



Sherwood Market Center

Retail Shop Space For Lease

16030 SW Tualatin-Sherwood Rd. Sherwood, OR

PROPERTY DETAILS

- 1,000 SF - 4,000 SF Shop Space Available
- 4,000 SF Pad Available
- Located at the Intersection of Hwy 99 and Tualatin-Sherwood Rd.
- Anchored by Hobby Lobby
- Excellent Visibility and Exposure to Hwy 99
- Area Combines Strong Daytime Population / Employment with an Affluent Residential Neighborhood

SURROUNDING RETAILERS



KARA PHELPS

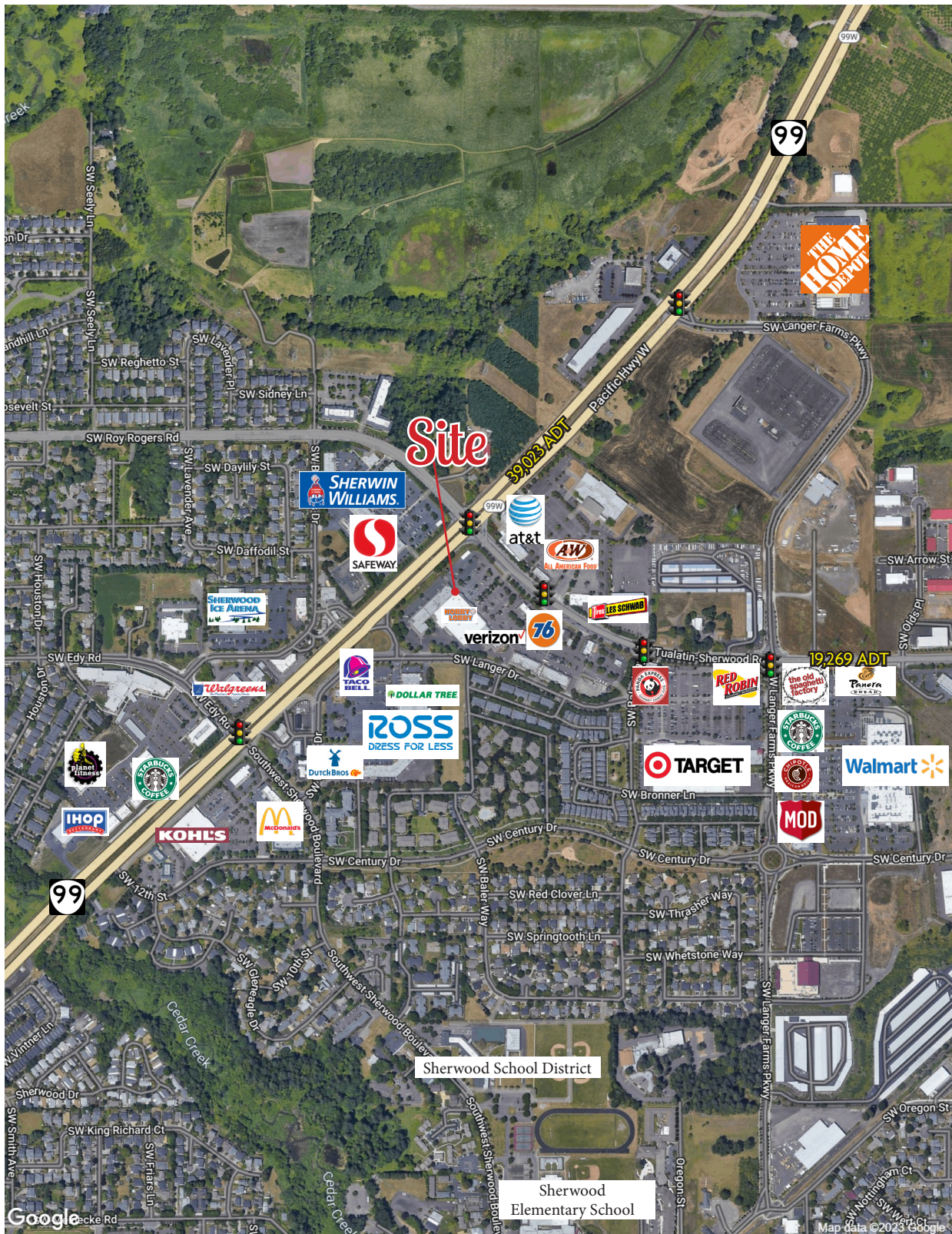
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DEMOGRAPHICS



1 MILE - 9,713
 3 MILE - 36,926
 5 MILE - 124,268



1 MILE - 3,332
 3 MILE - 14,802
 5 MILE - 50,836



1 MILE - \$134,574
 3 MILE - \$152,272
 5 MILE - \$147,203

SITE PLAN

VACANT SPACES

SUITE	TENANT	SQFT
28	Available	1,000 SF
39	Available	1,300 SF
40	Available	1,360 SF
55	Available	3,500 SF
70	Available	4,000 SF

CURRENT TENANTS

SUITE	TENANT	SQFT
1	My Gym	2,600 SF
3	Massage Envy	3,185 SF
5	Stark's Vacuums	1,700 SF
6	Glamour Nails	1,000 SF
7	Go Wireless	875 SF
8	Roxy's Island Grill	2,210 SF
9	Tan Republic	2,361 SF
11	Fuji's Grill & Sushi	2,800 SF
13	BedMart	5,200 SF
16	Hobby Lobby	49,793 SF
20-24	O'Reilly Auto	8,000 SF
26	Baja Fresh	3,000 SF
27	Gyro House	1,430 SF
29	House of Good Fortune	2,735 SF
31	Sherwood & Peacock	1,419 SF
32	Dede's Deli	1,300 SF
33	Schmizza Public House	3,200 SF
35	McMenamin's	2,500 SF
37	Sherwood Eye Clinic	1,300 SF
38	Fysical	2,541 SF
42	Sherwood Dental	2,000 SF
44	La Petite Academy	9,500 SF
50	Jiffy Lube	1,294 SF
60	76 Station / 7 Eleven	3,206 SF
65	Chase Bank	3,160 SF



Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3685/-122.8433

16030 SW Tualatin-Sherwood Rd Sherwood, OR 97140		1 mi radius	3 mi radius	5 mi radius
Population				
2023 Estimated Population		9,713	36,926	124,268
2028 Projected Population		10,234	37,897	127,285
2020 Census Population		9,189	37,097	122,121
2010 Census Population		7,918	32,132	106,531
Projected Annual Growth 2023 to 2028		1.1%	0.5%	0.5%
Historical Annual Growth 2010 to 2023		1.7%	1.1%	1.3%
Households				
2023 Estimated Households		3,681	13,912	49,357
2028 Projected Households		3,878	14,221	50,273
2020 Census Households		3,310	13,365	46,735
2010 Census Households		2,971	11,825	41,087
Projected Annual Growth 2023 to 2028		1.1%	0.4%	0.4%
Historical Annual Growth 2010 to 2023		1.8%	1.4%	1.5%
Age				
2023 Est. Population Under 10 Years		12.2%	10.9%	10.0%
2023 Est. Population 10 to 19 Years		12.8%	12.4%	11.9%
2023 Est. Population 20 to 29 Years		10.7%	9.2%	11.9%
2023 Est. Population 30 to 44 Years		30.0%	25.9%	24.4%
2023 Est. Population 45 to 59 Years		17.2%	18.7%	20.1%
2023 Est. Population 60 to 74 Years		11.9%	15.5%	15.2%
2023 Est. Population 75 Years or Over		5.3%	7.2%	6.5%
2023 Est. Median Age		36.6	40.7	40.1
Marital Status & Gender				
2023 Est. Male Population		49.2%	48.7%	48.9%
2023 Est. Female Population		50.8%	51.3%	51.1%
2023 Est. Never Married		28.1%	26.9%	28.5%
2023 Est. Now Married		54.4%	56.5%	54.3%
2023 Est. Separated or Divorced		15.1%	13.1%	13.7%
2023 Est. Widowed		2.4%	3.5%	3.5%
Income				
2023 Est. HH Income \$200,000 or More		19.7%	22.7%	21.6%
2023 Est. HH Income \$150,000 to \$199,999		10.4%	14.6%	14.5%
2023 Est. HH Income \$100,000 to \$149,999		22.3%	20.1%	20.9%
2023 Est. HH Income \$75,000 to \$99,999		15.9%	14.3%	12.6%
2023 Est. HH Income \$50,000 to \$74,999		16.2%	11.2%	11.7%
2023 Est. HH Income \$35,000 to \$49,999		6.7%	6.2%	6.7%
2023 Est. HH Income \$25,000 to \$34,999		1.9%	3.9%	4.2%
2023 Est. HH Income \$15,000 to \$24,999		2.8%	2.7%	2.9%
2023 Est. HH Income Under \$15,000		4.2%	4.3%	4.9%
2023 Est. Average Household Income		\$134,574	\$152,272	\$147,203
2023 Est. Median Household Income		\$111,853	\$124,806	\$120,627
2023 Est. Per Capita Income		\$51,199	\$57,471	\$58,787
2023 Est. Total Businesses		552	1,800	6,211
2023 Est. Total Employees		3,332	14,802	50,836

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Race				
2023 Est. White		75.1%	76.8%	72.3%
2023 Est. Black		1.5%	1.9%	3.4%
2023 Est. Asian or Pacific Islander		8.4%	8.3%	10.5%
2023 Est. American Indian or Alaska Native		0.8%	0.6%	0.6%
2023 Est. Other Races		14.1%	12.4%	13.1%
Hispanic				
2023 Est. Hispanic Population		1,359	4,672	16,626
2023 Est. Hispanic Population		14.0%	12.7%	13.4%
2028 Proj. Hispanic Population		13.9%	12.6%	13.3%
2020 Hispanic Population		12.7%	12.2%	13.9%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		6,863	26,801	90,550
2023 Est. Elementary (Grade Level 0 to 8)		0.7%	1.9%	2.6%
2023 Est. Some High School (Grade Level 9 to 11)		3.7%	2.3%	2.3%
2023 Est. High School Graduate		13.7%	14.9%	14.2%
2023 Est. Some College		24.7%	22.8%	22.0%
2023 Est. Associate Degree Only		7.0%	9.0%	8.7%
2023 Est. Bachelor Degree Only		32.2%	31.7%	31.7%
2023 Est. Graduate Degree		18.0%	17.5%	18.5%
Housing				
2023 Est. Total Housing Units		3,816	14,402	51,252
2023 Est. Owner-Occupied		59.9%	60.1%	59.0%
2023 Est. Renter-Occupied		36.6%	36.5%	37.3%
2023 Est. Vacant Housing		3.5%	3.4%	3.7%
Homes Built by Year				
2023 Homes Built 2010 or later		13.8%	14.6%	14.1%
2023 Homes Built 2000 to 2009		28.6%	23.5%	19.8%
2023 Homes Built 1990 to 1999		27.4%	26.4%	22.4%
2023 Homes Built 1980 to 1989		4.4%	9.0%	14.4%
2023 Homes Built 1970 to 1979		16.0%	14.1%	15.8%
2023 Homes Built 1960 to 1969		2.4%	3.8%	4.7%
2023 Homes Built 1950 to 1959		1.5%	2.1%	2.4%
2023 Homes Built Before 1949		2.3%	3.0%	2.8%
Home Values				
2023 Home Value \$1,000,000 or More		1.5%	2.4%	3.4%
2023 Home Value \$500,000 to \$999,999		42.2%	50.1%	50.1%
2023 Home Value \$400,000 to \$499,999		30.6%	26.2%	25.2%
2023 Home Value \$300,000 to \$399,999		16.5%	10.5%	11.5%
2023 Home Value \$200,000 to \$299,999		3.9%	3.1%	4.5%
2023 Home Value \$150,000 to \$199,999		1.8%	1.2%	1.2%
2023 Home Value \$100,000 to \$149,999		0.4%	0.6%	0.6%
2023 Home Value \$50,000 to \$99,999		2.3%	3.6%	1.8%
2023 Home Value \$25,000 to \$49,999		0.4%	1.3%	0.9%
2023 Home Value Under \$25,000		0.5%	0.9%	0.8%
2023 Median Home Value		\$488,582	\$520,933	\$526,847
2023 Median Rent		\$1,471	\$1,539	\$1,473

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	7,671	29,796	102,378
2023 Est. Civilian Employed	61.1%	64.7%	66.3%
2023 Est. Civilian Unemployed	1.4%	1.7%	1.8%
2023 Est. in Armed Forces	0.4%	0.2%	0.1%
2023 Est. not in Labor Force	37.1%	33.3%	31.8%
2023 Labor Force Males	48.5%	48.2%	48.4%
2023 Labor Force Females	51.5%	51.8%	51.6%
Occupation			
2023 Occupation: Population Age 16 Years or Over	4,685	19,288	67,886
2023 Mgmt, Business, & Financial Operations	20.9%	24.6%	21.8%
2023 Professional, Related	32.1%	28.4%	29.6%
2023 Service	9.4%	11.8%	13.4%
2023 Sales, Office	22.8%	21.8%	21.1%
2023 Farming, Fishing, Forestry	-	0.2%	0.2%
2023 Construction, Extraction, Maintenance	2.9%	3.0%	3.8%
2023 Production, Transport, Material Moving	11.8%	10.3%	10.2%
2023 White Collar Workers	75.8%	74.7%	72.5%
2023 Blue Collar Workers	24.2%	25.3%	27.5%
Transportation to Work			
2023 Drive to Work Alone	56.0%	55.6%	56.4%
2023 Drive to Work in Carpool	5.8%	4.7%	4.9%
2023 Travel to Work by Public Transportation	0.1%	0.4%	1.1%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	2.4%	1.3%	1.7%
2023 Other Means	0.5%	0.7%	0.9%
2023 Work at Home	35.1%	37.3%	34.9%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	26.3%	25.6%	25.5%
2023 Travel to Work in 15 to 29 Minutes	35.7%	35.9%	39.8%
2023 Travel to Work in 30 to 59 Minutes	33.6%	34.8%	31.2%
2023 Travel to Work in 60 Minutes or More	4.4%	3.8%	3.5%
2023 Average Travel Time to Work	21.2	22.5	22.1
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$321.71 M	\$1.33 B	\$4.59 B
2023 Est. Apparel	\$11.63 M	\$48.55 M	\$166.77 M
2023 Est. Contributions, Gifts	\$19.79 M	\$84.03 M	\$288.71 M
2023 Est. Education, Reading	\$11.59 M	\$50.36 M	\$172.66 M
2023 Est. Entertainment	\$18.66 M	\$78.06 M	\$268.56 M
2023 Est. Food, Beverages, Tobacco	\$48.4 M	\$198.77 M	\$685.1 M
2023 Est. Furnishings, Equipment	\$11.56 M	\$48.16 M	\$165.76 M
2023 Est. Health Care, Insurance	\$28.45 M	\$116.88 M	\$403.6 M
2023 Est. Household Operations, Shelter, Utilities	\$102.88 M	\$425.39 M	\$1.47 B
2023 Est. Miscellaneous Expenses	\$6.11 M	\$25.43 M	\$87.71 M
2023 Est. Personal Care	\$4.32 M	\$17.87 M	\$61.61 M
2023 Est. Transportation	\$58.32 M	\$239.74 M	\$825.83 M

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