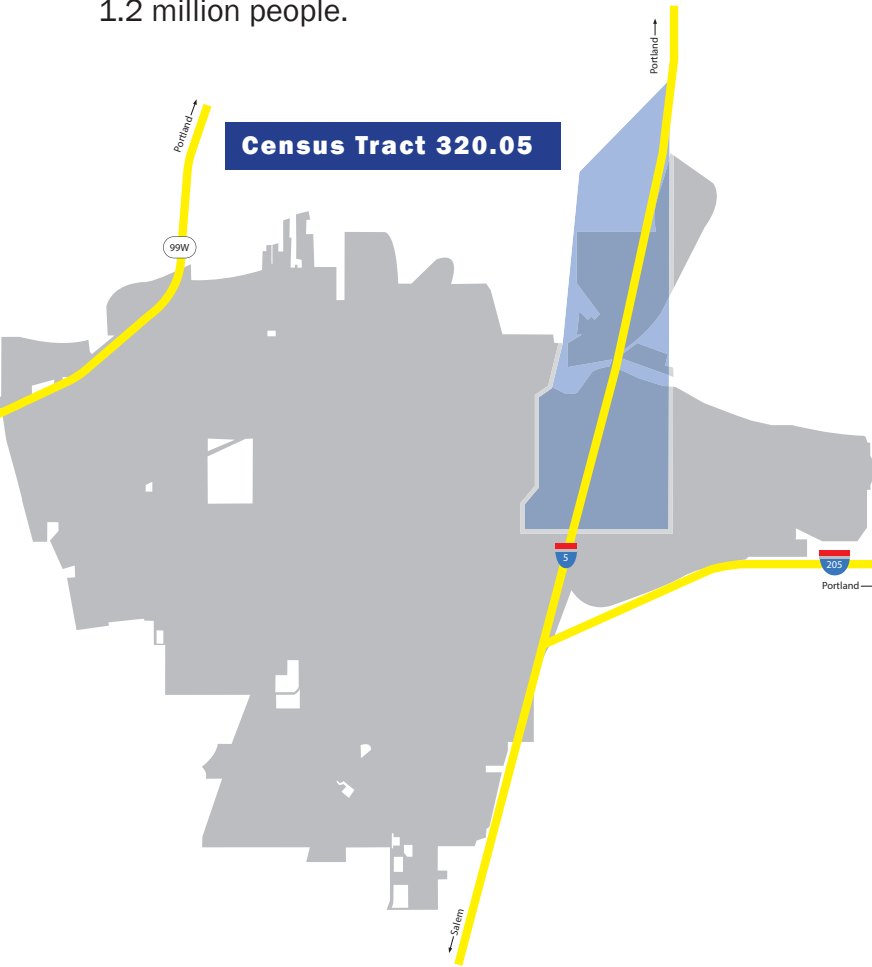


tualatin | opportunity zones

Tualatin's first opportunity zone is located 12 miles from Downtown Portland along Interstate-5. Over 218K square feet of total building space is currently available with a variety of zoning. This OZ services a trade area of 1.2 million people.



Census Tract 320.05

Inventory CoStar, Q2 2019

7.6M

Total Building Inventory SF

1.06 AC

Land on Market

261

Total Properties

43

Spaces

Zoning

26%

Residential Zoning

63%

Commercial Zoning

11%

Manufacturing Zoning

Demographics, ACS 2012-2017

3,376 Labor Force

4,642 Population

Major Developments



Brideport Village

A former rock-quarry is now home to a 465,000 sq.ft lifestyle center with 75 shops and restaurants, IMAX theater, and office space.



Nyberg Rivers

This 300,000 sq.ft redeveloped retail commercial space transformed the primary entrance into Tualatin with flagship stores and hiking trails.

Transportation

164,300

Average Daily Traffic

23 Miles

Portland International Airport

21 Miles

Port of Portland Terminals