

For Lease

NYBERG RETAIL CENTER

Prime Retail & Service Opportunities

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2,671 SF - 3,583 SF Available
Signage Available | I-5 Visibility
Call for pricing


30,413 ADT
19,425 ADT
SW Nyberg St
Nyberg Ln
6800
6700
7000
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 70[illegible]2 LEASED
7000	945 SF	Suite 70[illegible] LEASED
7000	3,583 SF	

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

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







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

Nyberg Retail Center | 7000 Site Plan

3,583 SF



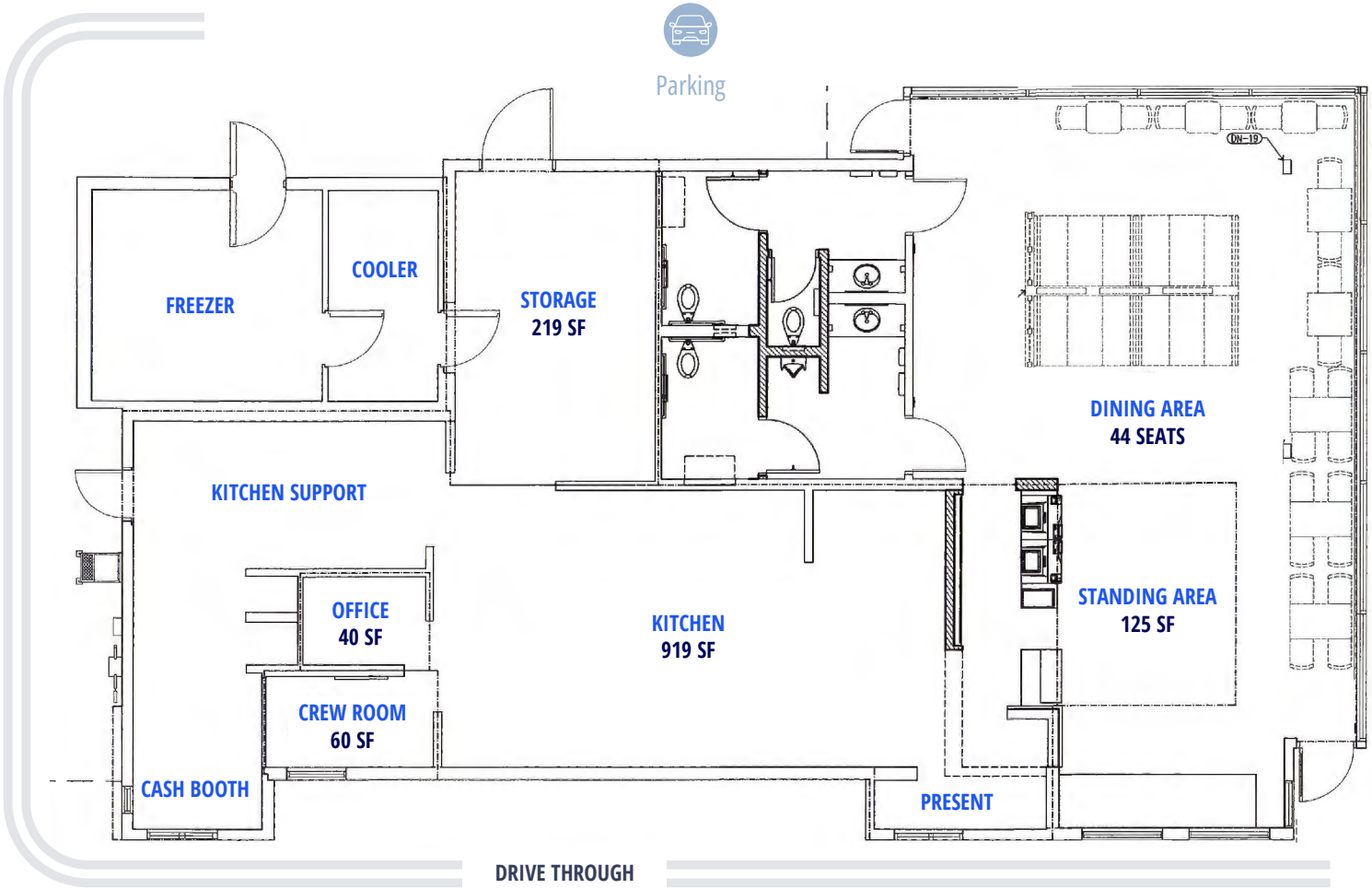
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Nyberg Retail Center | 6800 Site Plan

2,671 SF



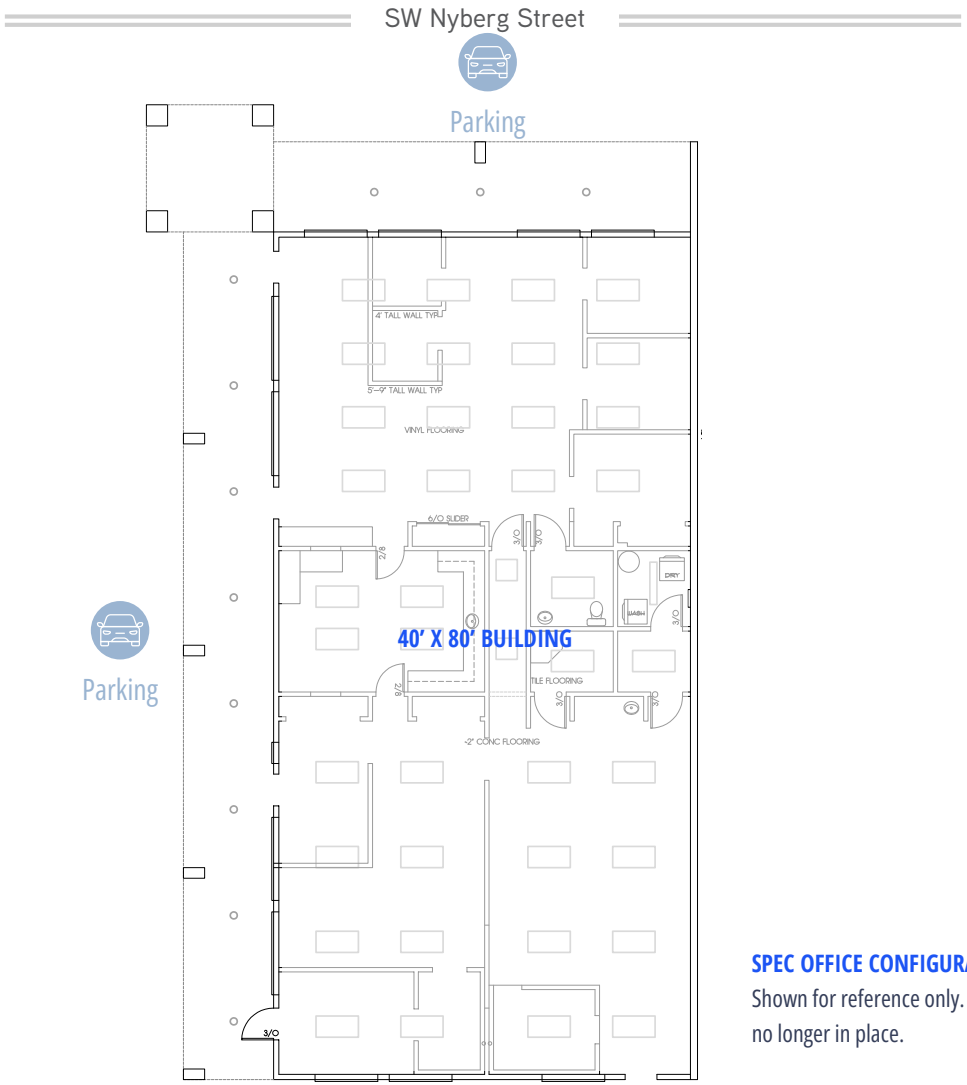
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Nyberg Retail Center | 6700 Site Plan

3,200 SF



SPEC OFFICE CONFIGURATION

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

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Colliers

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

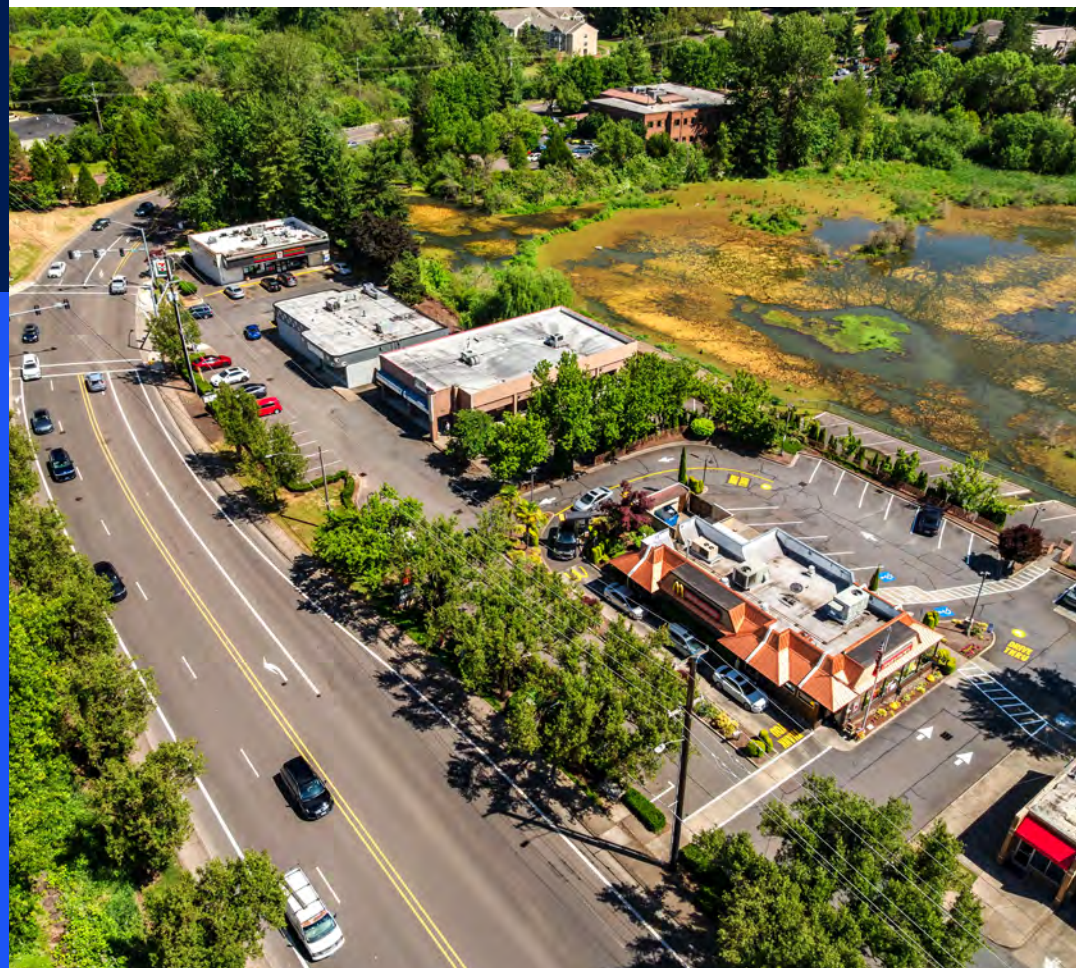
$77,865
Median Disposable Income

$656,977
Median Home Value

$129,881
Median Net Worth

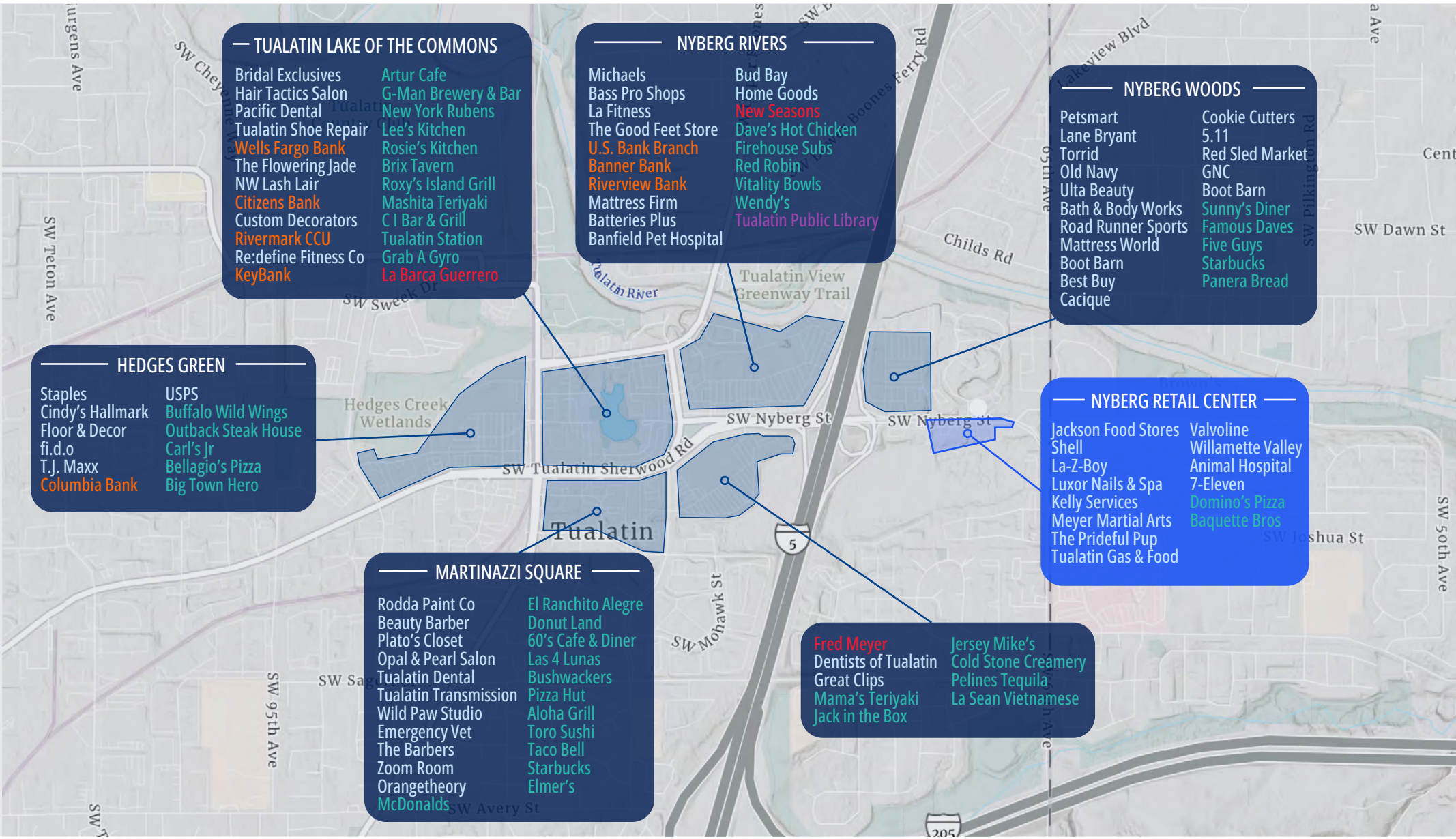
5,528
Households

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





Colliers

Accelerating success.

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