



FOR SALE OR LEASE



2ND-GEN RESTAURANT AT CEDAR CREEK PLAZA

2nd-Generation Restaurant Space with Outdoor Seating

For Lease: ± 4,500 SF | \$37 psf + NNN

Sale Price: Call Broker for Price

16826 SW Edy Rd, Sherwood, OR 97140

- Positioned at the signaled main intersection in the retail core, Cedar Creek Plaza enjoys maximum visibility and accessibility.
- Sherwood benefits from not only robust local demand but also destination traffic drawn to Oregon's renowned wine region.
- Shared Parking
- Co-tenants include Planet Fitness, IHOP, Mud Bay, Starbucks, GNC and OnPoint Community Credit Union.

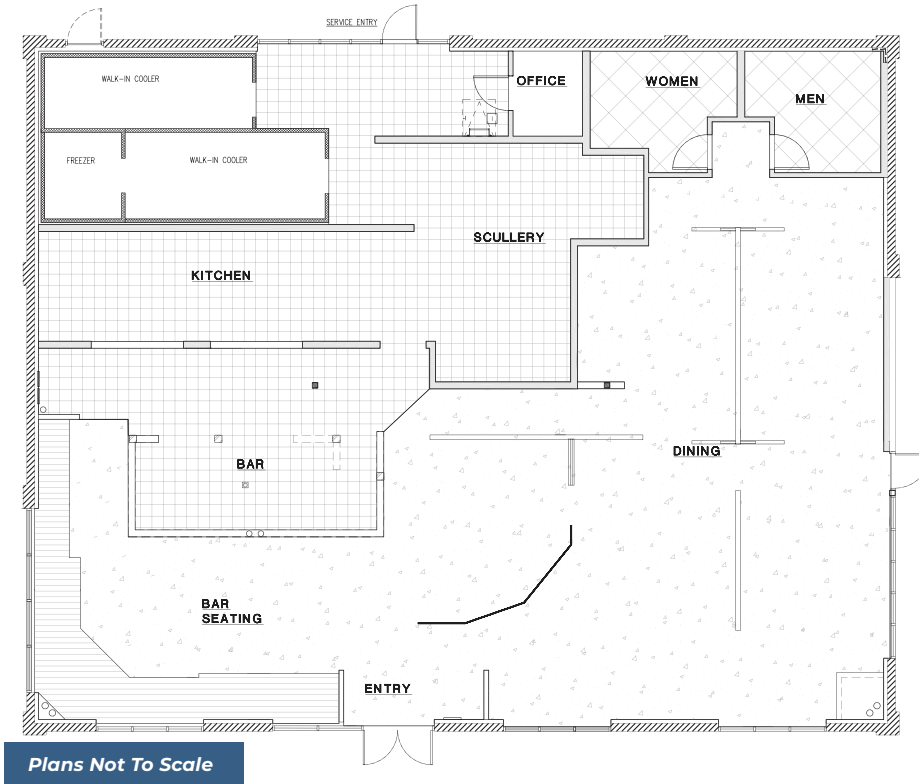
MICHELLE D. ROZAKIS

Principal | Licensed in OR

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PROPERTY SUMMARY



PROPERTY DETAILS

Address	16826 SW Edy Rd, Sherwood, OR 97140
Available Space	4,500 SF
Lease Rate	\$37 psf + NNN
Use Type	Restaurant
Availability	Now
Space Condition	2nd-Generation Restaurant
Sale Price	Call Broker

Property Features

- Large format 2nd-Gen Restaurant Space
- Previous Full-Service Restaurant and Taphouse
- Outdoor Seating Opportunity
- Large Window
- Built-In Bar
- Hood

Nearby Highlights

- Safeway
- Walgreens
- Kohls
- Dollar Tree
- Petco
- McMenamins Sherwood
- Target
- Walmart
- Dutch Bros
- Starbucks
- Ross Dress for Less
- My Gym Sherwood
- Merrill Gardens at Sherwood
- Sherwood Ice Arena





LOCAL AERIAL MAP



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	12,495	29,030	107,251
2030 Projected Population	12,170	28,452	105,027
2020 Census Population	12,152	28,716	104,105
2010 Census Population	10,547	24,648	90,038
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	1.2%	1.2%	1.3%
Households & Income			
2025 Estimated Households	4,425	10,415	41,431
2025 Est. Average HH Income	\$150,821	\$158,521	\$152,912
2025 Est. Median HH Income	\$117,090	\$127,335	\$123,341
2025 Est. Per Capita Income	\$53,626	\$56,980	\$59,157
Businesses			
2025 Est. Total Businesses	558	1,552	5,192
2025 Est. Total Employees	3,220	11,927	42,088
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 - RS1			

Neighborhood Scores

79

Walk Score®
"Walker's Paradise"

77

Bike Score®
"Biker's Paradise"

Ratings provided by
www.walkscore.com/

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