

Results Driven Retail Solutions<sup>SM</sup>

**Barnard Commercial**  
Real Estate

# Sherwood Marketplace

View Online  
With Video  
Tours:



16555, 16685, 16771 and 16755 SW 12th Street, Sherwood, OR 97140

Sherwood Marketplace is located on Hwy 99 at the lighted intersection of Hwy 99 at Sherwood Boulevard with average traffic counts of 35,500 cars per day. Sherwood Boulevard is a thoroughfare connecting Hwy 99 with old town Sherwood and the dense residential neighborhoods in this growing suburban market. This center has a GLA of 87,317 square feet and is anchored by Kohl's with McDonalds and Key Bank sharing the parking lot. Other neighboring tenants include Anytime Fitness, Bella Vita Salon and Phoenix Children's Academy.



## Available

### Building 16555

1,750 SF

**\$18.00 SF/Year, NNN**

### Building 16771

Upper Level:

Suite A—1,307 SF

**\$12.00 SF/Year, NNN**

Lower Level:

Suite E—1,339

Suite F—1,727 SF

**\$10.00 SF/Year, NNN**

**\$7.96 NNN**



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### Demographics

2013 Estimate	1 Mile	3 Mile	5 Mile
Population:	11,289	24,602	91,955
Average HH Income:	\$83,063	\$94,304	\$89,705



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