



**FOR IMMEDIATE RELEASE**  
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## **GRAMOR ANNOUNCES FIRST SIX TENANTS AT SOON-TO-BE OPEN PARKWAY VILLAGE IN SHERWOOD**

*New Walmart store anchors first phase of Gramor Development's [newest retail center](#) on Langer Farms Parkway (High resolution site photos and elevations are available)*

**SHERWOOD, Ore., Dec. 19, 2013** – The walls and steel girders are going up to form the external structure for the buildings of Tualatin-based [Gramor Development's](#) ([www.gramor.com](http://www.gramor.com)) newest development in Sherwood. Five new tenants, totaling about 10,000 square feet will open with a 150,000-square-foot Walmart store in Fall, 2014 at the [Parkway Village property](http://gramor.com/development/parkway-village-sherwood/) (<http://gramor.com/development/parkway-village-sherwood/>). The parcel, formerly known as Sherwood Town Center, is co-owned with Sherwood's Langer family, and is located just south of the intersection of Highway 99 and Tualatin-Sherwood Road at Langer Farms Parkway.



Parkway Village at Sherwood  
December 11, 2013



The new tenants include Starbucks drive-through cafe at 1,750 square feet; Pacific Dental at 4,100 square feet; Jimmy John's Gourmet Sandwiches at 1,380 square feet; The UPS Store at 1,380 square feet; and Vivid Nails at 1,219 square feet.

In September, U.S. Bank announced it had loaned Gramor \$15.4 million for [Parkway Village at Sherwood](#). Beside Walmart, the rest of the shopping center is slated for 46,500 square feet.

Barry Cain, president of [Gramor](#) ([www.gramor.com](http://www.gramor.com)) says the total project value will exceed \$50 million. "This is a



Ground view - Sherwood - Parkway Village  
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really exciting project for us and the Langer family,” said [Cain](http://gramor.com/about-gramor/our-team/) (<http://gramor.com/about-gramor/our-team/>). He added the large development is located strategically in a growing retail and family entertainment hub among [Sherwood's](http://www.sherwoodoregon.gov/) (<http://www.sherwoodoregon.gov/>) population of nearly 20,000. “This project has been planned as an integral part of the downtown [Sherwood urban renewal district](http://www.sherwoodoregon.gov/ura/page/sherwood-urban-renewal-plan) (<http://www.sherwoodoregon.gov/ura/page/sherwood-urban-renewal-plan>) which will increase the local tax base to help fund future downtown improvements. Other local land upgrades include resource preservation, and traffic and access improvements,” said Cain.

This will be [Jimmy John's Gourmet Sandwiches'](https://www.jimmyjohns.com/) (<https://www.jimmyjohns.com/>) local franchise's third store. Jimmy John's Gourmet Sandwiches' will also open a restaurant at Gramor's Kruse Village development, now underway in Lake Oswego.

“We are very excited to come to [Sherwood](http://www.sherwoodoregon.gov/) (<http://www.sherwoodoregon.gov/>) with our freaky fast, freaky good sandwiches,” said Jimmy John's owner Wattles. “This store is a perfect size in this quickly growing and desirable community, and from what we see with other local businesses, local residents will appreciate these healthy meal alternatives.”

Scheduled to open in Fall, 2014, the combined job count of the retail and professional businesses at Parkway Village will surpass approximately 300 new jobs at these businesses of these first six tenants. Six additional buildings planned for the site may house a bank, restaurants, service retailers and more medical services in approximately 14 additional retail shop spaces, as well as an outdoor plaza. In total, the Parkway Village is expected to bring 600 new jobs to Sherwood.

[Gramor Development](http://www.gramor.com) ([www.gramor.com](http://www.gramor.com)) is developing this parcel in its first phase to develop 20 acres along Southwest Langer Farms Parkway. Cain added that the tenants have been chosen as ones who offer unique and needed products and services to this south metropolitan community.

Additionally, Gramor Development is planning several environmental enhancements, including a four-acre wetland project to be planted in the fall and a new regional storm water runoff facility. Phase 2 of this development will comprise an additional 25 acres of 250,000 square feet of leasable retail and service space.

Several public street improvements associated with the project are underway that will improve traffic flow between Highway 99W and downtown Sherwood. Gramor Development plans to extend Southwest Langer Farms Parkway northward to connect with Highway 99, alleviating congestion at the intersection of Highway 99W and Southwest Tualatin-Sherwood Road. A traffic signal will be installed at the intersection of Tualatin-Sherwood Road and Langer Farms Parkway. Century Drive will be extended eastward to connect to Tualatin-Sherwood Road. Three access points will serve the Town Center and mitigate overall traffic impact to residential areas.

Gramor has also developed Sherwood's Target and Albertsons retail centers. Cain added that the longstanding collaboration with the Langer family has also been integral in the community planning phases of this project.

#### ***About Gramor***

*[Gramor Development](http://www.gramor.com) has a reputation for uniqueness of design, adherence to high standards of construction, special attention to pedestrian amenities and for the overall quality of its buildings. Since 1985, Gramor has produced more than 55 developments totaling three million square feet of mixed-use*

*retail and office space, valued at nearly \$1 billion. Gramor Development is a privately held company headquartered in Tualatin, Oregon. Gramor is recognized for its innovative excellence and unusual attention to quality and aesthetic detail. Development projects in Sherwood, Beaverton and metropolitan Portland include large, local retail properties such as the Sherwood Market Center, Progress Ridge TownSquare, Murray Scholls Town Center, West Linn Central Village, and Lake Oswego's A Street Station and Lake View Village. The company has also developed successful retail properties in Vancouver, Washington, including Lacamas Crossing, Mill Plain Town Center, Hazel Dell Crossing, Salmon Creek Square and in progress, The Waterfront Vancouver, a 30-acre, 22-city block prime shoreline development.*

*Parkway Village leasing (<http://gramor.com/lease-property/parkway-village-sherwood/>) is through Real Estate Investment Group at (503) 222-1655. Learn more at the recently expanded Website.*

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