



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	2,255 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

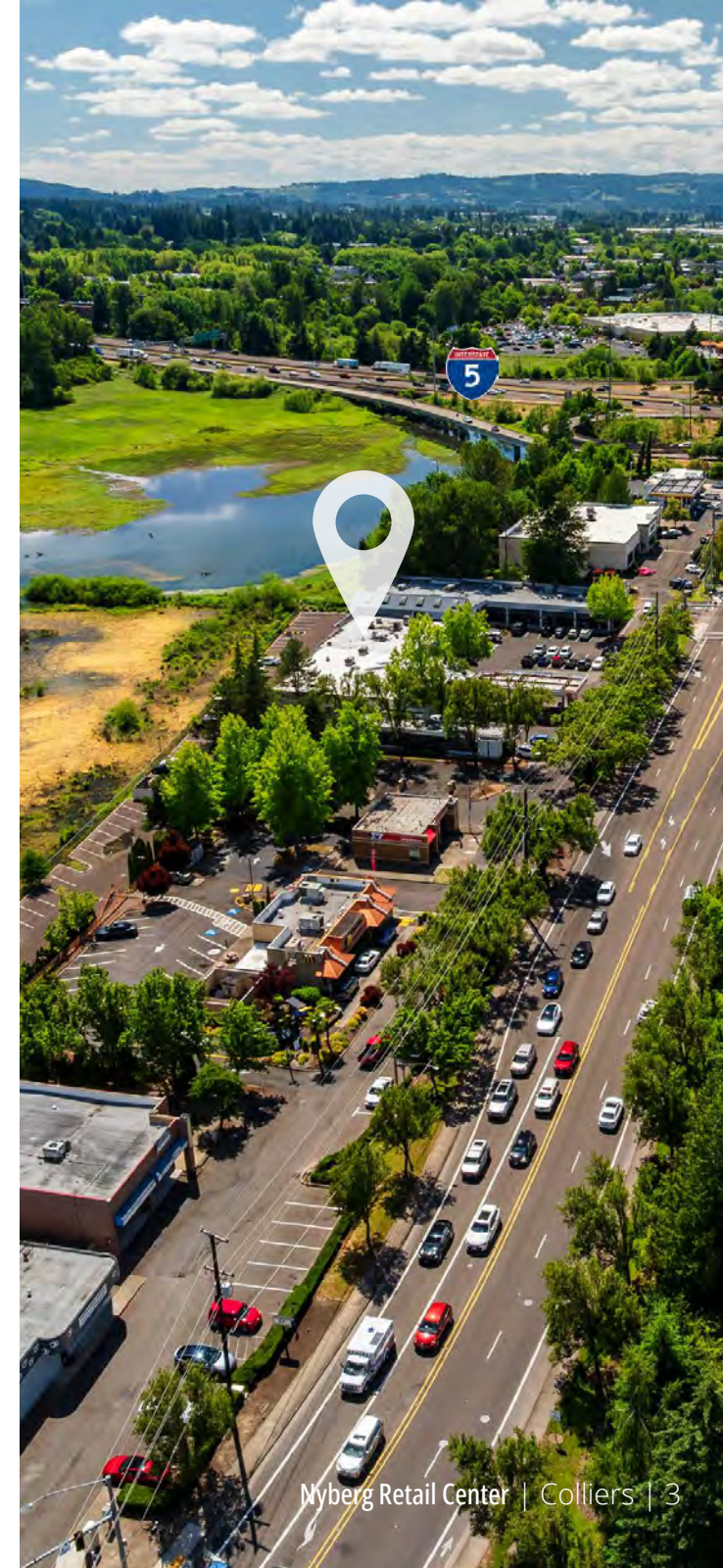
Prominent pylon signage available on Nyberg Street

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

2,255 SF



Positioned for restaurant, bank & drive-through uses.

Nyberg Retail Center | 6700

3,200 SF

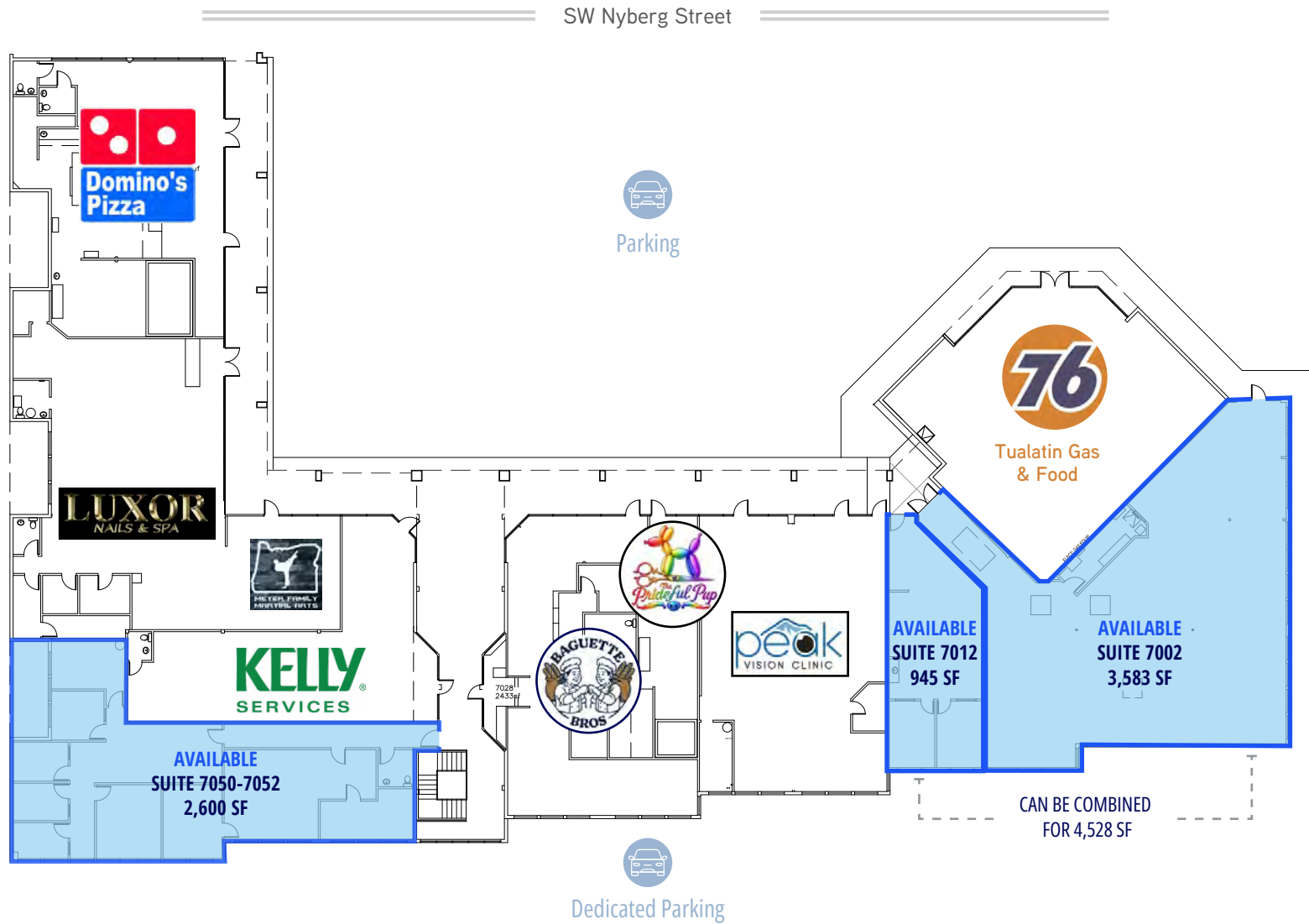


Your Sign Here

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

Nyberg Retail Center | 7000 Site Plan

945 - 3,583 SF



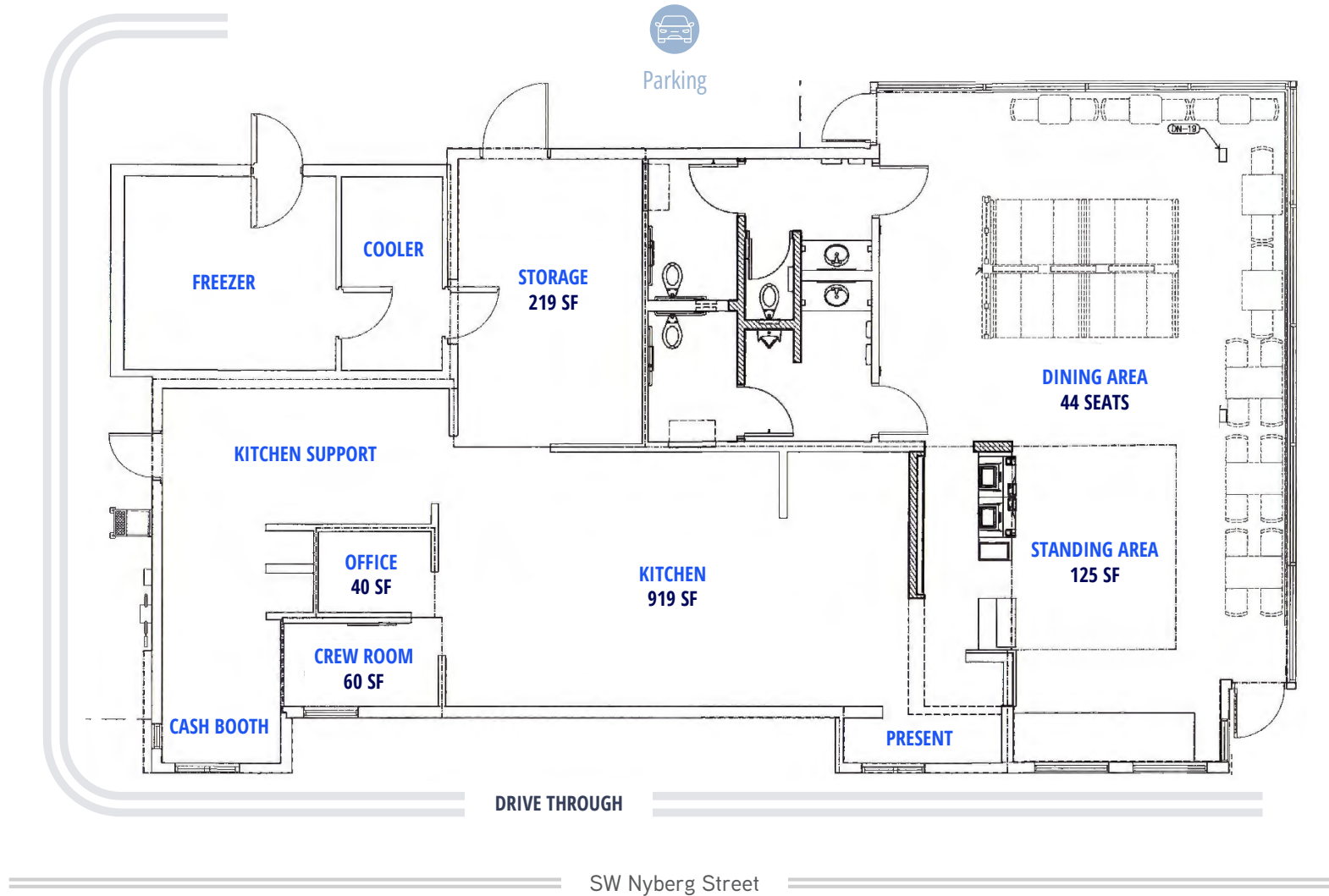
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Nyberg Retail Center | 6800 Site Plan

2,255 SF



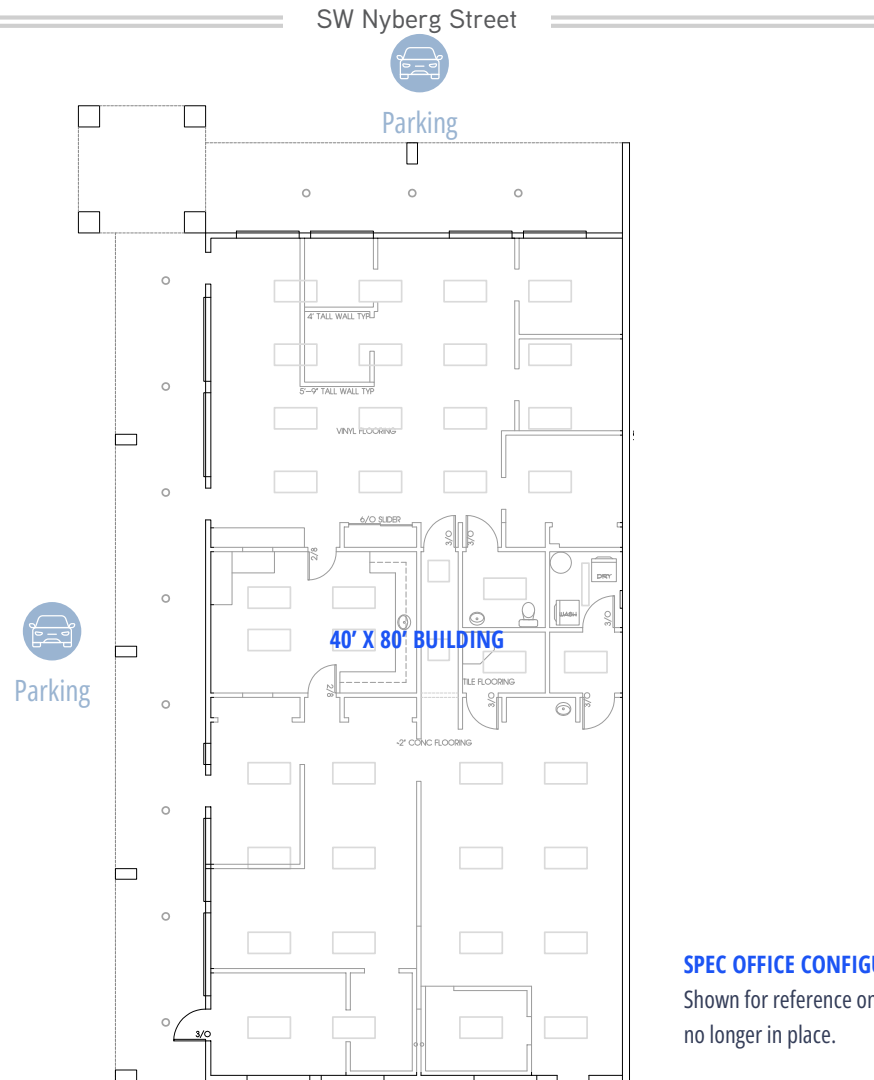
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Nyberg Retail Center | 6700 Site Plan

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

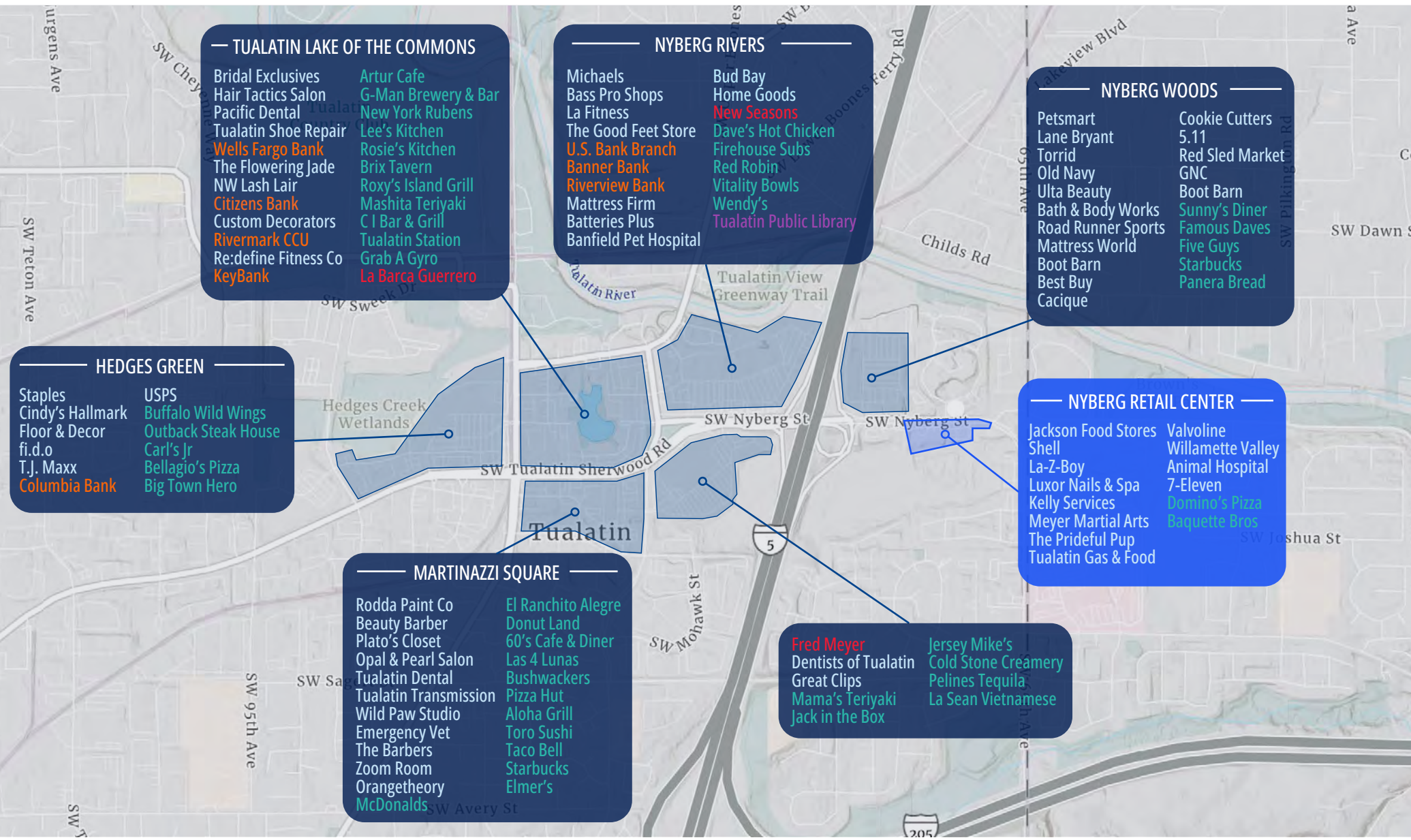
Distance

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
 - Ulta 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 Prideful 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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