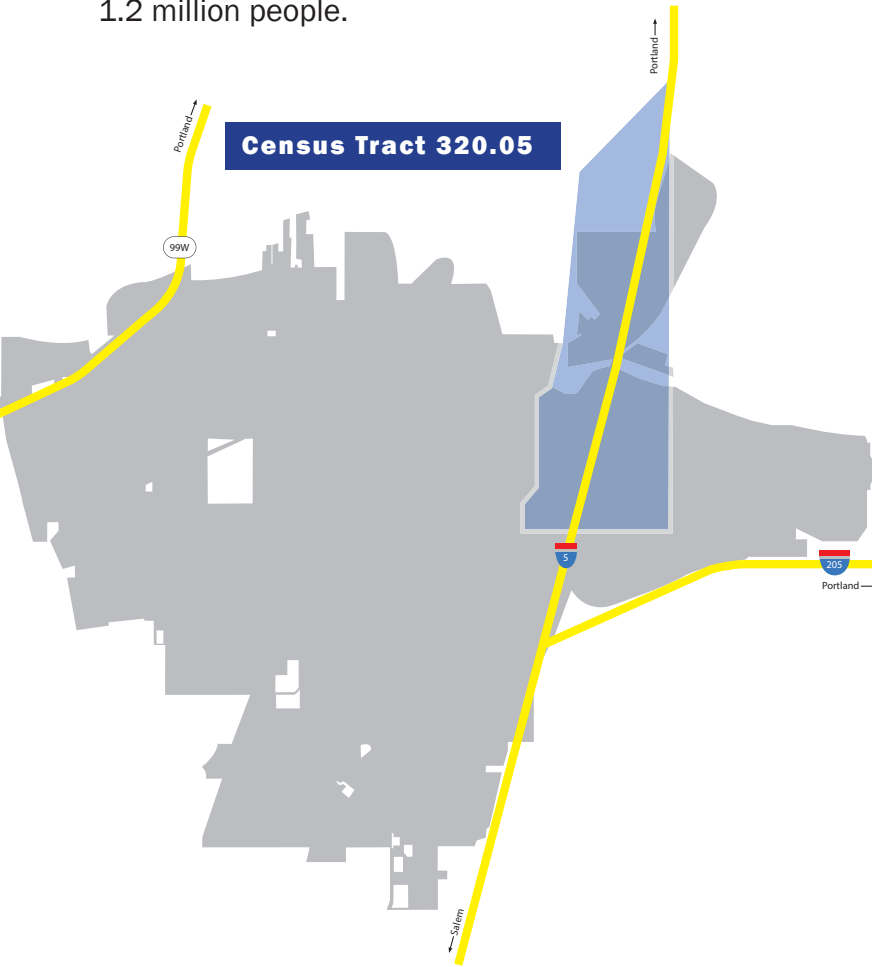


# tualatin | opportunity zones

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.



## 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

