

PACIFIC PLACE CENTER



FOR LEASE IN BEAVERTON, OREGON

LOCATION

10089 SW Nimbus Ave, Beaverton, OR 97008

AVAILABLE SPACE AND RENTAL RATES

- 3,457 SF
\$19.00/SF/YR, NNN
- 5,689 SF (Medical Office/Retail space)
Please call for rates

PLEASE DO NOT DISTURB TENANTS

PARKING

186 parking spaces with a parking ratio of 4.62 spaces per 1,000 SF

TRAFFIC COUNTS

SW Scholls Ferry Rd – 32,659 ('20)

SW Nimbus Ave – 7,790 ADT ('20)



PACIFIC FAMILY DENTISTRY

HIGHLIGHTS

- Recently remodeled center surrounded by 3 million SF of office space
- The center is located at the gateway to the Murray Hill residential area, and near Washington Square, a 1/4 million square foot regional mall.
- Strong daytime employment with multiple office parks nearby, including Lincoln Center, Cascade Plaza and Nimbus Technology Center.
- Shopping Center tenants include Portland Running Company, Jersey Mike's, Palm Beach Tan and 7-Eleven.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Mark Banta

503.758.9573 | mark@cra-nw.com

503.274.0211

www.cra-nw.com

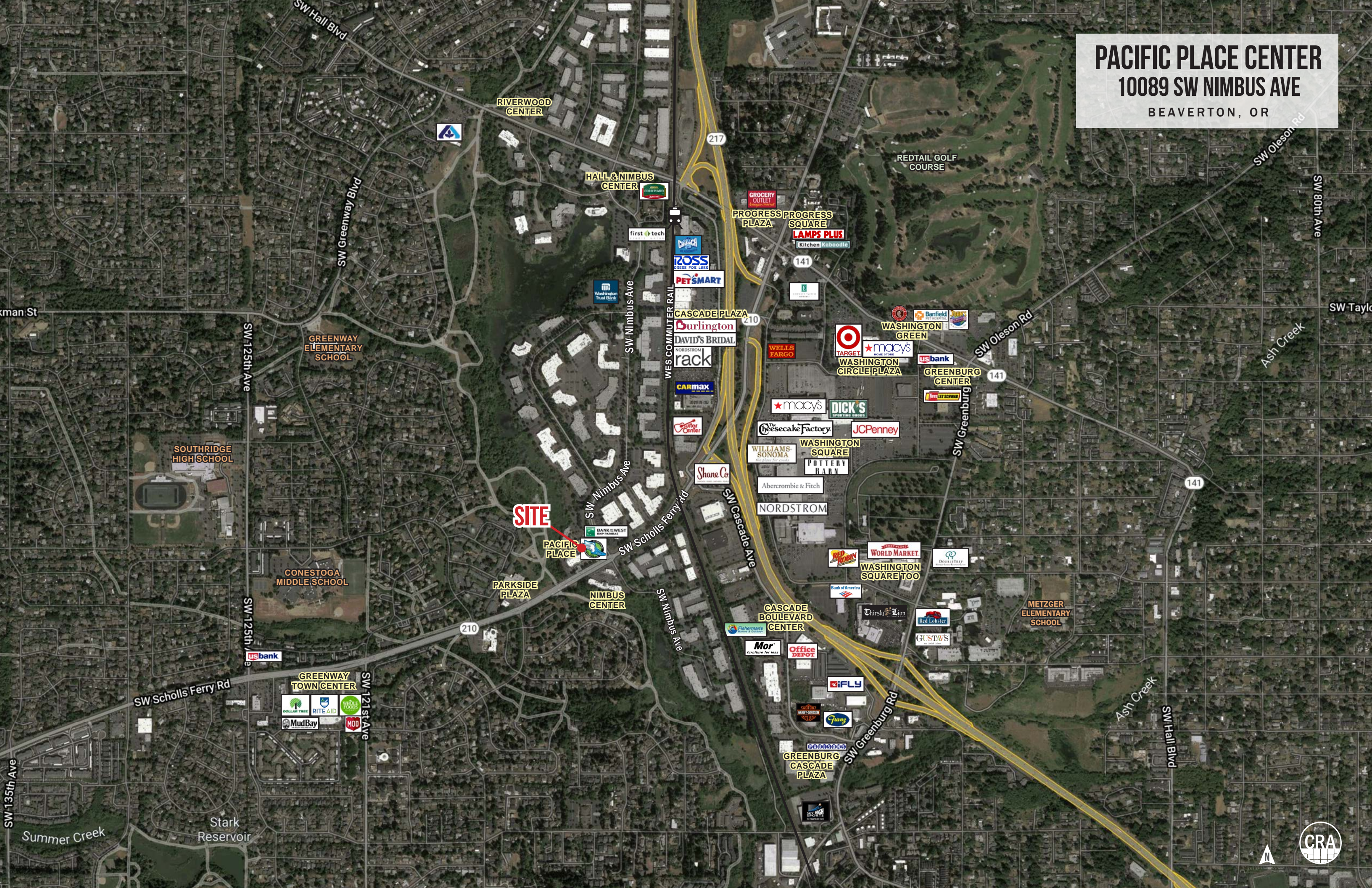
PACIFIC PLACE CENTER 10089 SW NIMBUS AVE

INTERIOR IMAGES

BEAVERTON, OR



PACIFIC PLACE CENTER
10089 SW NIMBUS AVE
BEAVERTON, OR



SITE

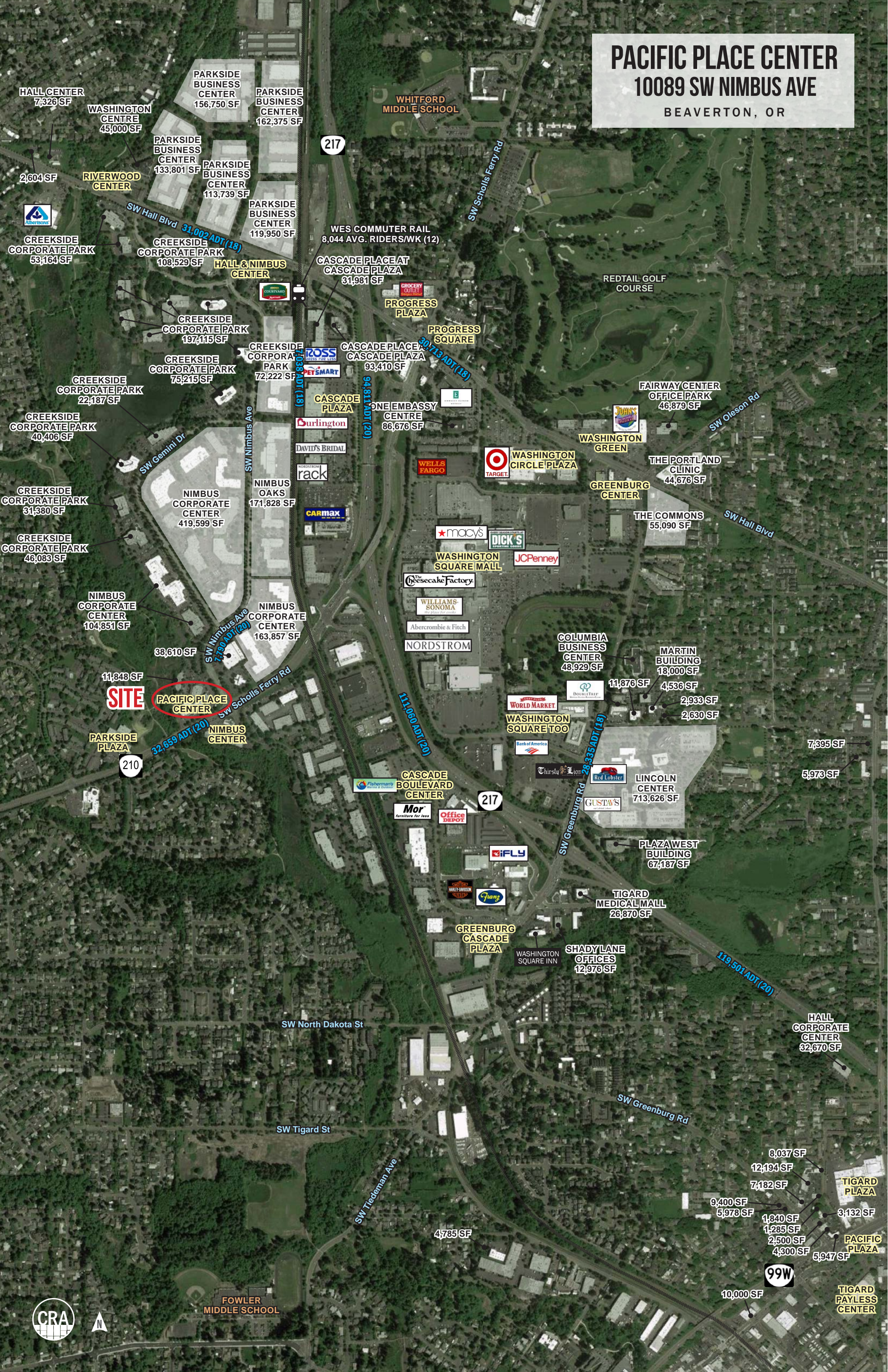
PACIFIC PLACE



PACIFIC PLACE CENTER

10089 SW NIMBUS AVE

BEAVERTON, OR



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
103,529 SF

HALL & NIMBUS
CENTER

WES COMMUTER RAIL
8,044 AVG. RIDERS/WK (12)

CASCADE PLACE AT
CASCADE PLAZA
31,981 SF

PROGRESS
PLAZA

REDTAIL GOLF
COURSE

CREEKSIDE
CORPORATE PARK
197,115 SF

CREEKSIDE
CORPORATE PARK
75,215 SF

CREEKSIDE
CORPORATE
PARK
72,222 SF

CASCADE PLACE AT
CASCADE PLAZA
93,410 SF

PROGRESS
SQUARE

CREEKSIDE
CORPORATE PARK
22,187 SF

CREEKSIDE
CORPORATE PARK
40,406 SF

NIMBUS
CORPORATE
CENTER
419,599 SF

NIMBUS
OAKS
171,828 SF

CASCADE
PLAZA

ONE EMBASSY
CENTRE
86,676 SF

FAIRWAY CENTER
OFFICE PARK
46,879 SF

WASHINGTON
GREEN

THE PORTLAND
CLINIC
44,676 SF

CREEKSIDE
CORPORATE PARK
31,330 SF

CREEKSIDE
CORPORATE PARK
46,033 SF

NIMBUS
CORPORATE
CENTER
104,851 SF

NIMBUS
CORPORATE
CENTER
163,857 SF

rack

CARMAX

WELLS
FARGO

TARGET

macys

DICK'S

JCPenney

WASHINGTON
SQUARE MALL

Williams
SONOMA

Abercrombie & Fitch

NORDSTROM

COLUMBIA
BUSINESS
CENTER
48,929 SF

MARTIN
BUILDING
18,000 SF

11,848 SF
SITE

PACIFIC PLACE
CENTER

PARKSIDE
PLAZA

210

NIMBUS
CENTER

CASCADE
BOULEVARD
CENTER

217

Mor
furniture for less

Office
DEPOT

iFLY

Spang

WORLD MARKET

WASHINGTON
SQUARE TOO

Bank of America

Chirsky
Lion

Red Lobster

GUSTAV'S

LINCOLN
CENTER
713,626 SF

PLAZA WEST
BUILDING
67,187 SF

TIGARD
MEDICAL MALL
26,870 SF

GREENBURG
CASCADE
PLAZA

WASHINGTON
SQUARE INN

SHADY LANE
OFFICES
12,976 SF

SW North Dakota St

SW Tigard St

SW Tiedeman Ave

SW Greenburg Rd

119,501 ADT (20)

7,395 SF

5,973 SF

8,037 SF

12,194 SF

7,182 SF

9,400 SF

5,978 SF

1,840 SF

1,285 SF

2,500 SF

4,300 SF

5,947 SF

TIGARD
PLAZA

3,132 SF

PACIFIC
PLAZA

TIGARD
PAYLESS
CENTER

10,000 SF

99W



FOWLER
MIDDLE SCHOOL

PACIFIC PLACE CENTER

10089 SW NIMBUS AVE

BEAVERTON, OR



FULL
EGRESS

AVAILABLE
5/1/22
5,689 SF

AVAILABLE
4/1/22
3,457 SF



PALM BEACH TAN



BenchMark
PHYSICAL THERAPY



SW Scholls Ferry Rd

32,659 ADT (20)



Fanno Creek

PACIFIC PLACE CENTER 10089 SW NIMBUS AVE

SITE PLAN

BEAVERTON, OR



11

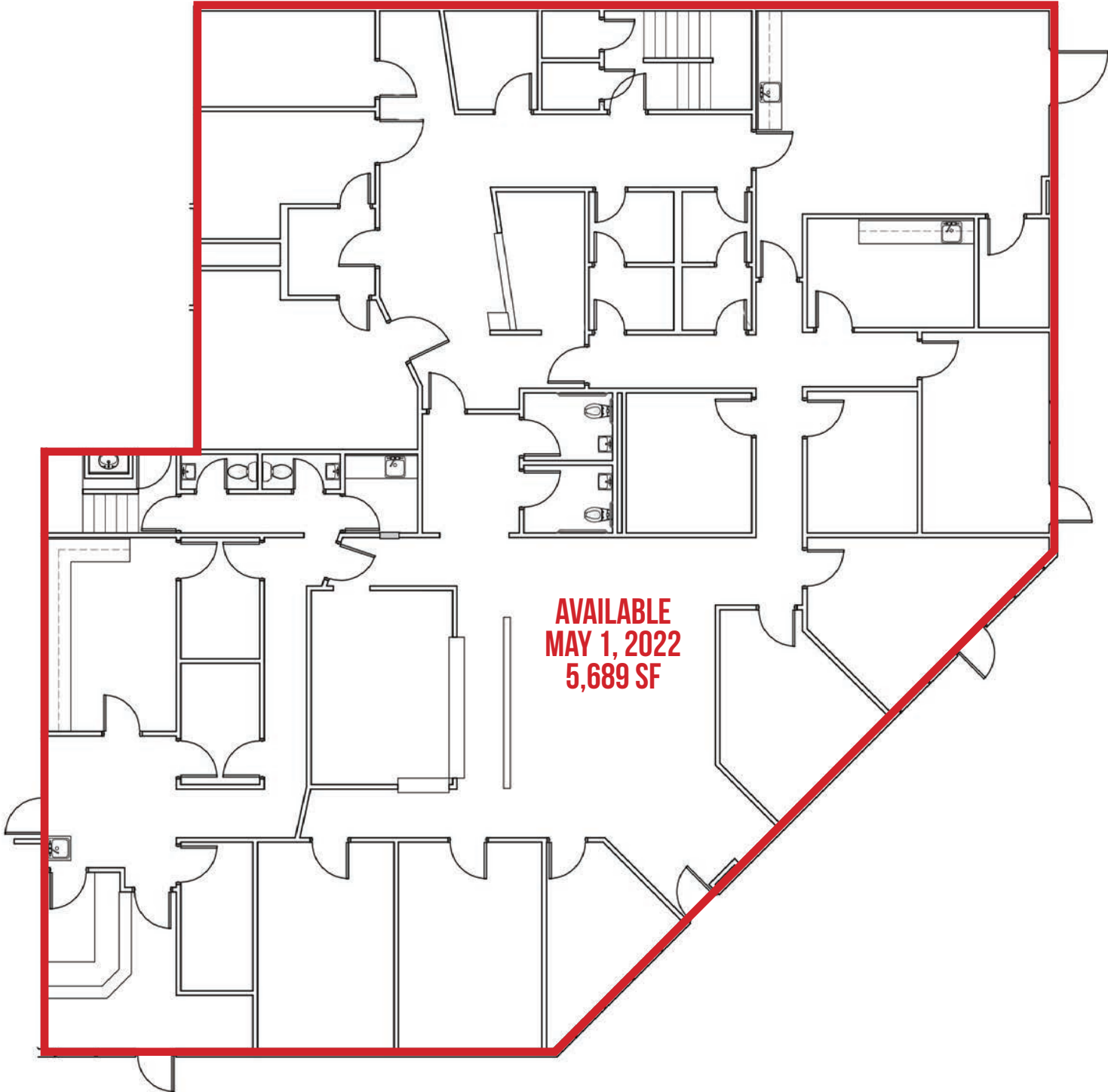
PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR

FLOOR PLAN

MEDICAL OFFICE SPACE



PLEASE DO NOT DISTURB TENANT

PACIFIC PLACE CENTER 10089 SW NIMBUS AVE

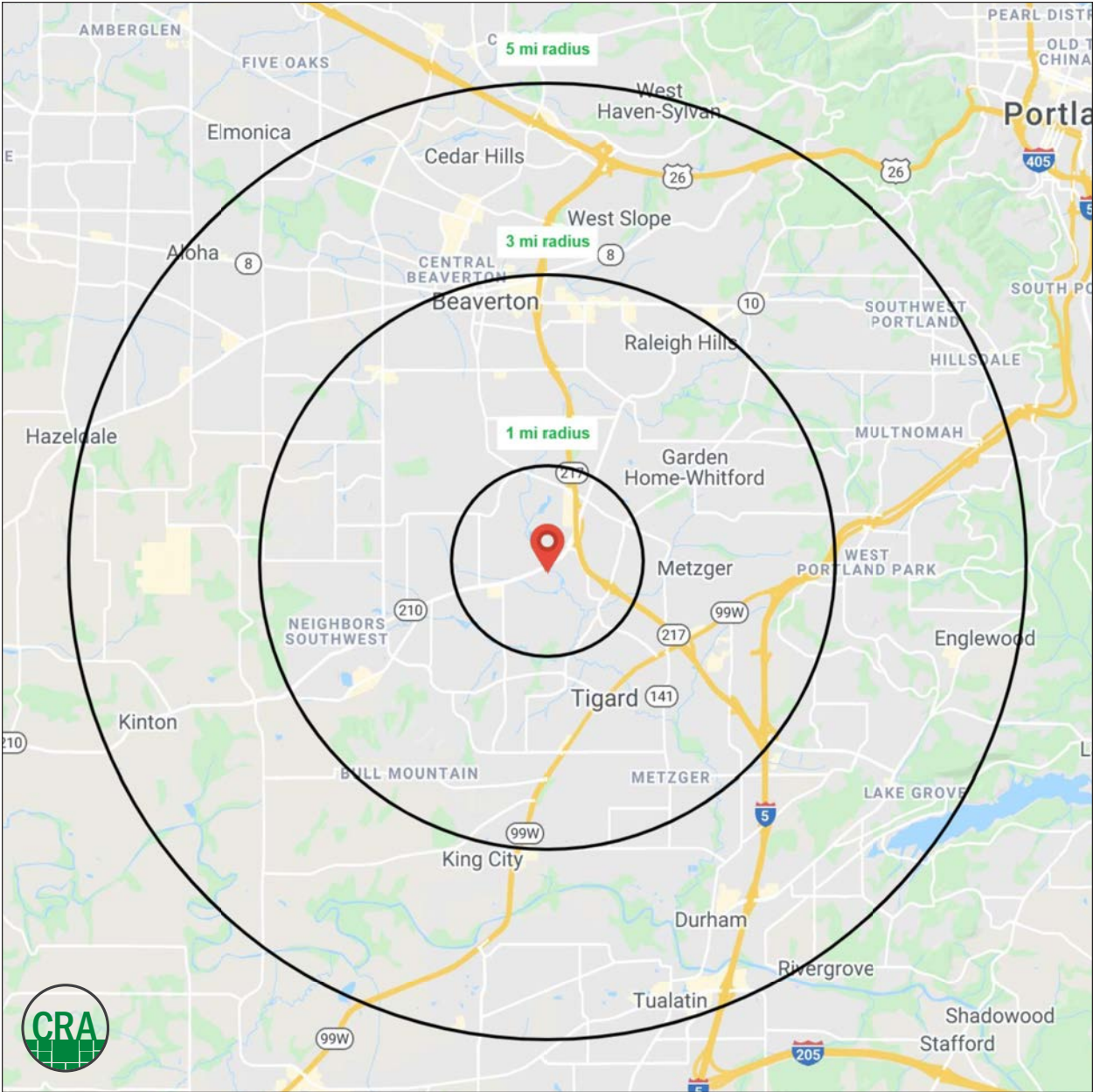
BEAVERTON, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	13,135	146,004	324,969
Projected Population 2026	13,450	150,048	334,484
Average HH Income	\$92,764	\$108,140	\$117,015
Median Home Value	\$407,771	\$452,315	\$477,108
Daytime Demographics 16+	22,272	109,625	254,214
Some College or Higher	70.5%	77.0%	78.7%

\$108,140

Average Household Income
3 MILE RADIUS



Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4473/-122.7915

10089 SW Nimbus Ave Beaverton, OR 97008	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	13,135	146,004	324,969
2026 Projected Population	13,450	150,048	334,484
2020 Census Population	13,317	145,339	323,064
2010 Census Population	12,396	134,871	296,737
Projected Annual Growth 2021 to 2026	0.5%	0.6%	0.6%
Historical Annual Growth 2010 to 2021	0.5%	0.8%	0.9%
Households			
2021 Estimated Households	5,286	59,419	133,049
2026 Projected Households	5,465	61,593	138,673
2020 Census Households	5,350	59,142	132,291
2010 Census Households	5,012	55,308	122,542
Projected Annual Growth 2021 to 2026	0.7%	0.7%	0.8%
Historical Annual Growth 2010 to 2021	-0.1%	-	-
Age			
2021 Est. Population Under 10 Years	11.7%	10.9%	10.8%
2021 Est. Population 10 to 19 Years	12.4%	11.7%	11.4%
2021 Est. Population 20 to 29 Years	14.7%	12.9%	13.1%
2021 Est. Population 30 to 44 Years	22.0%	21.9%	22.0%
2021 Est. Population 45 to 59 Years	19.2%	20.0%	19.9%
2021 Est. Population 60 to 74 Years	14.7%	15.6%	15.8%
2021 Est. Population 75 Years or Over	5.3%	7.0%	6.9%
2021 Est. Median Age	36.8	39.5	39.6
Marital Status & Gender			
2021 Est. Male Population	49.2%	48.8%	48.9%
2021 Est. Female Population	50.8%	51.2%	51.1%
2021 Est. Never Married	37.9%	34.2%	33.1%
2021 Est. Now Married	40.2%	45.8%	47.2%
2021 Est. Separated or Divorced	16.7%	15.0%	15.0%
2021 Est. Widowed	5.1%	5.0%	4.6%
Income			
2021 Est. HH Income \$200,000 or More	5.8%	11.4%	13.4%
2021 Est. HH Income \$150,000 to \$199,999	9.4%	10.4%	10.4%
2021 Est. HH Income \$100,000 to \$149,999	17.3%	18.8%	19.1%
2021 Est. HH Income \$75,000 to \$99,999	14.0%	14.0%	14.7%
2021 Est. HH Income \$50,000 to \$74,999	20.7%	17.5%	15.9%
2021 Est. HH Income \$35,000 to \$49,999	13.3%	9.5%	9.4%
2021 Est. HH Income \$25,000 to \$34,999	7.1%	6.4%	6.2%
2021 Est. HH Income \$15,000 to \$24,999	6.5%	5.5%	4.8%
2021 Est. HH Income Under \$15,000	5.8%	6.6%	6.1%
2021 Est. Average Household Income	\$92,764	\$108,140	\$117,015
2021 Est. Median Household Income	\$75,699	\$87,946	\$92,866
2021 Est. Per Capita Income	\$37,398	\$44,095	\$47,992
2021 Est. Total Businesses	1,795	8,255	19,333
2021 Est. Total Employees	18,929	67,807	160,717

Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4473/-122.7915

10089 SW Nimbus Ave Beaverton, OR 97008		1 mi radius	3 mi radius	5 mi radius
Race				
2021 Est. White		64.5%	67.8%	69.4%
2021 Est. Black		2.8%	2.5%	2.4%
2021 Est. Asian or Pacific Islander		8.7%	10.5%	9.4%
2021 Est. American Indian or Alaska Native		1.4%	0.9%	0.8%
2021 Est. Other Races		22.6%	18.3%	17.9%
Hispanic				
2021 Est. Hispanic Population		2,746	22,134	48,222
2021 Est. Hispanic Population		20.9%	15.2%	14.8%
2026 Proj. Hispanic Population		21.7%	15.8%	15.5%
2020 Hispanic Population		19.7%	15.4%	15.7%
Education (Adults 25 & Older)				
2021 Est. Adult Population (25 Years or Over)		9,066	104,516	233,818
2021 Est. Elementary (Grade Level 0 to 8)		4.8%	3.1%	3.0%
2021 Est. Some High School (Grade Level 9 to 11)		5.0%	3.4%	3.0%
2021 Est. High School Graduate		19.8%	16.5%	15.3%
2021 Est. Some College		23.7%	21.2%	20.3%
2021 Est. Associate Degree Only		9.9%	8.1%	8.2%
2021 Est. Bachelor Degree Only		25.8%	30.5%	30.7%
2021 Est. Graduate Degree		11.2%	17.2%	19.5%
Housing				
2021 Est. Total Housing Units		5,526	61,707	138,628
2021 Est. Owner-Occupied		47.6%	56.4%	56.5%
2021 Est. Renter-Occupied		48.1%	39.9%	39.5%
2021 Est. Vacant Housing		4.4%	3.7%	4.0%
Homes Built by Year				
2021 Homes Built 2010 or later		3.6%	5.3%	5.9%
2021 Homes Built 2000 to 2009		7.8%	11.6%	11.0%
2021 Homes Built 1990 to 1999		16.3%	19.9%	19.2%
2021 Homes Built 1980 to 1989		19.9%	16.2%	15.4%
2021 Homes Built 1970 to 1979		32.0%	21.0%	20.2%
2021 Homes Built 1960 to 1969		8.8%	11.0%	10.2%
2021 Homes Built 1950 to 1959		4.1%	6.3%	7.5%
2021 Homes Built Before 1949		3.2%	5.0%	6.5%
Home Values				
2021 Home Value \$1,000,000 or More		0.7%	1.3%	2.4%
2021 Home Value \$500,000 to \$999,999		22.0%	33.1%	37.3%
2021 Home Value \$400,000 to \$499,999		29.4%	27.8%	25.7%
2021 Home Value \$300,000 to \$399,999		33.2%	27.2%	24.5%
2021 Home Value \$200,000 to \$299,999		8.9%	7.0%	6.3%
2021 Home Value \$150,000 to \$199,999		2.0%	1.1%	1.0%
2021 Home Value \$100,000 to \$149,999		1.9%	1.0%	0.8%
2021 Home Value \$50,000 to \$99,999		0.3%	0.4%	0.5%
2021 Home Value \$25,000 to \$49,999		0.9%	0.6%	0.9%
2021 Home Value Under \$25,000		0.7%	0.5%	0.7%
2021 Median Home Value		\$407,771	\$452,315	\$477,108
2021 Median Rent		\$1,228	\$1,280	\$1,295

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4473/-122.7915

10089 SW Nimbus Ave Beaverton, OR 97008	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2021 Est. Labor Population Age 16 Years or Over	10,632	119,560	266,618
2021 Est. Civilian Employed	68.6%	64.6%	64.7%
2021 Est. Civilian Unemployed	5.8%	4.3%	4.2%
2021 Est. in Armed Forces	-	0.4%	0.2%
2021 Est. not in Labor Force	25.6%	30.7%	30.8%
2021 Labor Force Males	48.6%	48.3%	48.4%
2021 Labor Force Females	51.4%	51.7%	51.6%
Occupation			
2021 Occupation: Population Age 16 Years or Over	7,289	77,212	172,511
2021 Mgmt, Business, & Financial Operations	15.6%	19.8%	20.4%
2021 Professional, Related	18.8%	26.5%	28.2%
2021 Service	20.2%	15.8%	15.1%
2021 Sales, Office	25.5%	22.0%	20.6%
2021 Farming, Fishing, Forestry	0.2%	0.4%	0.3%
2021 Construction, Extraction, Maintenance	7.3%	5.2%	4.9%
2021 Production, Transport, Material Moving	12.6%	10.3%	10.5%
2021 White Collar Workers	59.8%	68.3%	69.2%
2021 Blue Collar Workers	40.2%	31.7%	30.8%
Transportation to Work			
2021 Drive to Work Alone	75.1%	73.1%	71.7%
2021 Drive to Work in Carpool	10.5%	8.6%	8.7%
2021 Travel to Work by Public Transportation	5.9%	6.6%	7.1%
2021 Drive to Work on Motorcycle	-	-	0.1%
2021 Walk or Bicycle to Work	3.1%	3.0%	3.1%
2021 Other Means	0.3%	1.0%	1.0%
2021 Work at Home	5.1%	7.7%	8.3%
Travel Time			
2021 Travel to Work in 14 Minutes or Less	27.9%	22.9%	22.8%
2021 Travel to Work in 15 to 29 Minutes	38.9%	43.2%	43.3%
2021 Travel to Work in 30 to 59 Minutes	27.1%	28.5%	28.9%
2021 Travel to Work in 60 Minutes or More	6.1%	5.4%	5.0%
2021 Average Travel Time to Work	21.2	22.3	22.3
Consumer Expenditure			
2021 Est. Total Household Expenditure	\$352.26 M	\$4.42 B	\$10.46 B
2021 Est. Apparel	\$12.49 M	\$157.62 M	\$374.2 M
2021 Est. Contributions, Gifts	\$19.91 M	\$261.39 M	\$628.55 M
2021 Est. Education, Reading	\$11.31 M	\$150.97 M	\$364.16 M
2021 Est. Entertainment	\$19.93 M	\$253.21 M	\$601.65 M
2021 Est. Food, Beverages, Tobacco	\$54.11 M	\$670.66 M	\$1.58 B
2021 Est. Furnishings, Equipment	\$12.39 M	\$157.05 M	\$372.91 M
2021 Est. Health Care, Insurance	\$32.05 M	\$398.19 M	\$938.96 M
2021 Est. Household Operations, Shelter, Utilities	\$114.26 M	\$1.42 B	\$3.36 B
2021 Est. Miscellaneous Expenses	\$6.66 M	\$83.91 M	\$198.87 M
2021 Est. Personal Care	\$4.73 M	\$59.34 M	\$140.49 M
2021 Est. Transportation	\$64.42 M	\$802.04 M	\$1.89 B

For more information, please contact:

MARK BANTA 503.758.9573 | mark@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.