



FOR  
LEASE



## 17457 SW PARKWAY CT

**Retail / Office / Medical Space**

1,700 SF - 4,300 SF Shell (2 Suites)

\$33 psf + NNN

**17457 SW Parkway Ct, Sherwood, OR 97140**

Now leasing upcoming retail / office / medical space with excellent exposure along an established commercial stretch of the Pacific Highway in Sherwood, Oregon. Comprised of  $\pm 10,000$  SF, this wood-frame structure features attractive, modern finishes and is situated on the outskirts of a dense residential neighborhood. The building presents physicians' offices and other similar businesses a fantastic opportunity in an underserved market near the Sherwood public school system.

**IAN M. BIGGI**

Senior Associate Broker | Licensed in OR  
503-222-1683 [ianbiggi@capacitycommercial.com](mailto:ianbiggi@capacitycommercial.com)



## PROPERTY SUMMARY



**FOR  
LEASE**

### Property Details

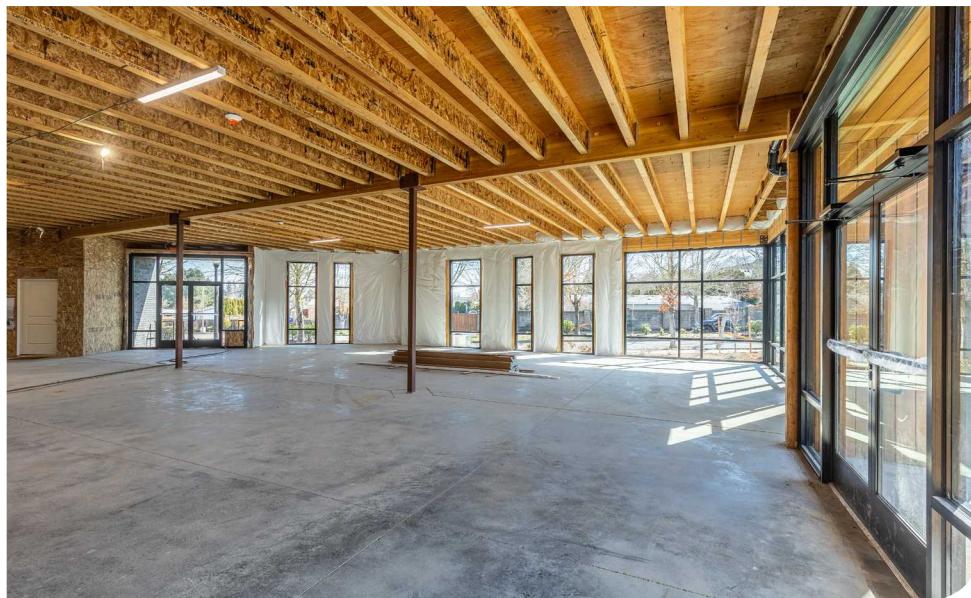
<b>Address</b>	17457 SW Parkway Ct, Sherwood, OR 97140
<b>Use Type</b>	Retail, Office, Medical
<b>Available Space</b>	1,700 SF - 4,300 SF
<b>Nº of Suites Available</b>	2
<b>Lot Size</b>	0.26 AC (11,326 SF)
<b>Year Built</b>	2022
<b>Construction</b>	Wood Frame
<b>Condition</b>	Raw Shell
<b>Zoning</b>	General Commercial
<b>Parking Spaces</b>	60 Surface (6.00/1,000 SF)
<b>Lease Rate</b>	\$33 psf + NNN
<b>Availability</b>	Now

### Location Features

17457 SW Parkway Court is situated along Pacific Highway 99W, benefiting from exposure to more than 30,000 daily vehicles. Additionally, it enjoys a strategic location across from the recently established Hampton Inn. The property also offers the potential for monument signage placement along Hwy 99, presenting remarkable opportunities for branding and visibility. This prime address is conveniently located just minutes away from the Sherwood Crossroads, Sherwood Market Center, and Sherwood Plaza shopping centers. Along this well-known corridor, you will find nationally recognized brands such as McDonald's, Walgreens, Taco Bell, Dollar Tree, Ross, Hobby Lobby, Safeway, and Regal Cinemas.

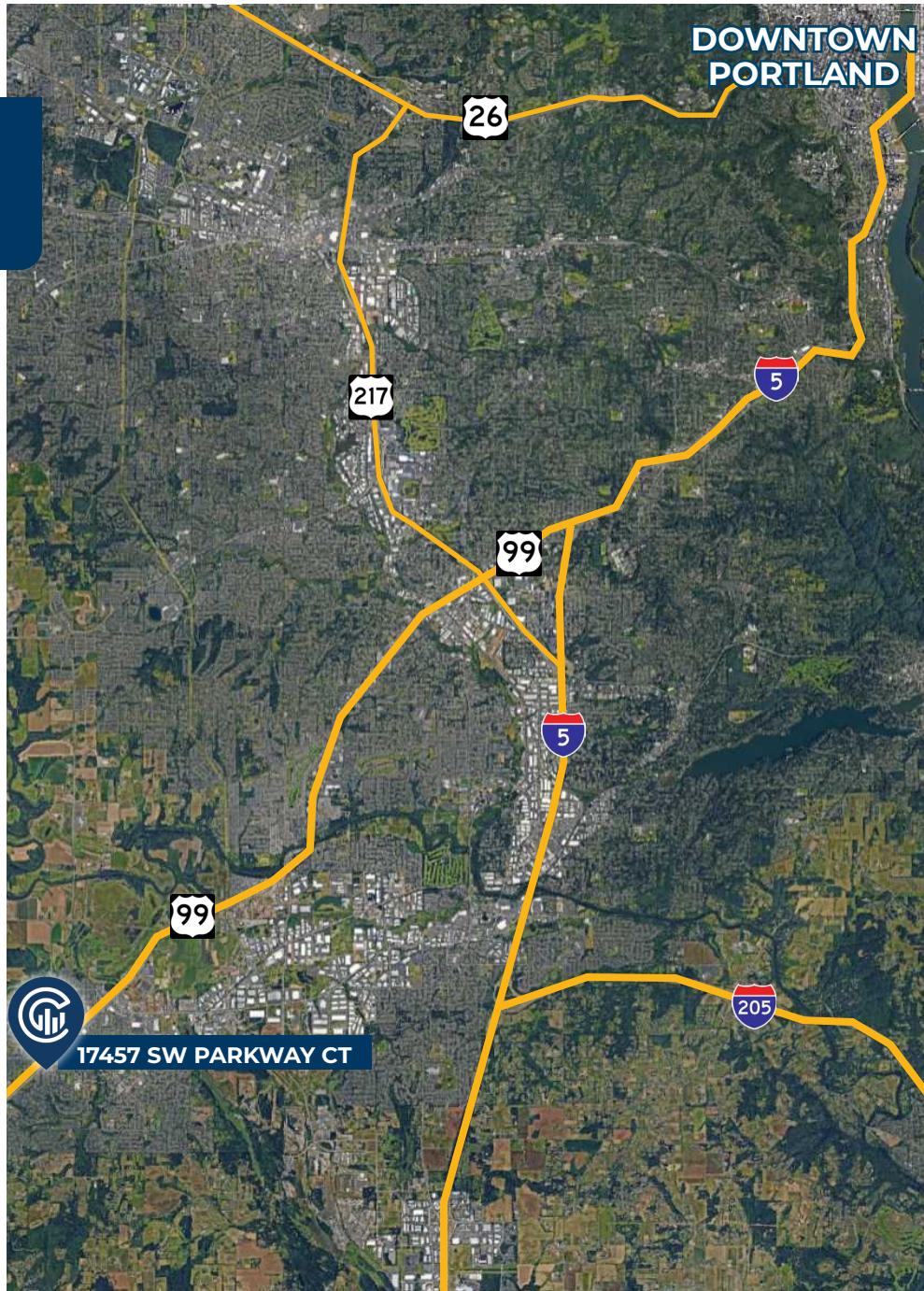


## INTERIOR PHOTOS





## LOCAL AERIAL



### AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2023 Estimated Population	15,017	23,996	91,373
2028 Projected Population	15,440	24,903	95,329
2010 Census Population	13,249	21,237	77,088
Projected Annual Growth 2023 to 2028	0.6%	0.8%	0.9%
Historical Annual Growth 2010 to 2023	1.0%	1.0%	1.4%
Households			
2023 Estimated Households	5,193	8,344	34,828
2023 Est. Average HH Income	\$153,643	\$159,777	\$151,819
2023 Est. Median HH Income	\$125,849	\$127,231	\$121,086
2023 Est. Per Capita Income	\$53,281	\$55,671	\$58,195
Businesses			
2023 Est. Total Businesses	542	1,352	4,520
2023 Est. Total Employees	3,019	10,316	37,726

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at [SitesUSA.com](http://SitesUSA.com)

**IAN M. BIGGI**  
Senior Associate Broker | Licensed in OR  
503-222-1683 [ianbiggi@capacitycommercial.com](mailto:ianbiggi@capacitycommercial.com)

**17457 SW PARKWAY CT,  
SHERWOOD, OR 97140**