



Sherwood Crossroads

20649 - 20685 SW Roy Rogers Road | Sherwood, OR 97140

LEASING OPPORTUNITY

THREE SPACES AVAILABLE

1,200 SF 1,400 SF 4,500 SF

Join quality retailers and the area's leading grocer:

SAFEWAY 



**SHERWIN
WILLIAMS**

Gentle  Dental

THE BARBERS



**Regency
Centers.**



Annika Magnusen
annika@hsmpacific.com
503.245.1400

Kara Phelps
kara@hsmpacific.com
503.245.1400

4260 Galewood St., Suite B
Lake Oswego, OR 97035
www.hsmpacific.com

Sherwood Crossroads

20649 - 20685 SW Roy Rogers Road | Sherwood, OR 97140

SITE LEASING PLAN



Sherwood Crossroads is a **high traffic** center located in the **retail heart** of Sherwood.

- Over **40,000** vehicles per day
- Over **1 million** visits annually

Center Size: 87,966

SPACE	TENANT	SF
0207	AVAILABLE	1,400
0301	AVAILABLE	4,500
0308	AVAILABLE	1,200
0206	CABINET CURES	1,400
0100	SAFEWAY	55,227
0201	GENTLE DENTAL	3,450
0203	SHERWIN-WILLIAMS	3,889
0304	SAWATDEE THAI CUISINE	1,200
0305	H & R BLOCK	1,200
0306	THE BARBERS	1,200
0307	TASTE TERIYAKI	1,200
0309	FOUR SEASONS NAILS	2,400
0400	ATI PHYSICAL THERAPY	3,700
0501	TACOS EL PATRON	1,400
0502	POKE MAKANA	1,500
0503	ABC VISION SOURCE	1,350
0504	LA SEN VIETNAMESE GRILL	1,750

- **High visibility** and easy access from Hwy. 99
- **Quality** service retailers and the area's **leading** grocer
- High volume retail trade area with **strong daytime population**
- **Nearby retailers** include: Future Costco Development, Hobby Lobby, McMenamins Sherwood, Target, Walmart Supercenter, Kohl's and more
- **Close proximity** to surrounding retail centers, Providence medical offices and area amenities

Annika Magnusen
annika@hsm Pacific.com
503.245.1400

Kara Phelps
kara@hsm Pacific.com
503.245.1400

**Regency
Centers.**



Sherwood Crossroads

20649 - 20685 SW Roy Rogers Road | Sherwood, OR 97140

MARKET AERIAL VIEW



DEMOGRAPHIC SNAPSHOT



POPULATION
1 mile: 8,095
3 miles: 38,736
5 miles: 127,350



EMPLOYEES
1 mile: 6,045
3 miles: 20,041
5 miles: 69,038



AVG HH INCOME
1 mile: \$145,540
3 miles: \$157,510
5 miles: \$152,921

Source: Esri

Annika Magnusen | 503.245.1400
annika@hsm Pacific.com

Kara Phelps | 503.245.1400
kara@hsm Pacific.com

**Regency
Centers.**

