Sherwood Plaza
16260 SW Langer Dr, Sherwood, OR 97140, USA

Property Details

Available Units:	3
Total Units:	24
Gross Leasable Area:	82,960 SF
Parking Spaces:	416

Contact

|	
Leasing Agent:	Timothy Dougherty, CLS
Office:	503-925-1850 ext. 300
Email:	tdougherty@mercurydev.com

Features

This neighborhood strip center is situated in the heart of Sherwood's retail corridor and greatly benefits from both unobstructed visibility and direct access via HWY 99W (est. 50,000 passing vehicles per/day). Sherwood Plaza is anchored by Ross Dress for Less and derives daily traffic from an assortment of strong national, regional, and local tenants such as Dollar Tree, Taco Bell, Papa Murphy's, Subway, US Post Office, Dutch Brothers, Shari's, and Mudpuddles Toys and Books. Sharing the market with strong national anchors such as Safeway, Target, and Walmart, Sherwood Plaza looks forward to its continual pursuit of fulfilling the community's retail needs.
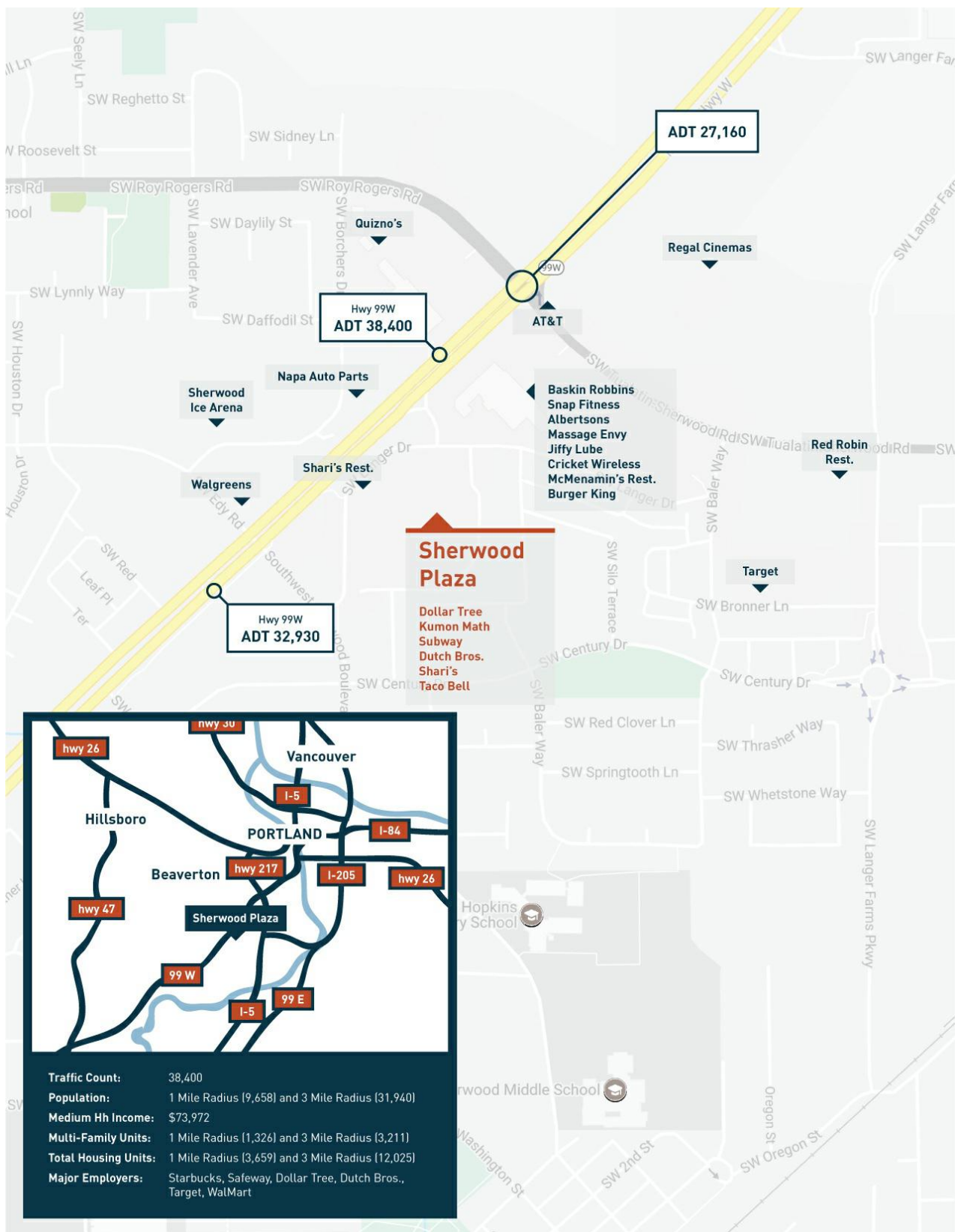
Demographics

Demographics	1 mile	3 miles	5 miles
Population	10,521	34,162	115,436
Total Housing Units	3,890	12,344	44,433
Median Hh Income	$83,232	$90,448	$84,491
Total Employees	4,578	14,119	49,646
College Educated	20%	16%	16%

Site Map

SW Langer Drive

For Illustration Purposes Only

SW Langer Drive

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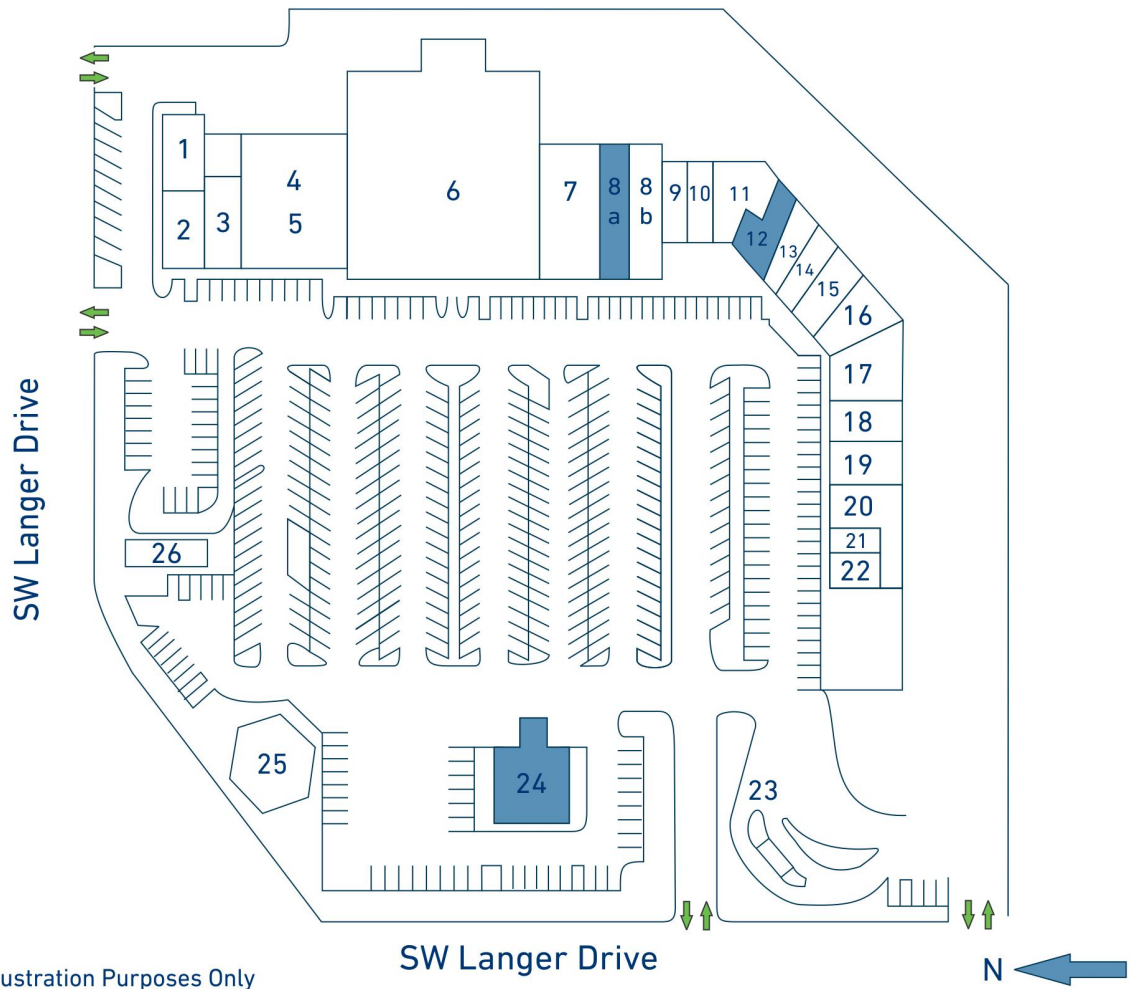
1	The Grill Center	**9**	Komo Sushi
2	Papa Murphy's Pizza	**10**	Lucky Reflexology
3	Icon Nails	**11**	Sherwood Liquor Store
4,5	Dollar Tree	**12**	Unit Available (1,000 SF)
6	Ross Dress for Less	**13**	Chinese Panda Restaurant
7	U.S. Post Office	**14**	Wash Tub Laundromat
8A	Unit Available (2,000 SF)	**15**	Day & Associates Insurance
8B	AMT Electronics	**16**	Musa Taekwondo

17,18	MudPuddles Toys & Books
19	Subway
20	McKenzie Pub
21,22	Oregon Hearing Solutions
23	Dutch Bros. Coffee
24	Unit Available (3,336 SF)
25	Shari's Family Restaurant
26	Taco Bell

🗺 Trade Map

ADT 27,160

Regal Cinemas

Quizno's

Hwy 99W
ADT 38,400

AT&T

Baskin Robbins
Snap Fitness
Albertsons
Massage Envy
Jiffy Lube
Cricket Wireless
McMenamin's Rest.
Burger King

Napa Auto Parts

Sherwood
Ice Arena

Red Robin
Rest.

Shari's Rest.

Walgreens

**Sherwood
Plaza**

Dollar Tree
Kumon Math
Subway
Dutch Bros.
Shari's
Taco Bell

Target

Hwy 99W
ADT 32,930

SW Century Dr

SW Red Clover Ln

SW Springtooth Ln

SW Whetstone Way

hwy 30

hwy 26

Vancouver

I-5

Hillsboro

PORTLAND

I-84

Beaverton

hwy 217

I-205

hwy 26

hwy 47

Sherwood Plaza

99 W

I-5

99 E

Hopkins
y School

Sherwood Middle School

Traffic Count:	38,400
Population:	1 Mile Radius (9,658) and 3 Mile Radius (31,940)
Medium Hh Income:	$73,972
Multi-Family Units:	1 Mile Radius (1,326) and 3 Mile Radius (3,211)
Total Housing Units:	1 Mile Radius (3,659) and 3 Mile Radius (12,025)
Major Employers:	Starbucks, Safeway, Dollar Tree, Dutch Bros., Target, WalMart

🗺 Trade Map

🚪 Sherwood Plaza - Unit 12

🏠 Unit 12   📍 16360 SW Langer Dr., Sherwood, OR 97140

Unit Details

Square Footage:	1,000 SF
Dimensions:	N/A
Rate:	Call For Details
Date of Availability:	Currently Available

Contact

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Features

- Retail space in high foot foot traffic location.
- Rare size/dimensions with great glass frontage.
- Partitions include an open sales floor, storage/break room, and a restroom.
- Storefront faces the main entrance of the shopping center.
- Rear door providing access for loading and employee parking.

🚪 Sherwood Plaza - Unit 8A

🏠 Unit 8A 📍 16310 SW Langer Dr., Sherwood, OR 97140

Unit Details

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Square Footage:	2,000 SF
Dimensions:	100' x 20'
Rate:	Call For Details
Date of Availability:	Currently Available

Features

- Previously occupied by Kumon Math & Reading, their improvements remain.
- Reception area, two private offices, and two ADA restrooms.
- Storefront faces the main entrance of the shopping center.
- Rear door access for loading and employee parking.

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Unit 8A - Photos
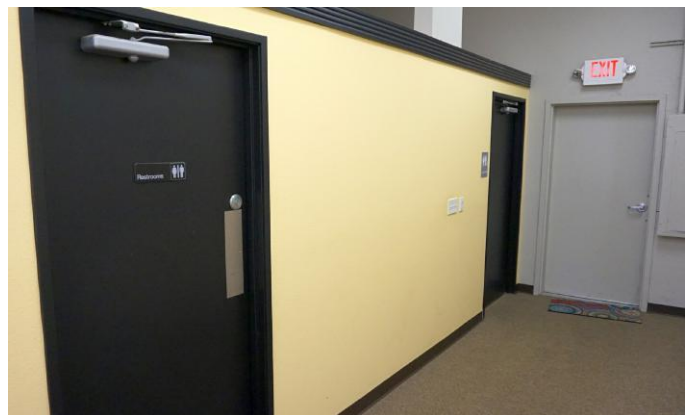
⊞ Sherwood Plaza - Unit 24

⌂ Unit 24 ⊙ 16390 SW Langer Dr., Sherwood, OR 97140

Unit Details

Square Footage:	3,336 SF / 20,066 SF PAD
Dimensions:	158' x 127' PAD
Rate:	Call For Details
Date of Availability:	Currently Available

Contact

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Features

- Permitted for drive-thru operators.
- Leasing Options: existing building, build-to-suit, or ground lease.
- Highly visible pad/building with great exposure to HWY 99W and Langer Dr.
- Current building has $120,000+ in SDC/TDT credits with the City of Sherwood that the next tenant can apply towards their buildout's municipality fees.
- The next tenant may re-activate a 10'x10'+ LED pylon sign that will exclusively serve the existing building/pad.
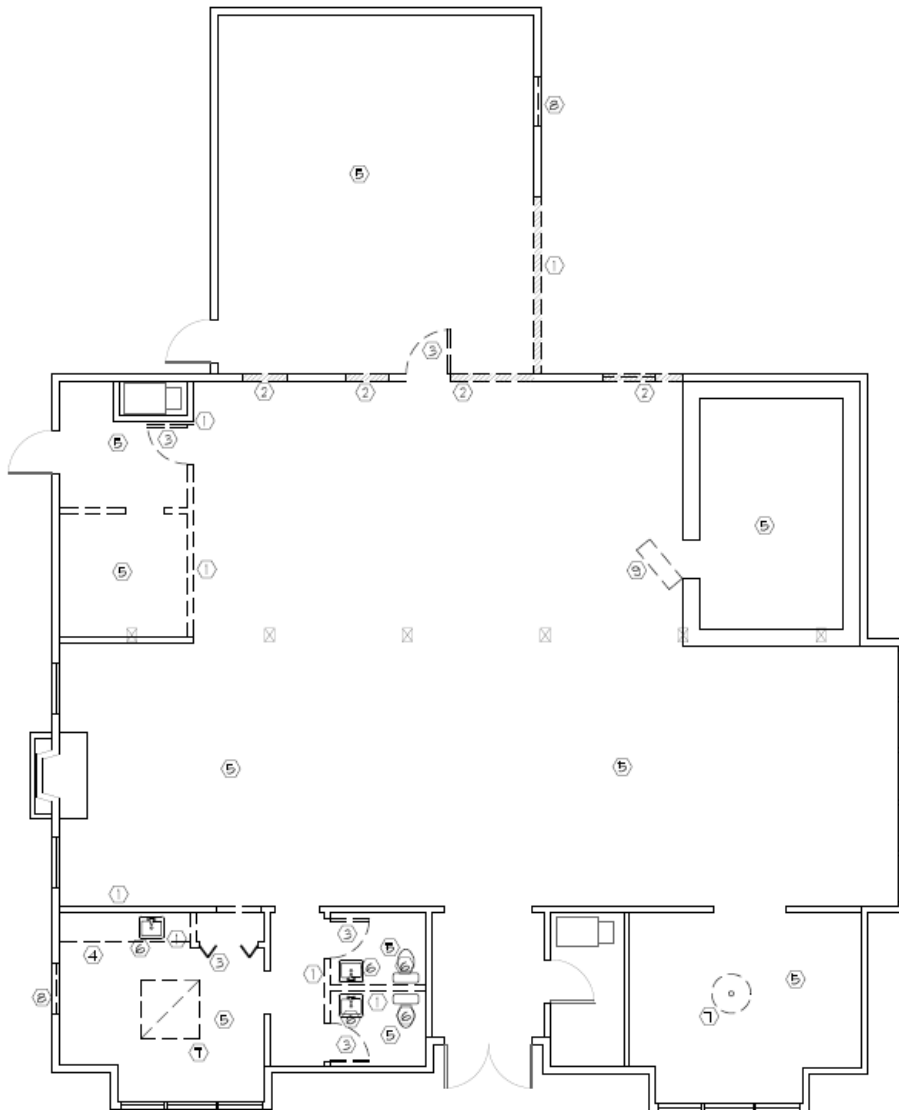
1. PROPOSED DEMO PLAN
SCALE: 1/4"=1'0"

DEMO NOTES

① REMOVE EXISTING INTERIOR WALL IN ITS ENTIRETY
② REMOVE PORTION OF EXISTING WALL FOR PROPOSED OPENING
③ REMOVE EXIST. DOOR FRAME
④ REMOVE CABINETS AND EQUIPMENT
⑤ REMOVE EXISTING FLOORING
⑥ REMOVE EXIST. PLUMBING FIXTURE IN WALL OR FLOOR
⑦ REMOVE EXIST. LIGHT FIXTURE
⑧ REMOVE EXIST. EXTERIOR WALL
⑨ REMOVE EXIST. VAULT DOOR

23,876 VPD

40,090 VPD

≈20,066 SF

127

158'