

PRIME RETAIL OPPORTUNITIES

NYBERG RETAIL CENTER

TUALATIN NEIGHBORHOOD CENTER



FOR LEASE ➤ TUALATIN, OR



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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503.274.0211
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NYBERG RETAIL CENTER AVAILABLE SPACE

ADDRESS

6700 SW Nyberg Street | Tualatin, OR
7002-7080 SW Nyberg Street | Tualatin, OR

HIGHLIGHTS

Nyberg Retail Center is a multi-tenant neighborhood retail center in Tualatin with adjacent access to Interstate 5 and nearby Interstate 205. Area retailers include Fred Meyer, New Seasons, Cabela's, Best Buy, Meridian Park Hospital, and much more. Perfect opportunity for service retailers looking for an affordable location in a second generation space with high visibility and ample off-street parking. This center is home to approximately 30,000 SF of national, regional and local retailers including McDonald's, Valvoline, Domino's Pizza, Luxor Nails and Spa, includes over 140 off-street non-exclusive parking spaces and new pylon signage fronting Nyberg Street. The center was recently upgraded in 2020 and is providing aggressive incentives and allowances to incoming tenants.

TRAFFIC COUNTS

SW Nyberg St – 19,371 ADT ('25)
I-5 & SW Nyberg St – 26,563 ADT ('25)
I-5 – 150,950 ADT ('25)

6700 SW Nyberg Street:

- 3,200 SF – Available now!
 - » Free-standing building including 3,200 SF of ground floor space, plus outdoor enclosed areas and off-street dedicated free parking.
 - » Great visibility and exposure to Nyberg Street and access to I-5.
 - » \$22.00 PSF/YR plus NNN. Landlord will provide tenant improvement monies and other concessions for qualified tenants.

7002 SW Nyberg Street:

- 3,583 SF (divisible), open floor plan, high ceilings and great natural light. TI funds available for qualified tenant.
 - » Available now!
 - » \$22/SF NNN

7012 SW Nyberg Street:

- 945 SF 2nd generation insurance office with two private offices, kitchenette and open front area - ideal for service retail or office use.
 - » Available now!
 - » \$25/SF NNN

7050-7052 SW Nyberg Street

- 2,600 SF of 2nd generation office space with privates/ conference room and break room.
 - » Available now!
 - » \$18/SF NNN

*SF are approximate



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6700 SW NYBERG ST
EXCLUSIVE EXTERIOR SPACE
(LOCATED AT REAR OF BUILDING)

NYBERG RETAIL CENTER
6700 SW NYBERG ST
TUALATIN, OR



NYBERG RETAIL CENTER
7002-7080 SW NYBERG ST
TUALATIN, OR

IMAGES



NYBERG RETAIL CENTER

SW NYBERG STREET

TUALATIN, OR



NYBERG RETAIL CENTER

SW NYBERG STREET

TUALATIN, OR

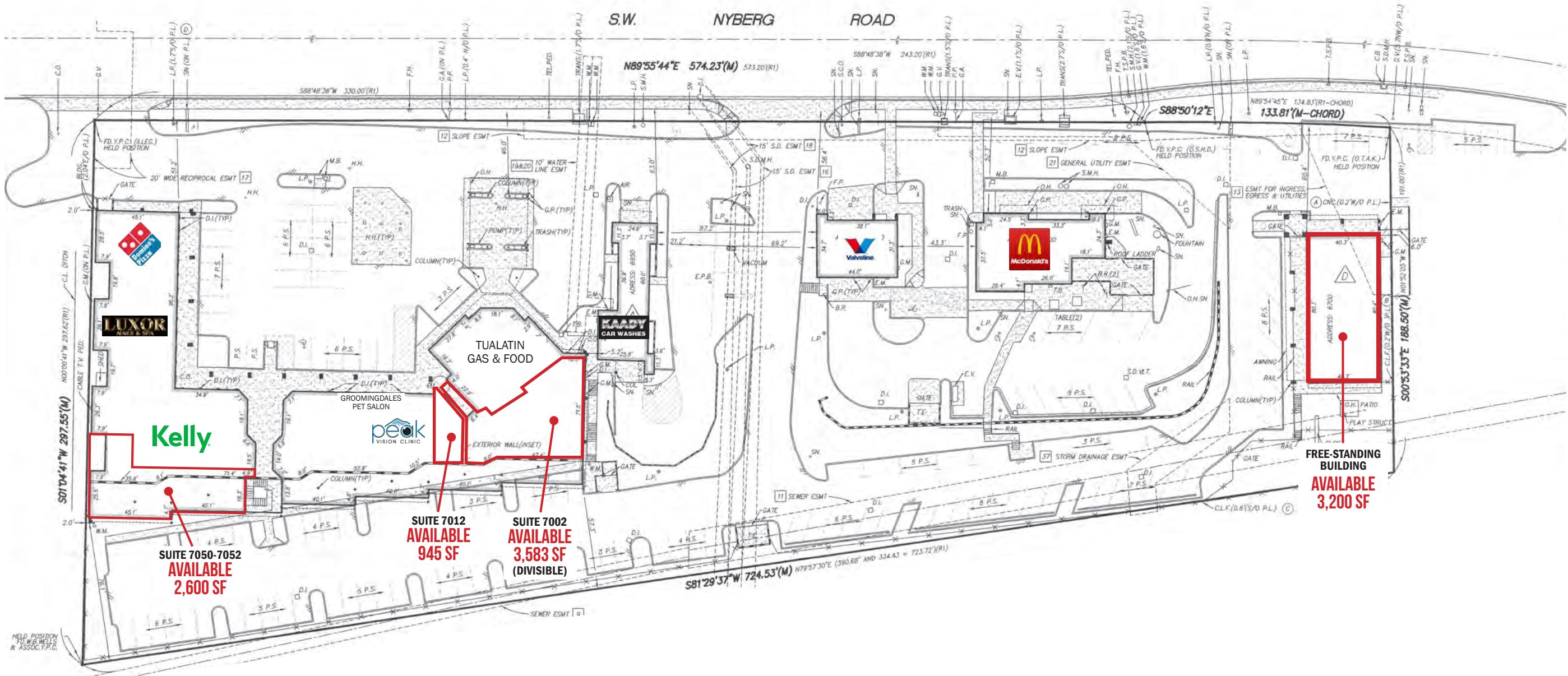


NYBERG RETAIL CENTER

SW NYBERG STREET

TUALATIN, OR

OVERALL SITE PLAN



TRAFFIC COUNTS

SW Nyberg St - 19,371 ADT ('25)
Interstate 5 - 150,950 ADT ('25)

*FOR ILLUSTRATIVE PURPOSES ONLY

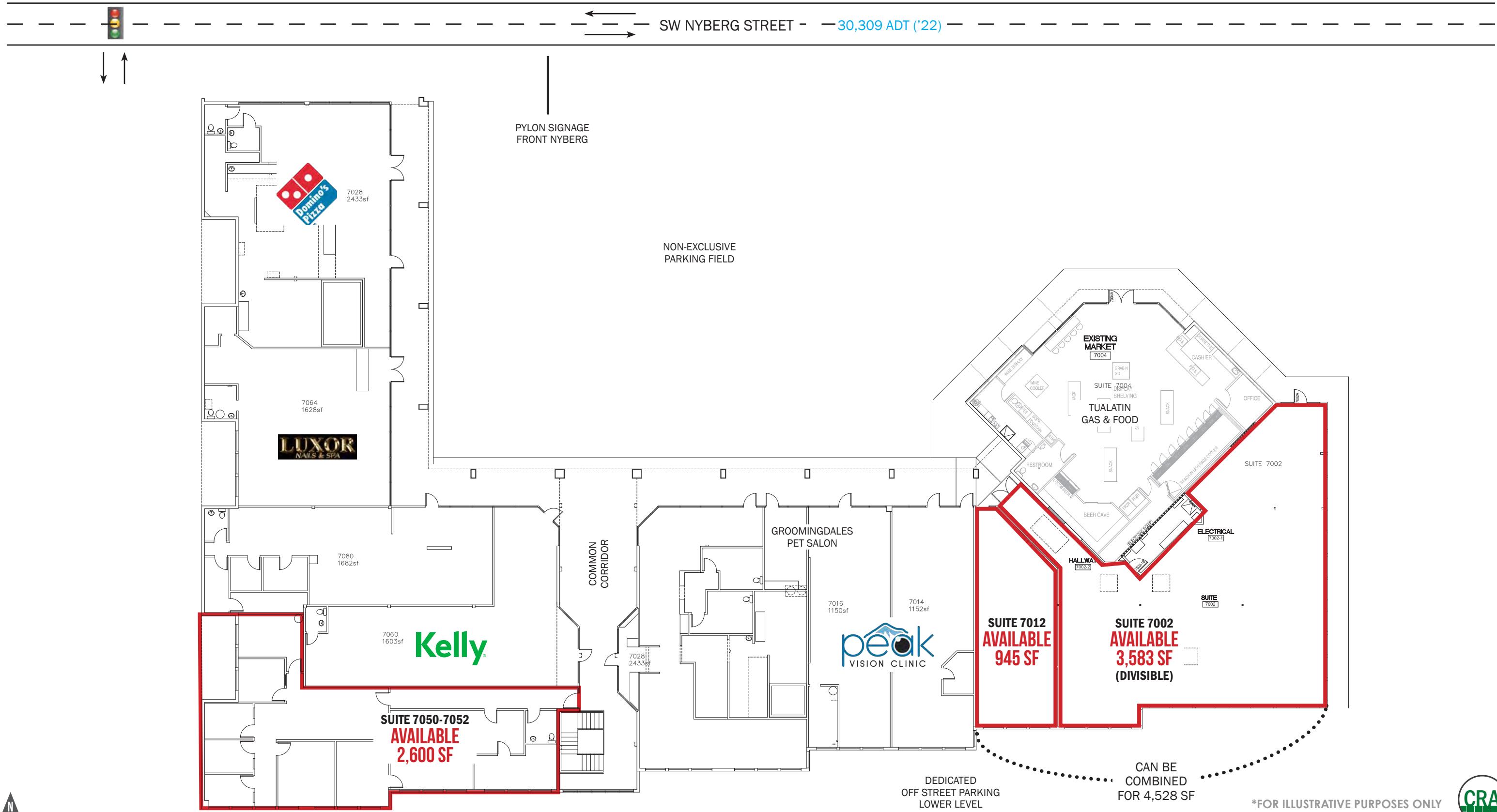


NYBERG RETAIL CENTER

SW NYBERG STREET

TUALATIN, OR

CENTER SITE PLAN

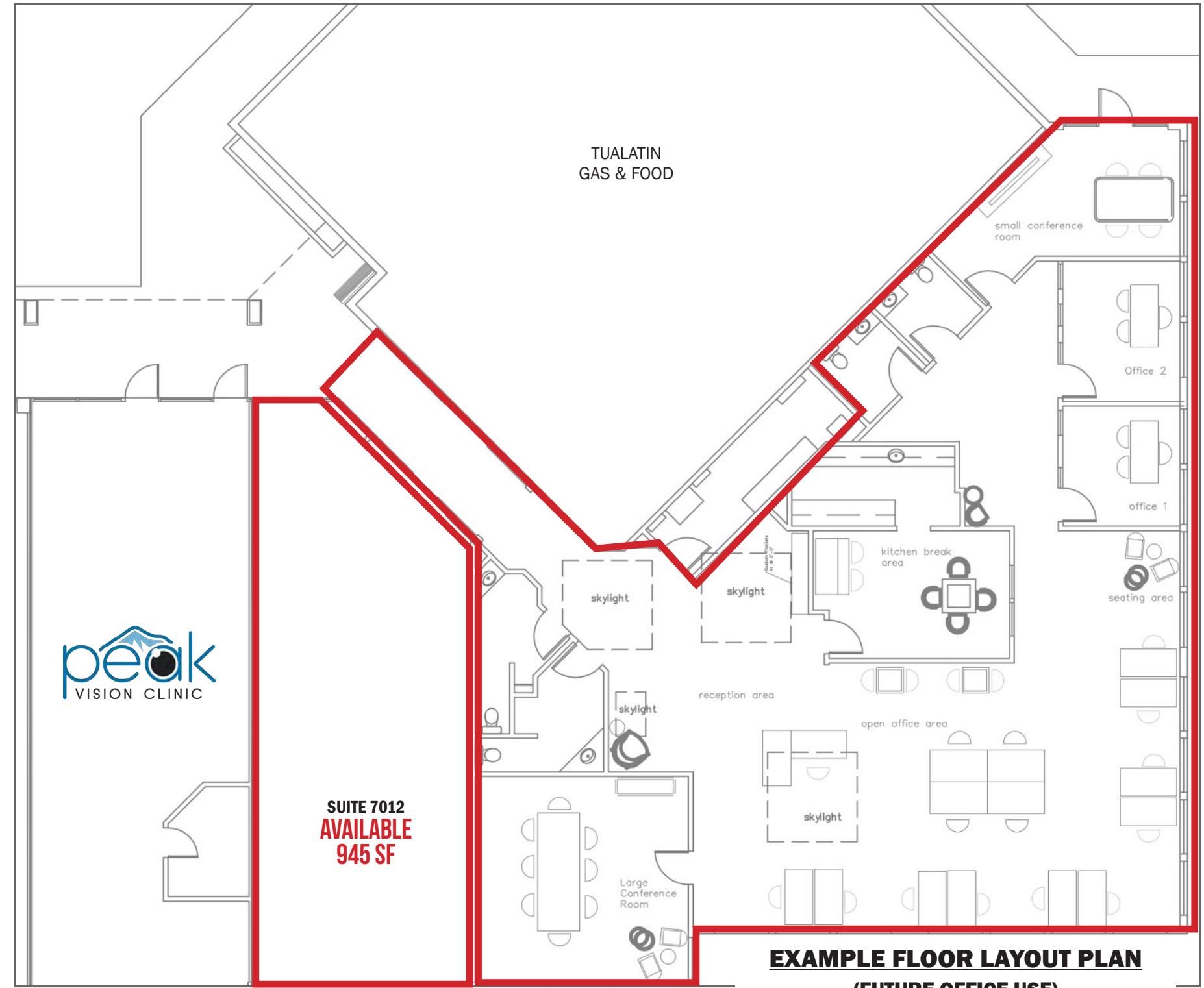


NYBERG RETAIL CENTER
SW NYBERG STREET
TUALATIN, OR

UNIT 7002 FLOOR PLAN
OFFICE OPTION



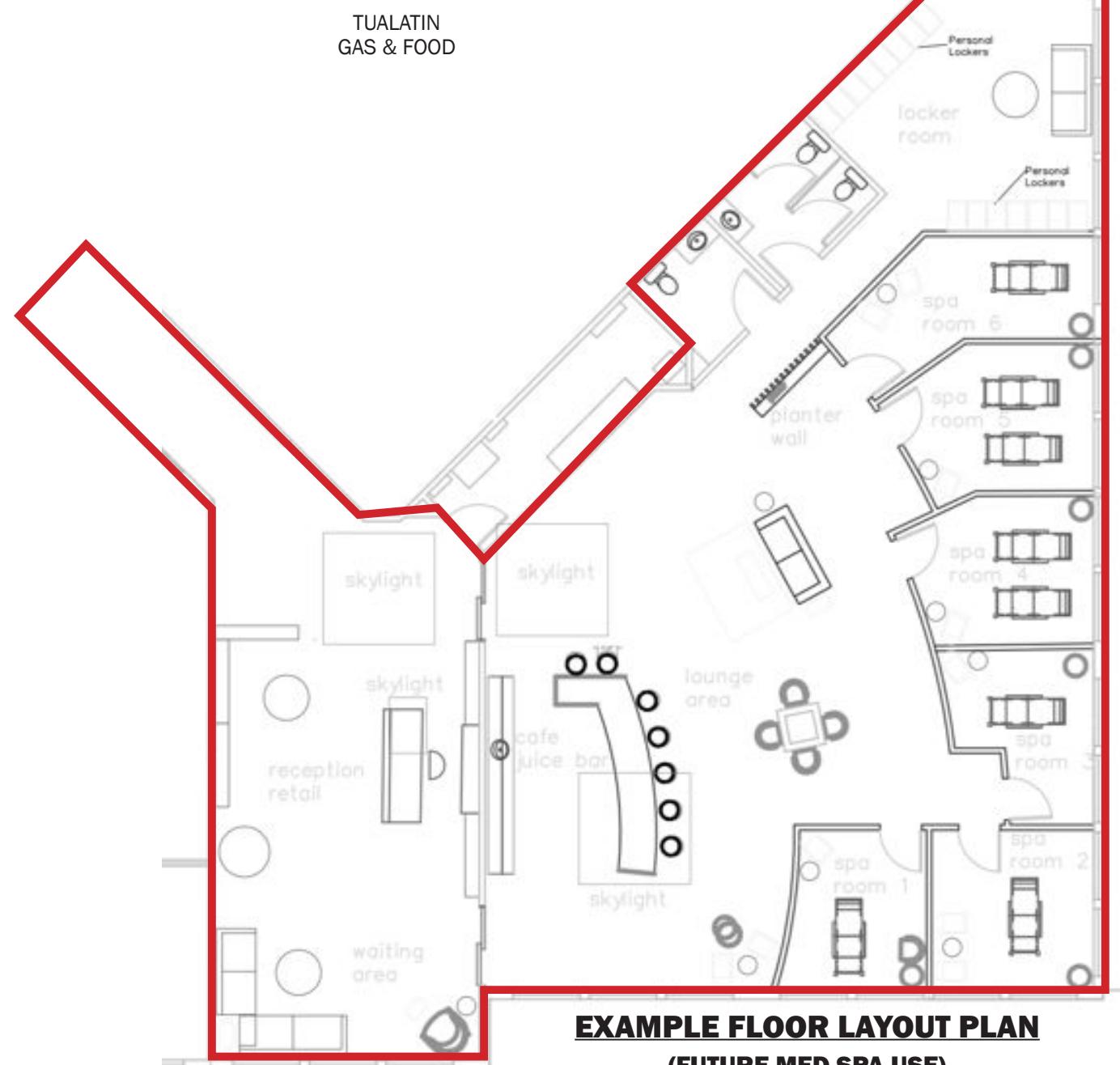
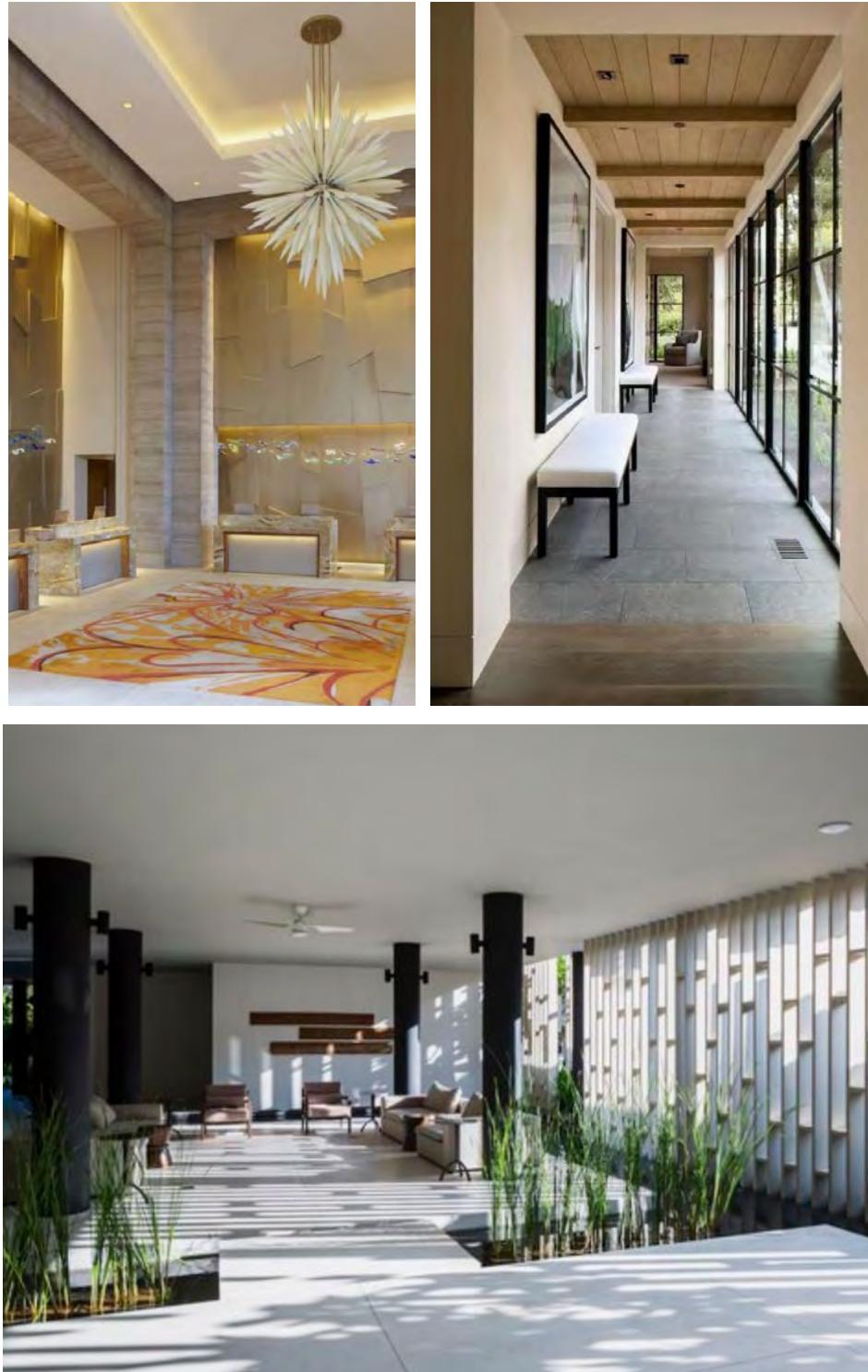
INSPIRATIONAL IMAGERY RENDERINGS



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NYBERG RETAIL CENTER
SW NYBERG STREET
TUALATIN, OR

UNIT 7002 FLOOR PLAN
MED SPA OPTION



INSPIRATIONAL IMAGERY RENDERINGS

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NYBERG RETAIL CENTER

SW NYBERG STREET

DEMOGRAPHIC SUMMARY

TUALATIN, OR

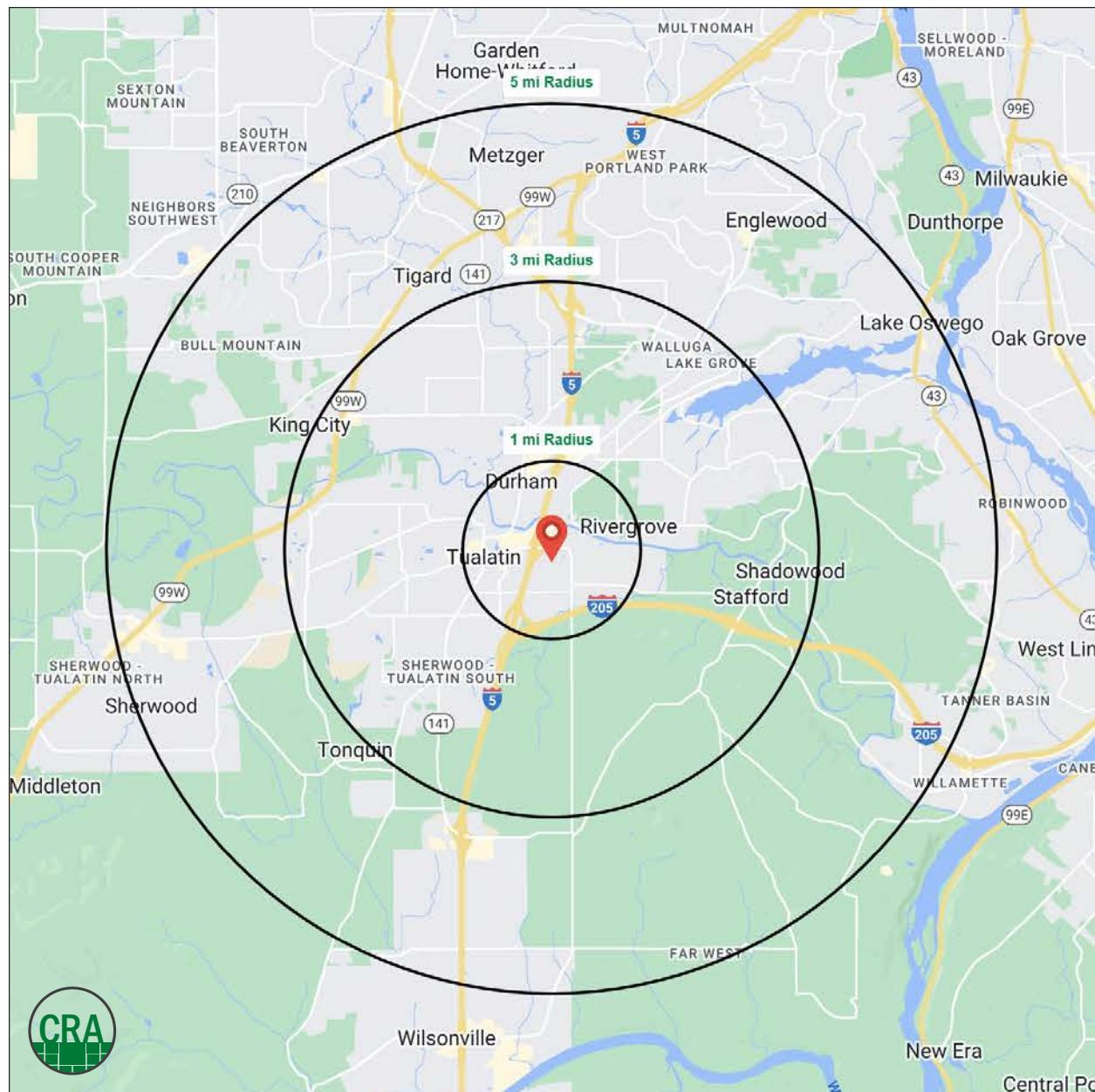
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	12,699	68,458	187,454
Estimated Households	5,456	28,598	77,279
Average HH Income	\$128,428	\$165,786	\$164,163
Median Home Value	\$621,525	\$696,716	\$694,153
Daytime Demographics 16+	13,210	75,506	174,123
Some College or Higher	75%	81.2%	82.5%

36.6

Median Age
1 MILE RADIUS

\$621,525

Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



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NORTHWEST LLC

Lat/Lon: 45.3823/-122.7459

Nyberg Retail Center Tualatin, OR 97062	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	12,699	68,458	187,454
2029 Projected Population	13,115	67,936	185,221
2020 Census Population	12,603	68,829	187,876
2010 Census Population	11,095	63,373	170,441
Projected Annual Growth 2024 to 2029	0.7%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	1.0%	0.6%	0.7%
2024 Median Age	36.6	42.0	42.2
Households			
2024 Estimated Households	5,456	28,598	77,279
2029 Projected Households	5,727	28,751	77,257
2020 Census Households	5,076	27,597	74,768
2010 Census Households	4,407	25,620	68,578
Projected Annual Growth 2024 to 2029	1.0%	0.1%	-
Historical Annual Growth 2010 to 2024	1.7%	0.8%	0.9%
Race and Ethnicity			
2024 Estimated White	69.1%	75.6%	75.8%
2024 Estimated Black or African American	2.4%	1.8%	2.2%
2024 Estimated Asian or Pacific Islander	7.8%	8.1%	8.7%
2024 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
2024 Estimated Other Races	20.0%	13.9%	12.8%
2024 Estimated Hispanic	21.2%	14.0%	12.6%
Income			
2024 Estimated Average Household Income	\$128,428	\$165,786	\$164,163
2024 Estimated Median Household Income	\$100,736	\$124,939	\$122,017
2024 Estimated Per Capita Income	\$55,208	\$69,329	\$67,758
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.6%	2.5%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	3.1%	2.0%	2.1%
2024 Estimated High School Graduate	18.4%	14.3%	13.6%
2024 Estimated Some College	19.9%	18.9%	18.8%
2024 Estimated Associates Degree Only	8.0%	7.4%	7.7%
2024 Estimated Bachelors Degree Only	28.8%	34.1%	35.0%
2024 Estimated Graduate Degree	18.2%	20.8%	21.0%
Business			
2024 Estimated Total Businesses	1,194	6,405	14,433
2024 Estimated Total Employees	10,124	54,560	115,641
2024 Estimated Employee Population per Business	8.5	8.5	8.0
2024 Estimated Residential Population per Business	10.6	10.7	13.0

For more information, please contact:

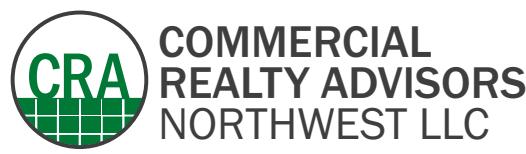
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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



Licensed brokers in Oregon & Washington

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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.