



Colliers

For Lease

NYBERG RETAIL CENTER

Prime Retail & Service Opportunities

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945 SF - 4,528 SF Available
Signage Available | I-5 Visibility
Call for pricing



30,413 ADT



19,425 ADT

SW Nyberg St

Nyberg Ln

7000

6800

6700

Nyberg Preserve

NYBERG RETAIL CENTER

Prime Retail & Service Opportunities

SW Nyberg St, Tualatin, Oregon

Located in the heart of Tualatin's established Nyberg retail corridor, Nyberg Retail Center offers highly visible retail and service opportunities with direct access to I-5 and strong regional connectivity.

The center benefits from strong traffic counts, regional connectivity, prominent signage opportunities, and a complementary mix of national and local retailers.

AVAILABLE OPPORTUNITIES

BUILDING	SF	NOTES
6700	3,200 SF	Stand-alone building
6800	2,671 SF	Drive-through parcel
7000	2,600 SF	Suite 7050-75052
7000	945 SF	Suite 7012
7000	3,583 SF	Suite 7002, can be combined with 7012 for 4,528 SF total

AT A GLANCE

HIGH TRAFFIC LOCATION

SW Nyberg St - 19,425 ADT
I-5 & SW Nyberg St - 30,413 ADT

INTERSTATE ACCESS

Immediate access to I-5 and close proximity to I-205

INCENTIVES AVAILABLE

Aggressive TI allowances and concessions for qualified tenants

PYLON SIGNAGE

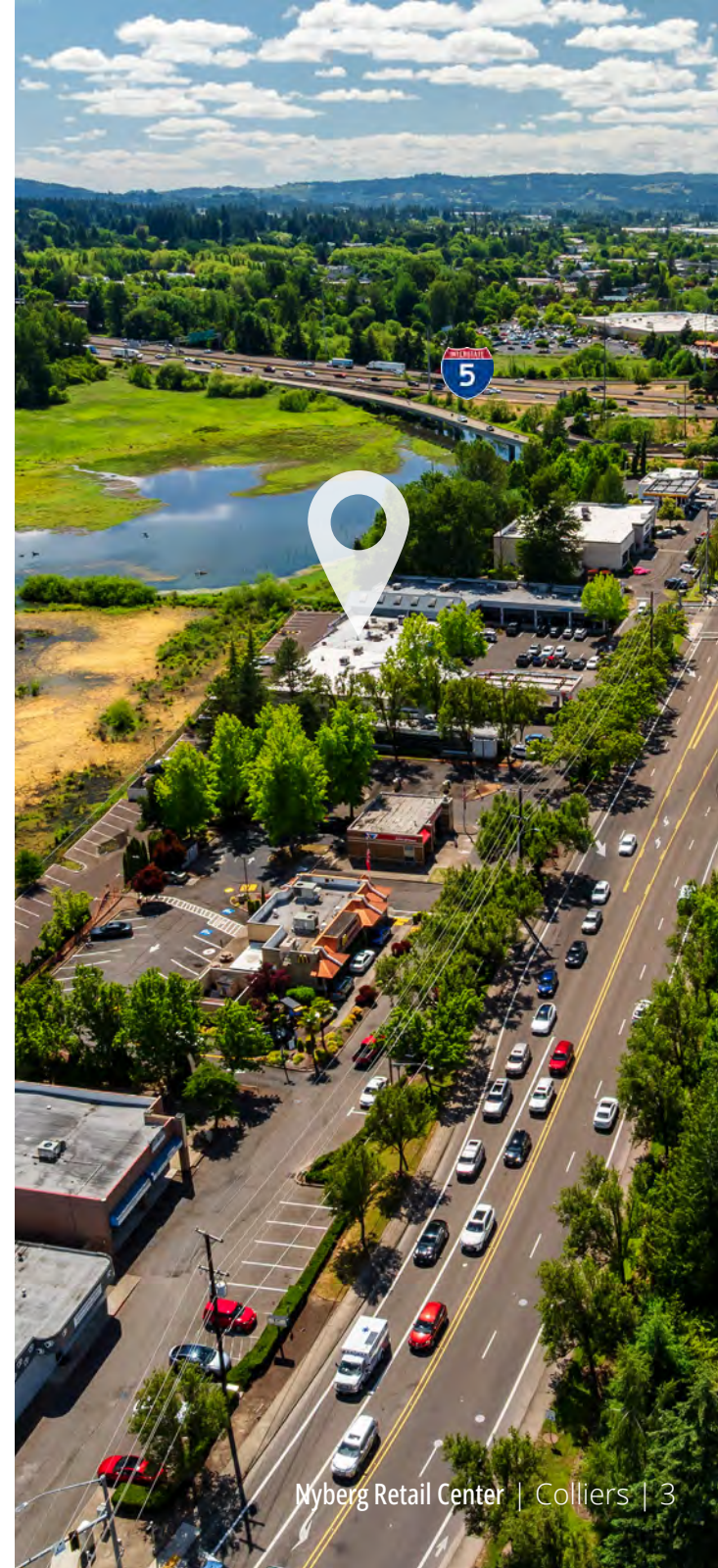
Prominent pylon signage available on Nyberg Street

PARKING

140 + off-street parking spaces

STRONG DEMOGRAPHICS

Strong residential population and daytime employment



Nyberg Retail Center | 7000

945 - 3,583 SF



Positioned for child care, soft goods, financial services, beauty, medical, fitness & salon/barber.



Nyberg Retail Center | 6800

2,671 SF



Positioned for restaurant, bank & drive-through uses.

Nyberg Retail Center | 6700

3,200 SF

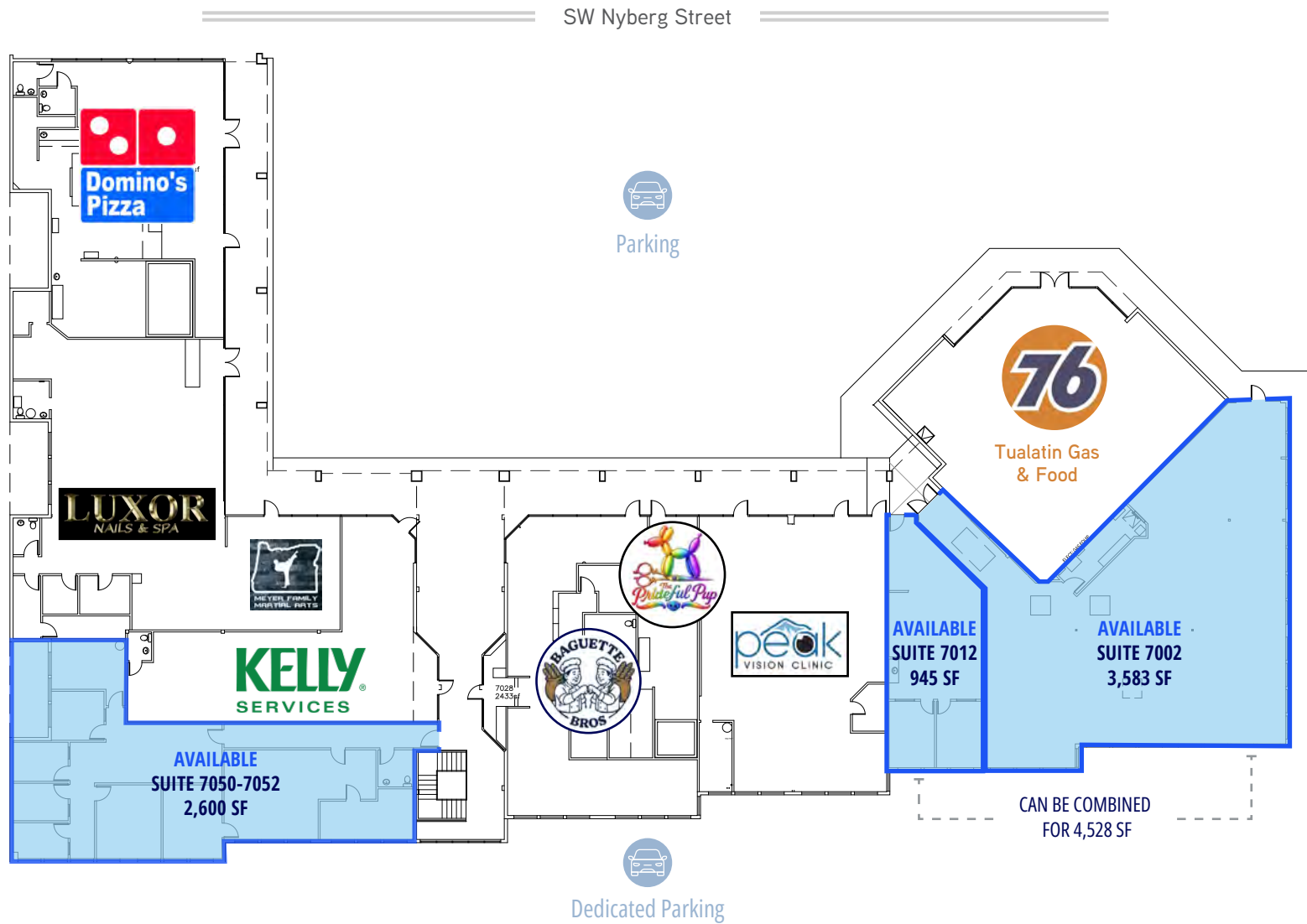


Your Sign Here

Positioned for pet care, auto, medical, fitness, restaurant, childcare & bank.

Nyberg Retail Center | 7000 Site Plan

945 - 3,583 SF



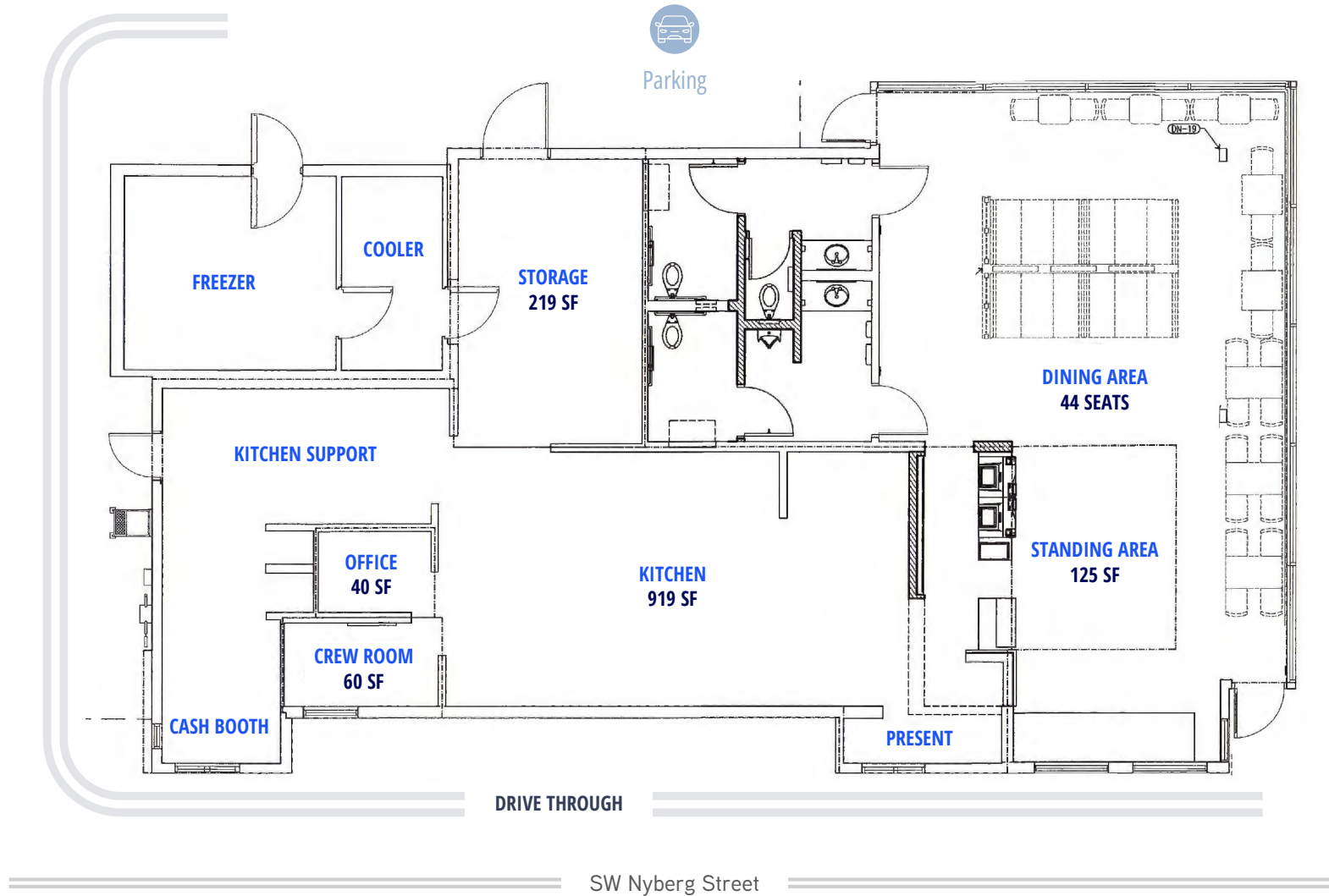
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Nyberg Retail Center | 6800 Site Plan

2,671 SF



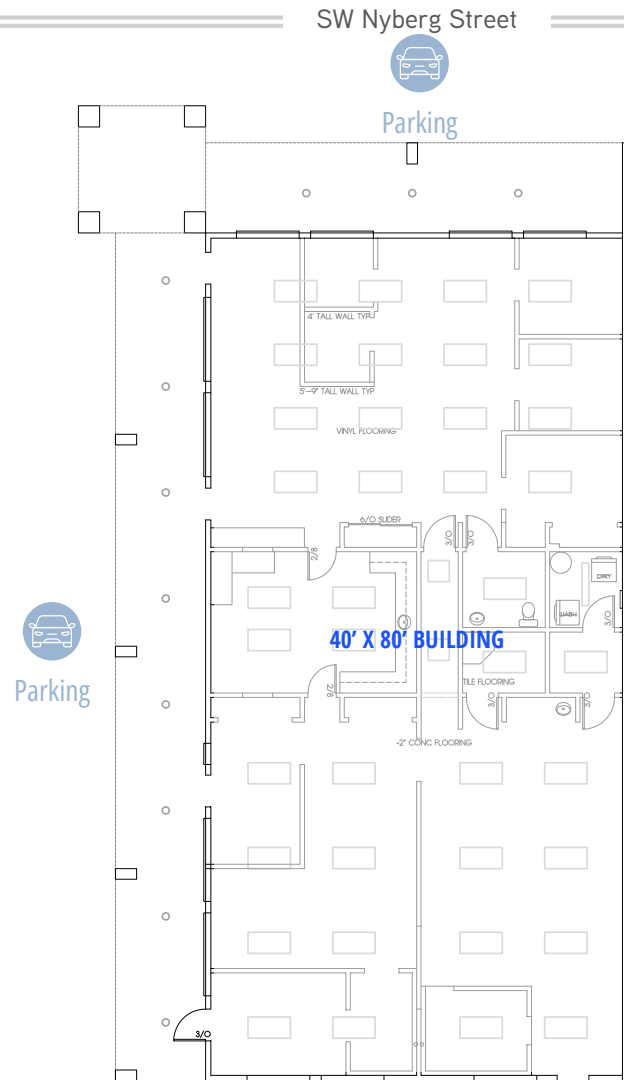
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Nyberg Retail Center | 6700 Site Plan

3,200 SF



SPEC OFFICE CONFIGURATION

Shown for reference only. Existing improvements no longer in place.

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Consumer Expenditures

*within 1 mile

Annual Food & Alcohol Spending



\$65,843,260

Food Total



\$41,775,420

Food at Home



\$24,067,840

Food Away from Home



\$3,920,845

Alcoholic Beverages



\$14,188,348

Apparel & Services



\$20,094,496

Travel

Wealth & Income



\$102,313

Median HH Income



\$53,318

Per Capita Income



\$77,865

Median Disposable Income



\$656,977

Median Home Value



\$129,881

Median Net Worth



5,528

Households

Location

Distance

I-5 Freeway

1 minute

Fred Meyer

1 minute

Nyberg Woods

2 minutes

Tualatin Lake of the Commons

2 minutes

Starbucks

3 minutes

Providence Bridgeport Health Center

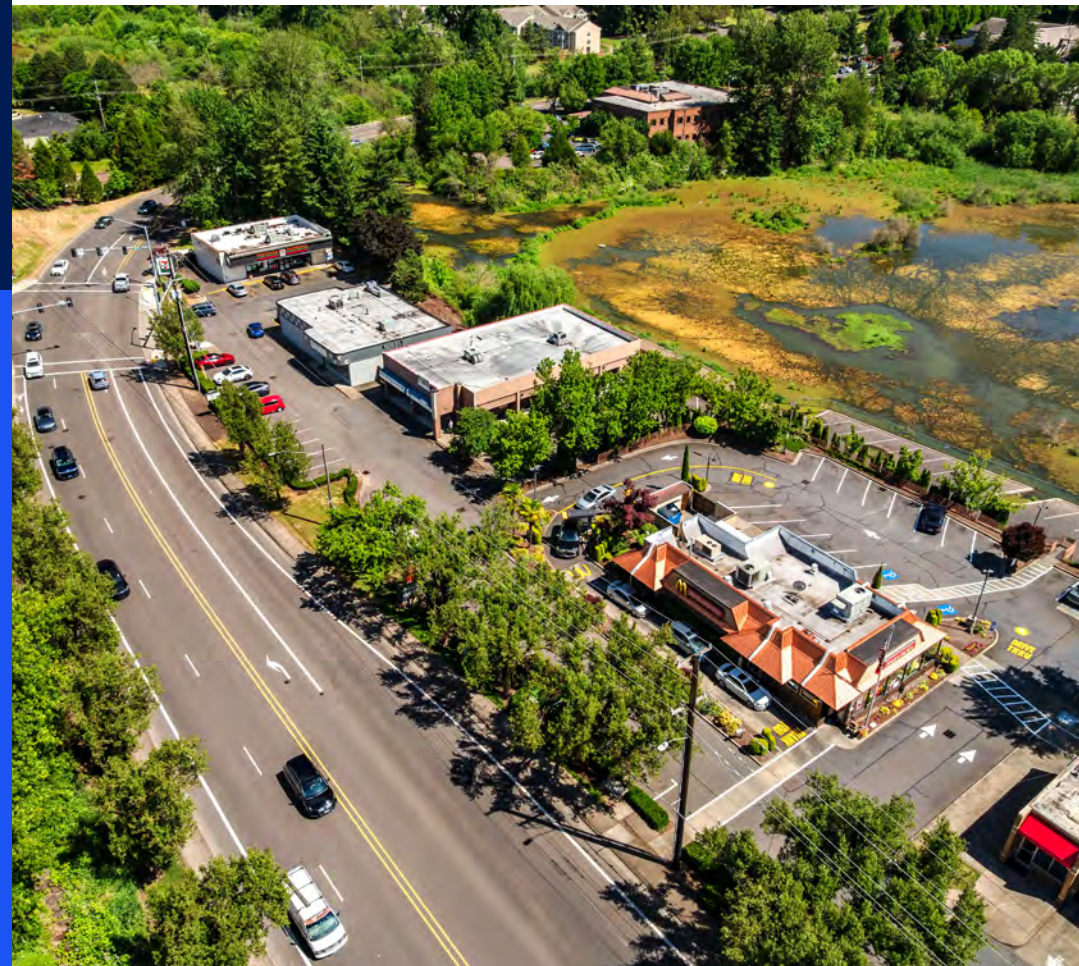
4 minutes

Legacy Meridian

4 minutes

Bridgeport Village

6 minutes



Nyberg Retail Center | Nearby Amenities

- -SHOPPING CENTER-
- Retail
- Restaurants
- Local Favorites
- Grocery
- Bank

TUALATIN LAKE OF THE COMMONS

Bridal Exclusives
Hair Tactics Salon
Pacific Dental
Tualatin Shoe Repair
Wells Fargo Bank
The Flowering Jade
NW Lash Lair
Citizens Bank
Custom Decorators
Rivermark CCU
Re:define Fitness Co
KeyBank

Artur Cafe
G-Man Brewery & Bar
New York Rubens
Lee's Kitchen
Rosie's Kitchen
Brix Tavern
Roxy's Island Grill
Mashita Teriyaki
C I Bar & Grill
Tualatin Station
Grab A Gyro
La Barca Guerrero

NYBERG RIVERS

Michaels
Bass Pro Shops
La Fitness
The Good Feet Store
U.S. Bank Branch
Banner Bank
Riverview Bank
Mattress Firm
Batteries Plus
Banfield Pet Hospital

Bud Bay
Home Goods
New Seasons
Dave's Hot Chicken
Firehouse Subs
Red Robin
Vitality Bowls
Wendy's
Tualatin Public Library

NYBERG WOODS

Petsmart
Lane Bryant
Torrid
Old Navy
Ultra Beauty
Bath & Body Works
Road Runner Sports
Mattress World
Boot Barn
Best Buy
Cacique

Cookie Cutters
5.11
Red Sled Market
GNC
Boot Barn
Sunny's Diner
Famous Daves
Five Guys
Starbucks
Panera Bread

HEDGES GREEN

Staples
Cindy's Hallmark
Floor & Decor
fi.d.o
T.J. Maxx
Columbia Bank

USPS
Buffalo Wild Wings
Outback Steak House
Carl's Jr.
Bellagio's Pizza
Big Town Hero

MARTINAZZI SQUARE

Rodda Paint Co
Beauty Barber
Plato's Closet
Opal & Pearl Salon
Tualatin Dental
Tualatin Transmission
Wild Paw Studio
Emergency Vet
The Barbers
Zoom Room
Orangetheory
McDonalds

El Ranchito Alegre
Donut Land
60's Cafe & Diner
Las 4 Lunas
Bushwackers
Pizza Hut
Aloha Grill
Toro Sushi
Taco Bell
Starbucks
Elmer's

NYBERG RETAIL CENTER

Jackson Food Stores
Shell
La-Z-Boy
Luxor Nails & Spa
Kelly Services
Meyer Martial Arts
The Pridelful Pup
Tualatin Gas & Food

Valvoline
Willamette Valley
Animal Hospital
7-Eleven
Domino's Pizza
Baquette Bros

Fred Meyer
Dentists of Tualatin
Great Clips
Mama's Teriyaki
Jack in the Box

Jersey Mike's
Cold Stone Creamery
Pelines Tequila
La Sean Vietnamese



Accelerating success.

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