



FOR LEASE



## OFFICE/MEDICAL SPACE

### 2nd-Generation Office/Medical Space

± 1,284 RSF | \$32 /SF Modified Gross

20015 SW Pacific Hwy, Sherwood, OR 97140

- 4 Offices + Conference Room
- Ground Floor Suite
- Monument Signage Available
- Lobby Remodel Scheduled for Summer 2026
- Prime Sherwood Location

### NICHOLAS G. DIAMOND

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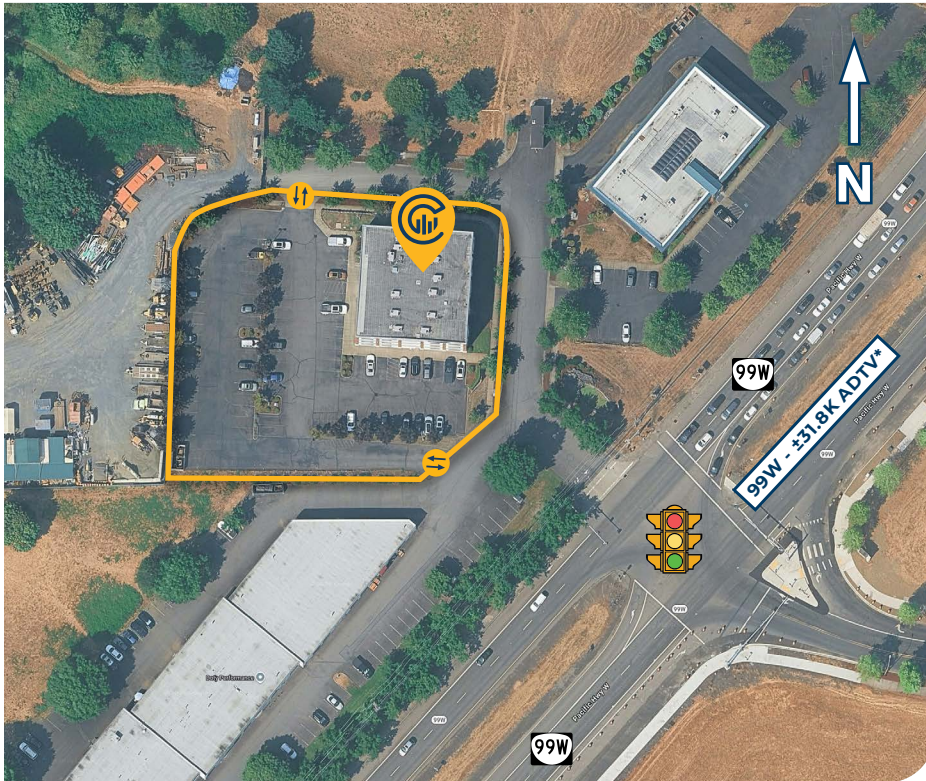
mrozakis@capacitycommercial.com



PROPERTY SUMMARY



Rendering: Lobby Renovation Scheduled for Summer 2026



PROPERTY DETAILS	
Address	20015 SW Pacific Hwy, Sherwood, OR 97140
Available Space	± 1,284 RSF
N° of Suites Available	1 Suite
Lease Rate	\$32 /SF Modified Gross
Use Type	Office, Medical Office, Service
Availability	Now
Space Condition	2nd-Generation Office
Parking	± 84 Spaces

Location Features

- Lobby Remodel Scheduled for Summer 2026
- Close to Retail Amenities
- Monument Signage Available
- Signalized Intersection

Nearby Highlights

- Target
- Walmart Supercenter
- Safeway
- Chick-fil-A
- Hobby Lobby
- Jersey Mike's Subs
- Kohl's
- La Sierra Mexican Grill
- Legacy GoHealth Urgent Care
- McMenamins Sherwood
- Planet Fitness
- Providence Immediate Care
- Red Robin
- Ross Dress for Less
- Starbucks
- Tedde's Deli
- The Old Spaghetti Factory
- Zigg's Coffee



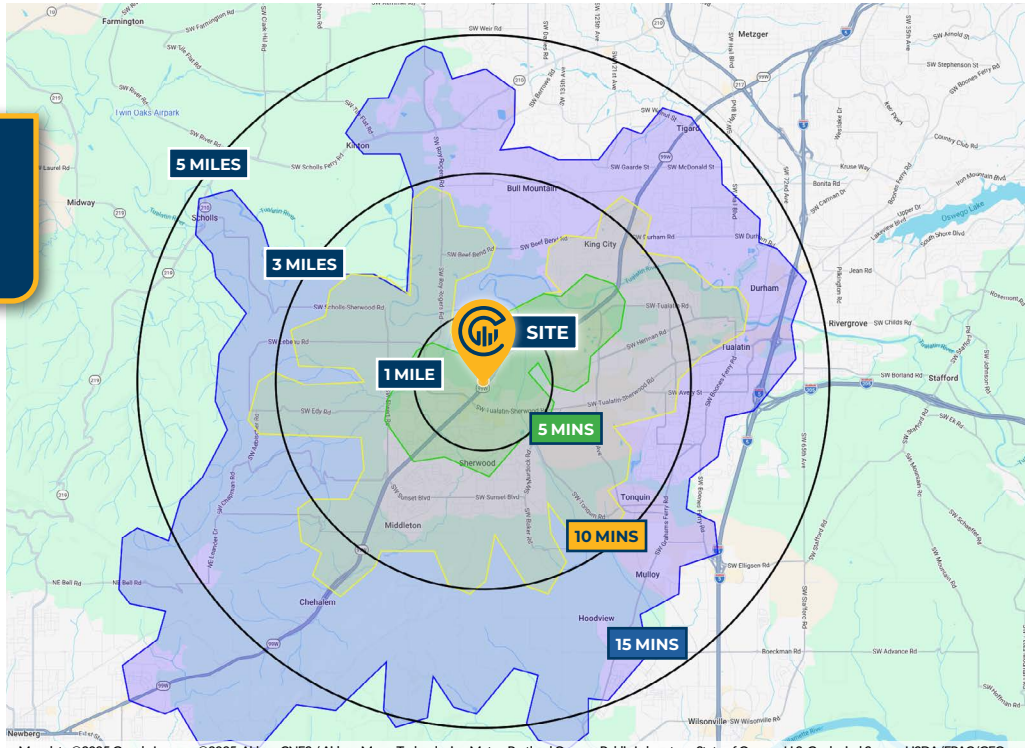


# LOCAL AERIAL MAP





# DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Estimated Population	4,788	44,301	138,646
2030 Projected Population	4,616	43,198	135,988
2020 Census Population	4,425	44,239	135,265
2010 Census Population	3,999	37,977	118,853
Projected Annual Growth 2025 to 2030	-0.7%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	1.3%	1.1%	1.1%
<b>Households &amp; Income</b>			
2025 Estimated Households	1,766	16,715	54,655
2025 Est. Average HH Income	\$124,571	\$155,276	\$149,203
2025 Est. Median HH Income	\$97,568	\$123,165	\$121,416
2025 Est. Per Capita Income	\$46,222	\$58,694	\$58,895
<b>Businesses</b>			
2025 Est. Total Businesses	449	2,180	7,177
2025 Est. Total Employees	2,990	17,560	57,670
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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## OFFICE/MEDICAL SPACE

Brokers Have Ownership Interest in this Property