

FOR SALE

# Sherwood COMMERCIAL LAND

SW PACIFIC HWY • SHERWOOD, OREGON • 97140



**RYAN PENNINGTON**  
503.499.0098  
ryan.pennington@colliers.com

**JON RUBEY**  
503.499.0051  
jon.rubey@colliers.com

**COLLIERS INTERNATIONAL**  
601 SW Second Avenue, Suite 1950  
Portland, Oregon, 97204-3172  
Phone: 503.223.3123  
Fax: 503.227.2447  
www.colliers.com/portland

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TTI-1006-19-SS SW PACIFIC HWY		1.00 mi radius	3.00 mi radius	5.00 mi radius	7.00 mi radius
<b>POPULATION</b>	2006 Estimated Population	2,873	20,728	60,403	168,362
	2011 Projected Population	3,613	23,868	66,943	185,135
	2000 Census Population	1,965	16,837	52,232	147,400
	1990 Census Population	632	7,397	30,518	92,232
	Historical Annual Growth 1990 to 2006	22.2%	11.3%	6.1%	5.2%
	Projected Annual Growth 2006 to 2011	5.2%	3.0%	2.2%	2.0%
<b>HOUSEHOLDS</b>	2006 Est. Households	1,030	7,462	23,120	64,829
	2011 Proj. Households	1,289	8,569	25,570	71,688
	2000 Census Households	716	6,130	20,191	56,584
	1990 Census Households	237	2,721	12,097	35,752
	Historical Annual Growth 1990 to 2006	20.9%	10.9%	5.7%	5.1%
	Projected Annual Growth 2006 to 2011	5.0%	3.0%	2.1%	2.1%
<b>INCOME</b>	2006 Est. HH Income \$200,000 or More	6.3%	4.8%	5.9%	4.9%
	2006 Est. HH Income \$150,000 to 199,999	3.9%	4.6%	5.0%	4.8%
	2006 Est. HH Income \$100,000 to 149,999	21.0%	20.2%	17.5%	15.9%
	2006 Est. HH Income \$75,000 to 99,999	18.1%	17.8%	15.4%	15.0%
	2006 Est. HH Income \$50,000 to 74,999	23.1%	23.0%	20.4%	21.2%
	2006 Est. HH Income \$35,000 to 49,999	10.5%	11.1%	12.6%	14.2%
	2006 Est. HH Income \$25,000 to 34,999	7.9%	8.0%	9.4%	9.8%
	2006 Est. HH Income \$15,000 to 24,999	5.3%	5.8%	7.6%	7.9%
	2006 Est. HH Income \$0 to 14,999	3.9%	4.8%	6.3%	6.3%
	2006 Est. Average Household Income	\$ 91,258	\$ 84,489	\$ 84,649	\$ 79,252
2006 Est. Median HH Income	\$ 74,766	\$ 72,532	\$ 69,451	\$ 66,230	
2006 Est. Per Capita Income	\$ 32,718	\$ 30,745	\$ 32,704	\$ 30,798	
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	1,048	9,018	26,694	77,241
	2000 Mgmt, Business, & Financial Operations	23.2%	20.3%	21.1%	19.3%
	2000 Professional and Related	21.4%	22.3%	21.4%	21.8%
	2000 Service	7.7%	9.0%	9.4%	10.9%
	2000 Sales and Office	32.4%	31.9%	31.5%	30.3%
	2000 Farming, Fishing and Forestry	0.5%	0.6%	0.5%	0.5%
	2000 Construction, Extraction, & Maintenance	4.9%	6.1%	6.1%	6.6%
	2000 Production, Transport, & Material Moving	9.8%	9.8%	10.1%	10.7%
	2000 Percent White Collar Workers	77.0%	74.5%	73.9%	71.3%
	2000 Percent Blue Collar Workers	23.0%	25.5%	26.1%	28.7%
2006 Est. Number of Businesses	55	582	1,971	6,022	
2006 Est. Total Number of Employees	431	6,500	26,617	76,954	

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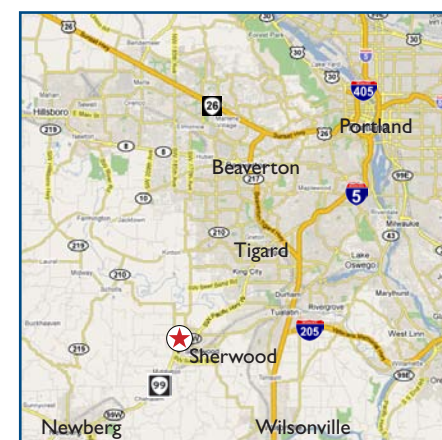


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## THE PROPERTY

- Site 1 - 0.79 acres
- Site 2 - 4.06 acres
- 0.97 acres could also be available

## ZONING

- Office Commercial (OC), City of Sherwood
- OC zoning permits a variety of uses in locations where they can be closely associated with neighboring residential developments
- A great opportunity for mixed use, commercial projects to service the fast growing City of Sherwood.

## LOCATION

- Highway 99 with Pacific Highway Frontage, south of Meinecke Parkway.
- Surrounded by the Woodhaven residential development, close proximity to Sherwood High School, YMCA and other professional services.

## PRICE

- Site 1 - \$340,000 (0.79 acres)
- Site 2 - \$1,729,628 (4.06 acres)

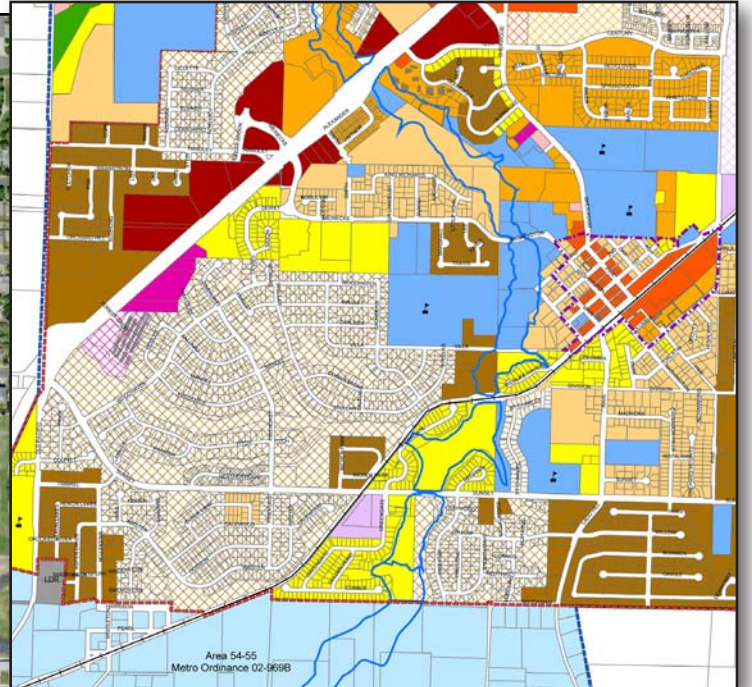


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# Sherwood COMMERCIAL LAND

- NEIGHBORS**
1. YMCA
  2. Sherwood Elks Lodge
  3. Pacific Family Dental
  4. Creek View Condos
  5. Providence Sherwood Medical Plaza
  6. Joes Sports & Outdoor
  7. Hopkins Elementary School
  8. Sherwood Middle School
  9. Sherwood City Center
  10. Sherwood High School
  11. LDS Church



- Legend**
- Very Low Density Residential
  - Low Density Residential
  - Medium Density Residential Low
  - Medium Density Residential High
  - High Density Residential
  - Institutional and Public
  - Neighborhood Commercial
  - Office Commercial
  - Real Commercial
  - General Commercial
  - Light Industrial
  - General Industrial
  - Parks and Open Space
  - Planned Unit Development
  - Future Urban Growth Areas
  - Unannexed Areas
  - Urban Growth Boundary
  - City Boundary
  - Old Town Overlay
  - Floodplain

