

# PRIME RETAIL OPPORTUNITIES

# NYBERG RETAIL CENTER

## TUALATIN NEIGHBORHOOD CENTER



### ADDRESS

7002-7080 SW Nyberg Street | Tualatin, OR

### AVAILABLE SPACE

- 935 SF
  - 1,348 SF
  - 1,062 SF
  - 3,213 SF
- CAN BE COMBINED FOR 2,283 SF
- CAN BE COMBINED FOR 4,275 SF  
DO NOT DISTURB TENANT

### RENTAL RATE

\$22.00-28.00 PSF/YR/NNN.

### TRAFFIC COUNTS

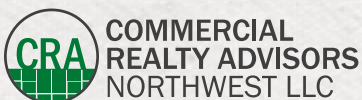
SW Nyberg St – 30,309 ADT ('22)

Interstate 5 – 144,048 ADT ('22)

### 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.



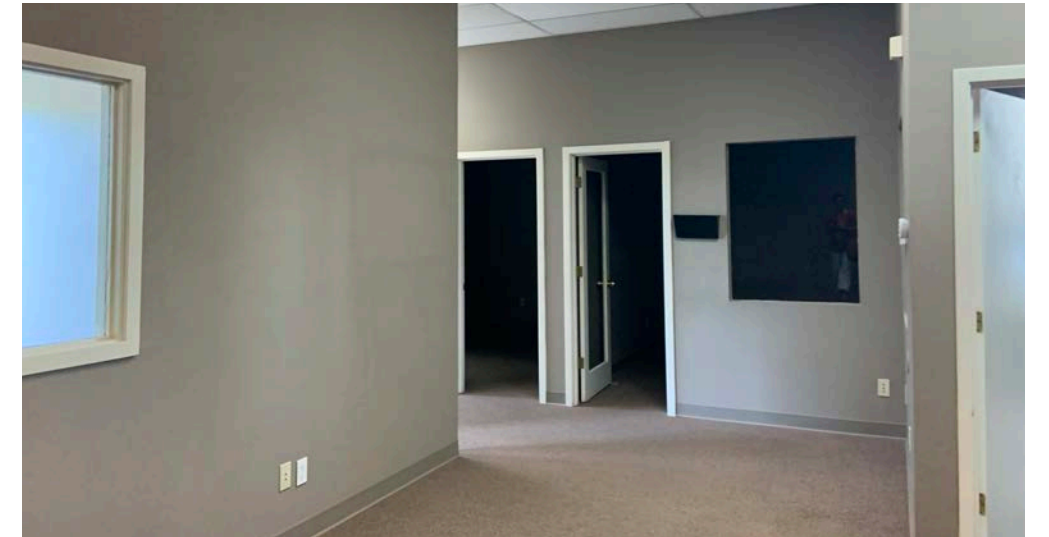
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**NYBERG RETAIL CENTER**  
**7002-7080 SW NYBERG ST**  
TUALATIN, OR

**IMAGES**





# NYBERG RETAIL CENTER 7002-7080 SW NYBERG ST

TUALATIN, OR



SW Bonita Rd  
SW Bonita Rd  
SW Bonita Rd  
Bonita Rd

141

SW 72nd Ave

TRADER JOE'S

Office DEPOT

UMPOVA FARM

Starbucks

GOLD CYCLE

COURTYARD

MILLER PAINT CO.

SUBWAY

HERITAGE BANK

SW Durham Rd

DURHAM ELEMENTARY SCHOOL

20,047 ADT (22) SW Durham Rd

TIGARD HIGH SCHOOL 1,752 STUDENTS

171,094 ADT (22)

27,154 ADT (22)

18,972 ADT (22)

MERIDIAN SQUARE

DICK'S SPORTING GOODS

CARÉ VUMMI

SUBWAY

SUSHI HANA

ZOOM+care

FedEx

THE POINTE AT BRIDGEPORT

MOD

JIMMY JOHN'S

JARED

QDOBA

verizon

WHOLE FOODS

KREI

BURGER KING

Walgreens

TACO BELL

Starbucks

el FITNESS

BRIDGEPORT VILLAGE

Apple

GAP

JOE'S

ANTHROPOLOGIE

URBAN OUTFITTERS

Crate&Barrel

REGAL

SEPHORA

PF CHANG'S

BARNES & NOBLE

California Pizza Kitchen

The Container Store

NYBERG RIVERS

NEW SEASONS MARKET

Cabela's

Michaels

HomeGoods

USbank

FIREHOUSE SUBS

BANK OF WEST

Riverview COMMUNITY BANK

BANNER BANK

RED ROBIN

Banfield PET HOSPITAL

LAIFITNESS

MUDBAY

petco

OUTBACK

Staples

WILD WINGS

TJ-maxx

KeyBank

UMPOVA FARM

WELLS FARGO

Rivermark

32,052 ADT (22)

CHASE

Dutch Bros

MURPHY'S

McDonald's

Pizza Hut

36,133 ADT (22)

SUBWAY

Starbucks

TACO BELL

Rodda PAINT

Fred Meyer

Jack in the Box

COLD STONE

Jockey Malt Shop

SITE

KAADY CAR WASHES

McDonald's

7-ELEVEN

20,141 ADT (22)

12,859 ADT (22)

162,503 ADT (22)

SW 65th Ave

NYBERG WOODS

ROADRUNNER SPORTS

BEST BUY

FIVE GUYS BURGERS and FRIES

ULTA BEAUTY

Columbia Bank

LANE BRYANT

OLD NAVY

VISIONWORKS

PET SMART

Panera BREAD

Starbucks

Famous Dave's

Jamba Juice

CHIPOTLE

29,356 ADT (22)

30,309 ADT (22)

144,048 ADT (22)

SW 65th Ave

SW Borland Rd

90,299 ADT (22)

War Veterans Mem Fwy

SW Sagert St

SW Sagert St

SW Sagert St

SW 65th Ave

SW Avery St

SW Avery St

141

5

205





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7002-7080 SW NYBERG ST  
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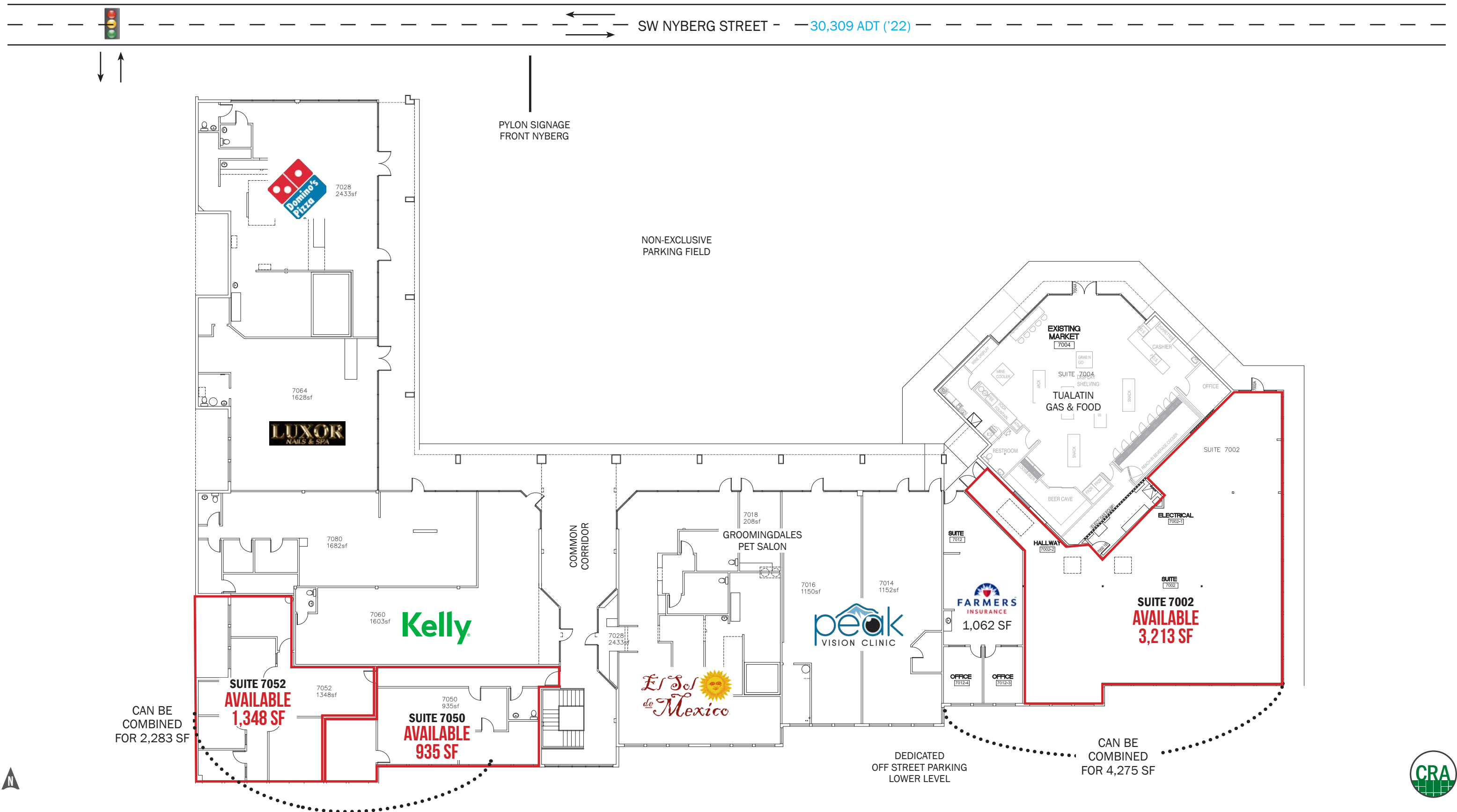




# NYBERG RETAIL CENTER

7002-7080 SW NYBERG ST  
TUALATIN, OR

## CENTER SITE PLAN



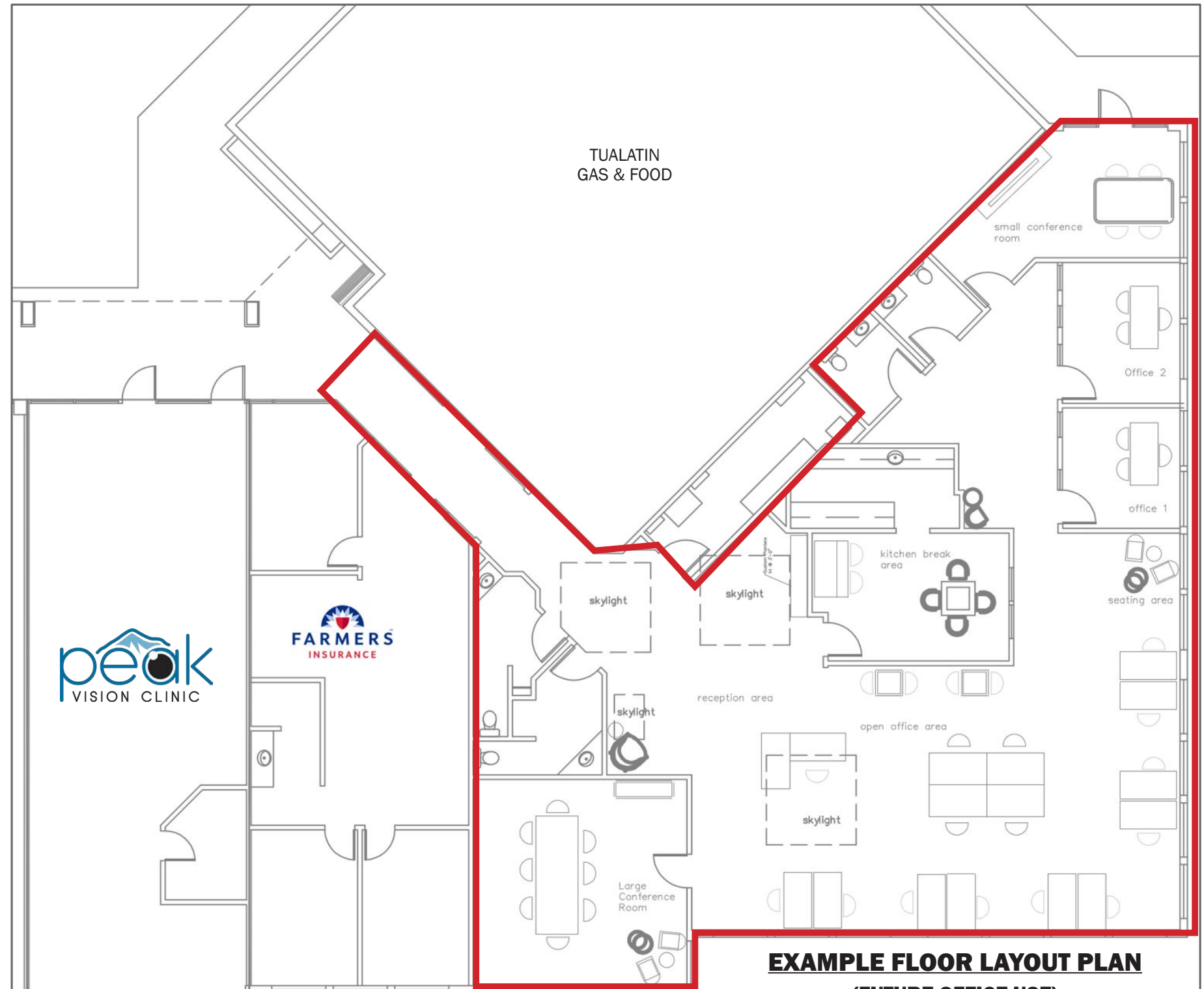


**UNIT 7002 FLOOR PLAN  
OFFICE OPTION**

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



INSPIRATIONAL IMAGERY RENDERINGS



**EXAMPLE FLOOR LAYOUT PLAN  
(FUTURE OFFICE USE)**



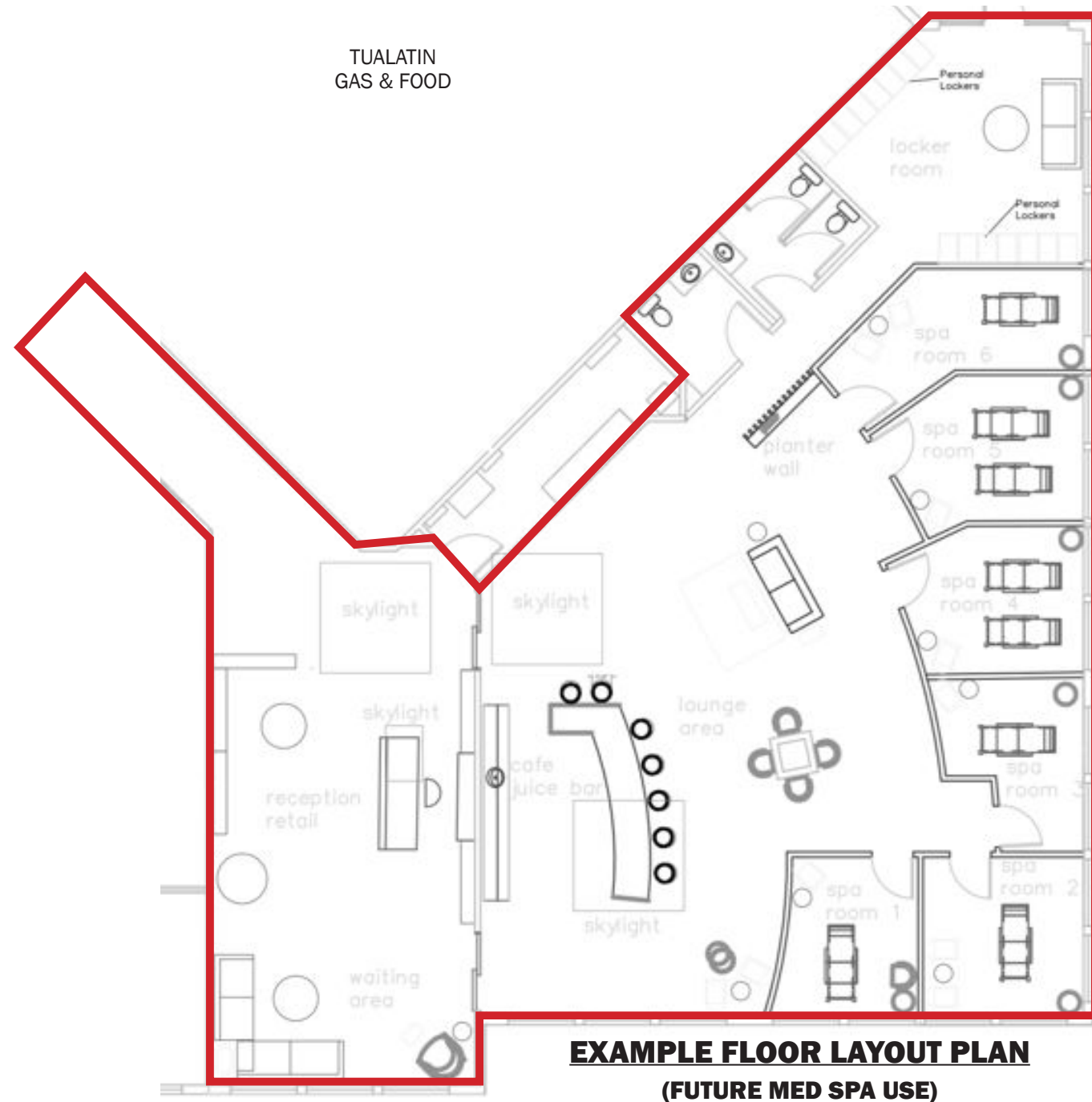


**UNIT 7002 FLOOR PLAN  
MED SPA OPTION**

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



INSPIRATIONAL IMAGERY RENDERINGS





# NYBERG RETAIL CENTER

## 7002-7080 SW NYBERG ST

TUALATIN, OR

### DEMOGRAPHIC SUMMARY

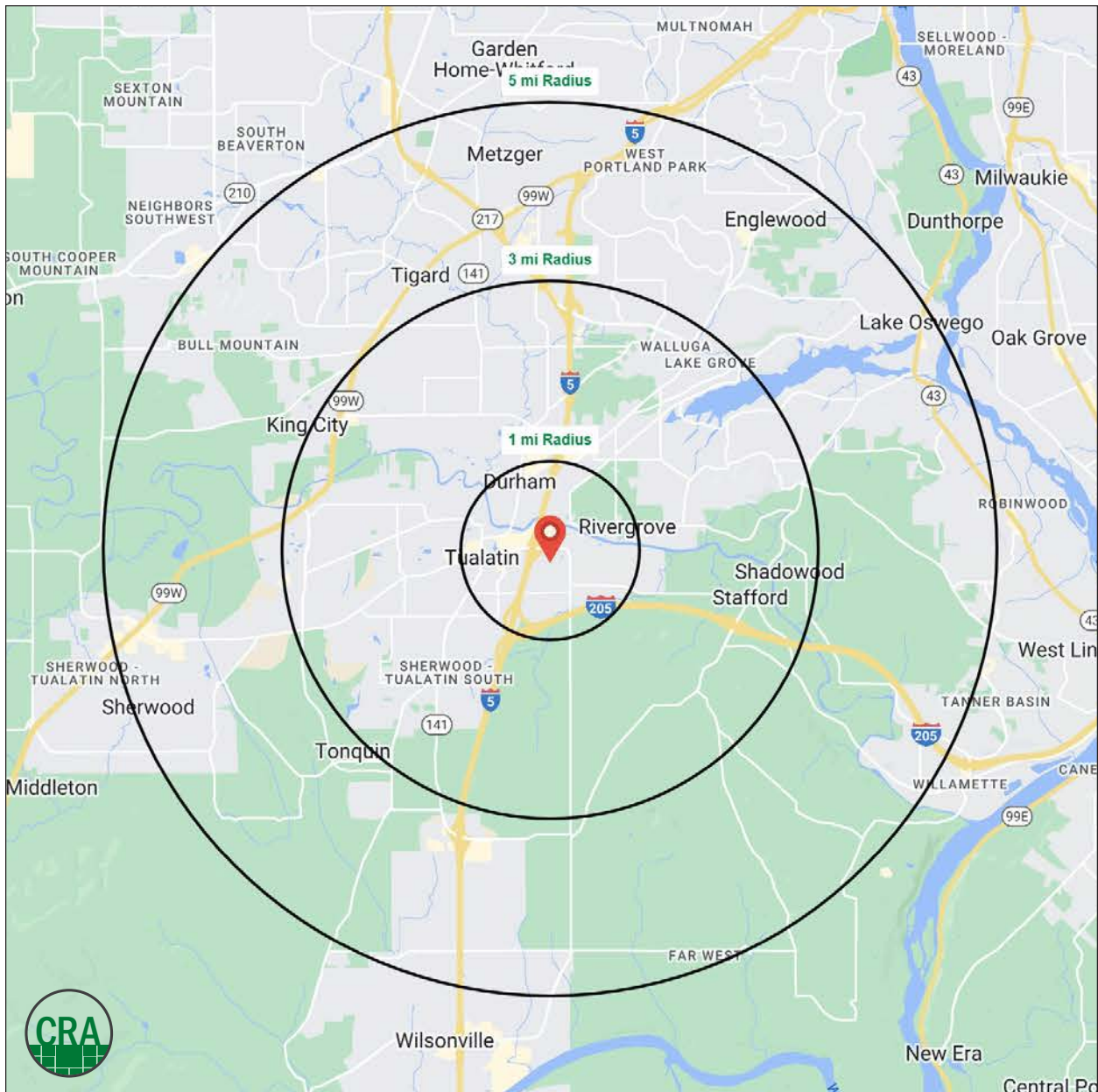
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	12,961	70,526	189,561
Estimated Households	5,396	28,919	76,451
Average HH Income	\$121,708	\$160,128	\$161,504
Median Home Value	\$539,022	\$590,171	\$601,023
Daytime Demographics 16+	14,742	76,234	172,764
Some College or Higher	76.7%	81.8%	82.7%

# 35.6

Median Age  
1 MILE RADIUS

# \$539,022

Median Home Value  
1 MILE RADIUS





## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3822/-122.7481

<b>Nyberg Retail Center</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Tualatin, OR 97062</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2023 Estimated Population	12,961	70,526	189,561
2028 Projected Population	13,199	73,443	196,316
2020 Census Population	12,874	69,943	187,969
2010 Census Population	11,346	64,367	170,184
Projected Annual Growth 2023 to 2028	0.4%	0.8%	0.7%
Historical Annual Growth 2010 to 2023	1.1%	0.7%	0.9%
2023 Median Age	35.6	41.7	41.4
<b>Households</b>			
2023 Estimated Households	5,396	28,919	76,451
2028 Projected Households	5,765	31,681	82,957
2020 Census Households	5,260	28,253	74,829
2010 Census Households	4,565	26,200	68,541
Projected Annual Growth 2023 to 2028	1.4%	1.9%	1.7%
Historical Annual Growth 2010 to 2023	1.4%	0.8%	0.9%
<b>Race and Ethnicity</b>			
2023 Estimated White	70.1%	77.0%	76.6%
2023 Estimated Black or African American	2.0%	1.9%	2.7%
2023 Estimated Asian or Pacific Islander	7.0%	7.2%	7.8%
2023 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.5%
2023 Estimated Other Races	20.2%	13.4%	12.3%
2023 Estimated Hispanic	21.5%	12.9%	11.6%
<b>Income</b>			
2023 Estimated Average Household Income	\$121,708	\$160,128	\$161,504
2023 Estimated Median Household Income	\$102,001	\$120,840	\$119,993
2023 Estimated Per Capita Income	\$50,694	\$65,787	\$65,384
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.9%	2.8%	1.9%
2023 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.0%	2.2%
2023 Estimated High School Graduate	16.3%	13.3%	13.2%
2023 Estimated Some College	22.8%	21.1%	20.3%
2023 Estimated Associates Degree Only	6.8%	7.5%	7.6%
2023 Estimated Bachelors Degree Only	28.4%	32.6%	33.6%
2023 Estimated Graduate Degree	18.6%	20.6%	21.2%
<b>Business</b>			
2023 Estimated Total Businesses	1,336	6,467	14,400
2023 Estimated Total Employees	11,595	55,091	115,579
2023 Estimated Employee Population per Business	8.7	8.5	8.0
2023 Estimated Residential Population per Business	9.7	10.9	13.2

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KNOWLEDGE

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EXPERIENCE



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