

Results Driven Retail SolutionsSM

Barnard Commercial
Real Estate

Martinazzi Commons

18747 SE Martinazzi Ave, Tualatin OR 97062



Located in the bustling downtown Tualatin corridor Martinazzi Commons is easily accessible from I-5 with off street parking and great signage. The property is in close proximity to the Tualatin library, Cabela's, Home Goods and Fred Meyer and sits on a lighted intersection on Boones Ferry Road and Martinazzi Avenue.



Available:

4,500 SF Endcap

1,450 SF*

Endcap

1,500 SF*

***Can be combined**

\$28.00 SF/Year, NNN

Approx. \$8.39 NNN

Ashley Rhea | 503.616.2942 | Ashley@barnardcommercial.com

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www.barnardcommercial.com | 5200 Meadows Road Suite 150, Lake Oswego OR 97035

All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.

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4,500 SF

Space Highlights:

- Endcap
- High traffic lighted intersection
- Excellent exterior signage and visibility
- Two restrooms
- Kitchenette



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1,500 SF

Space Highlights:

- Grease trap
- Plumbing for a 3 compartment sink
- Hand washing sink
- Two restrooms

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1,450 SF

Space Highlights:

- Endcap
- Two restrooms
- Lots of windows

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Demographics

	1 Mile	3 Mile	5 Mile
Population:	13,234	77,929	193,190
Average HH Income:	\$88,004	\$118,010	\$123,513



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