



**MERCURY**  
DEVELOPMENT

**FOR LEASE**  
RETAIL SPACE



**Nyberg Creek Crossing**  7656 SW Nyberg St, Tualatin, OR 97062, USA

## Property Details

|                             |           |
|-----------------------------|-----------|
| <b>Available Units:</b>     | 2         |
| <b>Total Units:</b>         | 11        |
| <b>Gross Leasable Area:</b> | 17,534 SF |
| <b>Parking Spaces:</b>      | 103       |

## Features

Nyberg Creek Crossing is located in the heart of Tualatin's retail corridor opposite Cabela's and New Seasons and adjacent to Fred Meyer. Oregon's Interstate Highway I-5, less than 400 feet away, fuels this shopping center with over 150,000 vehicles passing per day.

## Contact

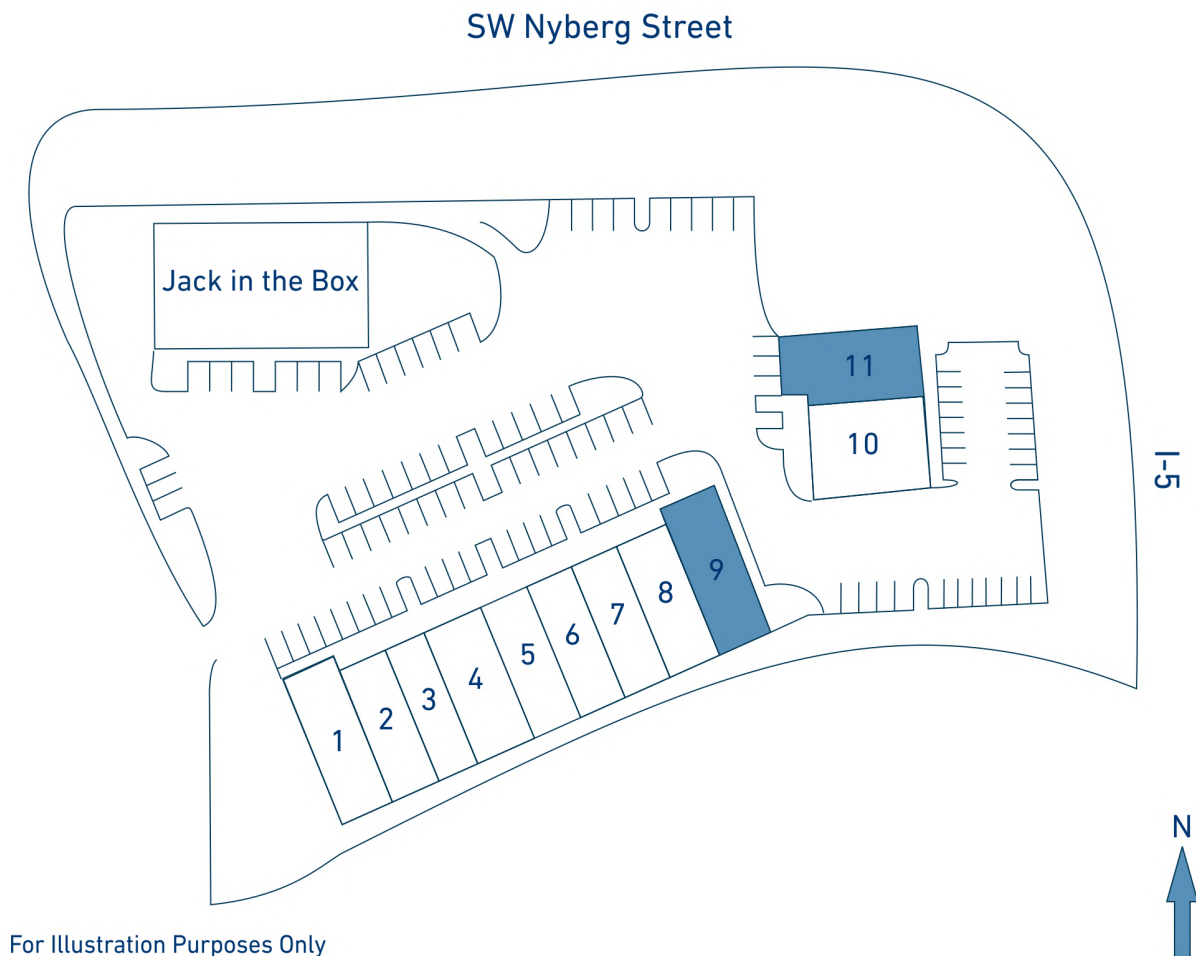
|                       |                           |
|-----------------------|---------------------------|
| <b>Leasing Agent:</b> | Timothy Dougherty, CLS    |
| <b>Office:</b>        | 503-925-1850 ext. 300     |
| <b>Email:</b>         | tdougherty@mercurydev.com |

## Demographics

| DEMOGRAPHICS        | 1 mile   | 3 miles  | 5 miles  |
|---------------------|----------|----------|----------|
| Population          | 11,833   | 69,664   | 178,033  |
| Median Hh Income    | \$49,605 | \$67,492 | \$75,753 |
| Total Housing Units | 5,345    | 30,661   | 74,804   |
| College Educated    | 16%      | 21%      | 22%      |
| Total Employees     | 14,181   | 58,656   | 121,049  |

## Site Map

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1 Jersey Mike's

2 Wingstop

3 Great Clips

4 La Isla Bonita

5 Cold Stone Creamery

6 Urban Pawz

7 La Sen Vietnamese Grill

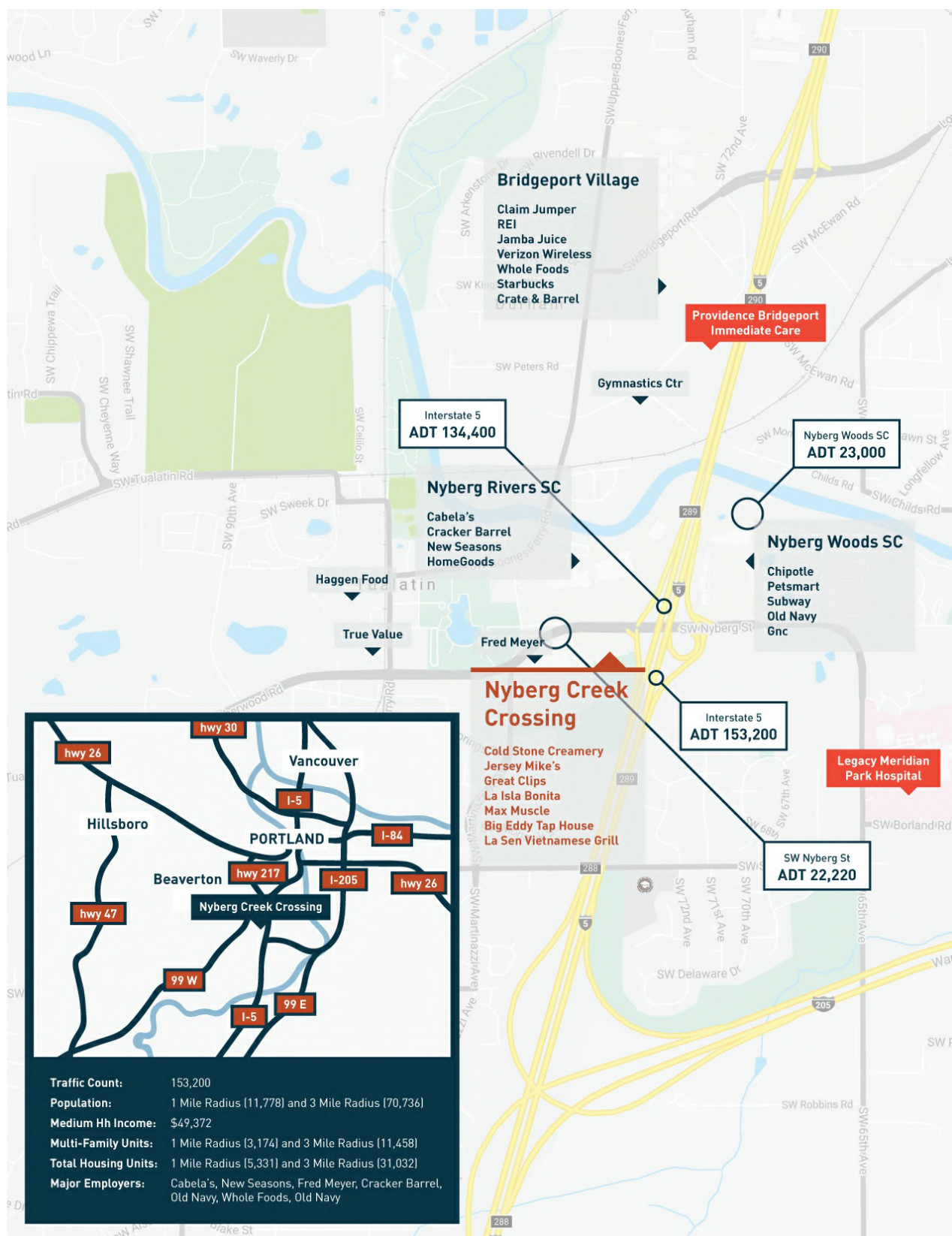
8 Bridge City Fight Shop

9 **Unit Available (1,475 SF)**

10 Senestraro Orthodontics

11 **Unit Available (2,177 SF)**

# Trade Map





## Photos





## Nyberg Creek Crossing - Unit 9



**Unit 9**  7602 SW Nyberg Street, Tualatin, OR 97062

### Unit Details

|                              |                     |
|------------------------------|---------------------|
| <b>Square Footage:</b>       | 1,475 SF            |
| <b>Dimensions:</b>           | N/A                 |
| <b>Rate:</b>                 | Call For Details    |
| <b>Date of Availability:</b> | Currently Available |

### Contact

|                       |                           |
|-----------------------|---------------------------|
| <b>Leasing Agent:</b> | Timothy Dougherty, CLS    |
| <b>Office:</b>        | 503-925-1850 ext. 300     |
| <b>Email:</b>         | tdougherty@mercurydev.com |

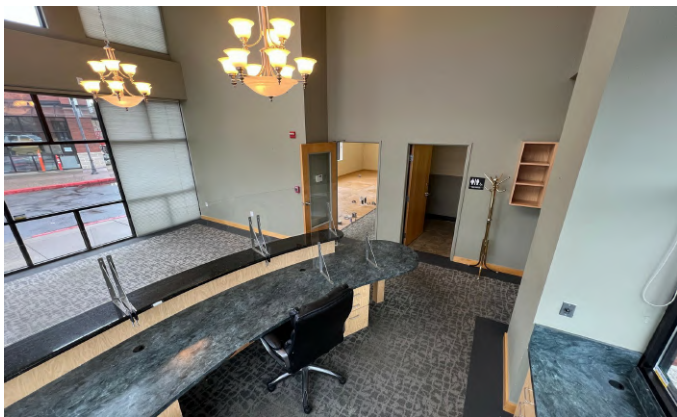
### Features

- Interior end-cap, great glass frontage, superior visibility to Nyberg Street, I-5, and neighboring businesses.
- 2nd generation dental practice - pictured leasehold improvements to remain
- Reception area, 1 ADA restroom, 2 wet work rooms, X-ray room, large multi-station exam room, private office, storage closet, and break room.



## Unit 9 - Photos

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## Nyberg Creek Crossing - Unit 11



### Unit 11



7552 SW Nyberg Street, Tualatin, OR 97062

## Unit Details

|                              |                  |
|------------------------------|------------------|
| <b>Square Footage:</b>       | 2,177 SF         |
| <b>Dimensions:</b>           | N/A              |
| <b>Rate:</b>                 | Call For Details |
| <b>Date of Availability:</b> | 3/1/2023         |

## Contact

|                       |                           |
|-----------------------|---------------------------|
| <b>Leasing Agent:</b> | Timothy Dougherty, CLS    |
| <b>Office:</b>        | 503-925-1850 ext. 300     |
| <b>Email:</b>         | tdougherty@mercurydev.com |

## Features

- Prime end-cap, great glass frontage, hard to find dimensions, superior visibility to Nyberg Street, I-5, and neighboring businesses.
- Available 3/1/2023 - please do not disturb existing tenant.
- Space to be delivered in vanilla shell condition with 1 existing ADA restroom.

## Unit 11 - Photos

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