

FOR LEASE / FOR SALE

New Retail Building

20815 SW Baler Way Sherwood, OR



NORTH EAST BUILDING PERSPECTIVE



SOUTH EAST BUILDING PERSPECTIVE

- Delivery by Summer 2024
- 8,145 SE
- New Access Signal
- Call for Lease Rates or Sale Pricing

Area Retailers:



DOUG MAGNUSEN

doug@hsmPacific.com

503.245.1400 | www.hampacific.com | 4260 Galewood St Ste B Lake Oswego, OR

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New Retail Building

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DOUG MAGNUSEN

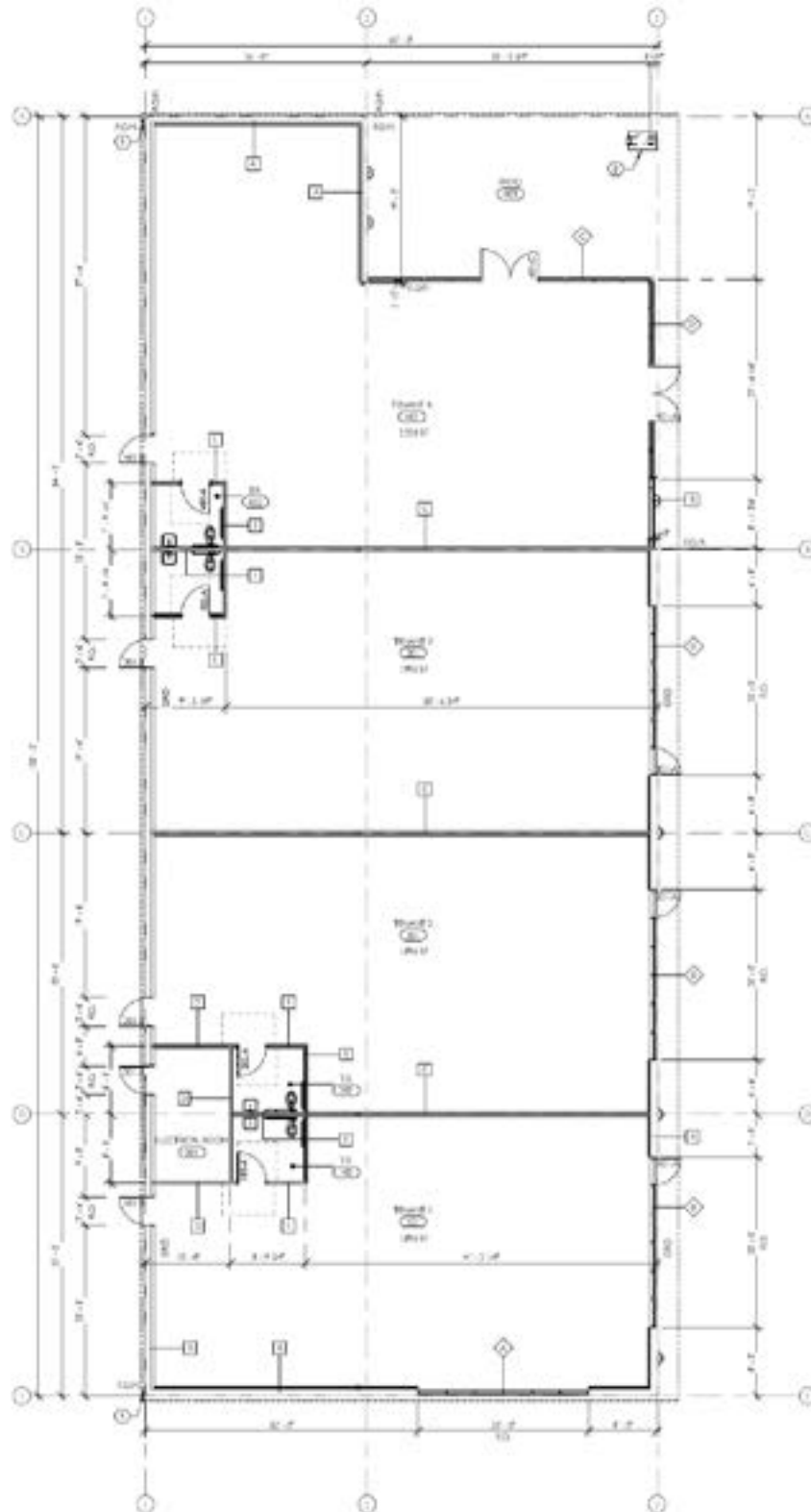
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Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3675/-122.8393

| 20815 SW Baler Way Sherwood, OR 97140 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Population | | | |
| 2022 Estimated Population | 9,375 | 39,926 | 124,732 |
| 2027 Projected Population | 9,528 | 41,072 | 128,613 |
| 2020 Census Population | 9,201 | 39,901 | 124,102 |
| 2010 Census Population | 8,016 | 34,937 | 108,113 |
| Projected Annual Growth 2022 to 2027 | 0.3% | 0.6% | 0.6% |
| Historical Annual Growth 2010 to 2022 | 1.4% | 1.2% | 1.3% |
| Households | | | |
| 2022 Estimated Households | 3,388 | 14,168 | 48,162 |
| 2027 Projected Households | 3,618 | 15,266 | 52,041 |
| 2020 Census Households | 3,310 | 14,079 | 47,534 |
| 2010 Census Households | 2,988 | 12,556 | 41,741 |
| Projected Annual Growth 2022 to 2027 | 1.4% | 1.6% | 1.6% |
| Historical Annual Growth 2010 to 2022 | 1.1% | 1.1% | 1.3% |
| Age | | | |
| 2022 Est. Population Under 10 Years | 13.4% | 12.0% | 11.1% |
| 2022 Est. Population 10 to 19 Years | 13.4% | 13.1% | 12.6% |
| 2022 Est. Population 20 to 29 Years | 10.1% | 9.5% | 11.5% |
| 2022 Est. Population 30 to 44 Years | 29.0% | 25.5% | 23.8% |
| 2022 Est. Population 45 to 59 Years | 17.1% | 18.6% | 19.7% |
| 2022 Est. Population 60 to 74 Years | 11.8% | 14.9% | 15.1% |
| 2022 Est. Population 75 Years or Over | 5.2% | 6.5% | 6.1% |
| 2022 Est. Median Age | 36.2 | 39.7 | 39.5 |
| Marital Status & Gender | | | |
| 2022 Est. Male Population | 49.0% | 47.9% | 48.7% |
| 2022 Est. Female Population | 51.0% | 52.1% | 51.3% |
| 2022 Est. Never Married | 26.9% | 26.7% | 28.3% |
| 2022 Est. Now Married | 57.1% | 56.0% | 54.5% |
| 2022 Est. Separated or Divorced | 13.0% | 13.4% | 13.4% |
| 2022 Est. Widowed | 3.0% | 3.9% | 3.8% |
| Income | | | |
| 2022 Est. HH Income \$200,000 or More | 10.0% | 15.3% | 14.4% |
| 2022 Est. HH Income \$150,000 to \$199,999 | 10.3% | 12.3% | 12.0% |
| 2022 Est. HH Income \$100,000 to \$149,999 | 25.6% | 23.8% | 22.1% |
| 2022 Est. HH Income \$75,000 to \$99,999 | 15.5% | 15.1% | 14.9% |
| 2022 Est. HH Income \$50,000 to \$74,999 | 18.0% | 13.0% | 14.1% |
| 2022 Est. HH Income \$35,000 to \$49,999 | 8.8% | 7.5% | 8.2% |
| 2022 Est. HH Income \$25,000 to \$34,999 | 2.8% | 4.8% | 5.0% |
| 2022 Est. HH Income \$15,000 to \$24,999 | 4.0% | 3.3% | 3.6% |
| 2022 Est. HH Income Under \$15,000 | 5.0% | 4.8% | 5.8% |
| 2022 Est. Average Household Income | \$109,274 | \$121,133 | \$117,570 |
| 2022 Est. Median Household Income | \$95,516 | \$106,350 | \$102,209 |
| 2022 Est. Per Capita Income | \$39,673 | \$43,569 | \$45,718 |
| 2022 Est. Total Businesses | 649 | 1,883 | 6,191 |
| 2022 Est. Total Employees | 5,151 | 17,696 | 53,504 |

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| Race | | | | |
| 2022 Est. White | | 78.0% | 76.9% | 74.2% |
| 2022 Est. Black | | 1.1% | 3.8% | 3.1% |
| 2022 Est. Asian or Pacific Islander | | 6.8% | 6.6% | 9.0% |
| 2022 Est. American Indian or Alaska Native | | 0.9% | 0.6% | 0.6% |
| 2022 Est. Other Races | | 13.2% | 12.0% | 13.1% |
| Hispanic | | | | |
| 2022 Est. Hispanic Population | | 1,228 | 4,683 | 15,809 |
| 2022 Est. Hispanic Population | | 13.1% | 11.7% | 12.7% |
| 2027 Proj. Hispanic Population | | 12.9% | 11.6% | 12.7% |
| 2020 Hispanic Population | | 13.4% | 12.8% | 14.2% |
| Education (Adults 25 & Older) | | | | |
| 2022 Est. Adult Population (25 Years or Over) | | 6,478 | 28,252 | 88,958 |
| 2022 Est. Elementary (Grade Level 0 to 8) | | 0.6% | 1.7% | 2.1% |
| 2022 Est. Some High School (Grade Level 9 to 11) | | 1.4% | 2.0% | 2.1% |
| 2022 Est. High School Graduate | | 13.7% | 15.3% | 14.6% |
| 2022 Est. Some College | | 24.8% | 23.4% | 22.4% |
| 2022 Est. Associate Degree Only | | 7.5% | 8.8% | 8.9% |
| 2022 Est. Bachelor Degree Only | | 31.9% | 30.6% | 30.7% |
| 2022 Est. Graduate Degree | | 20.1% | 18.3% | 19.3% |
| Housing | | | | |
| 2022 Est. Total Housing Units | | 3,554 | 14,725 | 50,432 |
| 2022 Est. Owner-Occupied | | 58.7% | 67.6% | 63.3% |
| 2022 Est. Renter-Occupied | | 36.6% | 28.6% | 32.2% |
| 2022 Est. Vacant Housing | | 4.7% | 3.8% | 4.5% |
| Homes Built by Year | | | | |
| 2022 Homes Built 2010 or later | | 19.8% | 16.2% | 14.2% |
| 2022 Homes Built 2000 to 2009 | | 24.5% | 23.6% | 19.5% |
| 2022 Homes Built 1990 to 1999 | | 20.3% | 22.9% | 19.8% |
| 2022 Homes Built 1980 to 1989 | | 5.8% | 9.4% | 13.6% |
| 2022 Homes Built 1970 to 1979 | | 14.2% | 12.5% | 16.0% |
| 2022 Homes Built 1960 to 1969 | | 4.8% | 5.3% | 5.9% |
| 2022 Homes Built 1950 to 1959 | | 2.5% | 2.9% | 2.9% |
| 2022 Homes Built Before 1949 | | 3.5% | 3.5% | 3.6% |
| Home Values | | | | |
| 2022 Home Value \$1,000,000 or More | | 2.2% | 2.4% | 3.4% |
| 2022 Home Value \$500,000 to \$999,999 | | 40.8% | 48.3% | 48.3% |
| 2022 Home Value \$400,000 to \$499,999 | | 27.9% | 26.4% | 26.8% |
| 2022 Home Value \$300,000 to \$399,999 | | 18.3% | 11.5% | 12.0% |
| 2022 Home Value \$200,000 to \$299,999 | | 5.9% | 3.8% | 4.1% |
| 2022 Home Value \$150,000 to \$199,999 | | 1.4% | 0.8% | 1.0% |
| 2022 Home Value \$100,000 to \$149,999 | | 0.4% | 0.6% | 0.6% |
| 2022 Home Value \$50,000 to \$99,999 | | 1.9% | 3.0% | 1.8% |
| 2022 Home Value \$25,000 to \$49,999 | | 0.5% | 2.0% | 1.1% |
| 2022 Home Value Under \$25,000 | | 0.9% | 1.2% | 0.9% |
| 2022 Median Home Value | | \$486,386 | \$512,457 | \$519,534 |
| 2022 Median Rent | | \$1,457 | \$1,547 | \$1,469 |

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| Labor Force | | | |
| 2022 Est. Labor Population Age 16 Years or Over | 7,269 | 31,609 | 100,752 |
| 2022 Est. Civilian Employed | 67.0% | 64.1% | 66.5% |
| 2022 Est. Civilian Unemployed | 1.6% | 1.6% | 1.6% |
| 2022 Est. in Armed Forces | - | - | - |
| 2022 Est. not in Labor Force | 31.5% | 34.2% | 31.7% |
| 2022 Labor Force Males | 48.3% | 47.4% | 48.2% |
| 2022 Labor Force Females | 51.7% | 52.6% | 51.8% |
| Occupation | | | |
| 2022 Occupation: Population Age 16 Years or Over | 4,867 | 20,252 | 67,040 |
| 2022 Mgmt, Business, & Financial Operations | 19.3% | 23.8% | 22.0% |
| 2022 Professional, Related | 29.4% | 27.4% | 29.1% |
| 2022 Service | 13.7% | 13.0% | 13.7% |
| 2022 Sales, Office | 23.0% | 22.1% | 21.5% |
| 2022 Farming, Fishing, Forestry | - | 0.2% | 0.2% |
| 2022 Construction, Extraction, Maintenance | 4.0% | 3.6% | 3.8% |
| 2022 Production, Transport, Material Moving | 10.5% | 9.9% | 9.8% |
| 2022 White Collar Workers | 71.7% | 73.3% | 72.5% |
| 2022 Blue Collar Workers | 28.3% | 26.7% | 27.5% |
| Transportation to Work | | | |
| 2022 Drive to Work Alone | 56.4% | 53.8% | 55.5% |
| 2022 Drive to Work in Carpool | 5.9% | 4.1% | 4.2% |
| 2022 Travel to Work by Public Transportation | 0.4% | 0.6% | 1.2% |
| 2022 Drive to Work on Motorcycle | - | - | - |
| 2022 Walk or Bicycle to Work | 2.4% | 1.6% | 1.5% |
| 2022 Other Means | 0.3% | 0.8% | 0.8% |
| 2022 Work at Home | 34.6% | 39.2% | 36.7% |
| Travel Time | | | |
| 2022 Travel to Work in 14 Minutes or Less | 27.4% | 25.1% | 25.7% |
| 2022 Travel to Work in 15 to 29 Minutes | 32.2% | 35.3% | 39.8% |
| 2022 Travel to Work in 30 to 59 Minutes | 34.2% | 34.9% | 30.9% |
| 2022 Travel to Work in 60 Minutes or More | 6.2% | 4.6% | 3.7% |
| 2022 Average Travel Time to Work | 22.1 | 23.1 | 22.0 |
| Consumer Expenditure | | | |
| 2022 Est. Total Household Expenditure | \$257 M | \$1.15 B | \$3.8 B |
| 2022 Est. Apparel | \$9.2 M | \$41.39 M | \$136.55 M |
| 2022 Est. Contributions, Gifts | \$14.8 M | \$69.35 M | \$229.33 M |
| 2022 Est. Education, Reading | \$8.55 M | \$40.69 M | \$133.93 M |
| 2022 Est. Entertainment | \$14.73 M | \$66.71 M | \$220.25 M |
| 2022 Est. Food, Beverages, Tobacco | \$39.28 M | \$173.17 M | \$573.92 M |
| 2022 Est. Furnishings, Equipment | \$9.14 M | \$41.26 M | \$136.41 M |
| 2022 Est. Health Care, Insurance | \$23.12 M | \$102.56 M | \$340.47 M |
| 2022 Est. Household Operations, Shelter, Utilities | \$82.7 M | \$367.17 M | \$1.22 B |
| 2022 Est. Miscellaneous Expenses | \$4.86 M | \$21.84 M | \$72.37 M |
| 2022 Est. Personal Care | \$3.46 M | \$15.43 M | \$51.12 M |
| 2022 Est. Transportation | \$47.15 M | \$208.91 M | \$690.89 M |

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