



FOR LEASE



OFFICE/MEDICAL SPACE

2nd-Generation Office/Medical Space

± 1,284 RSF - 1,404 RSF | \$32 /SF Modified Gross

20015 SW Pacific Hwy, Sherwood, OR 97140

- Suite 100: 4 Offices + Conference Room
- Ground Floor Suites
- Monument Signage Available
- Lobby Remodel Scheduled for Summer 2026
- Prime Sherwood Location

NICHOLAS G. DIAMOND

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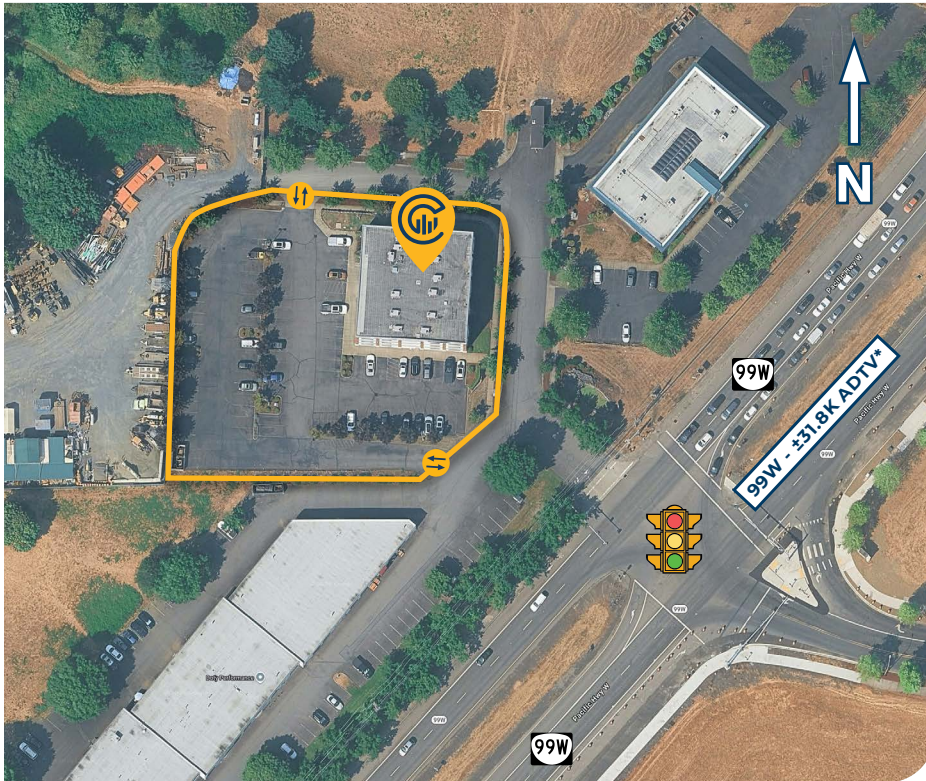
mrozakis@capacitycommercial.com



PROPERTY SUMMARY



Rendering: Lobby Renovation Scheduled for Summer 2026



PROPERTY DETAILS

Address	2015 SW Pacific Hwy, Sherwood, OR 97140
Available Space	± 1,284 RSF - 1,404 RSF
N° of Suites Available	2 Suite
Lease Rate	\$32 /SF Modified Gross
Use Type	Office, Medical Office, Service
Availability	Now
Space Condition	2nd-Generation Office
Parking	± 84 Spaces

SPACE	SIZE	RATE
Suite 100	1,284 RSF	\$32 /SF Modified Gross
Suite 120	1,404 RSF	\$32 /SF Modified Gross

Location Features

- Lobby Remodel Scheduled for Summer 2026
- Close to Retail Amenities
- Monument Signage Available
- Signalized Intersection

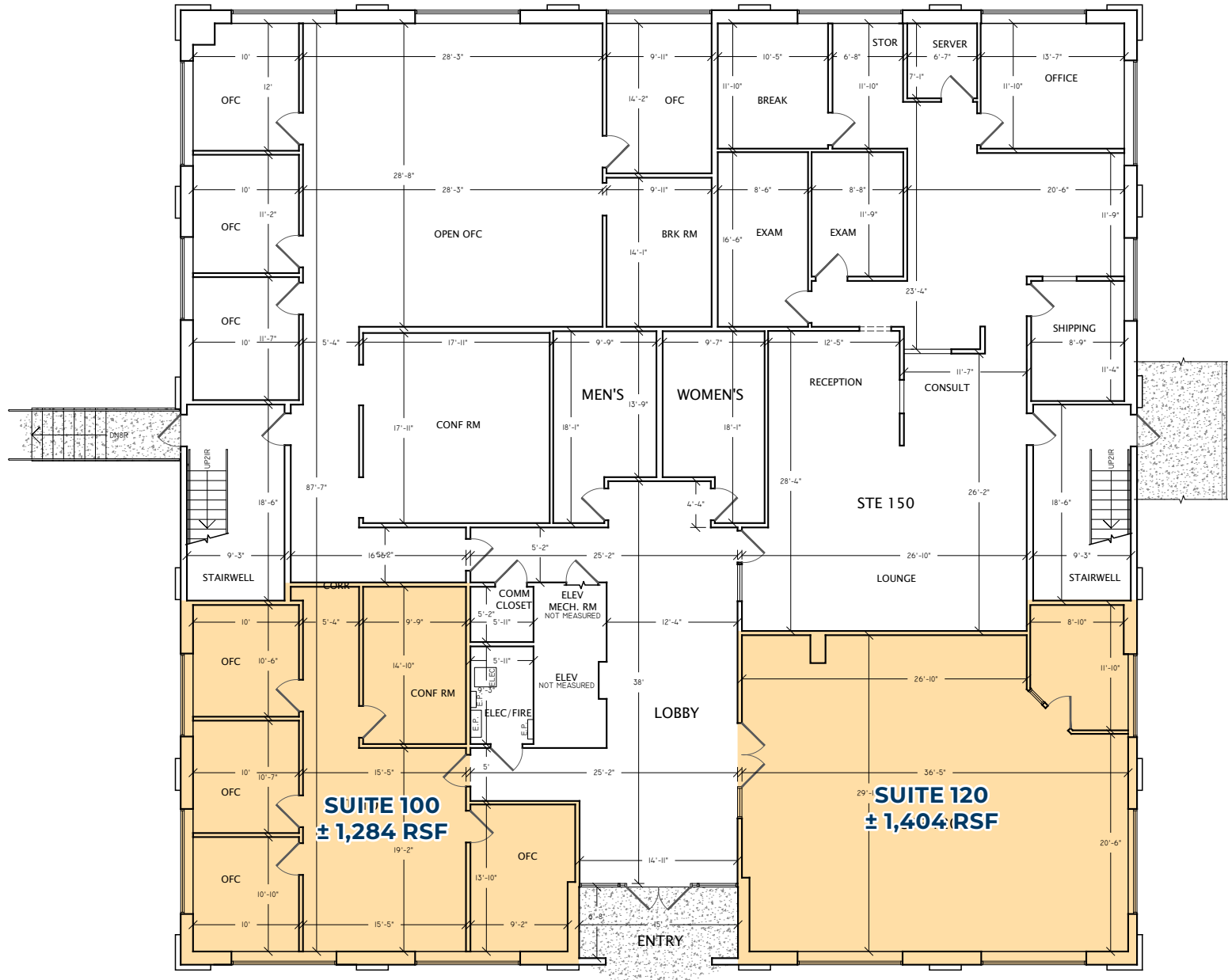
Nearby Highlights

- Target
- Walmart Supercenter
- Safeway
- Chick-fil-A
- Hobby Lobby
- Jersey Mike's Subs
- Kohl's
- La Sierra Mexican Grill
- Legacy GoHealth Urgent Care
- McMenamins Sherwood
- Planet Fitness
- Providence Immediate Care
- Red Robin
- Ross Dress for Less
- Starbucks
- Tedde's Deli
- The Old Spaghetti Factory
- Zigg's Coffee



FLOOR PLAN

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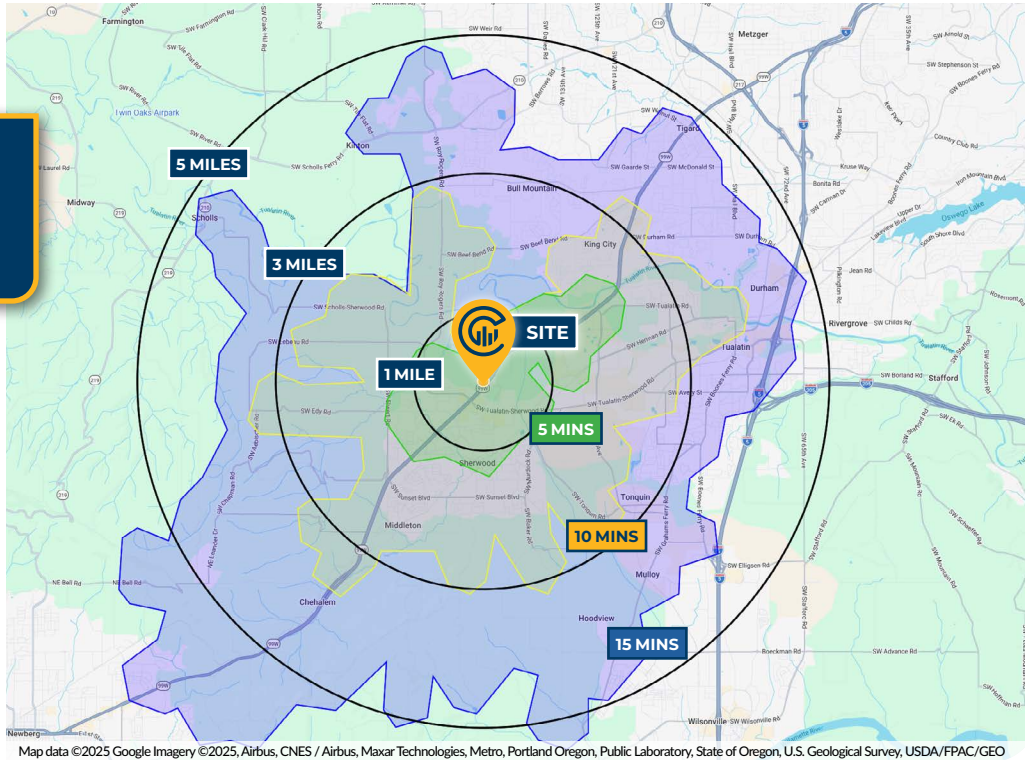


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	4,788	44,301	138,646
2030 Projected Population	4,616	43,198	135,988
2020 Census Population	4,425	44,239	135,265
2010 Census Population	3,999	37,977	118,853
Projected Annual Growth 2025 to 2030	-0.7%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	1.3%	1.1%	1.1%
Households & Income			
2025 Estimated Households	1,766	16,715	54,655
2025 Est. Average HH Income	\$124,571	\$155,276	\$149,203
2025 Est. Median HH Income	\$97,568	\$123,165	\$121,416
2025 Est. Per Capita Income	\$46,222	\$58,694	\$58,895
Businesses			
2025 Est. Total Businesses	449	2,180	7,177
2025 Est. Total Employees	2,990	17,560	57,670

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 - R51

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OFFICE/MEDICAL SPACE
Brokers Have Ownership Interest in this Property