

RETAIL SPACE FOR SUBLEASE

Sherwood Market Center

16030 SW TUALATIN SHERWOOD ROAD, SHERWOOD, OR 97140



Former physical therapy space in busy Sherwood retail center

AVAILABLE SPACE

- 2,547 SF

LEASE RATE

- Call for details

TRAFFIC COUNTS

- I-5 – 169,519 ADT ('20)
- Lower Boones Ferry – 22,190 ADT ('20)

HIGHLIGHTS

- Located in the retail heart of Sherwood, at the main signalized intersection.
- High traffic center with easy access and visibility from Pacific Hwy 99W.
- The area combines strong daytime population employment with an affluent residential population.
- Anchored by Hobby Lobby. Nearby retailers include Safeway, Walgreens, Kohls, Dollar Tree, Petco Target, Walmart, and more.

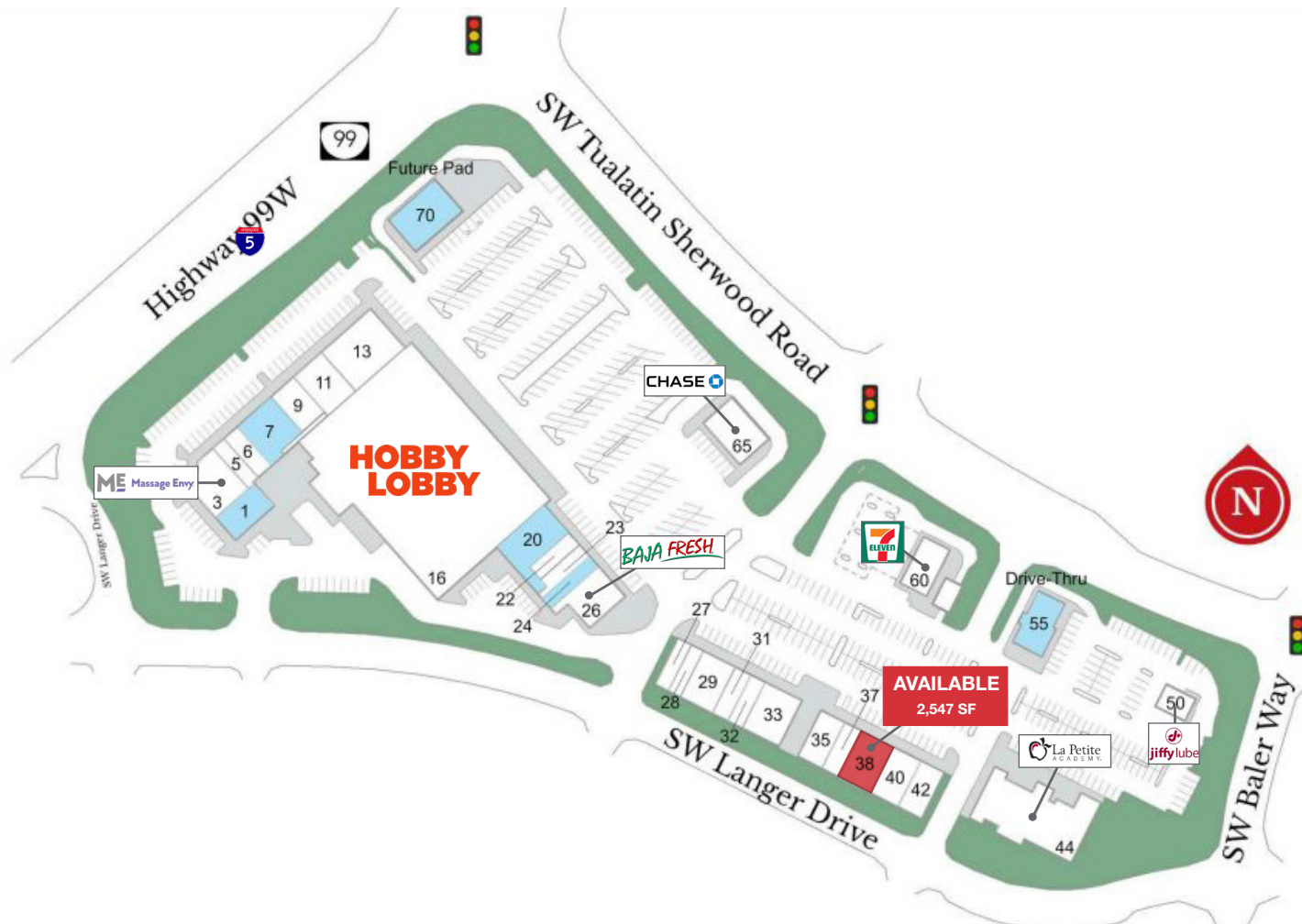
CONTACT

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Site Plan



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Interior photos



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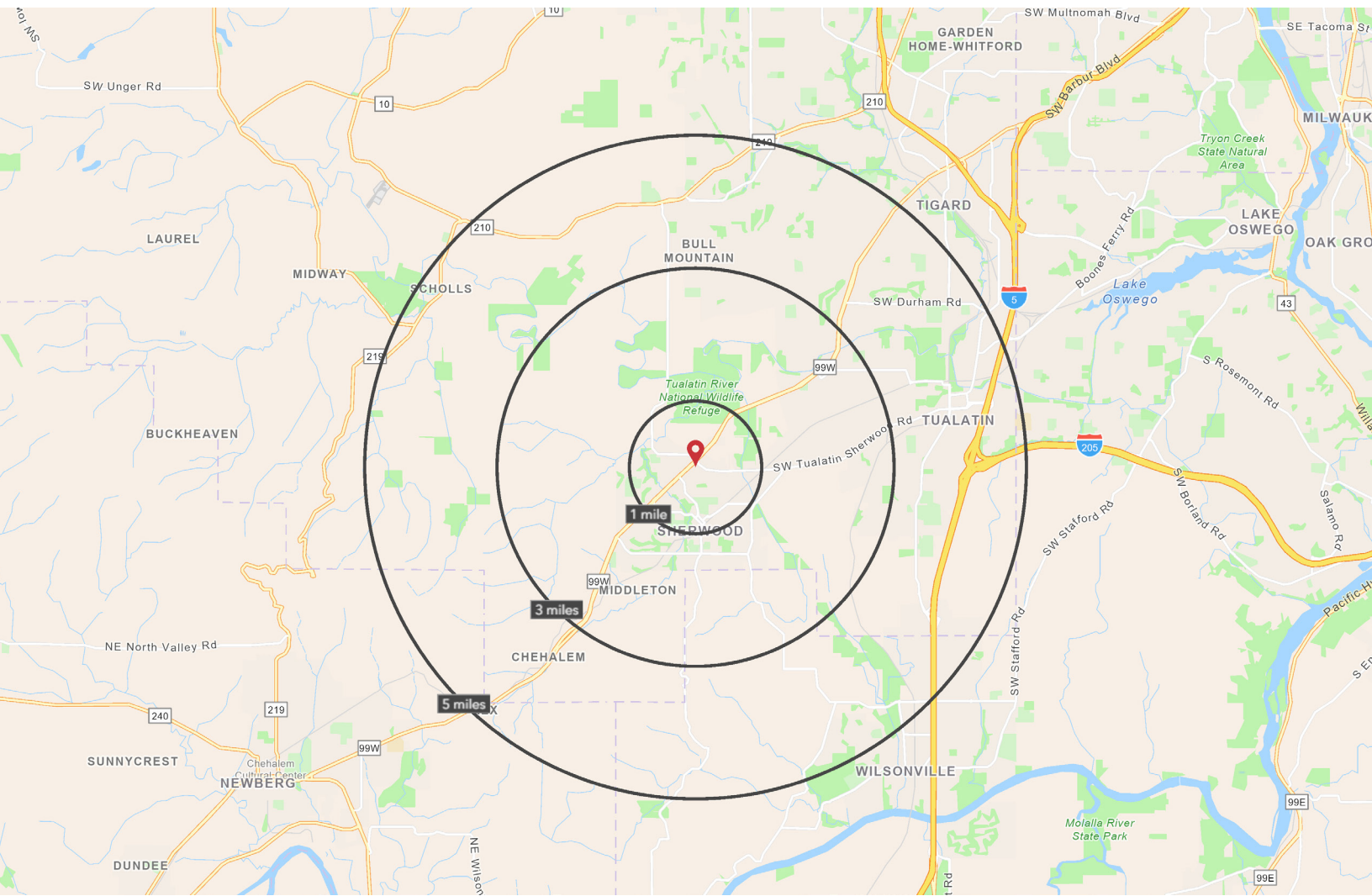
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Sherwood, OR Close In Aerial Map



Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2025	9,441	39,273	130,294
Projected Total Population 2030	9,611	40,056	133,186
Average HH Income	\$145,920	\$163,253	\$153,648
Median Home Value	\$637,372	\$675,505	\$659,084
Estimated Total Households	3,419	14,164	49,477
Daytime Demographics 16+	6,134	21,518	70,508
Some College or Higher	82%	82%	81%

Source: ESRI (2025)

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