



# Nyberg Rivers Update

BY JONATHAN CRANE

The construction of the long awaited Nyberg Rivers Project is underway. The demolition of the old structures (other than Jiggles), removal of trees and shrubs has opened up a huge clearing visible as you exit I-5. The property goes back much further than most people had realized.

They've wasted no time in erecting the basic framework for Cabela's and the other sections of the property are being graded and readied for construction.

The renderings you see in this article are from the corporate offices of CenterCal properties, the developer of this project, and



show a beautiful end result.

The Mastodon you can see in the courtyard is intended to tie in Tualatin's famous pre-historic fossil findings with the new era we are embracing as this project takes Tualatin's gateway to a new level.

While Cabela's will be the anchor tenant, other key occupants will include New Season's Market and

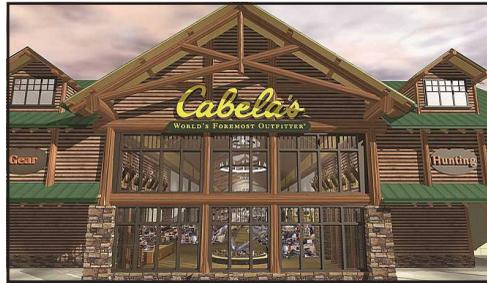
many other popular names. According to CenterCal CEO Fred Bruning, the property is 98% pre-leased and will be open this fall.



CenterCal's rendering of the entry to Nyberg Rivers once completed. Notice the Mastodon in the water feature.



Construction is underway at the future Cabela's location.



## The Jiggles Question Answered

Last month's article, "Will Jiggles be Demolished or Not?" regarding the fate of Tualatin's notorious and highly visible strip club



garnered a great deal of attention and feedback. The majority of postings on our Facebook and e-mails clearly favored the removal of Jiggles. The defenders weren't saying they like Jiggles presence necessarily, but respect their right to do business.

However, the first and possibly the most important response I received was from CenterCal CEO, Fred Bruning, who assured me that there is no question; Jiggles will be demolished in July.

He says, "We have entered into a long-term ground lease with the underlying fee owner of the Jiggles parcel (and Jiggles' current landlord) and an adjacent parcel, all bordering the Nyberg property along Interstate 5 and Nyberg Road." He continued with, "The current tenant, Jiggles, has a lease whose term expires on June 30, 2014. Our lease term commences on that date, or sooner should Jiggles wish to relocate earlier. Immediately upon commencement of our term, we will begin demolition. Under no circumstances whatsoever would we consider extending Jiggles' term."