

PRIME RETAIL OPPORTUNITIES

# NYBERG RETAIL CENTER

TUALATIN NEIGHBORHOOD CENTER



FOR LEASE ► TUALATIN, OR

**2ND GENERATION  
RESTAURANT  
OPPORTUNITY**



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)  
**Ashley Heichelbech** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)





## 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

#### 7028 SW Nyberg Street:

- 2,449 SF 2nd generation restaurant with type 1 hood and other existing restaurant infrastructure.
  - » Available Now!
  - » \$28/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



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Kathleen Healy** 503.880.3033 | kathleen@cra-nw.com  
**Ashley Heichelbech** 503.490.7212 | ashley@cra-nw.com

**503.274.0211**  
**www.cra-nw.com**



7028 SW NYBERG ST  
2ND GENERATION RESTAURANT

NYBERG RETAIL CENTER  
7028 SW NYBERG ST  
TUALATIN, OR





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

NYBERG RETAIL CENTER  
6700 SW NYBERG ST  
TUALATIN, OR





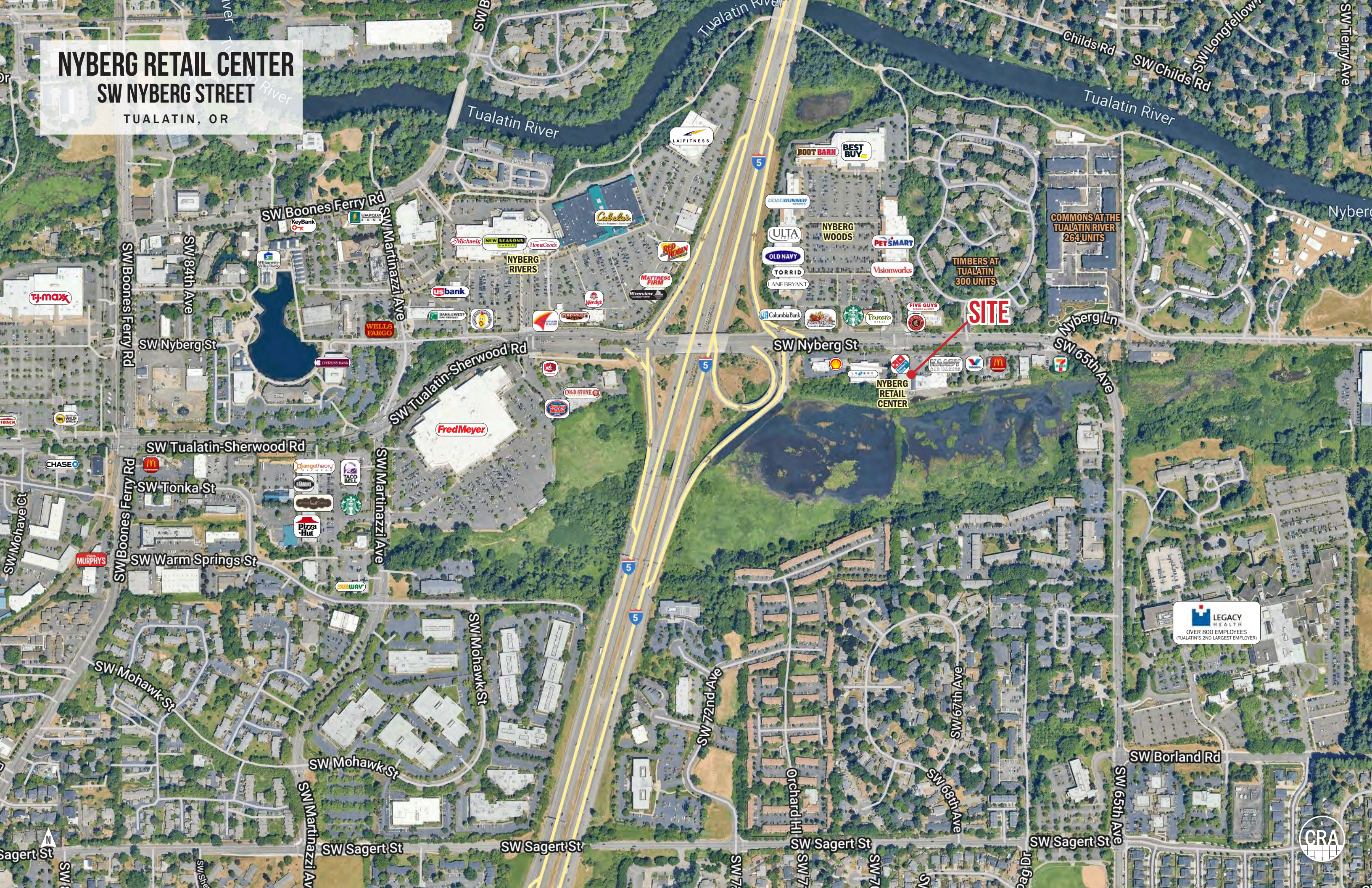








# NYBERG RETAIL CENTER SW NYBERG STREET TUALATIN, OR



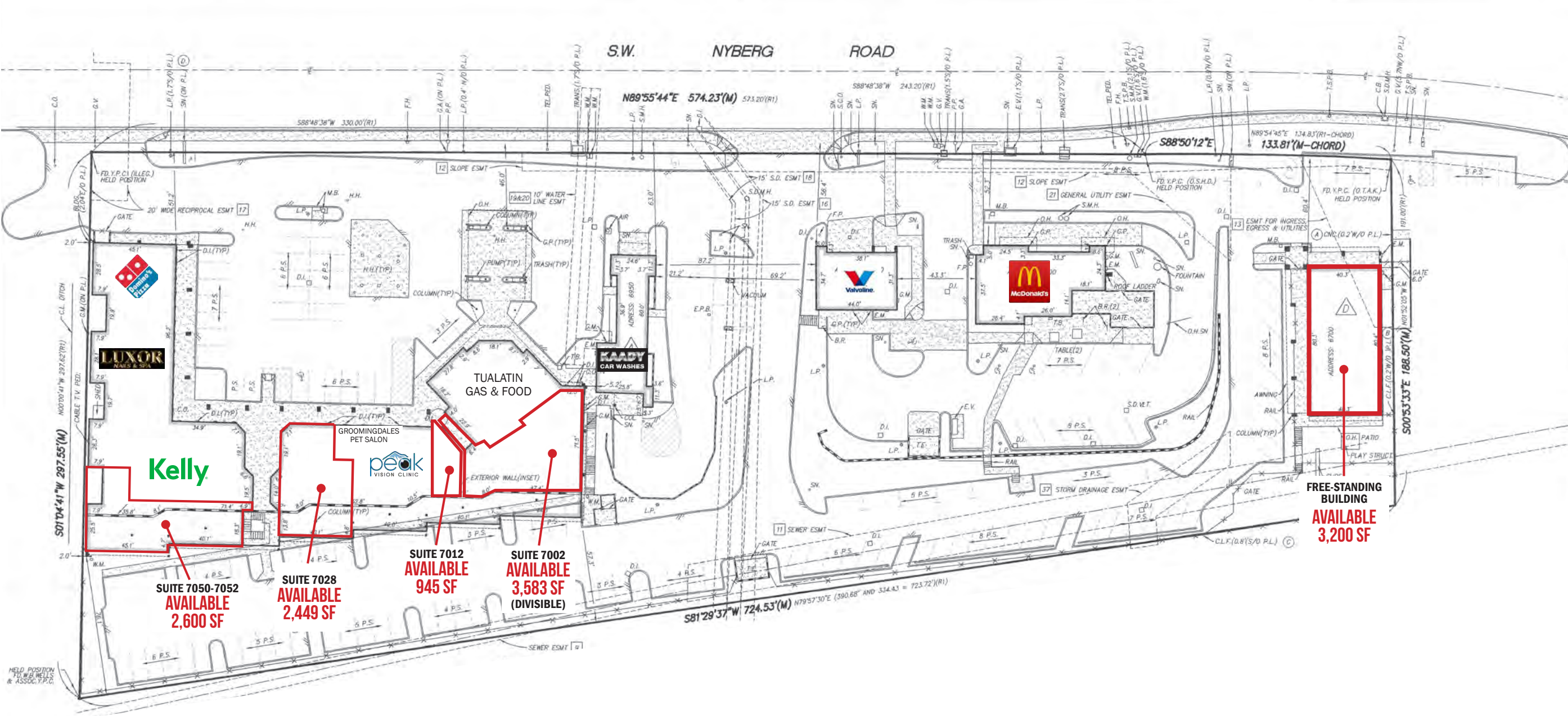
**LEGACY HEALTH**  
OVER 800 EMPLOYEES  
(TUALATIN'S 2ND LARGEST EMPLOYER)





OVERALL SITE PLAN

NYBERG RETAIL CENTER  
SW NYBERG STREET  
TUALATIN, OR



TRAFFIC COUNTS

SW Nyberg St – 30,309 ADT ('22)  
Interstate 5 – 144,048 ADT ('22)

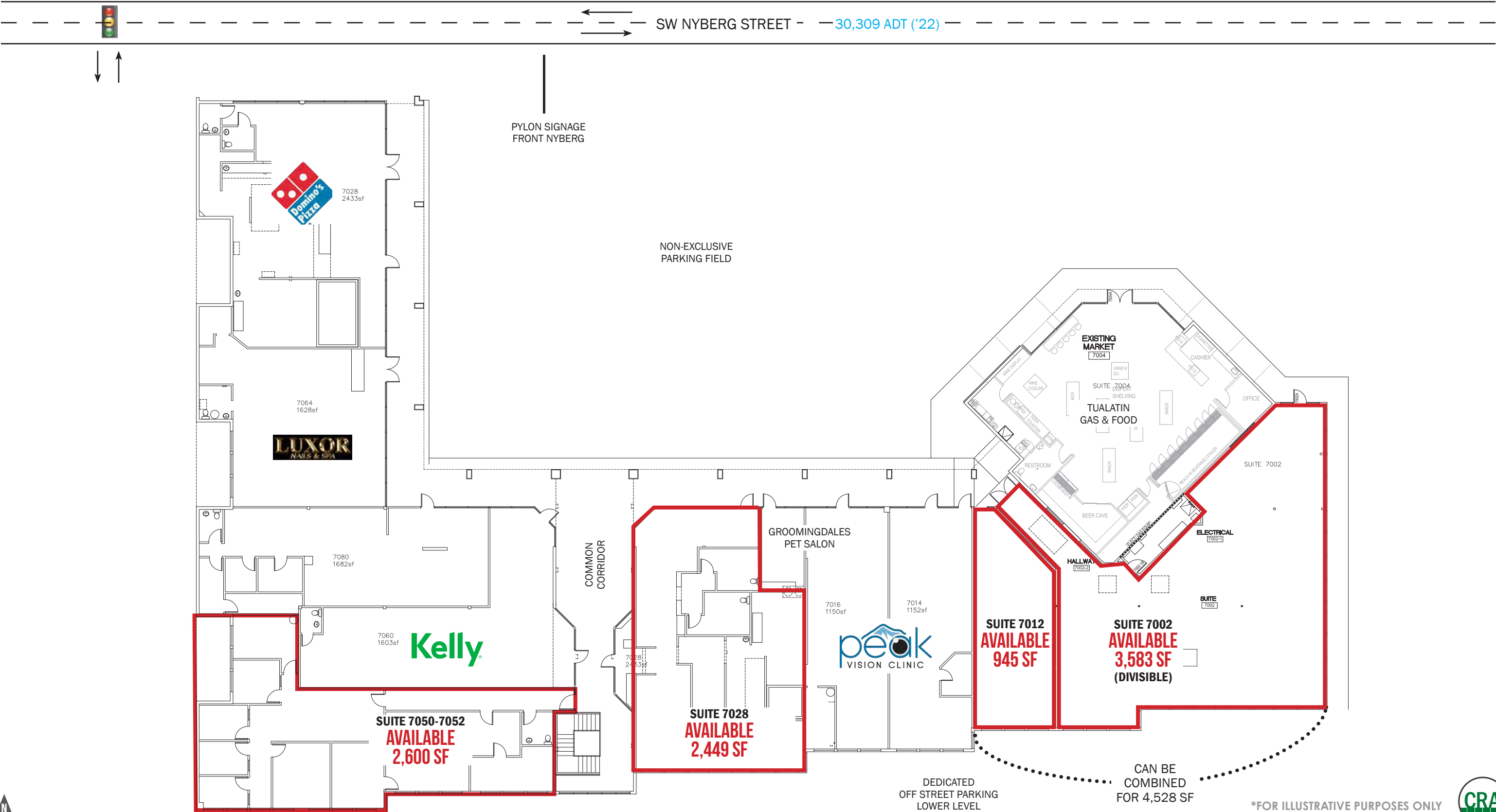
\*FOR ILLUSTRATIVE PURPOSES ONLY





CENTER SITE PLAN

NYBERG RETAIL CENTER  
SW NYBERG STREET  
TUALATIN, OR



\*FOR ILLUSTRATIVE PURPOSES ONLY



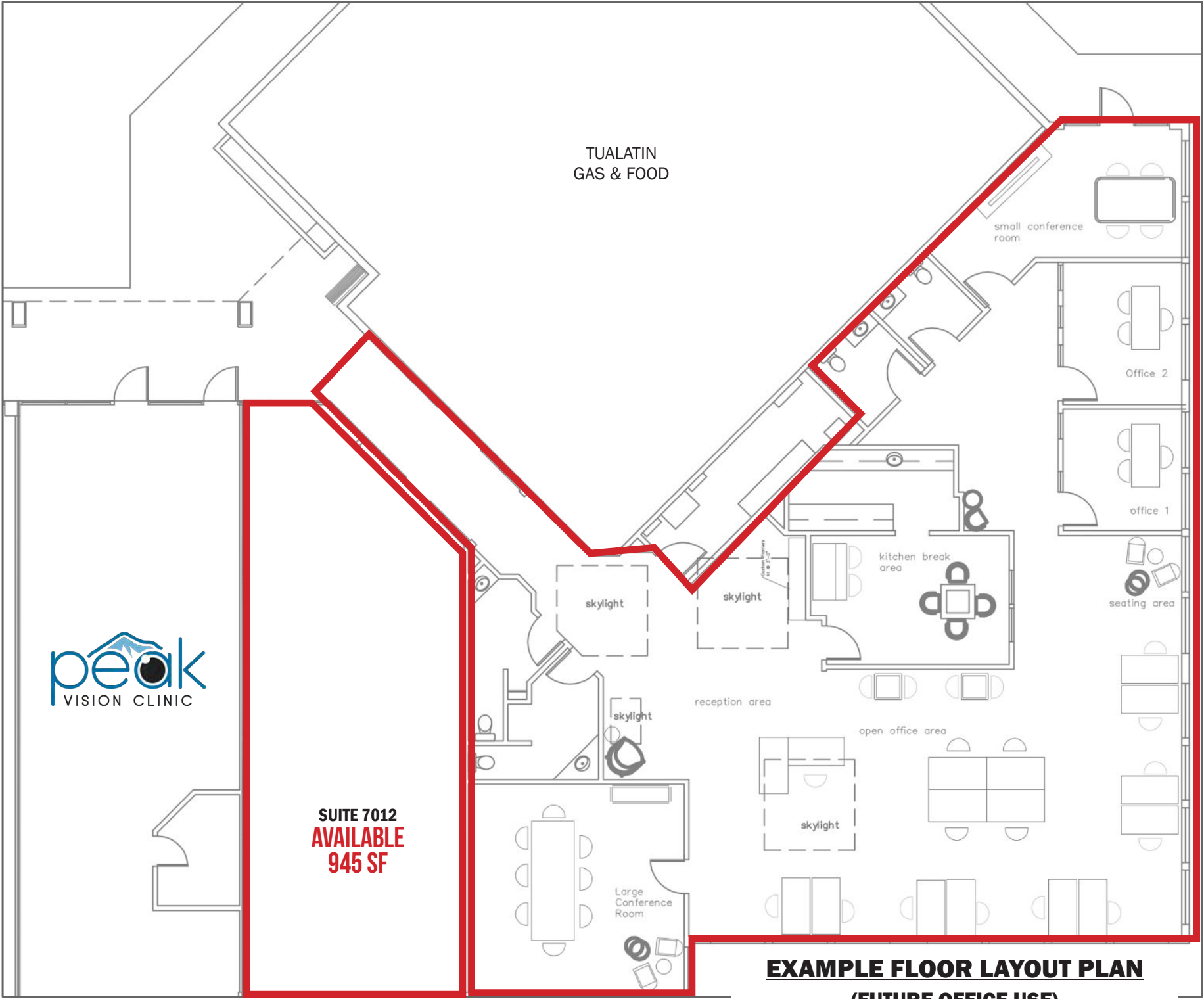


UNIT 7002 FLOOR PLAN  
OFFICE OPTION

NYBERG RETAIL CENTER  
SW NYBERG STREET  
TUALATIN, OR



INSPIRATIONAL IMAGERY RENDERINGS



\*FOR ILLUSTRATIVE PURPOSES ONLY



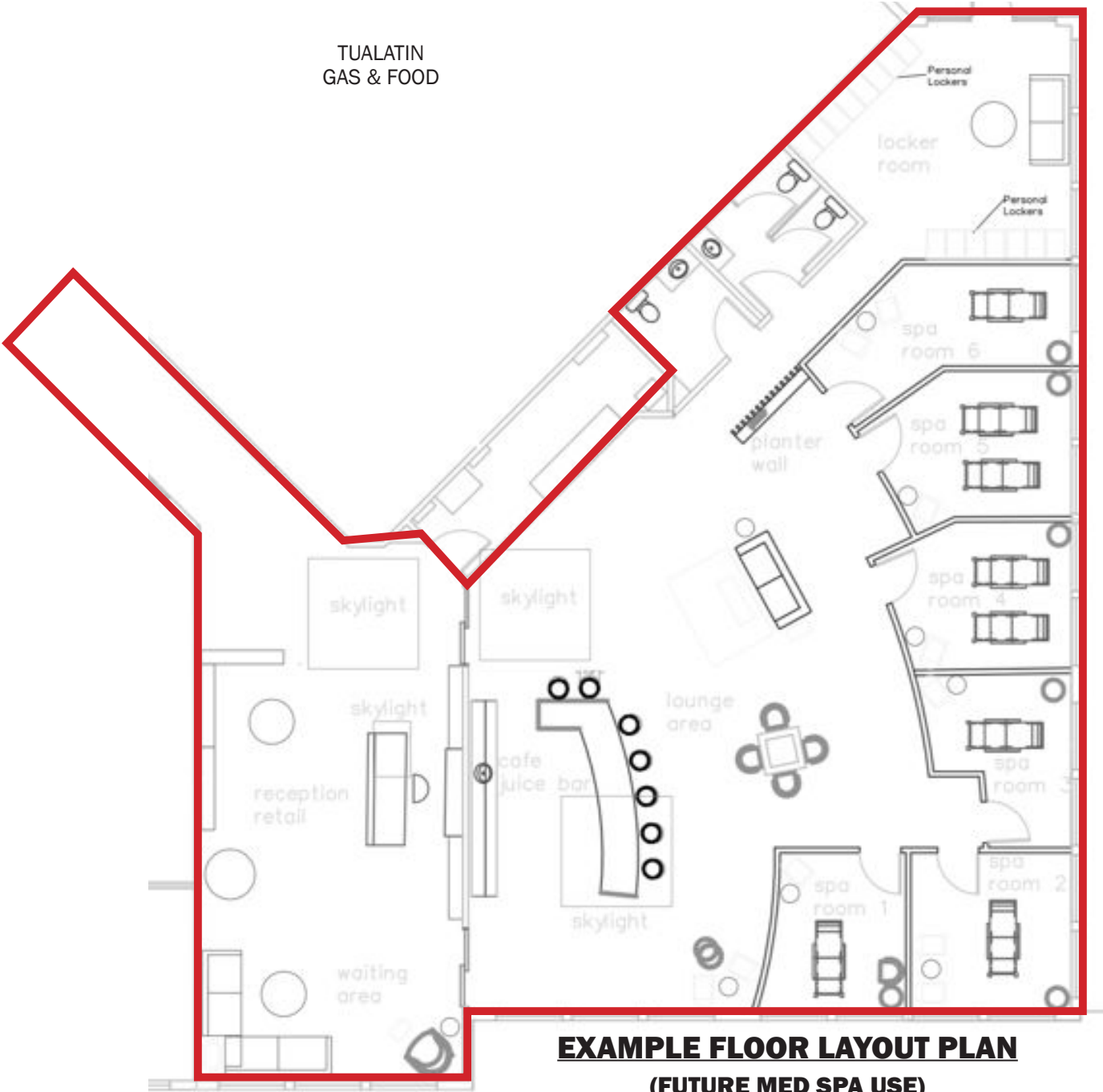


UNIT 7002 FLOOR PLAN  
MED SPA OPTION

NYBERG RETAIL CENTER  
SW NYBERG STREET  
TUALATIN, OR



INSPIRATIONAL IMAGERY RENDERINGS



\*FOR ILLUSTRATIVE PURPOSES ONLY





# NYBERG RETAIL CENTER

## SW NYBERG STREET

TUALATIN, OR

### DEMOGRAPHIC SUMMARY

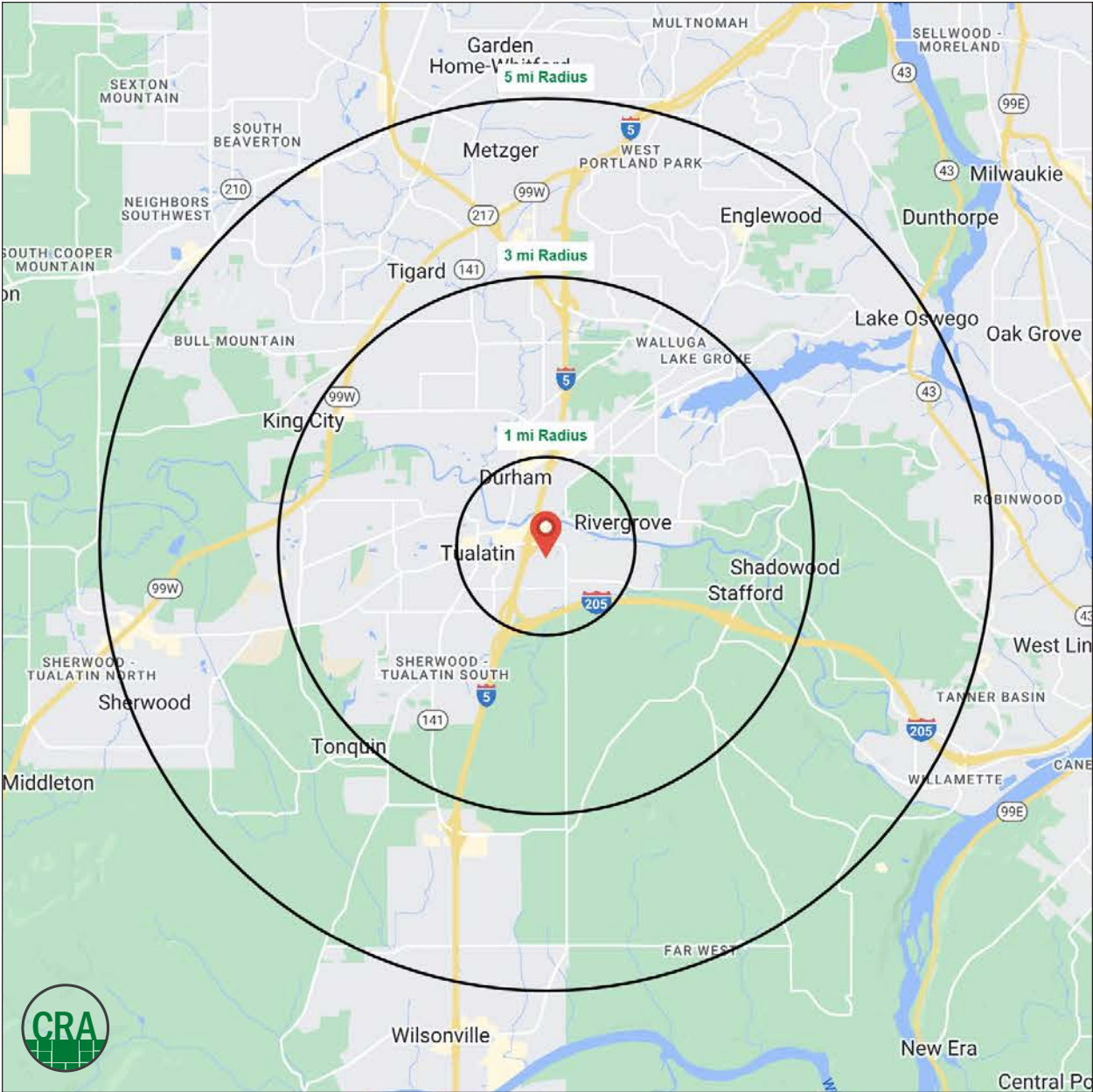
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	12,699	68,458	187,454
Estimated Households	5,456	28,598	77,279
Average HH Income	\$128,428	\$165,786	\$164,163
Median Home Value	\$621,525	\$696,716	\$694,153
Daytime Demographics 16+	13,210	75,506	174,123
Some College or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



Lat/Lon: 45.3823/-122.7459

Nyberg Retail Center Tualatin, OR 97062	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



*For more information, please contact:*

**ASHLEY HEICHELBECH** 503.490.7212 | ashley@cra-nw.com

**KATHLEEN HEALY** 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



**www.cra-nw.com**



**503.274.0211**

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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.