

FOR LEASE: HUNTERS RIDGE SUITE 147
20508 SW ROY ROGERS RD, SHERWOOD, OREGON 97014



THIS MIXED-USE PROPERTY consists of retail and office spaces on the first floor with residential condos on the upper floors in a well-maintained development. Suite 147 is perfect for a retail, office, or service provider. Numerous onsite parking for employees and customers, beautifully landscaped and easily accessible.

Sherwood/Tualatin is a neighborhood with a mix of rural and residential areas. Sherwood/Tualatin is a modern area with plenty of amenities. The Pacific Highway runs through town, making the 13-mile drive north into Portland a breeze. This main thoroughfare is also where an abundance of retail centers reside. The natural features of the town include the picturesque Tualatin River National Wildlife Refuge.



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*The information contained herein is deemed reliable, but cannot be guaranteed as to its accuracy and should be independently verified.



- Office/Retail
- \$27/SF Modified Gross*
- 1,182 SF
- ADA restroom
- Storage Closet

* Base rent includes: NNN/CAMs & Utilities except for phone/internet/janitorial

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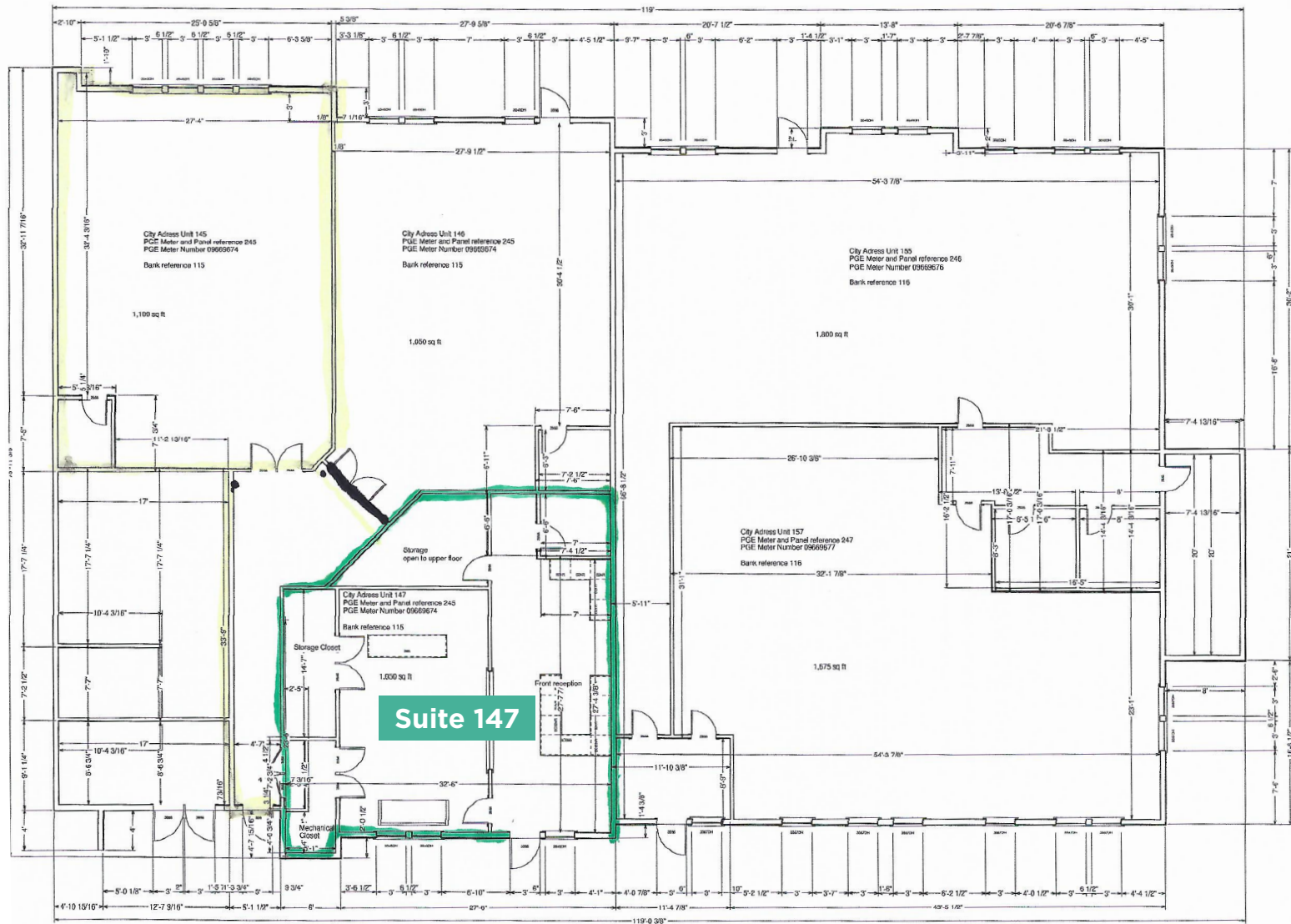


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Demographic Detail Report

Hunter's Ridge				
20508 SW Roy Rogers Rd, Sherwood, OR 97140				
Building Type: Class B Office Class: B RBA: 14,323 SF Typical Floor: 4,774 SF	Total Available: 2,000 SF % Leased: 86.04% Rent/SF/Yr: Negotiable			
Radius	1 Mile	2 Mile	3 Mile	
Population				
2028 Projection	7,870	21,746	38,371	
2023 Estimate	7,745	21,626	37,835	
2010 Census	6,487	19,454	32,147	
Growth 2023 - 2028	1.61%	0.55%	1.42%	
Growth 2010 - 2023	19.39%	11.16%	17.69%	
Radius	1 Mile	2 Mile	3 Mile	
2023 Households by HH Income				
<\$25,000	220 7.59%	494 6.43%	1,071 7.61%	
\$25,000 - \$50,000	363 12.53%	790 10.29%	1,566 11.13%	
\$50,000 - \$75,000	546 18.84%	1,065 13.87%	1,873 13.31%	
\$75,000 - \$100,000	280 9.66%	910 11.85%	1,915 13.61%	
\$100,000 - \$125,000	390 13.46%	865 11.26%	1,380 9.81%	
\$125,000 - \$150,000	312 10.77%	965 12.57%	1,702 12.10%	
\$150,000 - \$200,000	300 10.35%	1,090 14.19%	1,796 12.76%	
\$200,000+	487 16.80%	1,500 19.53%	2,768 19.67%	
2023 Avg Household Income	\$126,072	\$139,184	\$136,418	
2023 Med Household Income	\$102,564	\$116,777	\$111,059	

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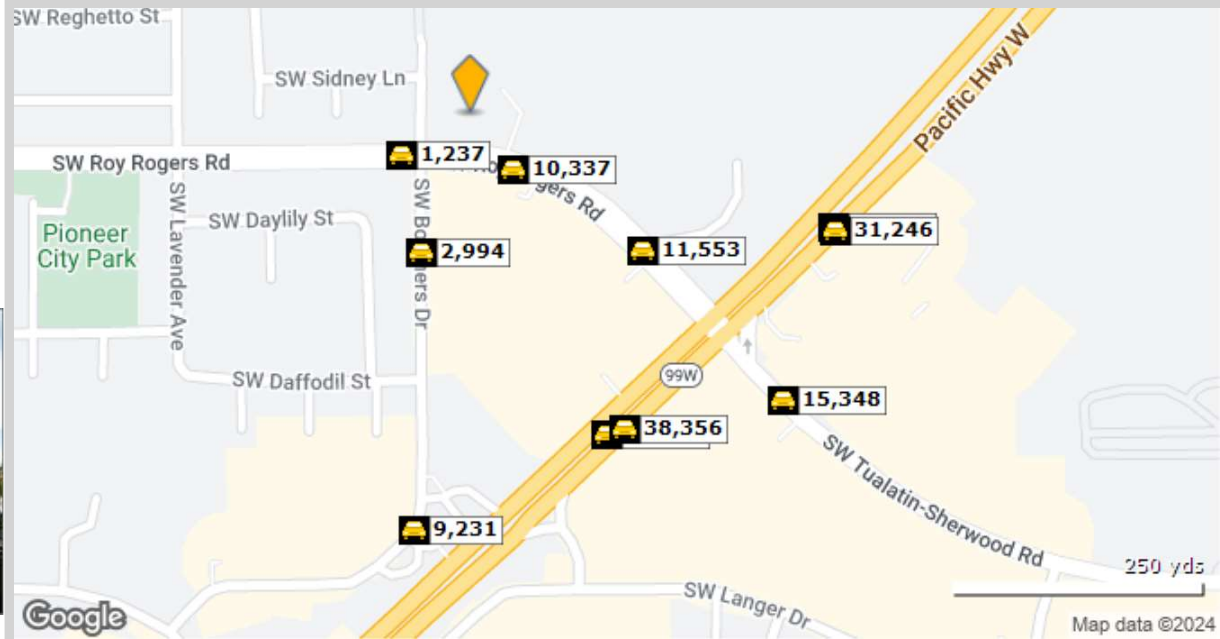
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Traffic Count Report

Hunter's Ridge 20508 SW Roy Rogers Rd, Sherwood, OR 97140

Building Type: **Class B Office**
 Class: **B**
 RBA: **14,323 SF**
 Typical Floor: **4,774 SF**
 Total Available: **2,000 SF**
 % Leased: **86.04%**
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 SW Roy Rogers Rd	SW Borchers Dr	0.05 W	2022	10,337	MPSI	.04
2 SW Roy Rogers Rd	SW Borchers Dr	0.01 E	2022	1,237	MPSI	.05
3 SW Borchers Dr	SW Roy Rogers Rd	0.06 N	2022	2,994	MPSI	.08
4 SW Roy Rogers Rd	SW Pacific Hwy	0.06 SE	2022	11,553	MPSI	.13
5 SW Pacific Hwy	SW Roy Rogers Rd	0.09 NE	2016	38,400	MPSI	.20
6 SW Pacific Hwy	SW Tualatin-Sherwood Rd	0.08 NE	2022	38,356	MPSI	.20
7 SW Pacific Hwy	SW Tualatin-Sherwood Rd	0.09 SW	2017	31,200	AADT	.22
8 SW Pacific Hwy	SW Tualatin-Sherwood Rd	0.09 SW	2022	31,246	MPSI	.22
9 Southwest Borchers Drive		0.00	2022	9,231	MPSI	.24
10 SW Tualatin-Sherwood Rd	SW Pacific Hwy	0.05 NW	2022	15,348	MPSI	.24

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4/3/2024

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