



FOR LEASE

  
**AXIOM AVE**  
RIVER TERRACE



Conceptual Rendering - For Illustrative Purposes Only

## AXIOM AVE RETAIL

### Ground-Floor Retail Space in New Mixed-Use Development

1,321 SF - 2,311 SF | \$34 - \$36 psf + NNN

13920-13935 SW Mercantile Terrace, Sherwood, OR 97140

- Ground-Floor Retail / Restaurant / Service Space
- Multiple Suites Available in Mixed-Use Buildings with Commercial Parking
- Seeking Restaurant, Retail, Small Fitness, Wine Bar, Service User
- Ground-Floor Commercial Space Available Fall 2026 - Spring 2027

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PROPERTY SUMMARY

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**PROPERTY DETAILS**

Address	13920-13935 SW Mercantile Terrace, Sherwood, OR 97140
Lease Rate	\$34 - \$36 psf + NNN
Available Space	1,321 SF - 2,311 SF

**BUILDING 1**

RETAIL 1	2,311 Total SF (Divisible)	AT LOI
RETAIL 2	1,928 Total SF (Divisible)	AVAILABLE

**BUILDING 2**

RETAIL 1	2,311 Total SF (Divisible)	AVAILABLE
RETAIL 2	1,928 Total SF (Divisible)	AVAILABLE

**BUILDING 3**

RETAIL 1	2,311 Total SF (Divisible)	AT LOI
RETAIL 2	1,928 Total SF (Divisible)	AVAILABLE

**BUILDING 4**

RETAIL 1	2,311 Total SF (Divisible)	AVAILABLE
RETAIL 2	1,928 Total SF (Divisible)	AVAILABLE

**BUILDING 5**

RETAIL 1	2,311 Total SF (Divisible)	AT LOI
RETAIL 2	1,928 Total SF (Divisible)	AT LOI

**BUILDING 6**

RETAIL 1	2,311 Total SF (Divisible)	AVAILABLE
RETAIL 2	1,928 Total SF (Divisible)	AVAILABLE

**Local Demographic Highlights**

**12.0K**

Population  
(1-mile radius)

**4.3K**

Households  
(1-mile radius)

**\$190k**

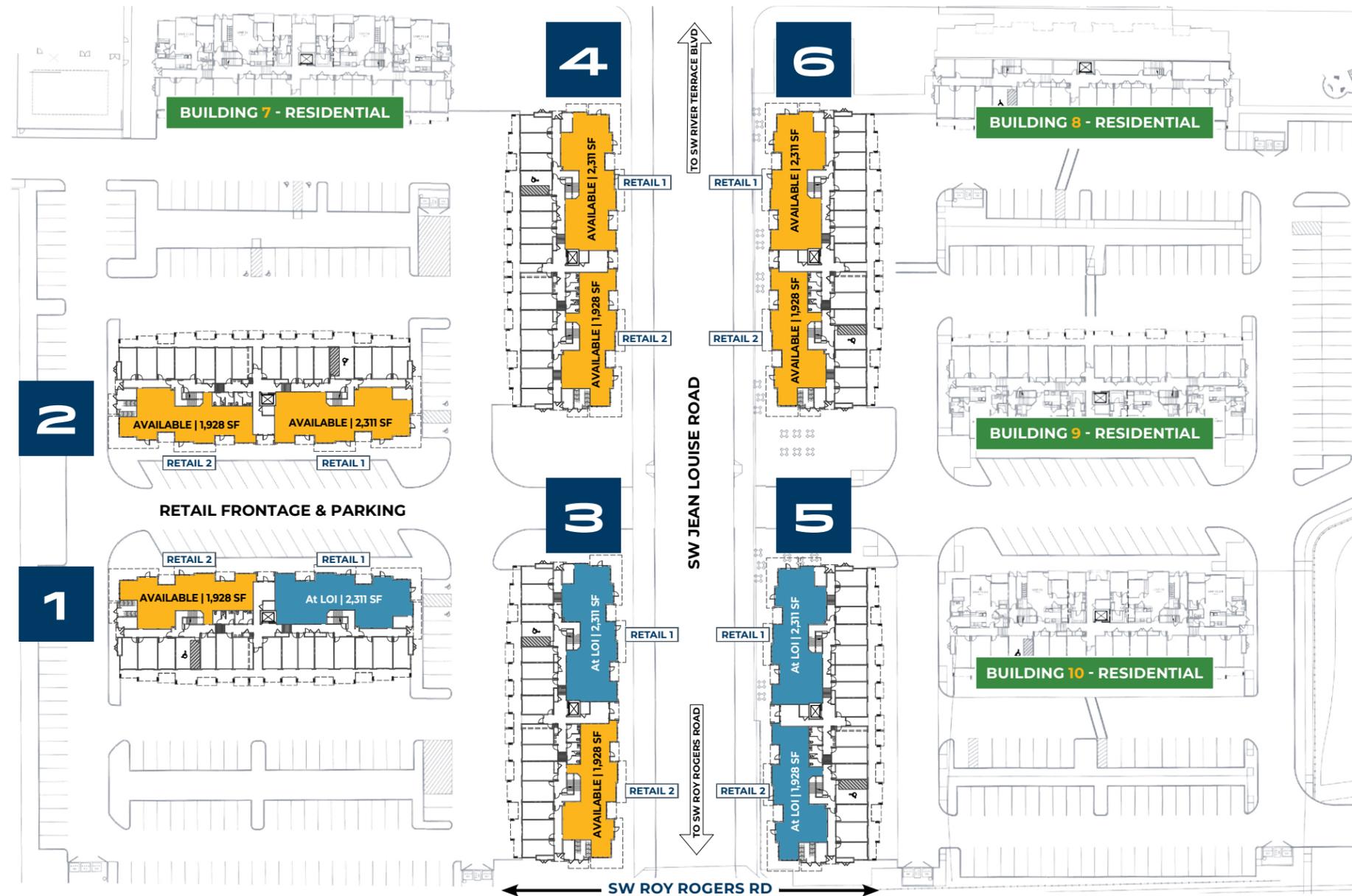
Average HH Income  
(1-mile radius)

# RETAIL / RESTAURANT / SERVICE SPACE

PLEASE SEE INDIVIDUAL RETAIL SPACE PLANS FOR POSSIBLE DEMISING OPTIONS



SITE PLAN



DELIVERY SPRING 2027		
BUILDING 1		
RETAIL 1	2,311 Total SF (Divisible)	AT LOI
RETAIL 2	1,928 Total SF (Divisible)	AVAILABLE

DELIVERY SPRING 2027		
BUILDING 2		
RETAIL 1	2,311 Total SF (Divisible)	AVAILABLE
RETAIL 2	1,928 Total SF (Divisible)	AVAILABLE

DELIVERY SPRING 2027		
BUILDING 3		
RETAIL 1	2,311 Total SF (Divisible)	AT LOI
RETAIL 2	1,928 Total SF (Divisible)	AVAILABLE

DELIVERY SPRING 2027		
BUILDING 4		
RETAIL 1	2,311 Total SF (Divisible)	AVAILABLE
RETAIL 2	1,928 Total SF (Divisible)	AVAILABLE

DELIVERY FALL 2026		
BUILDING 5		
RETAIL 1	2,311 Total SF (Divisible)	AT LOI
RETAIL 2	1,928 Total SF (Divisible)	AT LOI

DELIVERY FALL 2026		
BUILDING 6		
RETAIL 1	2,311 Total SF (Divisible)	AVAILABLE
RETAIL 2	1,928 Total SF (Divisible)	AVAILABLE



# DEMISING OPTIONS

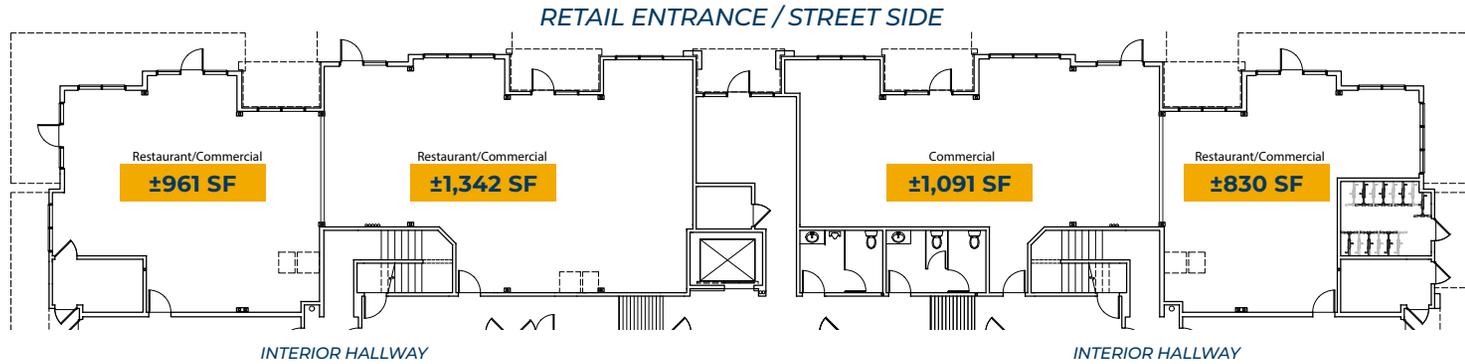
## DEMISING OPTIONS

PLEASE CONTACT BROKER FOR DETAILS

1

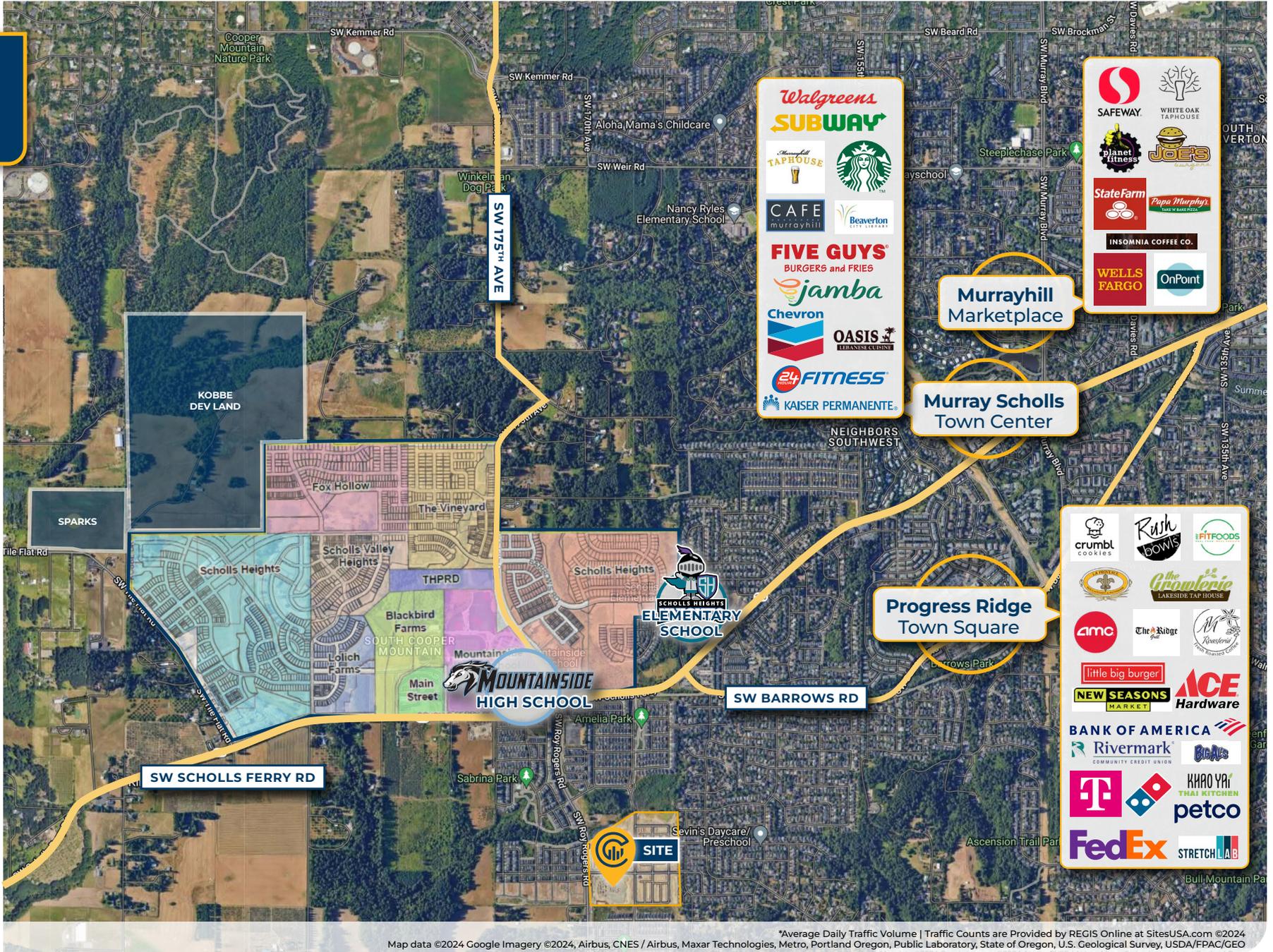


2





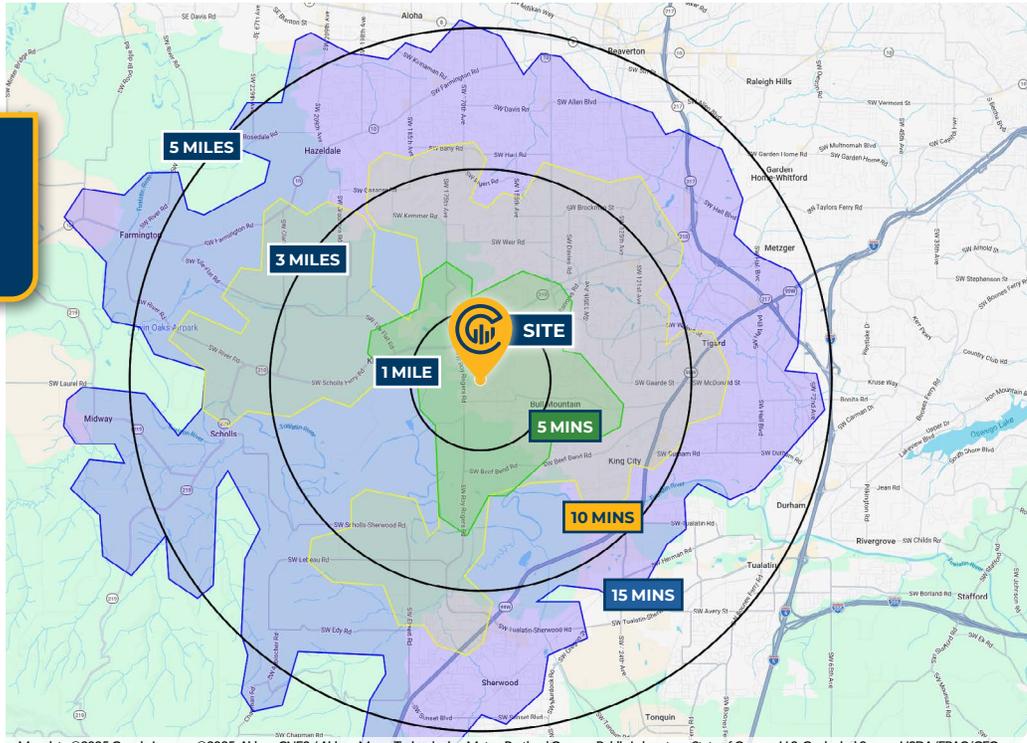
# LOCAL AERIAL MAP



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/CEO  
 \*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



# DRIVE TIMES & DEMOGRAPHICS



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## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	11,993	79,060	222,917
2030 Projected Population	12,440	77,000	218,344
2020 Census Population	10,380	77,796	220,748
2010 Census Population	7,522	68,131	200,255
Projected Annual Growth 2025 to 2030	0.7%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	4.0%	1.1%	0.8%
<b>Households &amp; Income</b>			
2025 Estimated Households	4,285	32,001	88,803
2025 Est. Average HH Income	\$190,259	\$152,401	\$138,024
2025 Est. Median HH Income	\$163,594	\$126,167	\$112,873
2025 Est. Per Capita Income	\$67,974	\$61,746	\$55,095
<b>Businesses</b>			
2025 Est. Total Businesses	273	2,382	11,759
2025 Est. Total Employees	866	10,936	88,551

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - R51

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