

RETAIL PROPERTY FOR LEASE

Sherwood Plaza

16160-16470 SW LANGER DR / SHERWOOD, OR 97140



In the heart of Sherwood's retail corridor

CONTACT

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NAI Elliott



Exceptional retail spaces with steady foot-traffic

AVAILABLE SPACE

- Suite 8A - 2,000 SF (Can be combined with 8B)
- Suite 8B - 2,000 SF (Can be combined with 8A)
- Suite 19 - 1,800 SF

LEASE TERM

Negotiable

LEASE RATE

Please call for details

Located in the heart of the rapidly-growing Sherwood community, Sherwood Plaza offers exceptional retail opportunities in a vibrant shopping center anchored by Ross Dress for Less. With high visibility, strong co-tenancy, and steady foot traffic, this bustling plaza provides an ideal setting for retail success.



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Photos



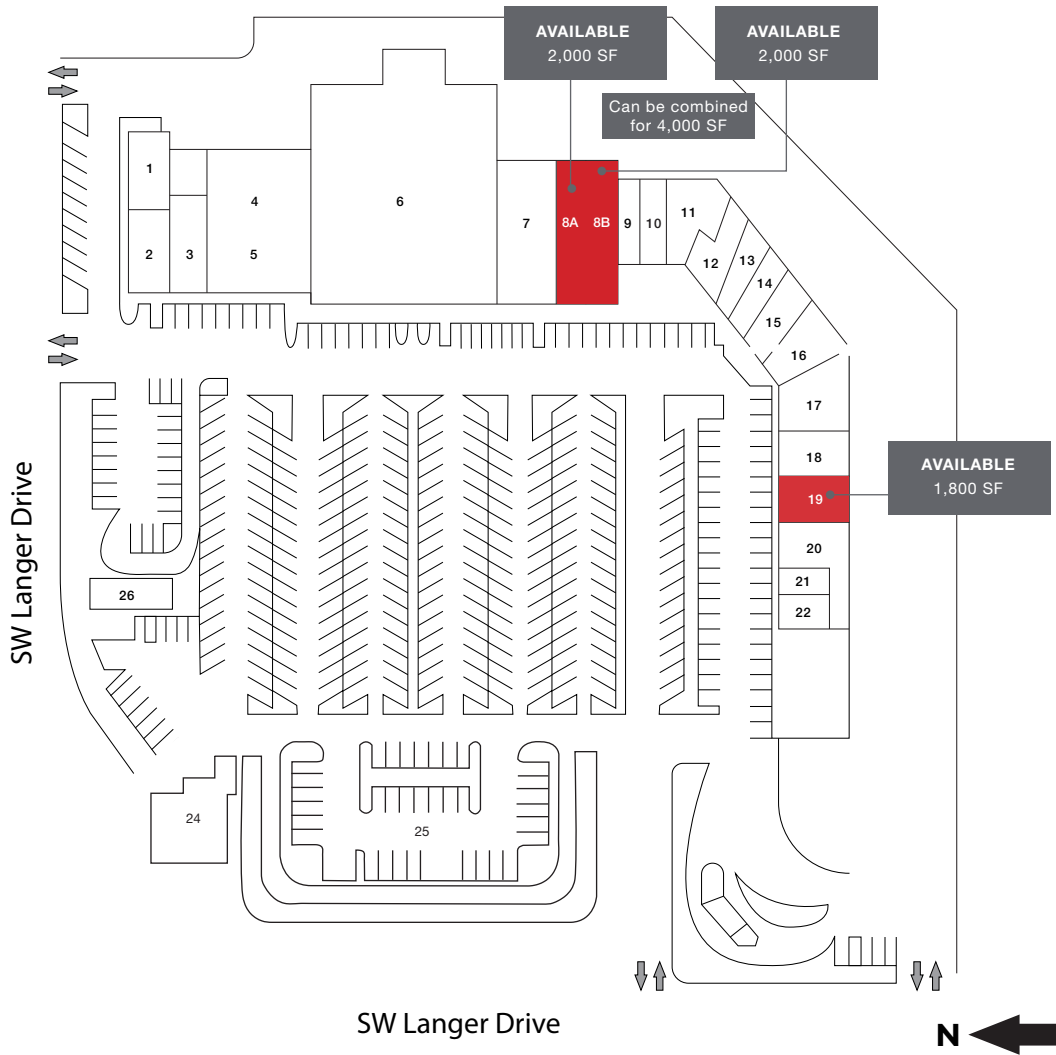
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Site plan



UNIT	TENANT
1	The Grill Center
2	Papa Murphy's Pizza
3	Icon Nails
4, 5	Dollar Tree
6	Ross Dress for Less
7	U.S. Post Office
8A	AVAILABLE (Can be combined w/8B)
8B	AVAILABLE (Can be combined w/8A)

UNIT	TENANT
9-11	Sherwood Liquor Store
12	Game Haven
13	Sultan the Flaming Tandoor
14	Wash Tub Laundromat
15	Day & Associates Insurance
16	Musa Taekwondo
17, 18	MudPuddles Toys & Books
19	AVAILABLE

UNIT	TENANT
20	McKenzie Pub
21, 22	Oregon Hearing Solutions
23	Dutch Bros. Coffee
24, 25	Chick-fil-A
26	Taco Bell

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Sherwood, OR Close In Aerial Map



PIONEER CITY PARK

99W



HOBBY LOBBY



Walgreens



SITE

TARGET

RIDGE'S ELEMENTARY SCHOOL

LADY FERN PARK



LANGER PARK

Walmart Supercenter

KOHL'S



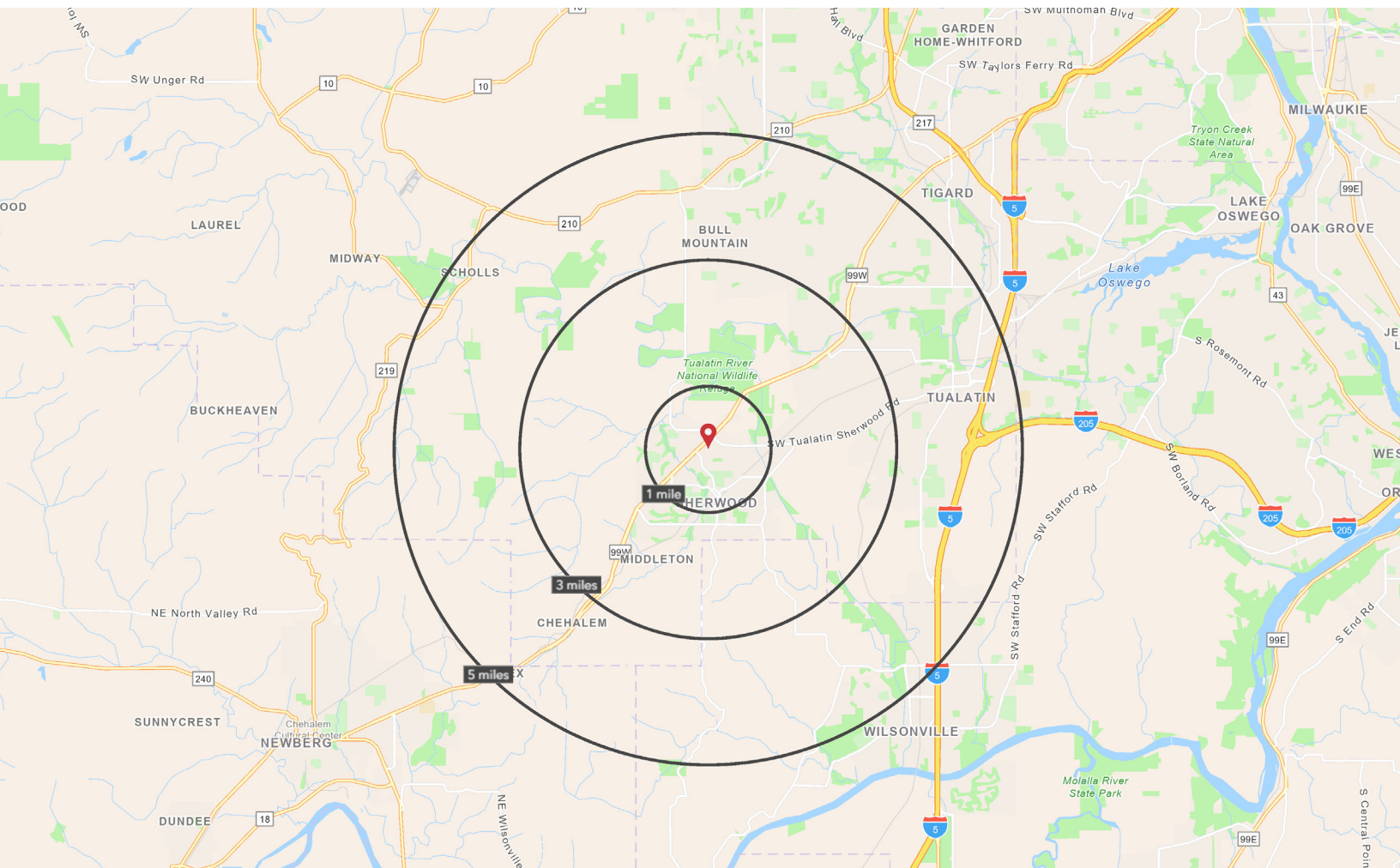
99W

HAWK'S VIEW ELEMENTARY SCHOOL

SHERWOOD HIGH SCHOOL
1,726 ENROLLED

SHERWOOD MIDDLE SCHOOL

Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2025	10,508	37,107	125,654
Projected 5 Year Population 2030	10,679	37,842	128,571
Average HH Income	\$149,293	\$163,889	\$154,334
Median Home Value	\$641,887	\$676,764	\$661,134
Estimated Total Households	3,745	13,207	47,485
Daytime Demographics 16+	6,307	21,308	67,840
Some College or Higher	81%	81%	81%

Source: ESRI (2025)

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Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112
 Demographic Source: Applied Geographic Solutions 4/2023,
 TIGER Geography - RFULL9



Executive Summary (Esri 2025)

16470 SW Langer Dr, Sherwood, Oregon, 97140
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 45.36694
 Longitude: -122.84433

Population			
2010 Population	8,927	30,886	102,620
2020 Population	10,437	35,813	119,572
2025 Population	10,508	37,107	125,654
2030 Population	10,679	37,842	128,571
2010-2020 Annual Rate	1.58%	1.49%	1.54%
2020-2024 Annual Rate	0.13%	0.68%	0.95%
2024-2029 Annual Rate	0.32%	0.39%	0.46%
2020 Male Population	48.6%	48.6%	48.2%
2020 Female Population	51.4%	51.4%	51.8%
2020 Median Age	36.8	38.6	39.0
2025 Male Population	49.3%	49.0%	48.8%
2025 Female Population	50.7%	51.0%	51.2%
2025 Median Age	37.8	40.0	40.0

Median Age

The median age in this area is 37.8, compared to U.S. median age of 39.3.

Race and Ethnicity			
2025 White Alone	75.0%	75.2%	70.5%
2025 Black Alone	1.0%	1.4%	1.9%
2025 American Indian/Alaska Native Alone	1.1%	0.8%	0.8%
2025 Asian Alone	5.6%	6.1%	8.9%
2025 Pacific Islander Alone	0.5%	0.6%	0.8%
2025 Other Race	4.6%	4.6%	5.6%
2025 Two or More Races	12.2%	11.3%	11.6%
2025 Hispanic Origin (Any Race)	12.6%	12.3%	13.3%

Persons of Hispanic origin represent 12.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households			
2025 Wealth Index	128	154	145
2010 Households	3,344	11,228	39,508
2020 Households	3,692	12,645	45,154
2025 Households	3,745	13,207	47,485
2030 Households	3,822	13,521	48,717
2010-2020 Annual Rate	0.99%	1.20%	1.34%
2020-2024 Annual Rate	0.27%	0.83%	0.96%
2024-2029 Annual Rate	0.41%	0.47%	0.51%
2025 Average Household Size	2.77	2.79	2.60

The household count in this area has changed from 3,692 in 2020 to 3,745 in the current year, a change of 0.27% annually. The five-year projection of households is 3,822, a change of 0.41% annually from the current year total. Average household size is currently 2.77, compared to 2.79 in the year 2020. The number of families in the current year is 2,686 in the specified area.

Daytime Population			
2025 Daytime Population	11,675	39,196	125,619
2025 Daytime Pop. Residents	5,368	17,888	57,779
2025 Daytime Pop. Workers	6,307	21,308	67,840

Mortgage Income			
2025 Percent of Income for Mortgage	35.6%	34.3%	35.2%

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Median Household Income			
2025 Median Household Income	\$112,844	\$123,492	\$117,400
2030 Median Household Income	\$127,087	\$143,066	\$135,396
2024-2029 Annual Rate	2.41%	2.99%	2.89%
Average Household Income			
2025 Average Household Income	\$149,293	\$163,889	\$154,334
2030 Average Household Income	\$166,812	\$183,870	\$172,774
2024-2029 Annual Rate	2.24%	2.33%	2.28%
Per Capita Income			
2025 Per Capita Income	\$52,732	\$58,658	\$58,381
2030 Per Capita Income	\$59,179	\$66,097	\$65,534
2024-2029 Annual Rate	2.33%	2.42%	2.34%
GINI Index			
2025 Gini Index	41.3	41.3	42.0
Households by Income			

Current median household income is \$112,844 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$127,087 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$149,293 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$166,812 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$52,732 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$59,179 in five years, compared to \$51,203 for all U.S. households.

Housing			
2025 Housing Affordability Index	68	70	68
2010 Total Housing Units	3,503	11,780	41,538
2010 Owner Occupied Housing Units	2,216	8,400	26,200
2010 Renter Occupied Housing Units	1,128	2,828	13,308
2010 Vacant Housing Units	159	552	2,030
2020 Total Housing Units	3,866	13,124	46,909
2020 Owner Occupied Housing Units	2,454	9,413	30,159
2020 Renter Occupied Housing Units	1,238	3,232	14,995
2020 Vacant Housing Units	187	463	1,772
2025 Total Housing Units	3,910	13,625	49,345
2025 Owner Occupied Housing Units	2,531	10,053	32,638
2025 Renter Occupied Housing Units	1,214	3,154	14,847
2025 Vacant Housing Units	165	418	1,860
2030 Total Housing Units	3,986	13,958	50,673
2030 Owner Occupied Housing Units	2,599	10,370	33,811
2030 Renter Occupied Housing Units	1,223	3,151	14,906
2030 Vacant Housing Units	164	437	1,956
Socioeconomic Status Index			
2025 Socioeconomic Status Index	56.7	57.2	55.8

Currently, 64.7% of the 3,910 housing units in the area are owner occupied; 31.0%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 3,866 housing units in the area and 4.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.22%. Median home value in the area is \$641,887, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.49% annually to \$691,074.

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