

PACIFIC PLACE CENTER

RETAIL / OFFICE SPACE



FOR LEASE IN BEAVERTON, OREGON



LOCATION

9975 SW Nimbus Ave, Beaverton, OR 97008

AVAILABLE SPACE

- 3,186 SF
- 1,200 SF

RENTAL RATE

Please call broker for details

PARKING

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

TRAFFIC COUNTS

SW Scholls Ferry Rd – 39,189 ('22)
SW Nimbus Ave – 8,426 ADT ('22)

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, Benchmark Physical Therapy and 7-Eleven.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

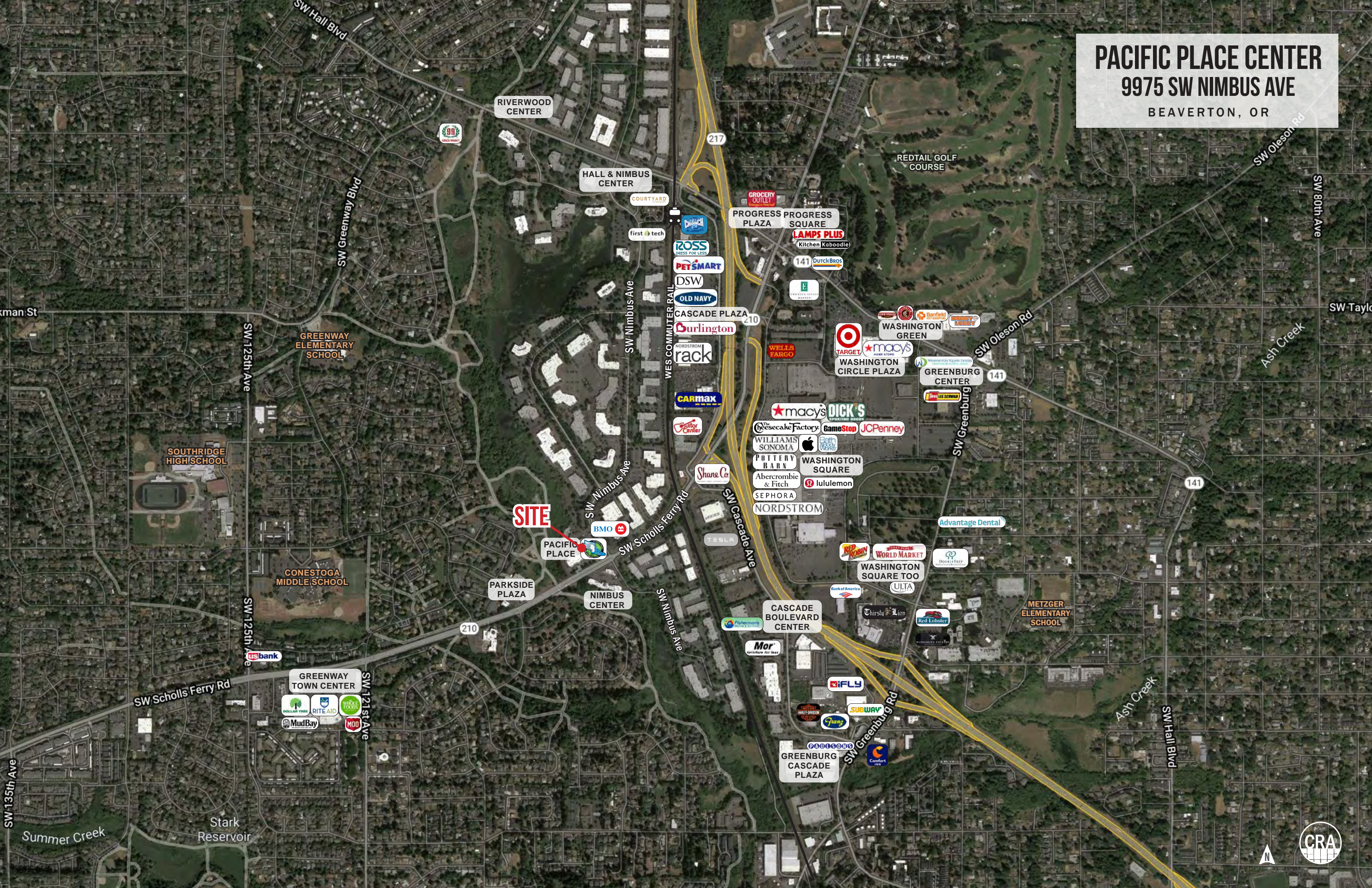
Mark Banta

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www.cra-nw.com

PACIFIC PLACE CENTER
9975 SW NIMBUS AVE
BEAVERTON, OR



SITE

PACIFIC PLACE

PARKSIDE PLAZA

NIMBUS CENTER

GREENWAY TOWN CENTER

RIVERWOOD CENTER

HALL & NIMBUS CENTER

PROGRESS PROGRESS PLAZA

CASCADE PLAZA

WASHINGTON GREEN

WASHINGTON CIRCLE PLAZA

GREENBURG CENTER

WASHINGTON SQUARE

WASHINGTON SQUARE TOO

CASCADE BOULEVARD CENTER

GREENBURG CASCADE PLAZA

GREENWAY ELEMENTARY SCHOOL

SOUTHRIDGE HIGH SCHOOL

CONESTOGA MIDDLE SCHOOL

METZGER ELEMENTARY SCHOOL

REDTAIL GOLF COURSE

Stark Reservoir



PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR



SITE

MAI DENTAL

FULL
EGRESS



PALM BEACH TAN

SITE



BenchMark
PHYSICAL THERAPY



SW Scholls Ferry Rd
210
39,189 ADT (22)

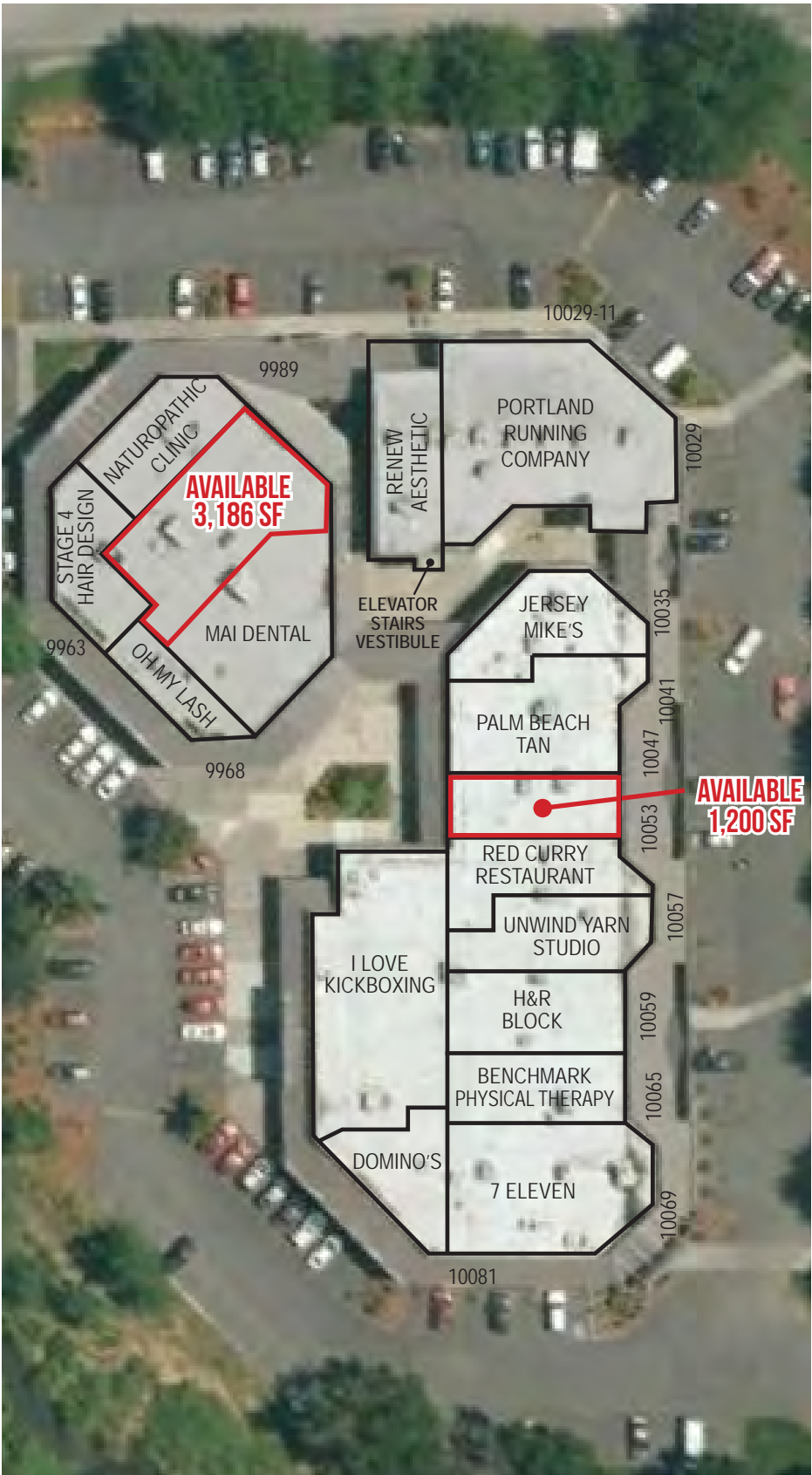


Fanno Creek

PACIFIC PLACE CENTER 9975 SW NIMBUS AVE

SITE PLAN

BEAVERTON, OR



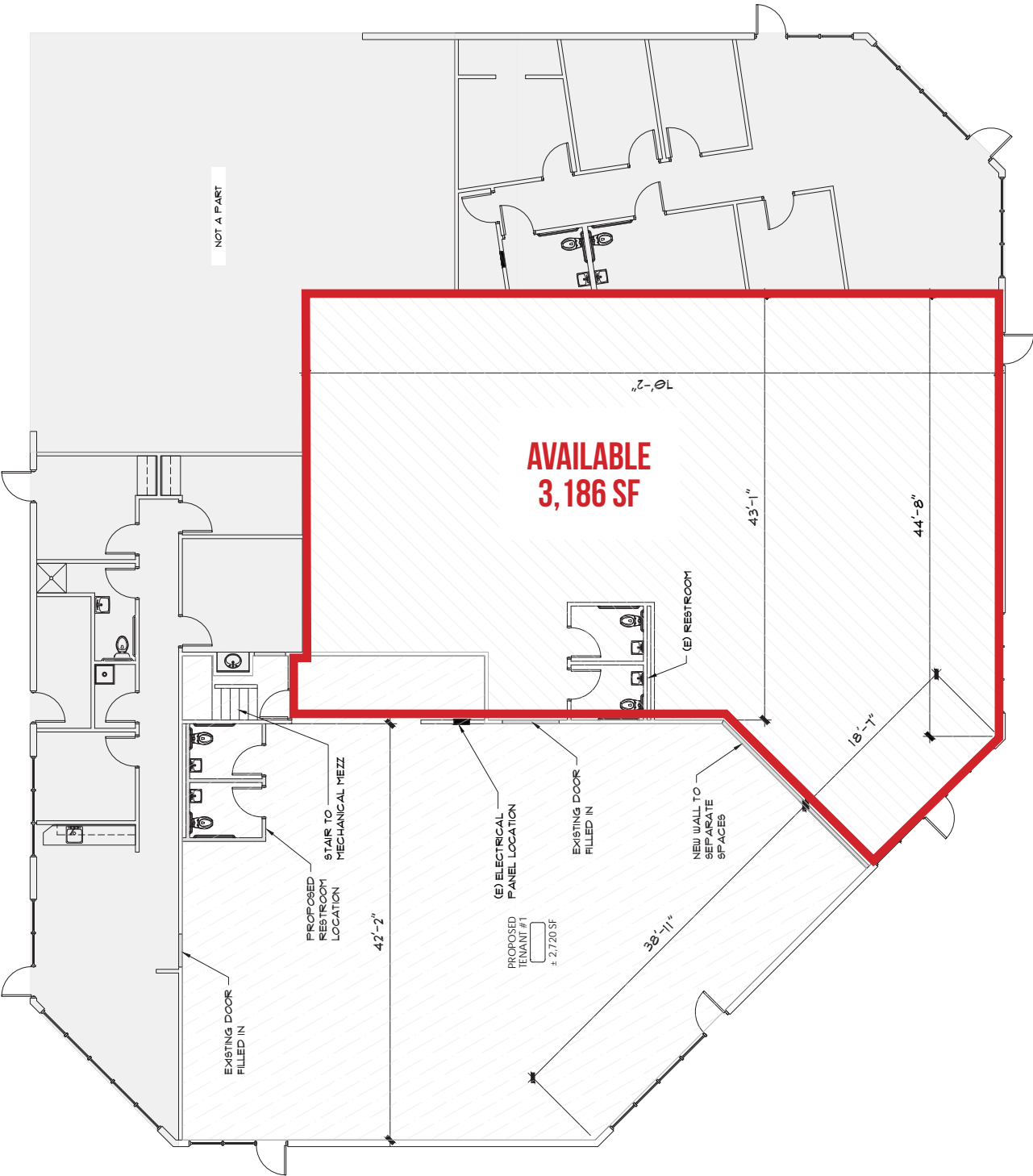
PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

FLOOR PLAN - DIVISIBLE

BEAVERTON, OR

RETAIL/OFFICE/MEDICAL OFFICE SPACE



PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR

DEMOGRAPHIC SUMMARY

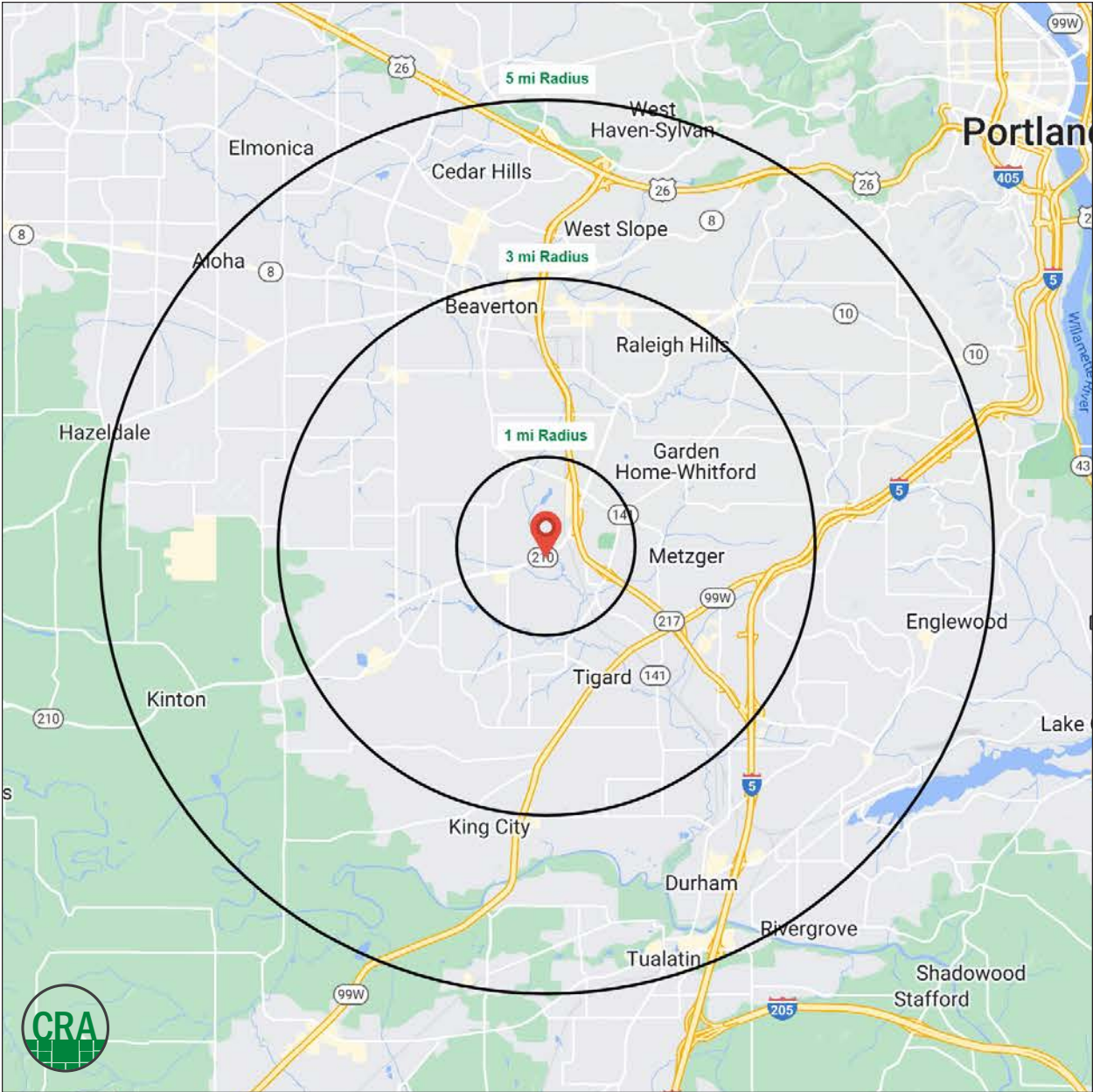
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	13,430	141,757	320,879
Estimated Households	5,754	59,680	135,227
Average HH Income	\$122,886	\$134,197	\$145,298
Median Home Value	\$519,500	\$590,719	\$621,311
Daytime Demographics 16+	17,896	106,587	242,160
Some College or Higher	75.4%	80.3%	80.8%

\$122,886

Average Household Income
1 MILE RADIUS

\$519,500

Median Home Value
1 MILE RADIUS



Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4478/-122.791

Pacific Place Center Beaverton, OR 97008	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	13,430	141,757	320,879
2029 Projected Population	13,288	138,906	313,424
2020 Census Population	13,266	143,351	322,653
2010 Census Population	12,385	133,867	297,585
Projected Annual Growth 2024 to 2029	-0.2%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2024	0.6%	0.4%	0.6%
Households			
2024 Estimated Households	5,754	59,680	135,227
2029 Projected Households	5,759	59,198	133,500
2020 Census Households	5,318	58,173	131,697
2010 Census Households	4,996	54,737	122,924
Projected Annual Growth 2024 to 2029	-	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	1.1%	0.6%	0.7%
Age			
2024 Est. Population Under 10 Years	10.4%	10.0%	10.2%
2024 Est. Population 10 to 19 Years	11.2%	11.2%	11.3%
2024 Est. Population 20 to 29 Years	14.7%	12.5%	12.5%
2024 Est. Population 30 to 44 Years	24.8%	22.7%	22.8%
2024 Est. Population 45 to 59 Years	18.0%	19.3%	19.2%
2024 Est. Population 60 to 74 Years	15.1%	16.5%	16.5%
2024 Est. Population 75 Years or Over	5.8%	7.8%	7.5%
2024 Est. Median Age	37.2	40.2	40.0
Marital Status & Gender			
2024 Est. Male Population	50.2%	49.1%	49.3%
2024 Est. Female Population	49.8%	50.9%	50.7%
2024 Est. Never Married	39.3%	32.2%	31.8%
2024 Est. Now Married	37.8%	47.7%	48.9%
2024 Est. Separated or Divorced	19.7%	15.6%	15.1%
2024 Est. Widowed	3.2%	4.5%	4.2%
Income			
2024 Est. HH Income \$200,000 or More	11.7%	18.6%	20.3%
2024 Est. HH Income \$150,000 to \$199,999	9.9%	12.2%	12.3%
2024 Est. HH Income \$100,000 to \$149,999	23.6%	19.5%	19.3%
2024 Est. HH Income \$75,000 to \$99,999	14.1%	12.6%	12.9%
2024 Est. HH Income \$50,000 to \$74,999	15.5%	13.0%	12.5%
2024 Est. HH Income \$35,000 to \$49,999	7.2%	7.5%	7.0%
2024 Est. HH Income \$25,000 to \$34,999	6.0%	5.1%	5.2%
2024 Est. HH Income \$15,000 to \$24,999	4.5%	5.0%	4.5%
2024 Est. HH Income Under \$15,000	7.5%	6.6%	6.1%
2024 Est. Average Household Income	\$122,886	\$134,197	\$145,298
2024 Est. Median Household Income	\$99,573	\$107,929	\$111,863
2024 Est. Per Capita Income	\$52,708	\$56,591	\$61,335
2024 Est. Total Businesses	1,724	8,822	20,408
2024 Est. Total Employees	14,943	67,098	152,728

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Pacific Place Center Beaverton, OR 97008	1 mi radius	3 mi radius	5 mi radius
Race			
2024 Est. White	67.6%	69.8%	70.4%
2024 Est. Black	3.4%	3.0%	3.2%
2024 Est. Asian or Pacific Islander	9.5%	10.9%	10.4%
2024 Est. American Indian or Alaska Native	1.2%	0.7%	0.7%
2024 Est. Other Races	18.3%	15.6%	15.4%
Hispanic			
2024 Est. Hispanic Population	2,630	22,323	49,531
2024 Est. Hispanic Population	19.6%	15.7%	15.4%
2029 Proj. Hispanic Population	20.3%	16.7%	16.3%
2020 Hispanic Population	21.1%	15.5%	15.6%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	9,717	104,004	234,573
2024 Est. Elementary (Grade Level 0 to 8)	2.4%	2.2%	2.9%
2024 Est. Some High School (Grade Level 9 to 11)	3.2%	2.7%	2.4%
2024 Est. High School Graduate	18.9%	14.9%	14.0%
2024 Est. Some College	23.6%	20.0%	19.2%
2024 Est. Associate Degree Only	8.9%	8.5%	8.2%
2024 Est. Bachelor Degree Only	32.9%	34.3%	33.5%
2024 Est. Graduate Degree	10.0%	17.4%	19.9%
Housing			
2024 Est. Total Housing Units	6,054	63,055	143,407
2024 Est. Owner-Occupied	44.9%	55.2%	55.3%
2024 Est. Renter-Occupied	50.1%	39.5%	39.0%
2024 Est. Vacant Housing	5.0%	5.4%	5.7%
Homes Built by Year			
2024 Homes Built 2010 or later	9.5%	10.2%	10.6%
2024 Homes Built 2000 to 2009	8.4%	13.0%	12.4%
2024 Homes Built 1990 to 1999	12.8%	16.4%	15.3%
2024 Homes Built 1980 to 1989	17.4%	14.8%	13.9%
2024 Homes Built 1970 to 1979	31.3%	19.9%	19.4%
2024 Homes Built 1960 to 1969	9.0%	11.1%	10.2%
2024 Homes Built 1950 to 1959	2.8%	4.8%	6.1%
2024 Homes Built Before 1949	3.9%	4.4%	6.4%
Home Values			
2024 Home Value \$1,000,000 or More	2.4%	4.4%	7.6%
2024 Home Value \$500,000 to \$999,999	52.2%	64.4%	63.3%
2024 Home Value \$400,000 to \$499,999	25.8%	16.4%	15.4%
2024 Home Value \$300,000 to \$399,999	7.4%	7.9%	7.1%
2024 Home Value \$200,000 to \$299,999	6.2%	3.3%	2.8%
2024 Home Value \$150,000 to \$199,999	2.0%	1.0%	0.8%
2024 Home Value \$100,000 to \$149,999	2.2%	0.7%	0.6%
2024 Home Value \$50,000 to \$99,999	0.6%	0.7%	1.1%
2024 Home Value \$25,000 to \$49,999	1.0%	0.4%	0.5%
2024 Home Value Under \$25,000	0.3%	0.8%	0.8%
2024 Median Home Value	\$519,500	\$590,719	\$621,311
2024 Median Rent	\$1,467	\$1,512	\$1,509

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Labor Force			
2024 Est. Labor Population Age 16 Years or Over	11,145	117,817	265,832
2024 Est. Civilian Employed	73.5%	66.3%	66.2%
2024 Est. Civilian Unemployed	3.1%	2.6%	2.6%
2024 Est. in Armed Forces	-	0.2%	0.2%
2024 Est. not in Labor Force	23.4%	30.9%	31.0%
2024 Labor Force Males	49.8%	48.7%	48.8%
2024 Labor Force Females	50.2%	51.3%	51.2%
Occupation			
2024 Occupation: Population Age 16 Years or Over	8,191	78,057	175,894
2024 Mgmt, Business, & Financial Operations	20.4%	21.9%	21.9%
2024 Professional, Related	24.6%	30.1%	30.9%
2024 Service	17.5%	13.1%	13.7%
2024 Sales, Office	20.2%	19.6%	18.4%
2024 Farming, Fishing, Forestry	0.5%	0.4%	0.5%
2024 Construction, Extraction, Maintenance	8.4%	5.5%	5.3%
2024 Production, Transport, Material Moving	8.5%	9.2%	9.4%
2024 White Collar Workers	65.2%	71.7%	71.2%
2024 Blue Collar Workers	34.8%	28.3%	28.8%
Transportation to Work			
2024 Drive to Work Alone	59.9%	58.2%	58.1%
2024 Drive to Work in Carpool	8.6%	5.9%	6.2%
2024 Travel to Work by Public Transportation	2.7%	2.7%	3.3%
2024 Drive to Work on Motorcycle	-	0.1%	0.1%
2024 Walk or Bicycle to Work	2.6%	2.7%	2.9%
2024 Other Means	1.4%	1.1%	1.2%
2024 Work at Home	24.8%	29.4%	28.1%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	27.9%	22.7%	23.3%
2024 Travel to Work in 15 to 29 Minutes	35.3%	44.4%	44.5%
2024 Travel to Work in 30 to 59 Minutes	33.0%	29.1%	28.3%
2024 Travel to Work in 60 Minutes or More	3.8%	3.8%	3.9%
2024 Average Travel Time to Work	21.8	21.8	21.4
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$616.42 M	\$6.99 B	\$16.25 B
2024 Est. Apparel	\$11.24 M	\$126.18 M	\$292.57 M
2024 Est. Contributions, Tax and Retirement	\$181.85 M	\$2.23 B	\$5.25 B
2024 Est. Education	\$14.08 M	\$161.58 M	\$376.48 M
2024 Est. Entertainment	\$34.81 M	\$389.5 M	\$902.84 M
2024 Est. Food, Beverages, Tobacco	\$71.72 M	\$780.01 M	\$1.8 B
2024 Est. Health Care	\$36.39 M	\$391.78 M	\$886.21 M
2024 Est. Household Furnishings and Equipment	\$16.25 M	\$183.45 M	\$425.97 M
2024 Est. Household Operations, Shelter, Utilities	\$140.43 M	\$1.5 B	\$3.47 B
2024 Est. Miscellaneous Expenses	\$10.47 M	\$117.43 M	\$272.41 M
2024 Est. Personal Care	\$7.62 M	\$82.34 M	\$189.44 M
2024 Est. Transportation	\$91.56 M	\$1.03 B	\$2.39 B

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For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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