

RETAIL PROPERTY FOR LEASE

Hall & Nimbus Center

8400 SW NIMBUS AVENUE / BEAVERTON, OR 97008

Located at the signalized intersection of Hall and Nimbus



AVAILABLE SPACES

- 2,214 SF

LEASE RATE

\$32.00/SF/YR with \$10.26/SF NNN

TRAFFIC COUNTS

SW Hall Blvd – 31,002 ADT ('18)

SW Nimbus Ave – 8,887 ADT ('18)

HIGHLIGHTS

- Two high profile retail buildings totaling 17,000 SF
- Co-tenants include Panda Express, Starbucks and Einstein Bros Bagels
- Surrounded by 3 million SF of office space
- Near Washington Square, a 1.4 million square foot regional mall
- Strong visibility from both SW Hall and SW Nimbus

ft
Developments, LLC

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Overview photo from Hall & Nimbus



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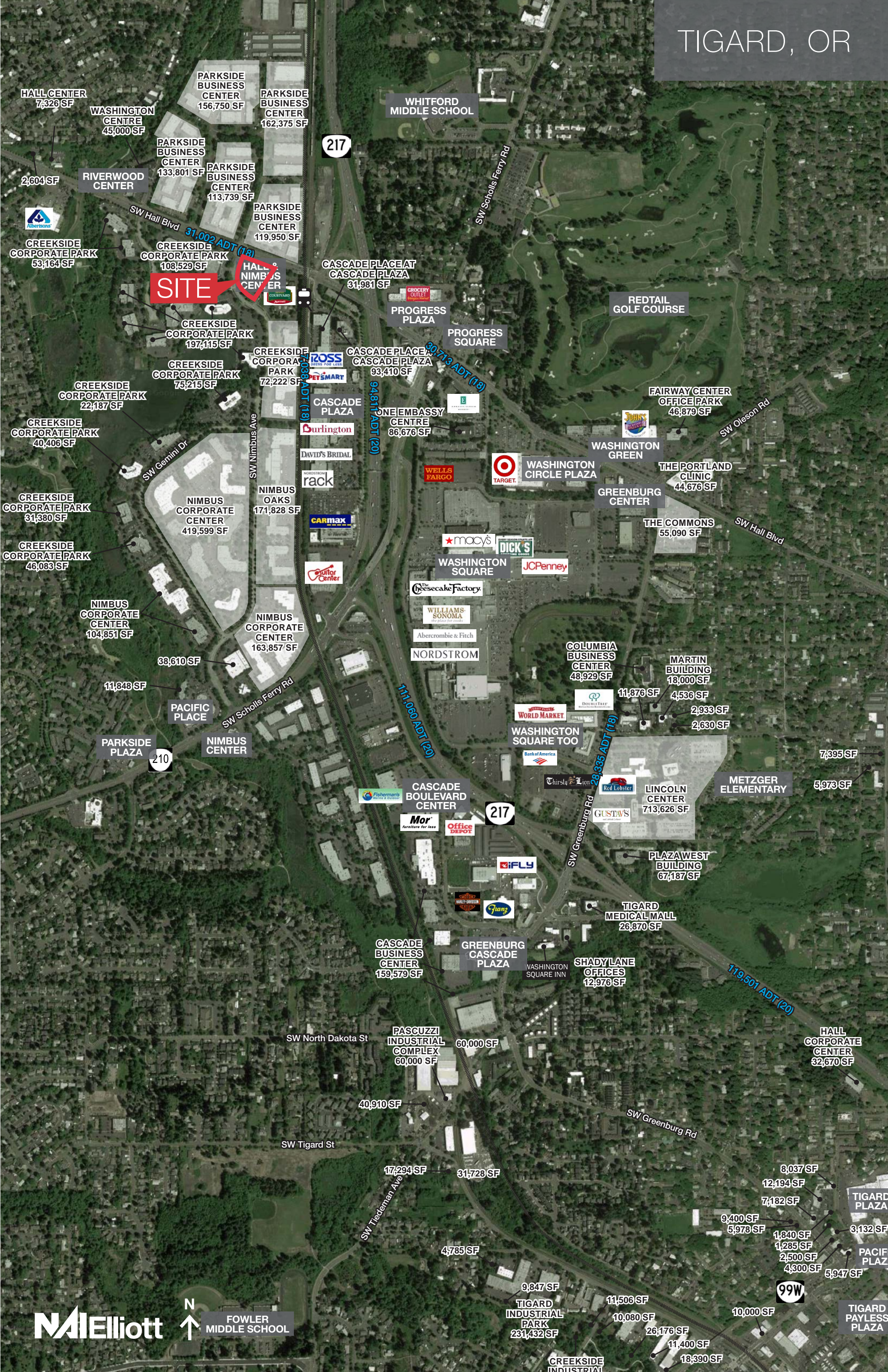
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SITE

HALL CENTER
7,326 SF

WASHINGTON
CENTRE
45,000 SF

PARKSIDE
BUSINESS
CENTER
156,750 SF

PARKSIDE
BUSINESS
CENTER
162,375 SF

WHITFORD
MIDDLE SCHOOL

217

2,604 SF

RIVERWOOD
CENTER

PARKSIDE
BUSINESS
CENTER
133,801 SF

PARKSIDE
BUSINESS
CENTER
113,739 SF

PARKSIDE
BUSINESS
CENTER
119,950 SF

CREEKSIDE
CORPORATE PARK
53,164 SF

CREEKSIDE
CORPORATE PARK
108,529 SF

CASCADE PLACE AT
CASCADE PLAZA
31,931 SF

PROGRESS
PLAZA

RETAIL
GOLF COURSE

CREEKSIDE
CORPORATE PARK
197,115 SF

CREEKSIDE
CORPORATE
PARK
72,222 SF

CASCADE PLACE AT
CASCADE PLAZA
93,410 SF

PROGRESS
SQUARE

CREEKSIDE
CORPORATE PARK
75,215 SF

CREEKSIDE
CORPORATE PARK
22,187 SF

CREEKSIDE
CORPORATE PARK
40,406 SF

CASCADE
PLAZA

ONE EMBASSY
CENTRE
86,676 SF

FAIRWAY CENTER
OFFICE PARK
48,879 SF

CREEKSIDE
CORPORATE PARK
31,380 SF

NIMBUS
CORPORATE
CENTER
419,599 SF

NIMBUS
OAKS
171,828 SF

CASCADE
PLAZA

ONE EMBASSY
CENTRE
86,676 SF

WASHINGTON
GREEN

THE PORTLAND
CLINIC
44,676 SF

CREEKSIDE
CORPORATE PARK
46,083 SF

NIMBUS
CORPORATE
CENTER
104,851 SF

NIMBUS
CORPORATE
CENTER
163,857 SF

CASCADE
PLAZA

ONE EMBASSY
CENTRE
86,676 SF

GREENBURG
CENTER

THE COMMONS
55,090 SF

11,843 SF

PACIFIC
PLACE

NIMBUS
CENTER

111,060 ADT (20)

CASCADE
BOULEVARD
CENTER

217

COLUMBIA
BUSINESS
CENTER
48,929 SF

MARTIN
BUILDING
18,000 SF

PARKSIDE
PLAZA

210

WASHINGTON
SQUARE
TOO

11,876 SF

4,536 SF

2,933 SF

2,630 SF

28,335 ADT (18)

Fishermans
Market & Deli

Mor
Furniture for less

Office
DEPOT

217

WORLD MARKET

Bank of America

Chirshy & Lion

Red Lobster

GUSTAV'S

7,395 SF

5,973 SF

METZGER
ELEMENTARY

CASCADE
BUSINESS
CENTER
159,579 SF

GREENBURG
CASCADE
PLAZA

SHADY LANE
OFFICES
12,976 SF

TIGARD
MEDICAL MALL
28,870 SF

PLAZA WEST
BUILDING
67,187 SF

SW North Dakota St

PASCUZZI
INDUSTRIAL
COMPLEX
60,000 SF

60,000 SF

HALL
CORPORATE
CENTER
32,670 SF

SW Tigard St

40,910 SF

17,294 SF

31,728 SF

4,785 SF

TIGARD
INDUSTRIAL
PARK
231,432 SF

11,506 SF

10,080 SF

26,176 SF

11,400 SF

18,390 SF

CREEKSIDE
INDUSTRIAL

9,400 SF

5,978 SF

1,840 SF

1,285 SF

2,500 SF

4,300 SF

5,947 SF

8,037 SF

12,194 SF

7,182 SF

3,132 SF

5,947 SF

TIGARD
PLAZA

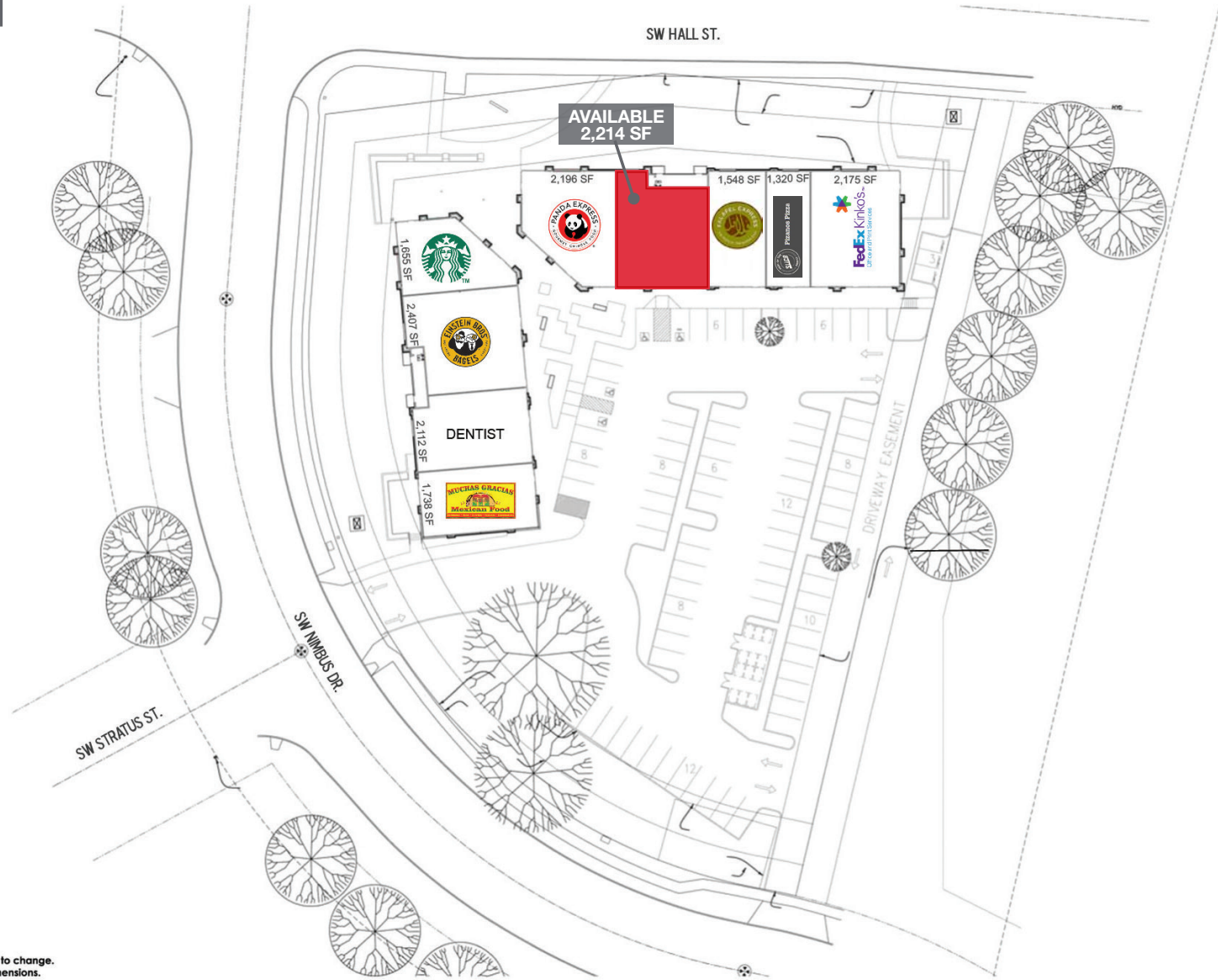
PACIFIC
PLAZA

TIGARD
PAYLESS
PLAZA



99W

Site Plan



This site plan is conceptual in nature and is subject to change.
This site plan does not guarantee size, scale, or dimensions.

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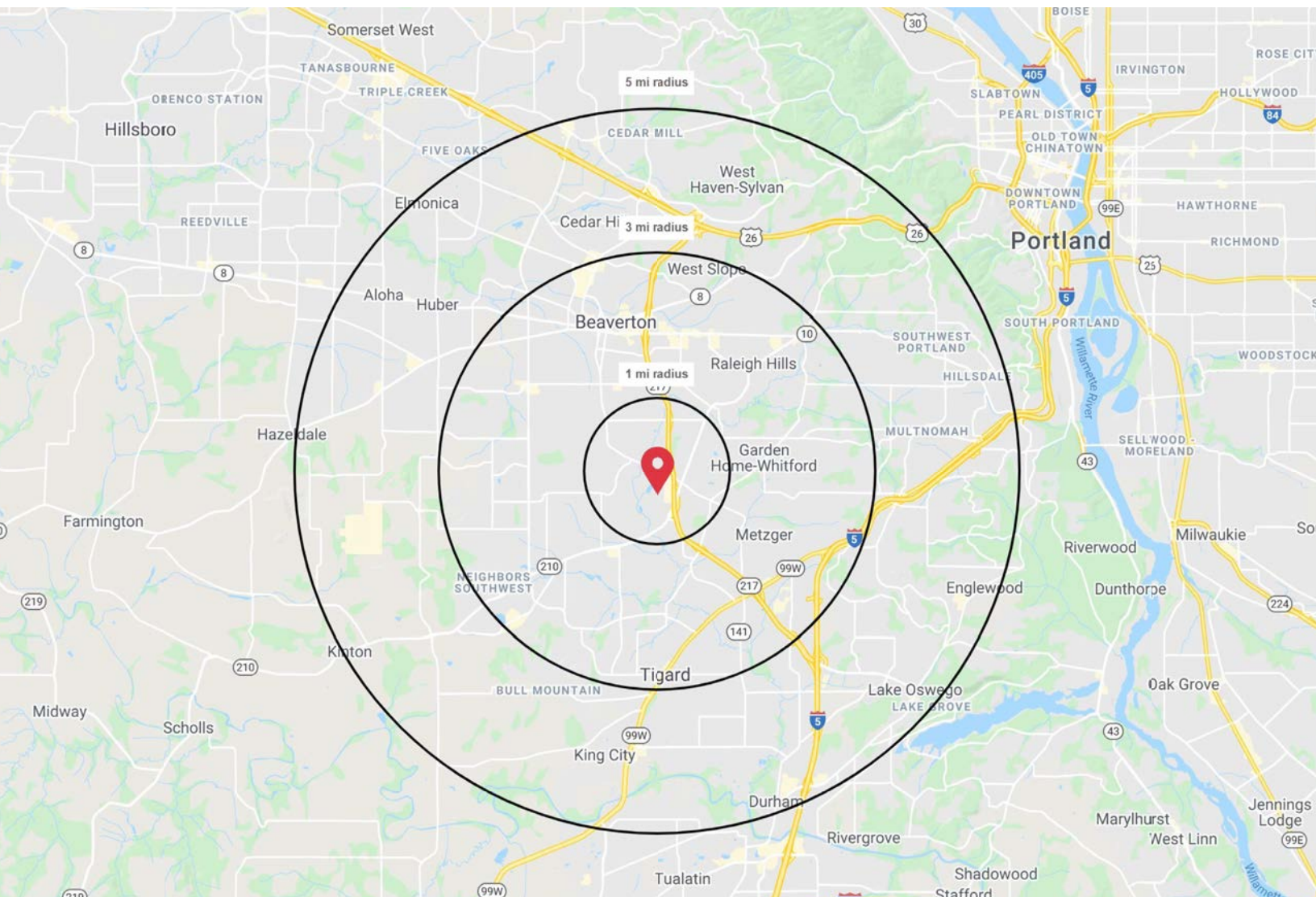
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Demographics

	1 MILE	3 MILE	5 MILE
Estimated Total Population 2021	12,762	148,872	351,636
Projected Total Population 2026	12,808	151,839	362,289
Average HH Income	\$78,414	\$104,260	\$115,131
Median Home Value	\$376,234	\$425,393	\$434,943
Estimated Total Households	5,423	61,155	145,183
Daytime Demographics 16+	20,381	117,429	259,382
Some College or Higher	69.2%	76.1%	79.1%

Source: Regis – SitesUSA (2021)



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Demographics — Full Profile

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.4589/-122.7893

8400 SW Nimbus Ave Beaverton, OR 97008	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	12,762	148,872	351,636
2026 Projected Population	12,808	151,839	362,289
2010 Census Population	11,916	137,444	315,629
2000 Census Population	11,114	125,592	284,108
Projected Annual Growth 2021 to 2026	-	0.4%	0.6%
Historical Annual Growth 2000 to 2021	0.7%	0.9%	1.1%
Households			
2021 Estimated Households	5,423	61,155	145,183
2026 Projected Households	5,549	63,558	152,462
2010 Census Households	5,053	56,276	129,927
2000 Census Households	4,803	50,844	116,198
Projected Annual Growth 2021 to 2026	0.5%	0.8%	1.0%
Historical Annual Growth 2000 to 2021	0.6%	1.0%	1.2%
Age			
2021 Est. Population Under 10 Years	10.2%	10.8%	10.7%
2021 Est. Population 10 to 19 Years	10.6%	11.2%	11.1%
2021 Est. Population 20 to 29 Years	14.2%	13.4%	12.9%
2021 Est. Population 30 to 44 Years	21.2%	22.0%	22.3%
2021 Est. Population 45 to 59 Years	18.7%	20.1%	20.1%
2021 Est. Population 60 to 74 Years	16.7%	15.7%	16.1%
2021 Est. Population 75 Years or Over	8.5%	6.9%	6.9%
2021 Est. Median Age	40.1	39.4	39.7
Marital Status & Gender			
2021 Est. Male Population	47.8%	49.2%	49.0%
2021 Est. Female Population	52.2%	50.8%	51.0%
2021 Est. Never Married	37.8%	35.0%	32.8%
2021 Est. Now Married	36.0%	44.4%	47.6%
2021 Est. Separated or Divorced	20.7%	15.8%	15.0%
2021 Est. Widowed	5.5%	4.8%	4.5%
Income			
2021 Est. HH Income \$200,000 or More	2.9%	10.8%	13.2%
2021 Est. HH Income \$150,000 to \$199,999	7.7%	9.5%	10.2%
2021 Est. HH Income \$100,000 to \$149,999	17.7%	18.2%	19.2%
2021 Est. HH Income \$75,000 to \$99,999	12.3%	14.0%	14.8%
2021 Est. HH Income \$50,000 to \$74,999	24.5%	17.5%	16.2%
2021 Est. HH Income \$35,000 to \$49,999	14.1%	10.5%	9.5%
2021 Est. HH Income \$25,000 to \$34,999	6.2%	6.6%	6.0%
2021 Est. HH Income \$15,000 to \$24,999	7.8%	5.9%	4.7%
2021 Est. HH Income Under \$15,000	6.8%	7.0%	6.0%
2021 Est. Average Household Income	\$78,414	\$104,260	\$115,131
2021 Est. Median Household Income	\$67,228	\$83,950	\$92,902
2021 Est. Per Capita Income	\$33,582	\$42,934	\$47,618
2021 Est. Total Businesses	1,461	9,021	19,965
2021 Est. Total Employees	17,105	75,337	158,921

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Race			
2021 Est. White	72.3%	72.7%	74.3%
2021 Est. Black	3.4%	3.2%	3.1%
2021 Est. Asian or Pacific Islander	7.9%	10.2%	10.6%
2021 Est. American Indian or Alaska Native	0.7%	0.6%	0.6%
2021 Est. Other Races	15.6%	13.3%	11.4%
Hispanic			
2021 Est. Hispanic Population	2,526	25,492	49,350
2021 Est. Hispanic Population	19.8%	17.1%	14.0%
2026 Proj. Hispanic Population	21.0%	17.8%	14.7%
2010 Hispanic Population	16.5%	14.6%	12.1%
Education (Adults 25 & Older)			
2021 Est. Adult Population (25 Years or Over)	9,302	107,415	255,369
2021 Est. Elementary (Grade Level 0 to 8)	3.7%	3.7%	2.9%
2021 Est. Some High School (Grade Level 9 to 11)	3.9%	3.6%	3.0%
2021 Est. High School Graduate	23.3%	16.7%	15.0%
2021 Est. Some College	23.2%	21.1%	19.7%
2021 Est. Associate Degree Only	7.7%	8.1%	8.1%
2021 Est. Bachelor Degree Only	27.2%	30.2%	31.0%
2021 Est. Graduate Degree	11.1%	16.7%	20.2%
Housing			
2021 Est. Total Housing Units	5,597	62,815	149,573
2021 Est. Owner-Occupied	46.7%	53.9%	57.5%
2021 Est. Renter-Occupied	50.2%	43.5%	39.6%
2021 Est. Vacant Housing	3.1%	2.6%	2.9%
Homes Built by Year			
2021 Homes Built 2010 or later	2.2%	5.1%	6.3%
2021 Homes Built 2000 to 2009	5.5%	10.4%	11.7%
2021 Homes Built 1990 to 1999	13.0%	18.2%	18.8%
2021 Homes Built 1980 to 1989	20.1%	15.7%	15.2%
2021 Homes Built 1970 to 1979	32.5%	22.1%	20.2%
2021 Homes Built 1960 to 1969	14.7%	11.6%	10.2%
2021 Homes Built 1950 to 1959	6.8%	8.0%	7.8%
2021 Homes Built Before 1949	2.1%	6.3%	6.8%
Home Values			
2021 Home Value \$1,000,000 or More	0.8%	1.4%	2.4%
2021 Home Value \$500,000 to \$999,999	19.1%	33.5%	37.8%
2021 Home Value \$400,000 to \$499,999	27.9%	27.0%	25.2%
2021 Home Value \$300,000 to \$399,999	36.3%	27.6%	24.5%
2021 Home Value \$200,000 to \$299,999	9.2%	6.9%	6.5%
2021 Home Value \$150,000 to \$199,999	1.9%	1.0%	1.0%
2021 Home Value \$100,000 to \$149,999	1.4%	0.9%	0.8%
2021 Home Value \$50,000 to \$99,999	1.1%	0.4%	0.4%
2021 Home Value \$25,000 to \$49,999	1.2%	0.6%	0.8%
2021 Home Value Under \$25,000	1.2%	0.7%	0.7%
2021 Median Home Value	\$376,234	\$425,393	\$434,943
2021 Median Rent	\$1,173	\$1,255	\$1,299

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Labor Force			
2021 Est. Labor Population Age 16 Years or Over	10,652	122,766	289,666
2021 Est. Civilian Employed	69.0%	65.3%	65.1%
2021 Est. Civilian Unemployed	4.6%	4.4%	4.3%
2021 Est. in Armed Forces	0.3%	0.4%	0.2%
2021 Est. not in Labor Force	26.1%	29.9%	30.4%
2021 Labor Force Males	47.3%	48.7%	48.5%
2021 Labor Force Females	52.7%	51.3%	51.5%
Occupation			
2021 Occupation: Population Age 16 Years or Over	7,348	80,152	188,579
2021 Mgmt, Business, & Financial Operations	16.3%	19.5%	20.4%
2021 Professional, Related	22.7%	26.2%	29.0%
2021 Service	17.6%	16.2%	14.8%
2021 Sales, Office	24.1%	21.2%	20.2%
2021 Farming, Fishing, Forestry	1.0%	0.4%	0.3%
2021 Construction, Extraction, Maintenance	7.4%	5.8%	4.9%
2021 Production, Transport, Material Moving	10.9%	10.7%	10.4%
2021 White Collar Workers	63.1%	67.0%	69.6%
2021 Blue Collar Workers	36.9%	33.0%	30.4%
Transportation to Work			
2021 Drive to Work Alone	67.8%	71.4%	71.3%
2021 Drive to Work in Carpool	10.2%	8.5%	8.7%
2021 Travel to Work by Public Transportation	7.3%	8.1%	7.5%
2021 Drive to Work on Motorcycle	0.1%	-	-
2021 Walk or Bicycle to Work	4.7%	3.6%	3.3%
2021 Other Means	2.1%	1.0%	1.0%
2021 Work at Home	7.7%	7.3%	8.1%
Travel Time			
2021 Travel to Work in 14 Minutes or Less	29.1%	23.5%	22.7%
2021 Travel to Work in 15 to 29 Minutes	46.1%	44.4%	44.6%
2021 Travel to Work in 30 to 59 Minutes	25.8%	28.6%	29.7%
2021 Travel to Work in 60 Minutes or More	6.9%	5.6%	5.2%
2021 Average Travel Time to Work	21.1	22.3	22.4
Consumer Expenditure			
2021 Est. Total Household Expenditure	\$322.79 M	\$4.43 B	\$11.31 B
2021 Est. Apparel	\$11.3 M	\$157.68 M	\$404.23 M
2021 Est. Contributions, Gifts	\$17.85 M	\$260.65 M	\$679.9 M
2021 Est. Education, Reading	\$9.81 M	\$149.8 M	\$392.93 M
2021 Est. Entertainment	\$18.05 M	\$252.88 M	\$650.39 M
2021 Est. Food, Beverages, Tobacco	\$49.92 M	\$673.59 M	\$1.71 B
2021 Est. Furnishings, Equipment	\$11.26 M	\$156.92 M	\$403.19 M
2021 Est. Health Care, Insurance	\$29.77 M	\$399.71 M	\$1.02 B
2021 Est. Household Operations, Shelter, Utilities	\$105.2 M	\$1.43 B	\$3.63 B
2021 Est. Miscellaneous Expenses	\$6.11 M	\$84.03 M	\$215.06 M
2021 Est. Personal Care	\$4.34 M	\$59.47 M	\$151.88 M
2021 Est. Transportation	\$59.19 M	\$803.59 M	\$2.05 B

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