



FOR LEASE



## 2ND-GEN RESTAURANT AT CEDAR CREEK PLAZA

**2nd-Generation Restaurant Space with Outdoor Seating**

± 4,500 SF | \$37 psf + NNN

**16826 SW Edy Rd, Sherwood, OR 97140**

- Positioned at the signaled main intersection in the retail core, Cedar Creek Plaza enjoys maximum visibility and accessibility.
- Sherwood benefits from not only robust local demand but also destination traffic drawn to Oregon's renowned wine region.
- Over 600 Parking Spots
- Co-tenants include Planet Fitness, IHOP, Mud Bay, Starbucks, GNC and OnPoint Community Credit Union.

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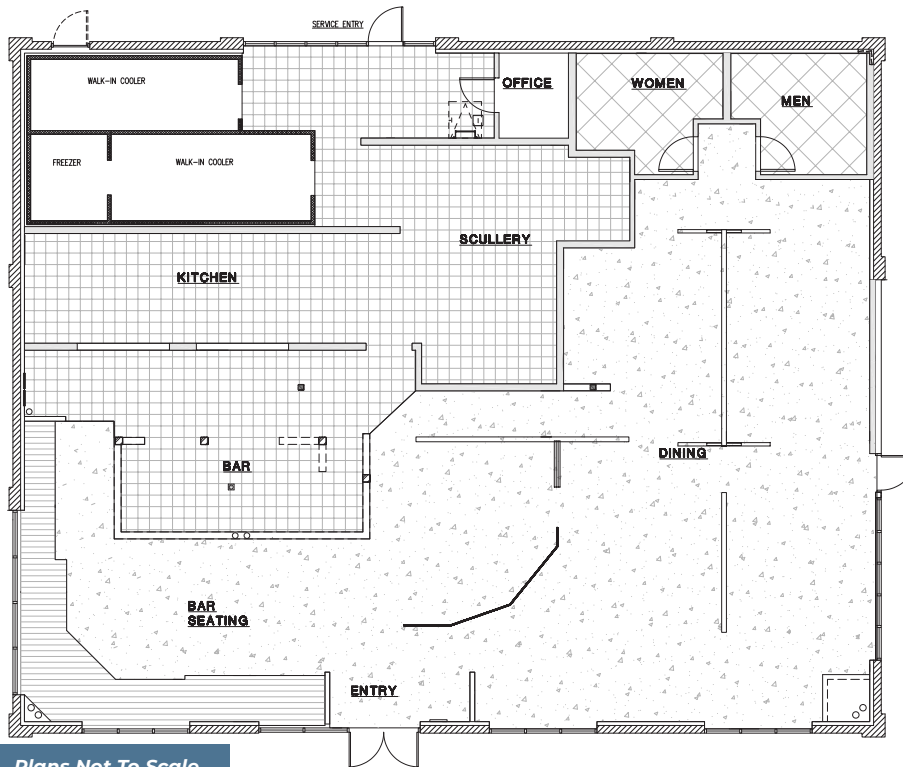
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PROPERTY SUMMARY



FOR LEASE



Plans Not To Scale

PROPERTY DETAILS

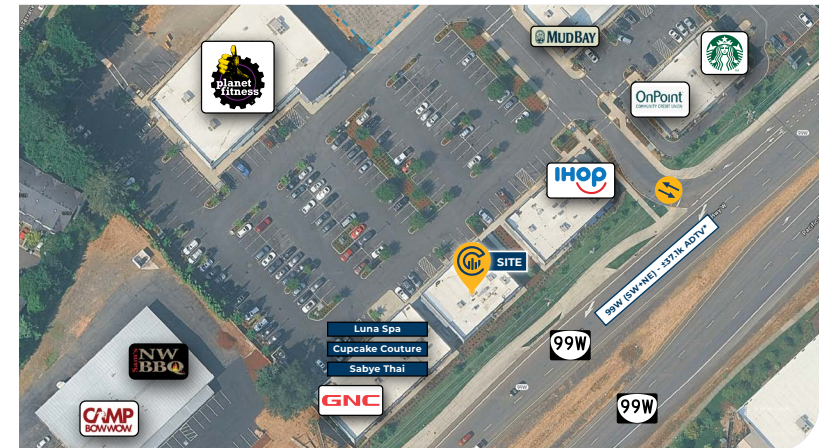
|                 |                                     |
|-----------------|-------------------------------------|
| Address         | 16826 SW Edy Rd, Sherwood, OR 97140 |
| Available Space | 4,500 SF                            |
| Lease Rate      | \$37 psf + NNN                      |
| Use Type        | Restaurant                          |
| Availability    | Now                                 |
| Space Condition | 2nd-Generation Restaurant           |

Property Features

- Large format 2nd-Gen Restaurant Space
- Previous Full-Service Restaurant and Taphouse
- Outdoor Seating Opportunity
- Large Window
- Built-In Bar
- Hood

Nearby Highlights

- Safeway
- Walgreens
- Kohls
- Dollar Tree
- Petco
- McMenamins Sherwood
- Target
- Walmart
- Dutch Bros
- Starbucks
- Ross Dress for Less
- My Gym Sherwood
- Merrill Gardens at Sherwood
- Sherwood Ice Arena







# DRIVE TIMES & DEMOGRAPHICS



| AREA DEMOGRAPHICS                     |           |           |           |
|---------------------------------------|-----------|-----------|-----------|
| Population                            | 1 Mile    | 3 Mile    | 5 Mile    |
| 2025 Estimated Population             | 12,495    | 29,030    | 107,251   |
| 2030 Projected Population             | 12,170    | 28,452    | 105,027   |
| 2020 Census Population                | 12,152    | 28,716    | 104,105   |
| 2010 Census Population                | 10,547    | 24,648    | 90,038    |
| Projected Annual Growth 2025 to 2030  | -0.5%     | -0.4%     | -0.4%     |
| Historical Annual Growth 2010 to 2025 | 1.2%      | 1.2%      | 1.3%      |
| Households & Income                   |           |           |           |
| 2025 Estimated Households             | 4,425     | 10,415    | 41,431    |
| 2025 Est. Average HH Income           | \$150,821 | \$158,521 | \$152,912 |
| 2025 Est. Median HH Income            | \$117,090 | \$127,335 | \$123,341 |
| 2025 Est. Per Capita Income           | \$53,626  | \$56,980  | \$59,157  |
| Businesses                            |           |           |           |
| 2025 Est. Total Businesses            | 558       | 1,552     | 5,192     |
| 2025 Est. Total Employees             | 3,220     | 11,927    | 42,088    |

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 - RS1

## Neighborhood Scores

  
**79**

Walk Score®  
"Walker's Paradise"

  
**77**

Bike Score®  
"Biker's Paradise"

Ratings provided by  
www.walkscore.com/

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