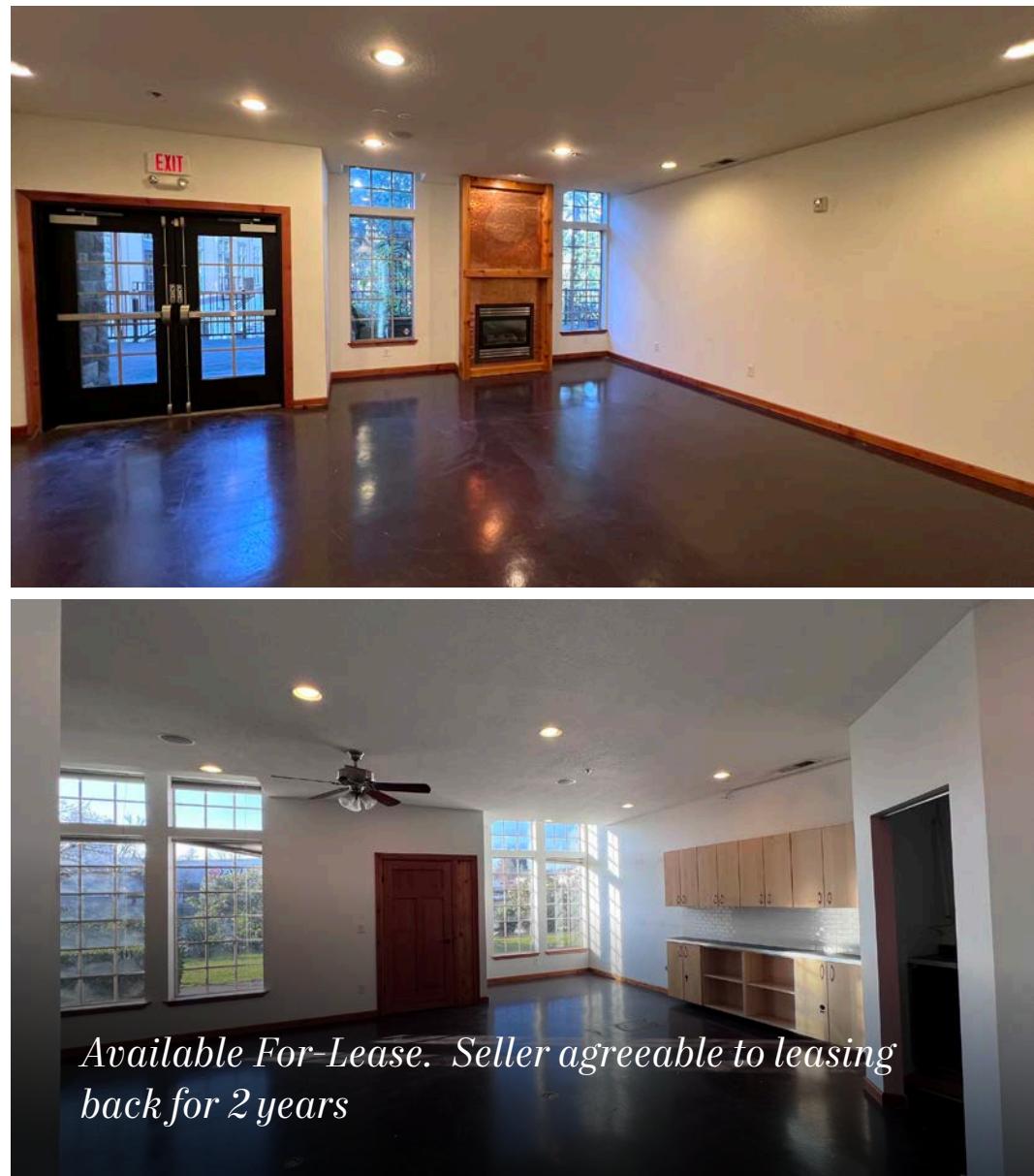
Evolve Physical Therapy, with 37+ years of experience, is a locally owned clinic specializing in personalized rehabilitation and performance programs, ensuring all clients receive care from licensed therapists.

KIDDER MATHEWS

SUITE 140

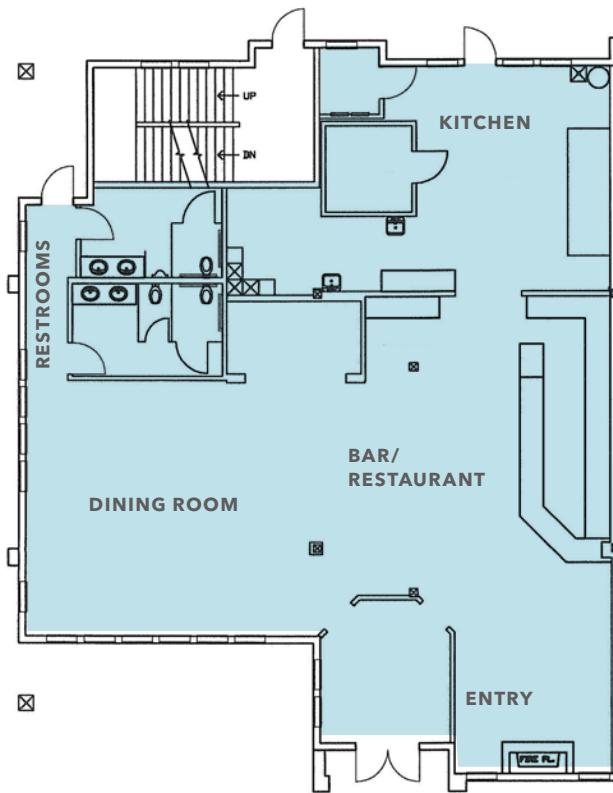


AVAILABLE FOR SALE

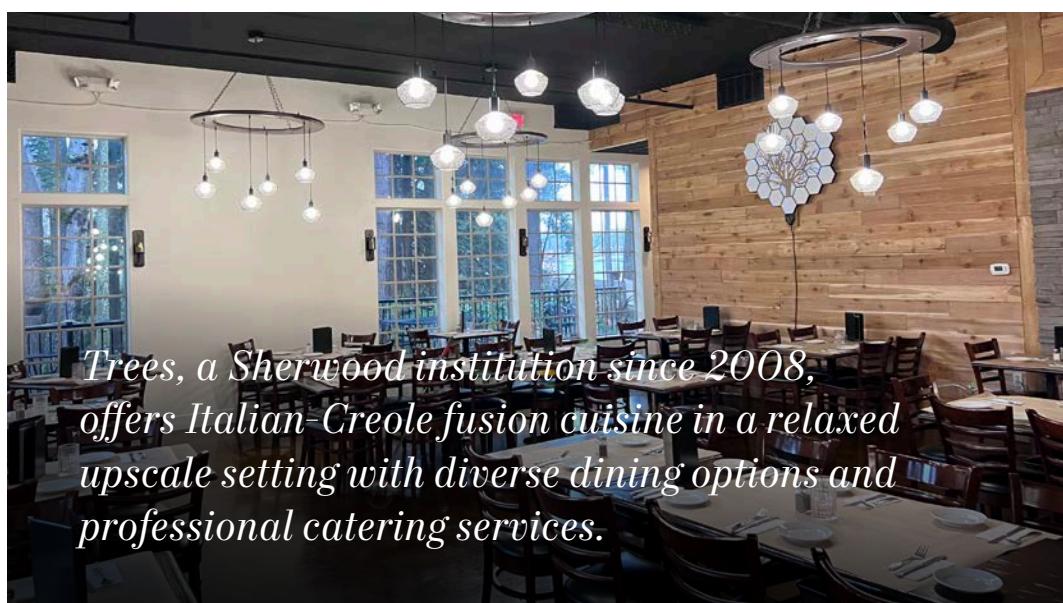


KIDDER MATHEWS

SUITE 160

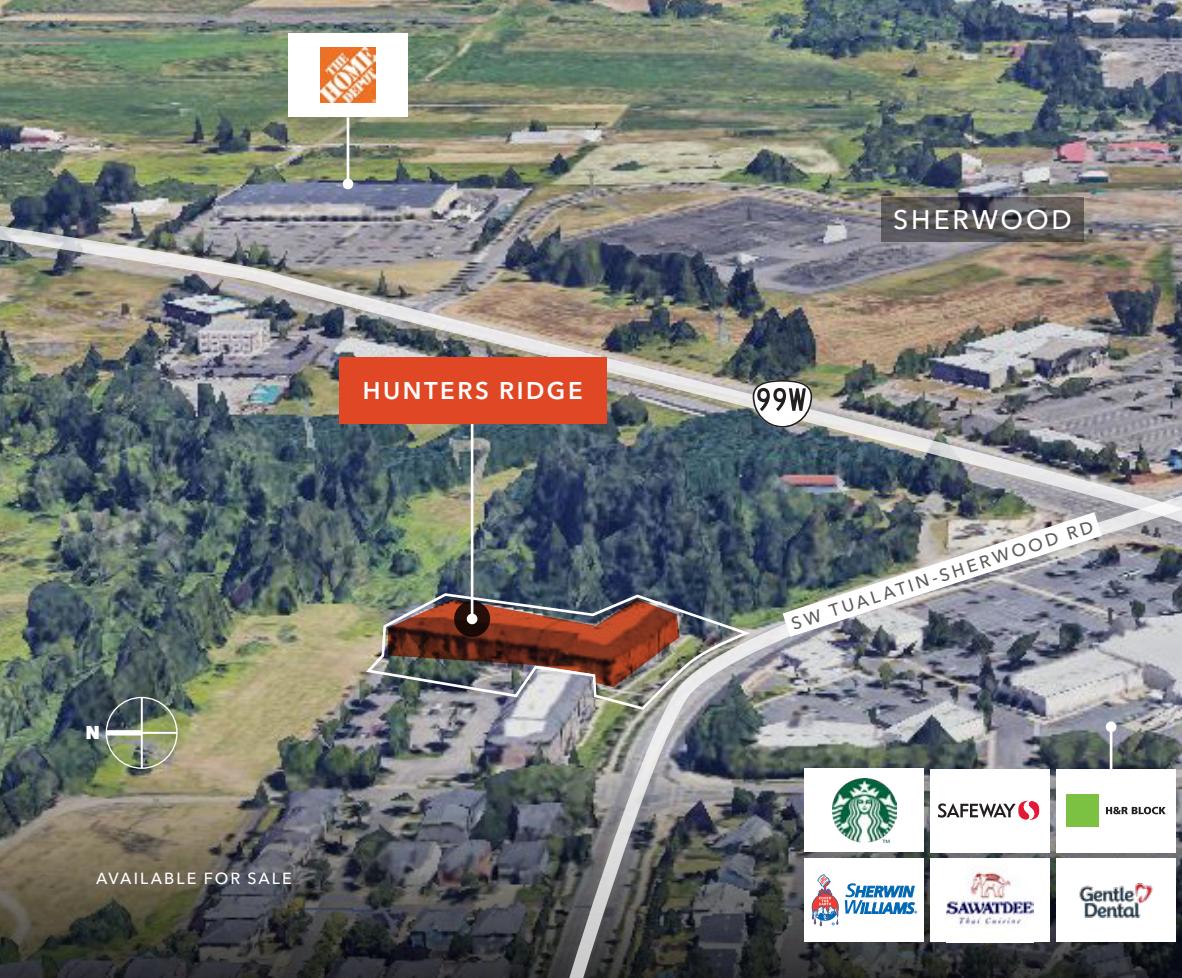


AVAILABLE FOR SALE



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

KIDDER MATHEWS



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



HUNTERS RIDGE



HUNTERS RIDGE

Exclusively listed by

KEVIN JOSHI

503.221.2282

kevin.joshi@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

km **Kidder Mathews**