

FOR SALE

HUNTERS RIDGE

20510 SW ROY ROGERS RD
SHERWOOD, OR 97140

*9,942 SF Mixed-Use
Condominium Investment*



KIDDER.COM

km Kidder
Mathews

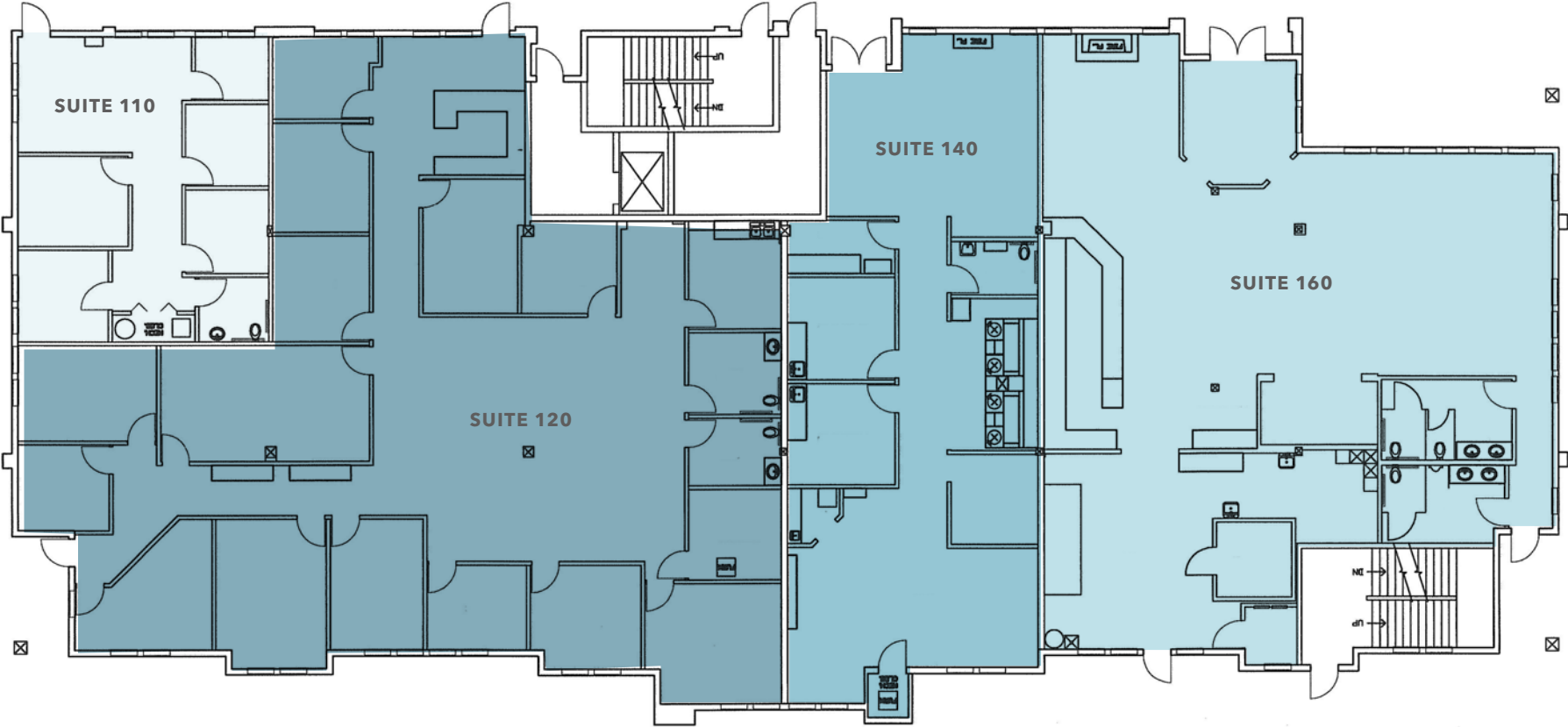


*Prime location right across from the Safeway-
anchored Sherwood Crossroads Shopping
Center with easy access to HWY 99.*

BUILDING TYPE	Mixed-use condominium	
CONSTRUCTION TYPE	Steel and concrete structure over concrete foundation	
UNIT TYPE	Ground floor amenity retail / medical condominium	
YEAR BUILT	2004	
UNITS	Suite 110	± 921 SF
	Suite 120	± 4,143 SF
	Suite 140	± 1,871 SF
	Suite 160	± 3,006 SF
	Total SF	± 9,941 SF
PARKING	2.5 / 1,000 SF ratio of outdoor surface parking, also offers below grade indoor parking. The condominium owner shall have the right to 3 below grade stalls at prevailing market rates.	
IN-PLACE NOI	\$196,000	
CAP RATE	7.01%	
SALE PRICE	\$2,795,000	

HUNTERS RIDGE



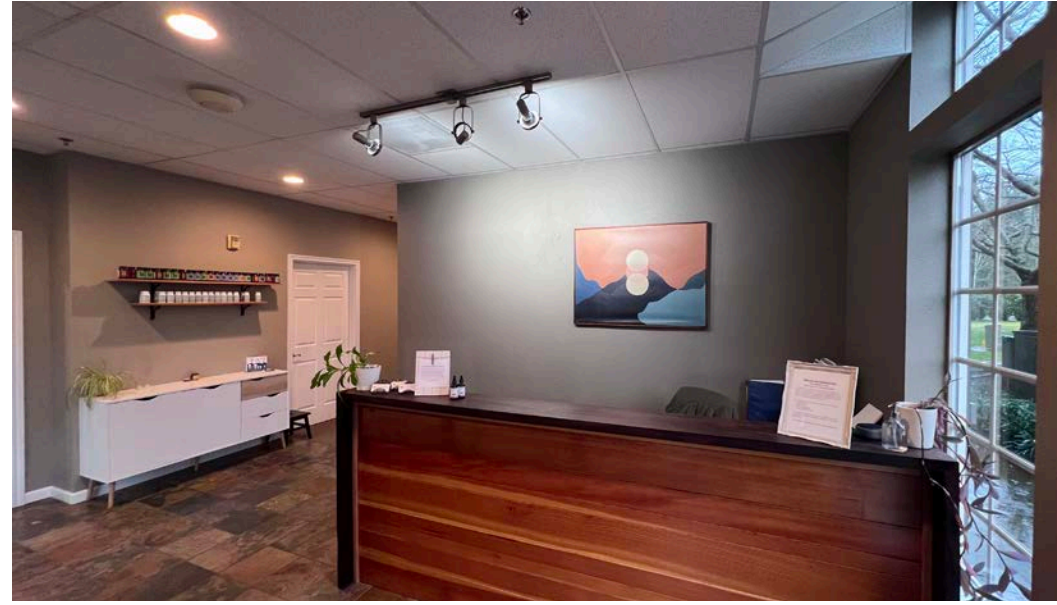
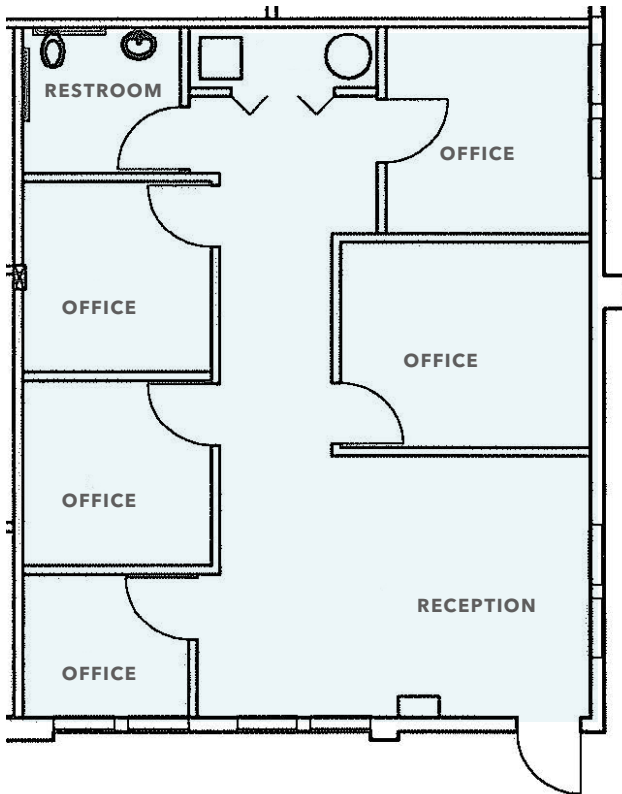


FLOOR PLAN

Suite	Size	Tenant
Suite 110	± 921 SF	Sherwood Acupuncture
Suite 120	± 4,143 SF	Evolve Physical Therapy
Suite 140	± 1,871 SF	Vacant - Seller will lease back
Suite 160	± 3,006 SF	Trees Restaurant & Catering

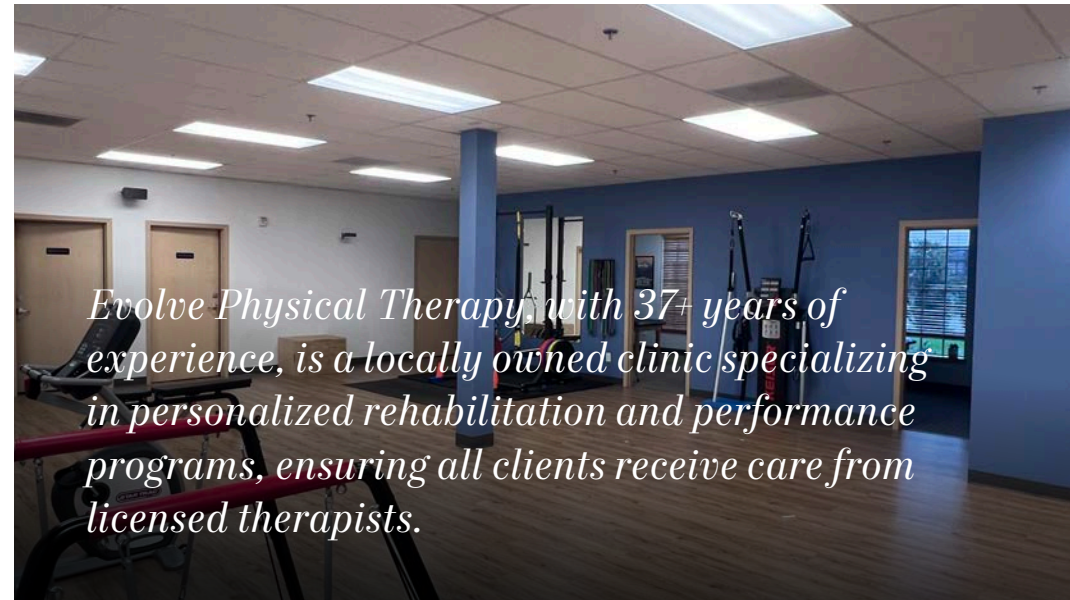
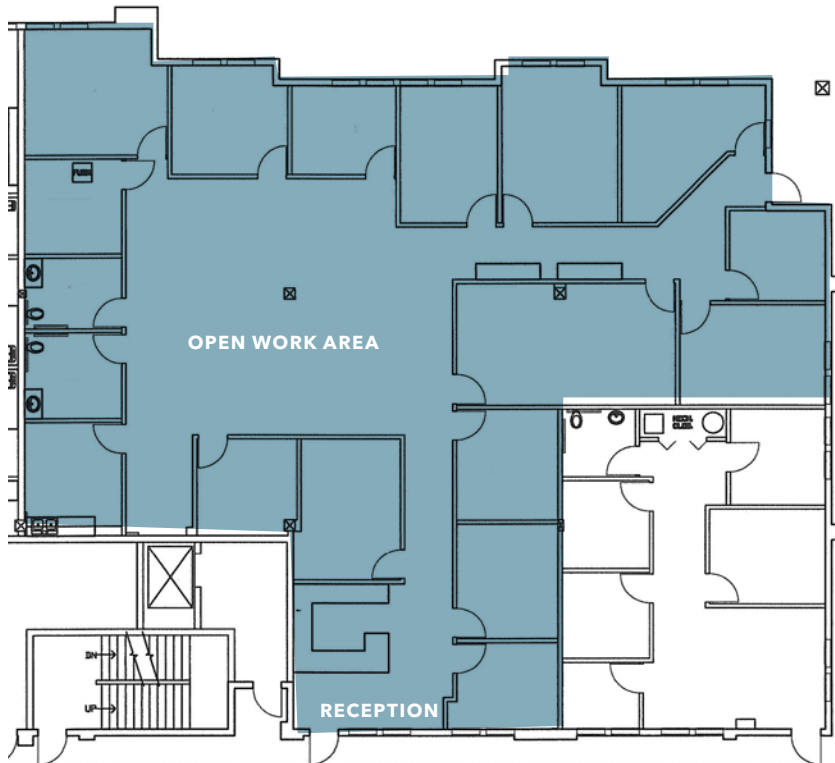
± 9,941 SF
TOTAL SIZE

SUITE 110



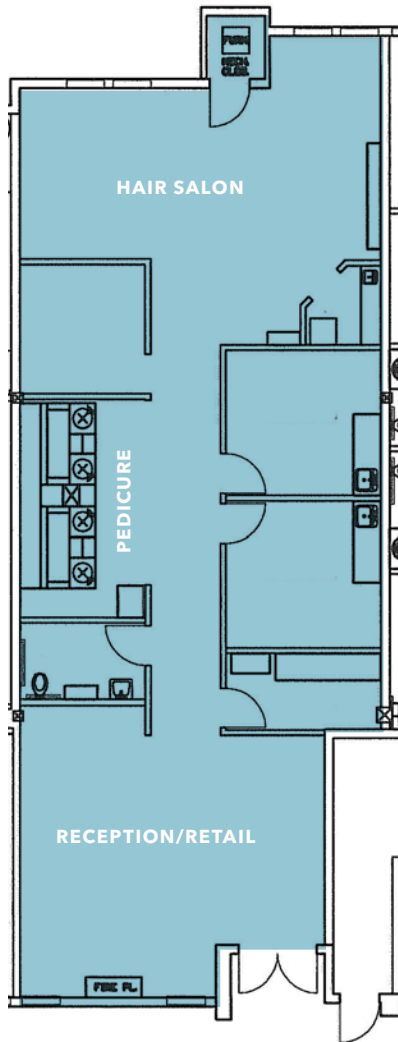
*Sherwood Acupuncture + Wellness
has provided holistic and complete
healthcare since 2005*

SUITE 120



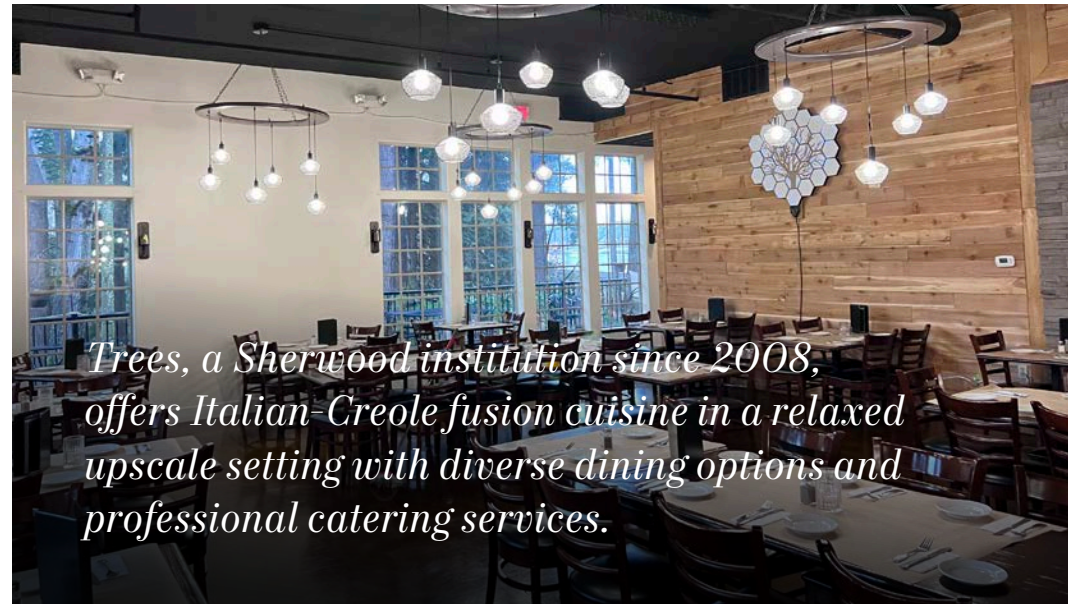
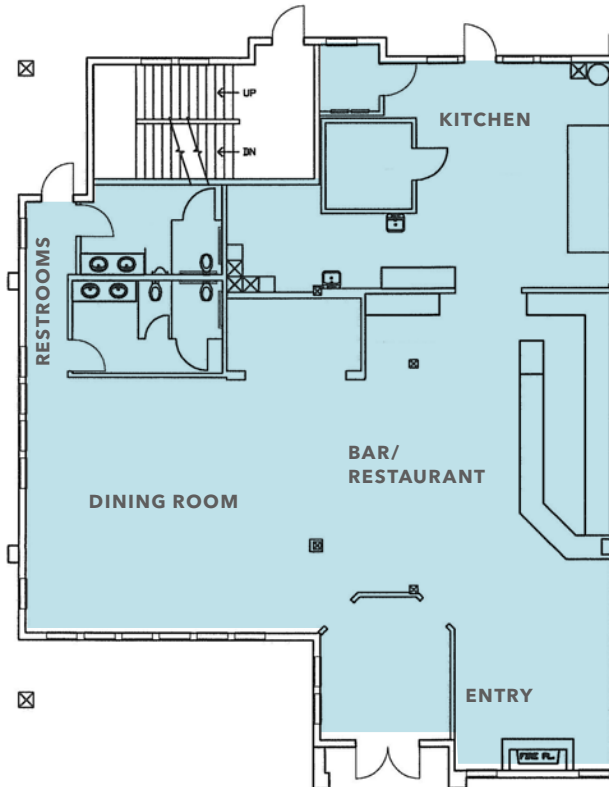
Evolve Physical Therapy, with 37+ years of experience, is a locally owned clinic specializing in personalized rehabilitation and performance programs, ensuring all clients receive care from licensed therapists.

SUITE 140



Available For Lease. Seller agreeable to leasing back for 2 years

SUITE 160



Trees, a Sherwood institution since 2008, offers Italian-Creole fusion cuisine in a relaxed upscale setting with diverse dining options and professional catering services.

TUALATIN

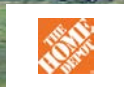
HIGHLIGHTS

In-place tenants provide stabilized income

Excellent household demographics in the immediate trade area

At the doorstep to Oregon's wine country

Excellent off-street parking



SHERWOOD

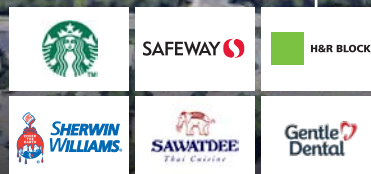
HUNTERS RIDGE

99W

SW TUALATIN-SHERWOOD RD



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HUNTERS RIDGE

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	7,481	38,390	124,048
HOUSEHOLDS	2,706	14,341	49,237
MEDIAN HH INCOME	\$111,737	\$123,556	\$119,648
DAYTIME EMPLOYMENT	2,685	14,855	50,313

SUBJECT PROPERTY

SHERWOOD MARKET CENTER

SHERWOOD



AVAILABLE FOR SALE

KIDDER MATHEWS

HUNTERS RIDGE

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