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DEVELOPMENT

FOR LEASE
RETAIL SPACE



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

Property Details

Available Units:	2
Total Units:	11
Gross Leasable Area:	17,534 SF
Parking Spaces:	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.

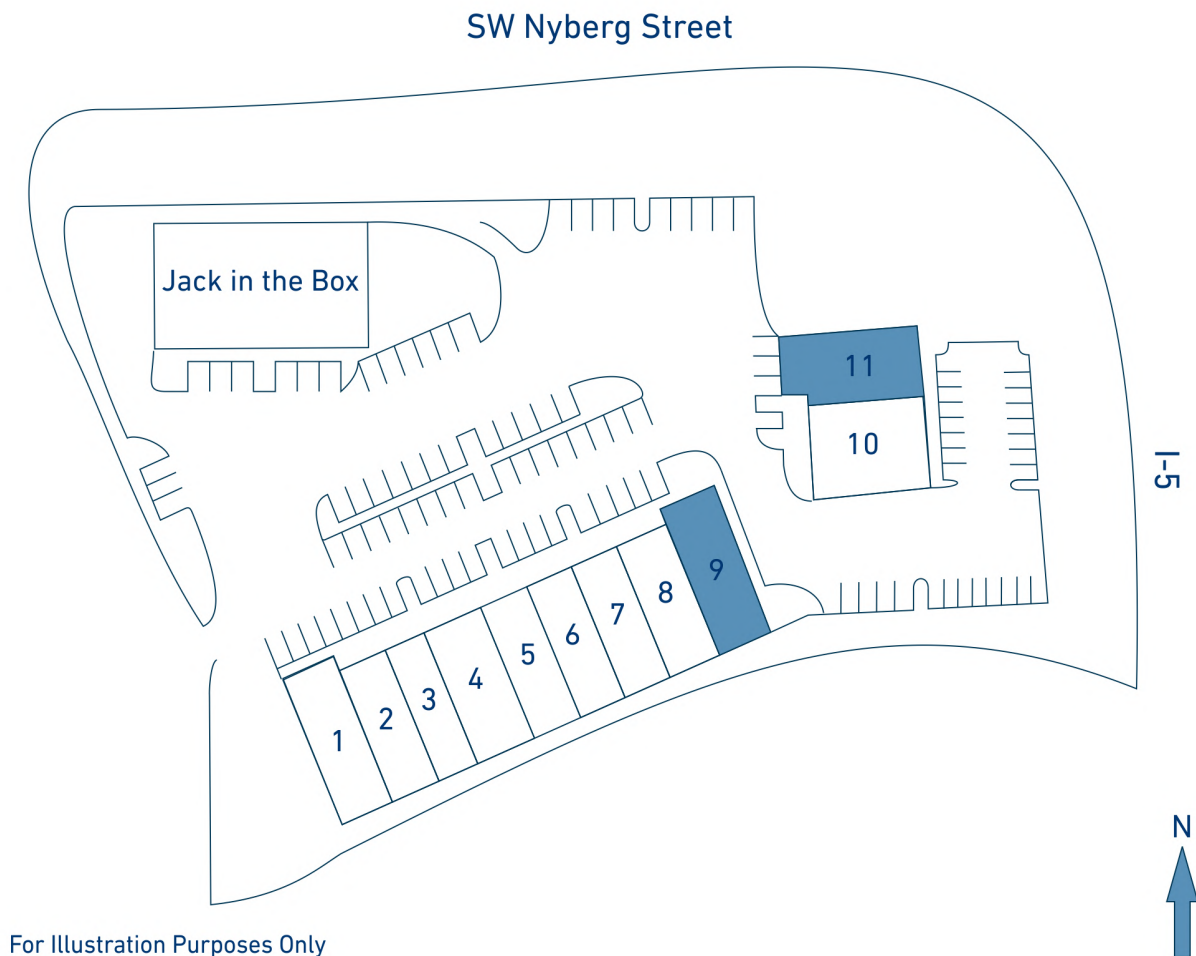
Contact

Leasing Agent:	Timothy Dougherty, CLS
Office:	503-925-1850 ext. 300
Email:	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



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

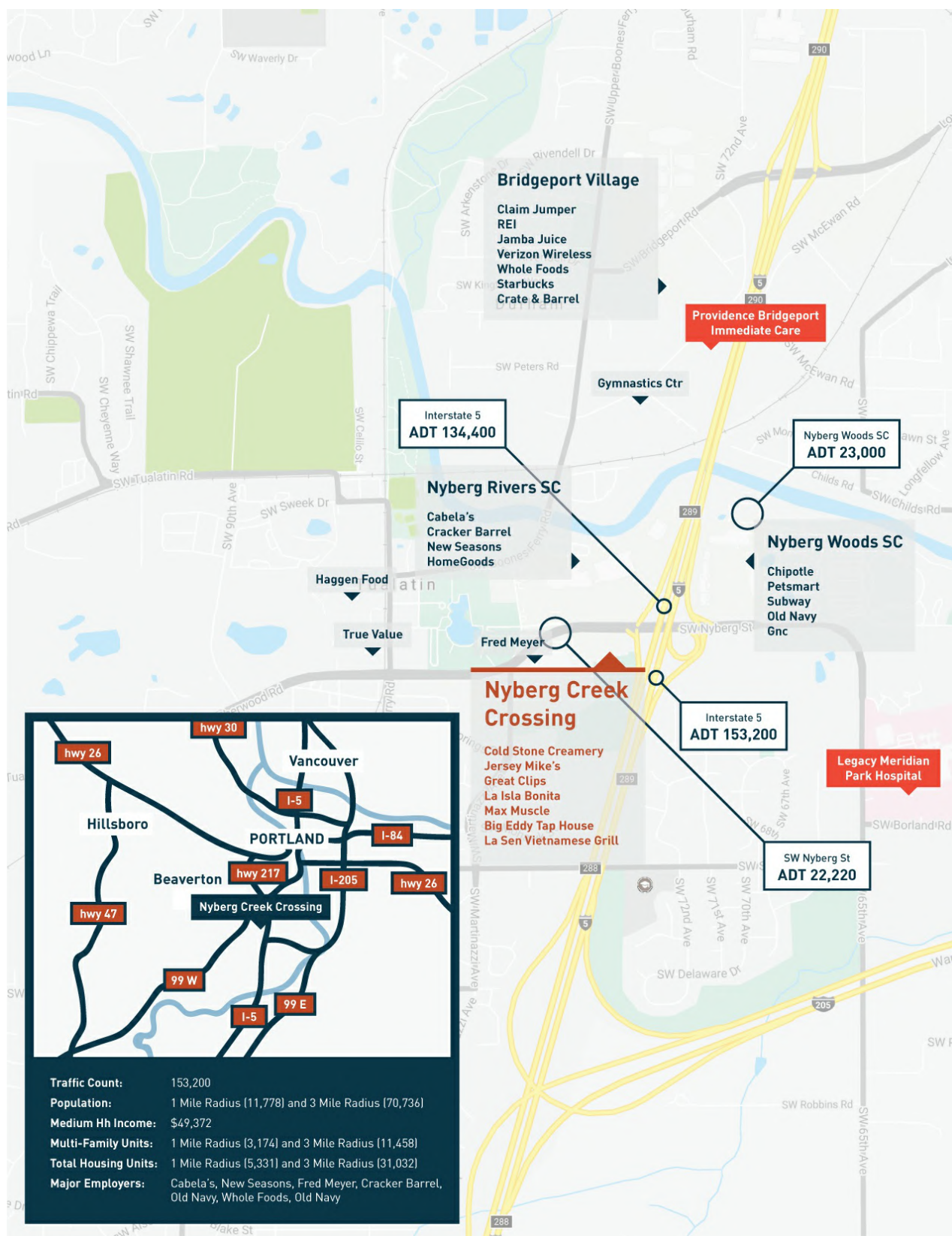
8 Bridge City Fight Shop

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

Square Footage:	1,475 SF
Dimensions:	N/A
Rate:	Call For Details
Date of Availability:	1/1/2023

Contact

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

Features

- Available 1/1/2023 - please do not disturb existing tenant.
- 2nd generation dental practice - leasehold improvements may remain if prospective tenant preference is provided prior to 2023.
- Reception area, 2 ADA restrooms, 2 wet work rooms, X-ray room, large multi-station exam room , private office, and break room.
- Interior end-cap, great glass frontage, superior visibility to Nyberg Street, I-5, and neighboring businesses.

Unit 9 - Photos



Nyberg Creek Crossing - Unit 11



Unit 11



7552 SW Nyberg Street, Tualatin, OR 97062

Unit Details

Square Footage:	2,177 SF
Dimensions:	N/A
Rate:	Call For Details
Date of Availability:	2/1/2023

Contact

Leasing Agent:	Timothy Dougherty, CLS
Office:	503-925-1850 ext. 300
Email:	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 2/1/2023 - please do not disturb existing tenant.
- 2nd generation tanning/med spa - leasehold improvements may remain if prospective tenant preference is provided prior to 2023.
- Reception area, 2 ADA restrooms, office, and break room.

Unit 11 - Photos

