

FOR SALE

21025 - 21055 SW PACIFIC HIGHWAY

SHERWOOD, OREGON 97140



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PROPERTY INFORMATION

ADDRESS	21025 - 21055 SW PACIFIC HIGHWAY
CITY	SHERWOOD
STATE	Oregon
LOT SIZE	0.64 ACRES
BUILDING SIZE	12,323 SF
PARKING	29 SPACES
PARKING RATIO	2.7
ZONING	COMMERCIAL
TENANT SPACES	4 RETAIL SPACES & 4 OFFICE SPACES
PARCEL NUMBERS	R548928 & R548937

PROPERTY HIGHLIGHTS

- Great visibility on Pacific Highway (Hwy 99)
- Multiple access points from Hwy 99
- Vibrant trade area
- Surrounded by office/retail businesses







PROPERTY FINANCIALS

TENANTS	APPROX. SQ. FT.		CURRENT ANNUAL INCOME
Occupied Space - See rent roll for detail - 21025 Building	9,823	80%	\$150,556
Vacant (4 Single tenant buildings) - Approximate S.F.	2,500	20%	\$0
Total Building SF	12,323		\$150,556
INCOME			CURRENT
Scheduled Gross Annual Income			\$150,556
Recapture / CAM			\$27,857
Less: Economic Vacancy (5%)			(\$8,921)
Other Income:			\$0
Effective Annual Income			\$169,492

EXPENSES	% EFFECTIVE ANNUAL INCOME	\$/SF/YR	CURRENT
Taxes (WA County - R548928 & R548937)	3.81%	\$0.52	\$6,450
Repair & Maintenance	0.47%	\$0.06	\$800
Insurance	2.49%	\$0.34	\$4,218
Utilities	5.23%	\$0.72	\$8,861
Management	4.18%	\$0.57	\$7,082
Total Estimated Annual Expenses	16.17%	\$2.22	\$27,411
Total Estimate Net Operating Income			\$142,082

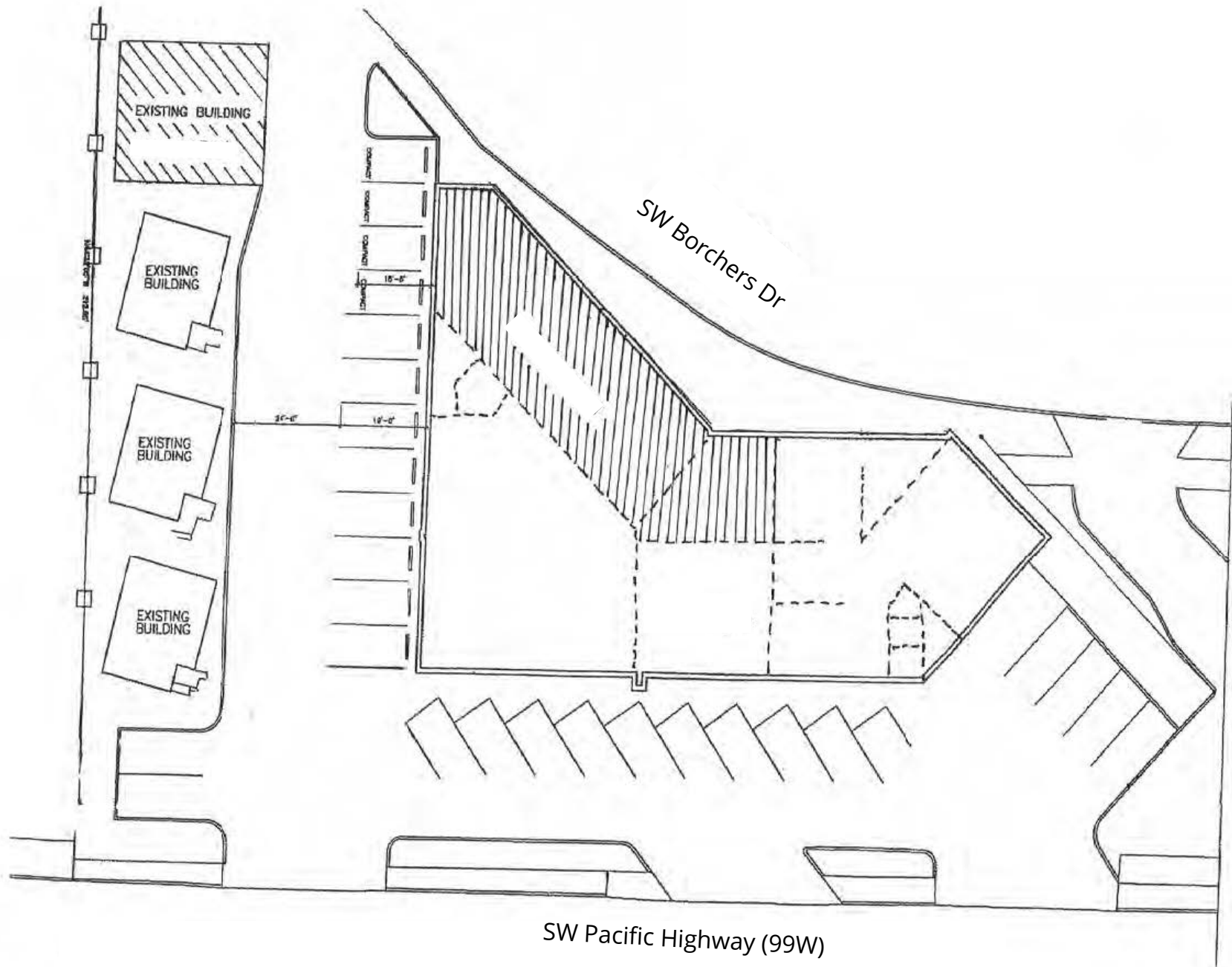
VALUATION				
Value of Retail Building	CAP	6.50%	\$2,185,871	\$2,185,871
Value of 4 Vacant Office Buildings	Value/SF	\$126	\$314,129	\$314,129
Total			\$2,500,000	

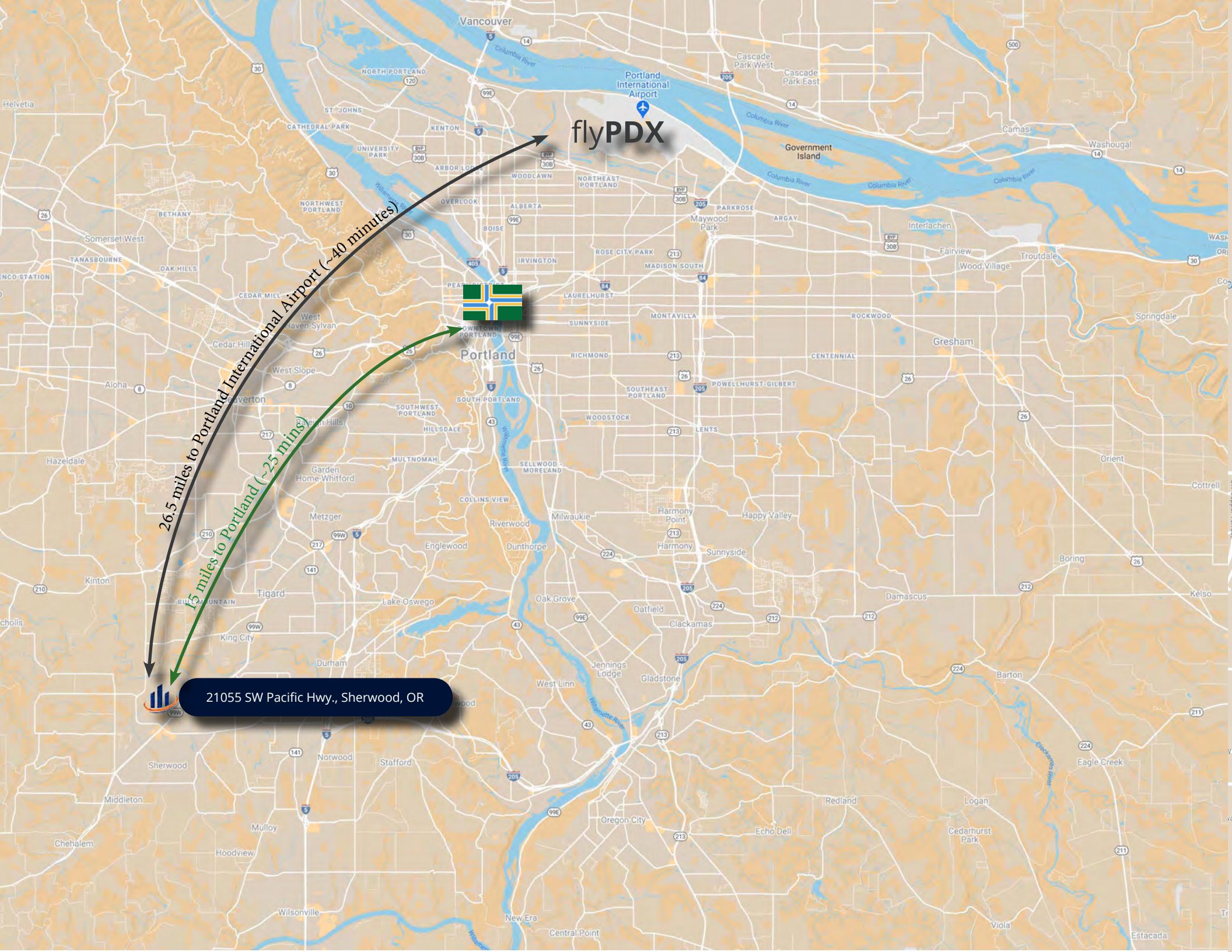
RENT ROLL

Suite	Tenant	Area - SF	Lease Dates		Scheduled Minimum Rent					Options / Notes
			Begin	End	Beginning	Monthly	PSF	Annual	PSF	
A, B	Mattress Mega Store	4,401	4/1/20	3/31/25	Current	\$6,808	1.55	\$81,696	\$18.56	3% annual increases One - 5 year option
C	Sesame Donuts	436	7/1/20	6/30/25	Current	\$1,000	2.29	\$12,000	\$27.52	4% annual increases Gross lease, One 5-year options
D	All Stop Tobacco	2,325	2/1/18	1/31/22	Current	\$3,677	1.58	\$44,129	\$18.98	4% annual increases One - 1 year option
E	Genesis Marketing	2,661	3/1/18	2/28/22	Current	\$1,061	0.40	\$12,731	\$4.78	3% annual increases One - 5 year option
TOTAL								\$150,566		



PROPERTY SITE PLAN





flyPDX

26.5 miles to Portland International Airport (~40 minutes)

15 miles to Portland (~25 mins)

21055 SW Pacific Hwy., Sherwood, OR



SURROUNDING RETAILER MAP

ABOUT SHERWOOD, OREGON

Sherwood Oregon is best described as "The Town Next Door". Established in 1892, Sherwood simply offers something for everyone. It's been nationally recognized as one of the "Best places to live in the nation" by CNN Money Magazine, "Best family towns" by Family Circle Magazine, offers natural beauty at every turn with things to do for all both in and around town.

A rapidly growing Oregon city on the Southern side of Washington County, you'll discover Sherwood maintains its quaint charm and historic heart while blending seamlessly with today's inspired modern appeal.

The community is highly sought after for its great proximity, thoughtfully planned residential communities, outstanding schools and strong local economy. Sherwood is a community full of working farms from generations past, a renowned wine region, equestrian heritage, vibrant local businesses, thriving medical and dental community, annual festivals, excellent school and sports programs.

Sherwood is a medley of juxtapositions – the old and the new creating a unique harmony. The protected wetlands of the Tualatin River National Wildlife Refuge and the rolling hills of fertile farmland surround Sherwood's bustling roads and city center. The quiet of Old Town's antique stores and tea shops are only minutes away from new commercial businesses such as the ACT III 10-screen theater, popular local restaurants, the YMCA and the Ice Hus, a double-sheet ice rink.

This vitality of oppositions makes Sherwood one of Oregon's most livable cities, providing attractions for all. It is a family-oriented community not far from the down-town city life of Portland Oregon. The community takes great pride in what the area has to offer, including housing, excellent schools and athletic programs.

The city is located on Highway 99W, between Tigard and Newberg, an important transportation triangle in south Washington County. Sherwood is also nestled along-side the Willamette Valley's award-winning wine country. Many agree the proximity is perfect. A short 5 minute drive will get you to Newberg's old fashioned "Drive-In" movie theater, 10 minutes to George Fox University, less than 25 minutes and you're in the City of Portland, 40 minutes to the Portland International Airport and in just over an hour, you can enjoy the beautiful Oregon Coast or snow skiing on Mt. Hood.



** Approx. Travel Time*



City of Tigard	10 minutes
City of Beaverton	10 minutes
City of Hillsboro	15 minutes
City of Portland	25 minutes
George Fox University	10 minutes

DEMOGRAPHICS - SHERWOOD, OREGON

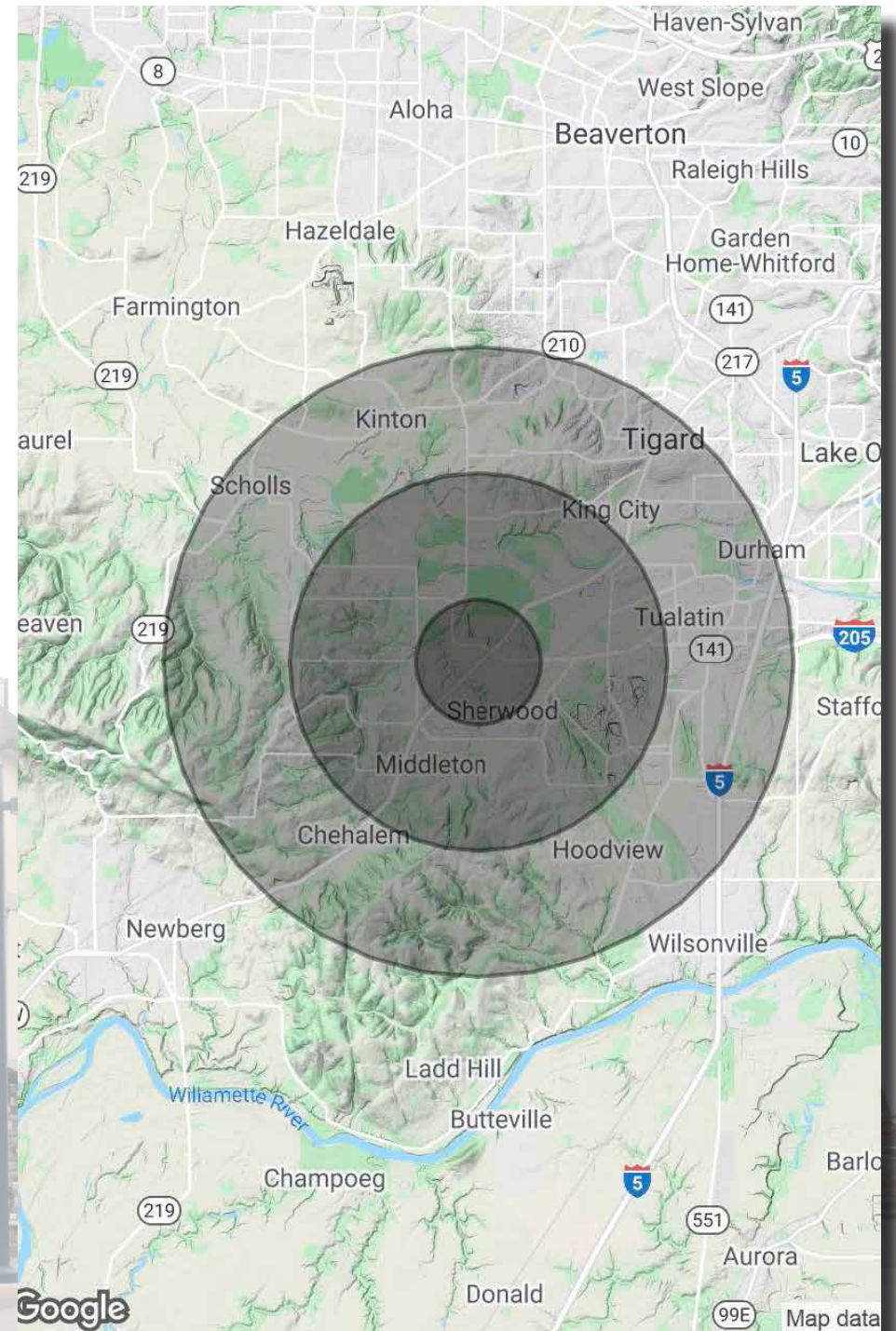
POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	2,434	31,518	97,185
AVERAGE AGE	35.3	39.7	38.0
AVERAGE (MALE)	34.5	38.6	37.4
AVERAGE (FEMALE)	36.8	40.7	38.7

HOUSEHOLD & INCOME	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS	900	12,104	37,284
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$88,986	\$88,619	\$90,466
AVERAGE HOUSE VALUE	\$364,442	\$355,471	\$378,725

ECONOMY OF SHERWOOD, OREGON

The economy of Sherwood, OR employs 9.7k people. The largest industries in Sherwood, OR are Manufacturing (1,233 people), Retail Trade (1,205 people), and Health Care & Social Assistance (1,142 people), and the highest paying industries are Manufacturing (\$87,441), Real Estate & Rental & Leasing (\$85,667), and Public Administration (\$82,109).

Median household income in Sherwood, OR is \$103,592. In 2018, the place with the highest Median Household Income in Sherwood, OR was Census Tract 321.04 with a value of \$111,458, followed by Census Tract 322 and Census Tract 321.03, with respective values of \$107,851 and \$91,977.



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PRESENTED BY

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