

FOR LEASE IN BEAVERTON, OREGON

PACIFIC PLACE CENTER

MEDICAL OFFICE / RETAIL SPACE

AVAILABLE

YOUR
LOGO
HERE



LOCATION

9975 SW Nimbus Ave, Beaverton, OR 97008

AVAILABLE SPACE

- 5,853 SF (divisible to 2,720 SF | 3,186 SF)
Available Now!
- 1,745 SF
Available October 1, 2023

PLEASE DO NOT DISTURB CURRENT TENANTS

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

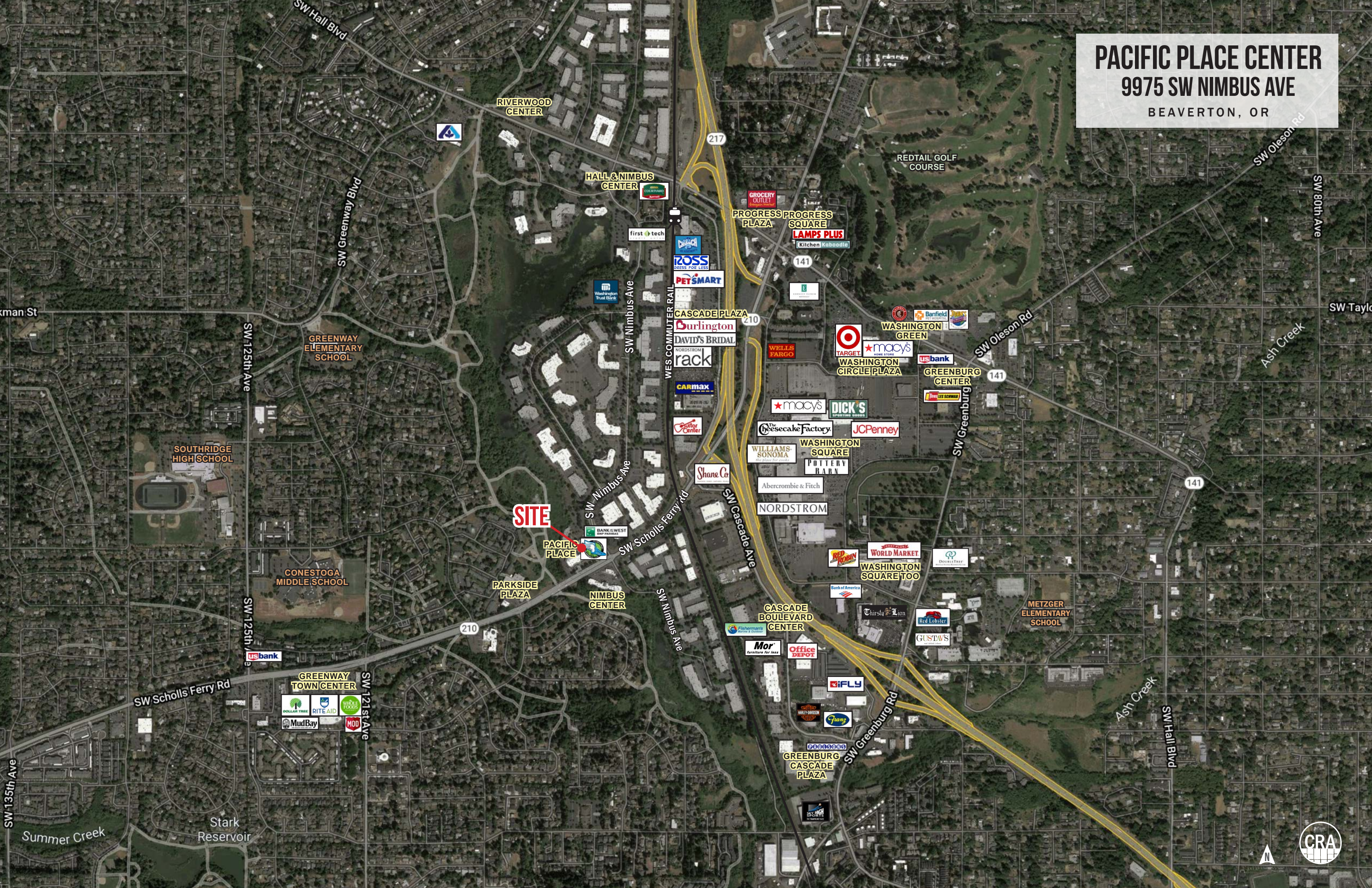
SW Scholls Ferry Rd – 39,189 ('22)
SW Nimbus Ave – 8,426 ADT ('22)

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 BenchMark Physical Therapy, Pacific Family Dental, Performance Bodywork, Renew Aesthetic Clinic and All Naturopathic Clinic.



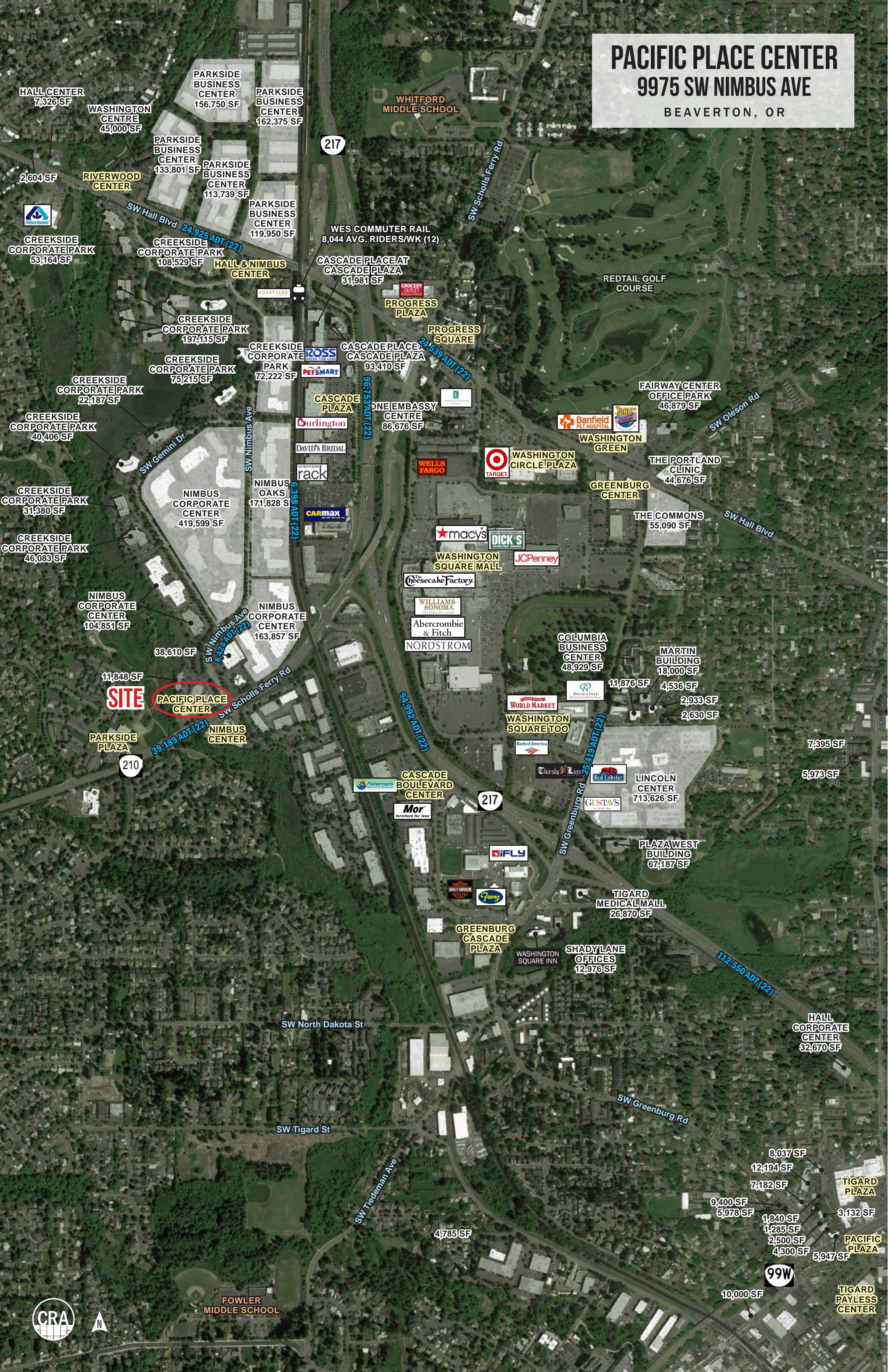
PACIFIC PLACE CENTER
9975 SW NIMBUS AVE
BEAVERTON, OR



PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR



SITE

PACIFIC PLACE CENTER



PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR



FULL
EGRESS

SITE

SITE



SW Scholls Ferry Rd

39,189 ADT (22)

210



SW Scholls Ferry Rd

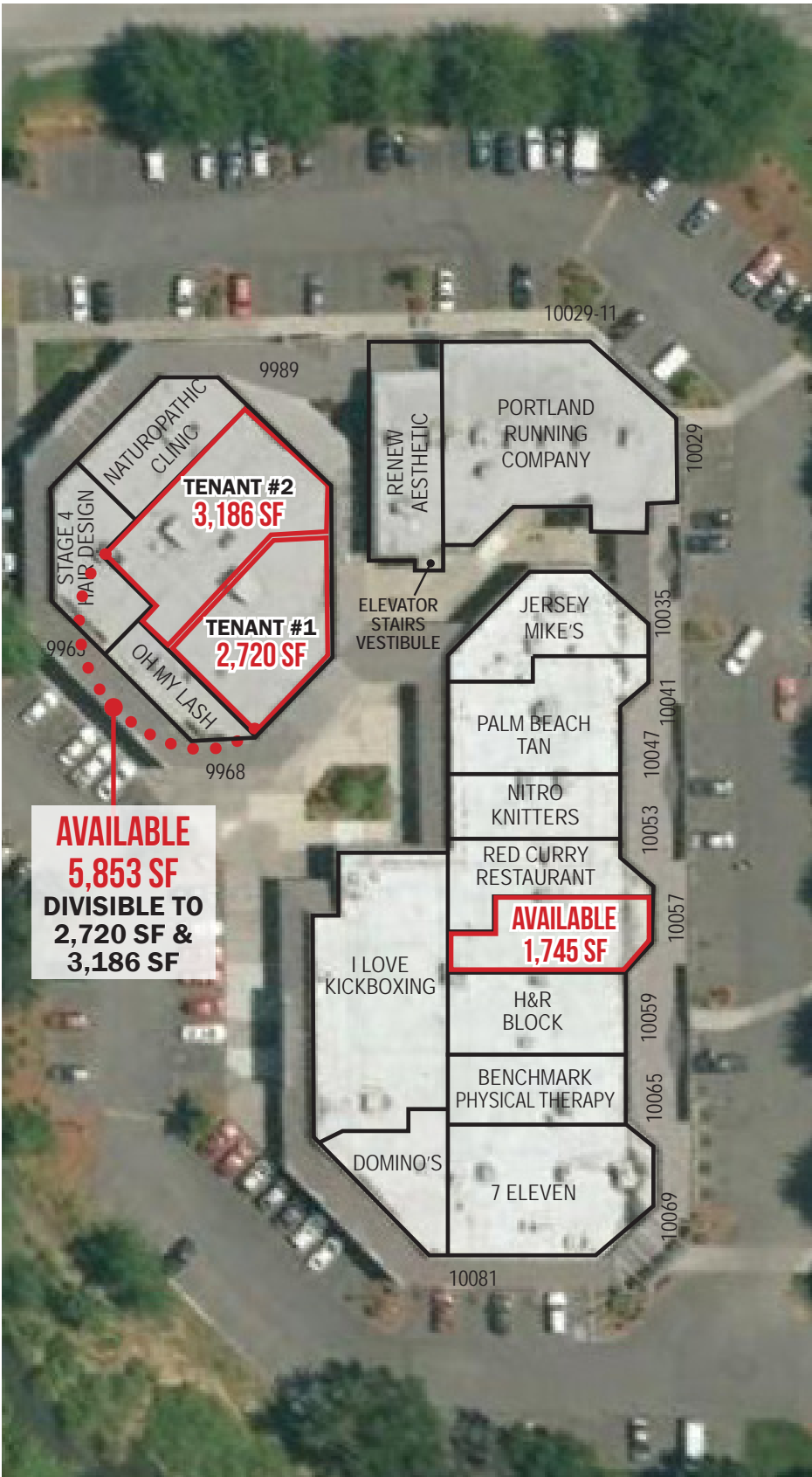
Fanno Creek



PACIFIC PLACE CENTER 9975 SW NIMBUS AVE

SITE PLAN

BEAVERTON, OR



AVAILABLE
5,853 SF
DIVISIBLE TO
2,720 SF &
3,186 SF



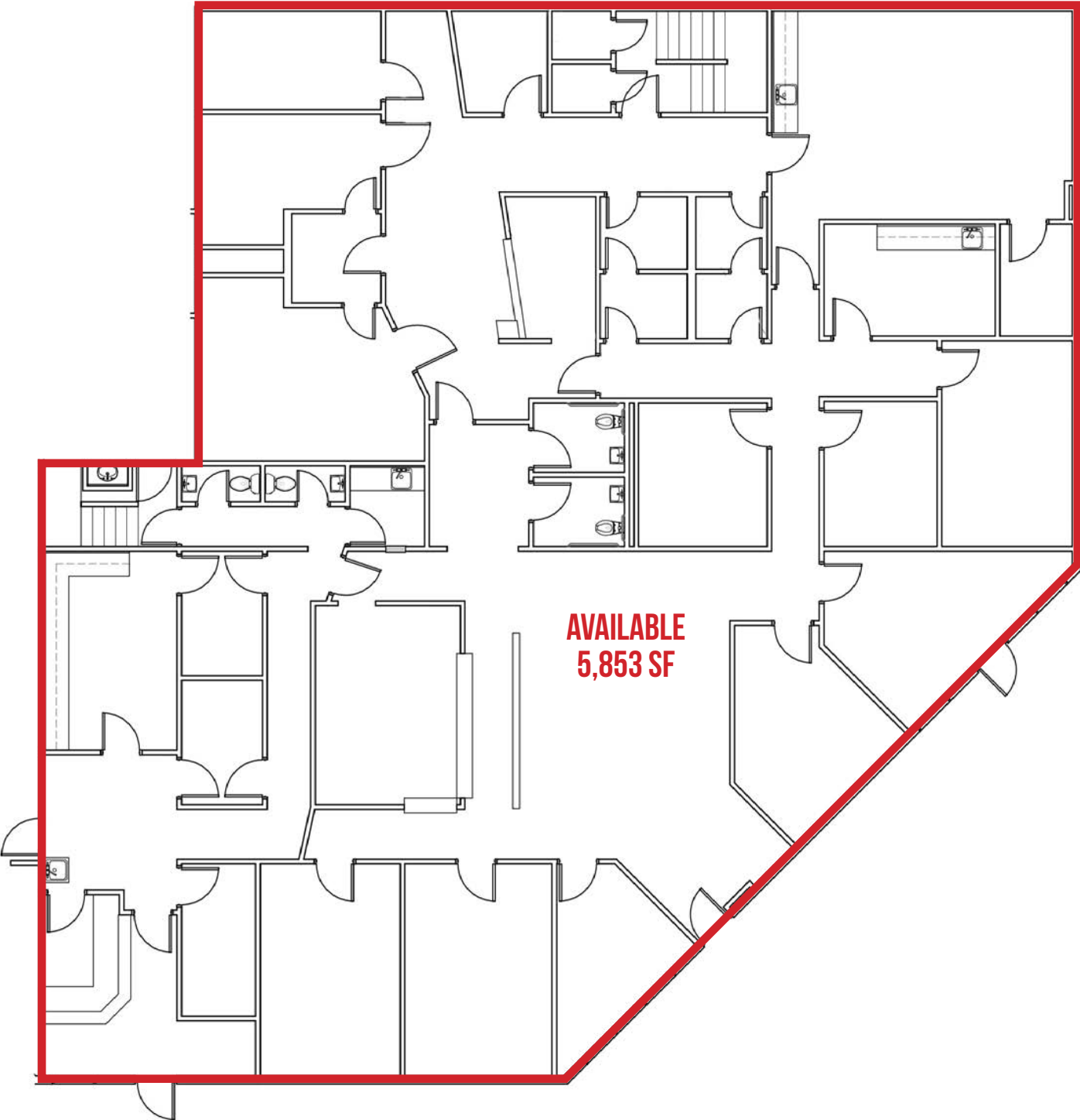
PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR

FLOOR PLAN

MEDICAL OFFICE SPACE



PLEASE DO NOT DISTURB TENANT

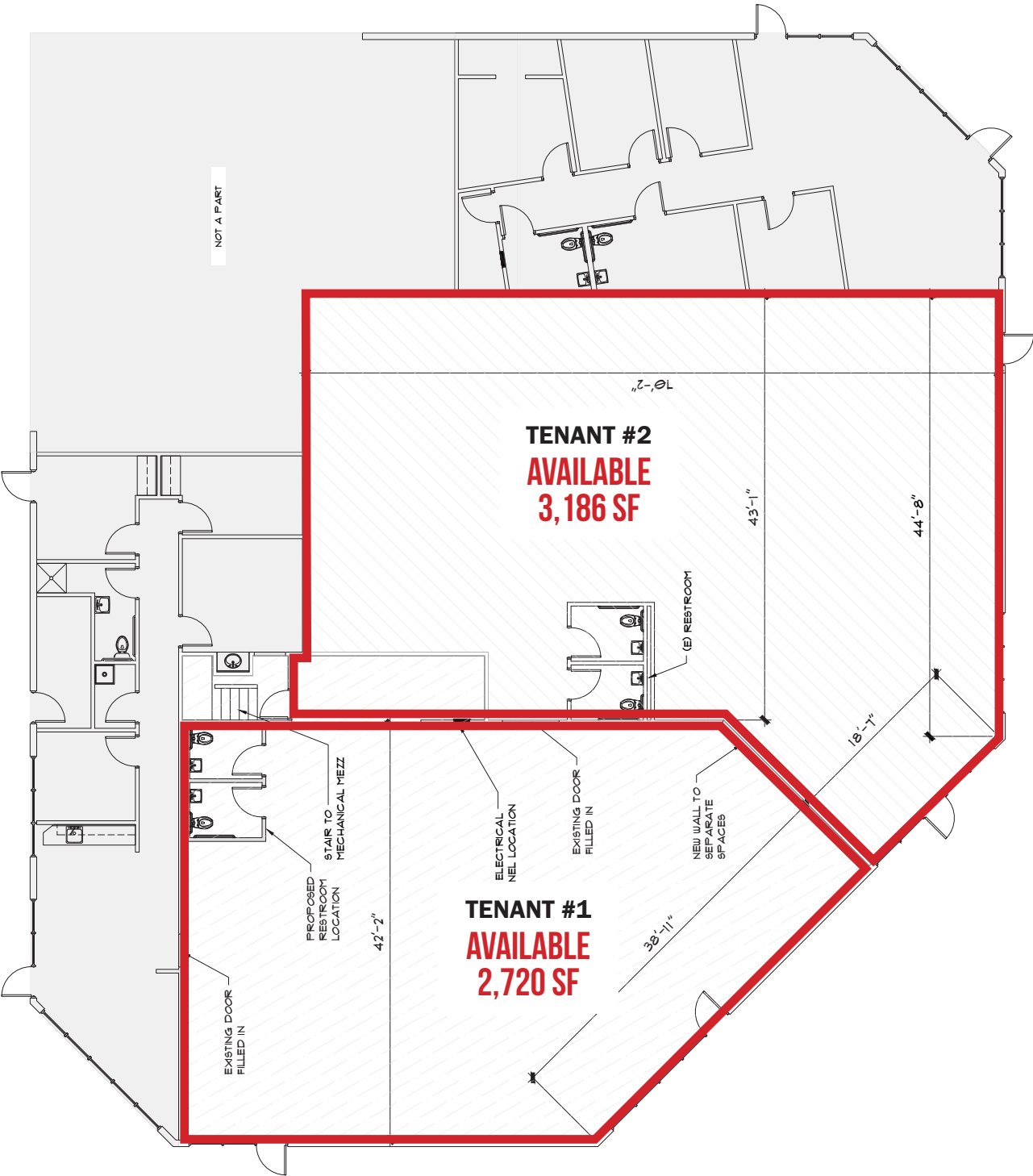
PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

FLOOR PLAN - DIVISIBLE

BEAVERTON, OR

MEDICAL OFFICE SPACE



PLEASE DO NOT DISTURB TENANT

PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

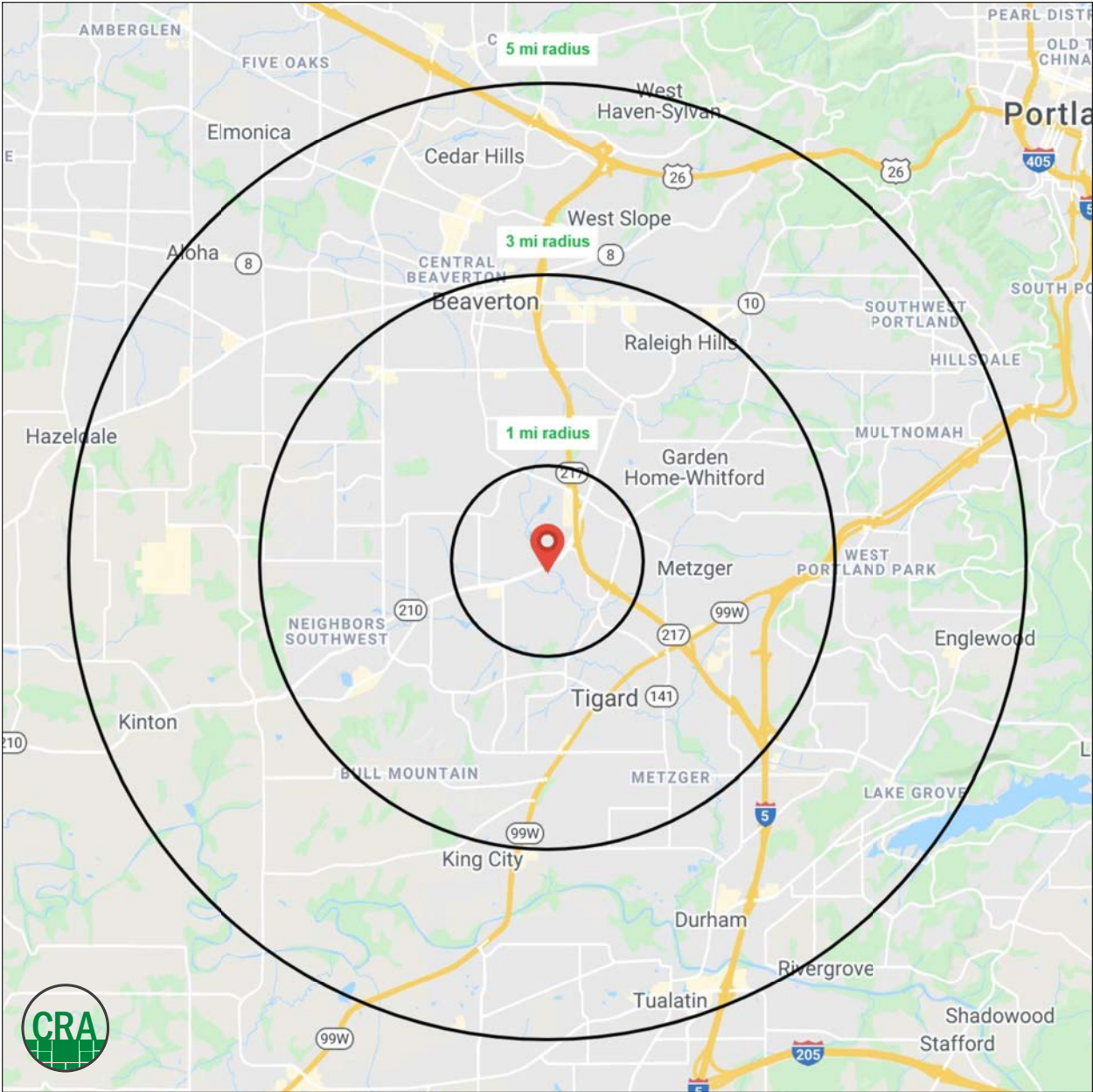
BEAVERTON, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	13,474	143,463	323,798
Projected Population 2027	13,880	147,579	332,267
Average HH Income	\$103,973	\$111,932	\$119,788
Median Home Value	\$462,646	\$513,809	\$536,064
Daytime Demographics 16+	19,845	111,626	251,795
Some College or Higher	72.5%	79.2%	80.1%

\$111,932

Average Household Income
3 MILE RADIUS



Full Profile

2010-2020 Census, 2022 Estimates with 2027 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			
2022 Estimated Population	13,474	143,463	323,798
2027 Projected Population	13,880	147,579	332,267
2020 Census Population	13,266	143,351	322,653
2010 Census Population	12,385	133,867	297,585
Projected Annual Growth 2022 to 2027	0.6%	0.6%	0.5%
Historical Annual Growth 2010 to 2022	0.7%	0.6%	0.7%
Households			
2022 Estimated Households	5,451	58,689	133,048
2027 Projected Households	5,888	63,219	142,330
2020 Census Households	5,318	58,173	131,697
2010 Census Households	4,996	54,737	122,924
Projected Annual Growth 2022 to 2027	1.6%	1.5%	1.4%
Historical Annual Growth 2010 to 2022	0.8%	0.6%	0.7%
Age			
2022 Est. Population Under 10 Years	11.4%	10.5%	10.5%
2022 Est. Population 10 to 19 Years	12.3%	11.8%	11.7%
2022 Est. Population 20 to 29 Years	14.7%	12.6%	12.8%
2022 Est. Population 30 to 44 Years	22.6%	22.2%	22.3%
2022 Est. Population 45 to 59 Years	19.5%	20.3%	20.2%
2022 Est. Population 60 to 74 Years	14.9%	15.9%	16.0%
2022 Est. Population 75 Years or Over	4.7%	6.7%	6.6%
2022 Est. Median Age	36.7	39.6	39.6
Marital Status & Gender			
2022 Est. Male Population	49.5%	49.2%	49.2%
2022 Est. Female Population	50.5%	50.8%	50.8%
2022 Est. Never Married	39.2%	32.8%	31.8%
2022 Est. Now Married	39.9%	47.6%	49.2%
2022 Est. Separated or Divorced	18.1%	15.2%	14.8%
2022 Est. Widowed	2.7%	4.4%	4.2%
Income			
2022 Est. HH Income \$200,000 or More	6.2%	11.6%	13.4%
2022 Est. HH Income \$150,000 to \$199,999	9.8%	10.8%	10.4%
2022 Est. HH Income \$100,000 to \$149,999	21.7%	20.2%	20.0%
2022 Est. HH Income \$75,000 to \$99,999	14.0%	15.0%	15.1%
2022 Est. HH Income \$50,000 to \$74,999	20.6%	16.6%	15.8%
2022 Est. HH Income \$35,000 to \$49,999	11.4%	9.2%	9.1%
2022 Est. HH Income \$25,000 to \$34,999	6.2%	5.5%	5.6%
2022 Est. HH Income \$15,000 to \$24,999	4.0%	4.9%	4.4%
2022 Est. HH Income Under \$15,000	6.0%	6.3%	6.1%
2022 Est. Average Household Income	\$103,973	\$111,932	\$119,788
2022 Est. Median Household Income	\$84,094	\$91,545	\$94,395
2022 Est. Per Capita Income	\$42,130	\$45,882	\$49,321
2022 Est. Total Businesses	1,751	8,828	20,295
2022 Est. Total Employees	17,176	74,035	165,620

Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
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Pacific Place Center		1 mi radius	3 mi radius	5 mi radius
Beaverton, OR 97008				
Race				
2022 Est. White		69.9%	71.6%	72.0%
2022 Est. Black		3.2%	2.8%	2.9%
2022 Est. Asian or Pacific Islander		8.5%	9.9%	9.5%
2022 Est. American Indian or Alaska Native		1.1%	0.7%	0.7%
2022 Est. Other Races		17.3%	14.9%	14.9%
Hispanic				
2022 Est. Hispanic Population		2,486	20,974	47,336
2022 Est. Hispanic Population		18.4%	14.6%	14.6%
2027 Proj. Hispanic Population		18.5%	14.6%	14.7%
2020 Hispanic Population		20.3%	15.4%	15.6%
Education (Adults 25 & Older)				
2022 Est. Adult Population (25 Years or Over)		9,389	103,539	234,266
2022 Est. Elementary (Grade Level 0 to 8)		2.7%	2.4%	3.0%
2022 Est. Some High School (Grade Level 9 to 11)		5.0%	2.9%	2.6%
2022 Est. High School Graduate		19.8%	15.5%	14.4%
2022 Est. Some College		24.4%	20.8%	19.6%
2022 Est. Associate Degree Only		9.5%	8.0%	8.0%
2022 Est. Bachelor Degree Only		28.6%	31.9%	31.7%
2022 Est. Graduate Degree		10.0%	18.5%	20.9%
Housing				
2022 Est. Total Housing Units		5,750	61,516	139,937
2022 Est. Owner-Occupied		50.7%	58.9%	59.5%
2022 Est. Renter-Occupied		44.1%	36.5%	35.6%
2022 Est. Vacant Housing		5.2%	4.6%	4.9%
Homes Built by Year				
2022 Homes Built 2010 or later		9.6%	11.2%	10.9%
2022 Homes Built 2000 to 2009		9.5%	13.8%	13.4%
2022 Homes Built 1990 to 1999		12.1%	15.8%	15.1%
2022 Homes Built 1980 to 1989		19.3%	15.6%	14.4%
2022 Homes Built 1970 to 1979		29.4%	19.4%	18.7%
2022 Homes Built 1960 to 1969		7.2%	9.0%	8.8%
2022 Homes Built 1950 to 1959		3.9%	5.4%	6.4%
2022 Homes Built Before 1949		3.8%	5.2%	7.4%
Home Values				
2022 Home Value \$1,000,000 or More		2.0%	2.4%	3.9%
2022 Home Value \$500,000 to \$999,999		36.5%	48.2%	50.6%
2022 Home Value \$400,000 to \$499,999		32.3%	26.8%	24.6%
2022 Home Value \$300,000 to \$399,999		16.1%	13.6%	12.5%
2022 Home Value \$200,000 to \$299,999		6.2%	4.5%	3.8%
2022 Home Value \$150,000 to \$199,999		2.9%	1.2%	1.0%
2022 Home Value \$100,000 to \$149,999		1.1%	0.7%	0.6%
2022 Home Value \$50,000 to \$99,999		0.8%	0.9%	1.2%
2022 Home Value \$25,000 to \$49,999		0.9%	0.7%	0.9%
2022 Home Value Under \$25,000		1.0%	1.0%	1.0%
2022 Median Home Value		\$462,646	\$513,809	\$536,064
2022 Median Rent		\$1,418	\$1,420	\$1,420

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Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
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Pacific Place Center Beaverton, OR 97008	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2022 Est. Labor Population Age 16 Years or Over	10,924	117,779	266,040
2022 Est. Civilian Employed	75.6%	67.7%	67.4%
2022 Est. Civilian Unemployed	2.5%	2.1%	2.1%
2022 Est. in Armed Forces	-	0.4%	0.2%
2022 Est. not in Labor Force	21.9%	29.8%	30.3%
2022 Labor Force Males	49.1%	48.8%	48.8%
2022 Labor Force Females	50.9%	51.2%	51.2%
Occupation			
2022 Occupation: Population Age 16 Years or Over	8,255	79,746	179,345
2022 Mgmt, Business, & Financial Operations	17.1%	21.0%	21.2%
2022 Professional, Related	23.7%	29.7%	30.8%
2022 Service	19.8%	14.4%	13.7%
2022 Sales, Office	21.8%	20.6%	19.8%
2022 Farming, Fishing, Forestry	-	0.2%	0.1%
2022 Construction, Extraction, Maintenance	7.5%	4.9%	4.7%
2022 Production, Transport, Material Moving	10.0%	9.3%	9.7%
2022 White Collar Workers	62.6%	71.2%	71.8%
2022 Blue Collar Workers	37.4%	28.8%	28.2%
Transportation to Work			
2022 Drive to Work Alone	55.5%	52.4%	51.8%
2022 Drive to Work in Carpool	7.4%	5.2%	5.2%
2022 Travel to Work by Public Transportation	3.0%	2.6%	2.5%
2022 Drive to Work on Motorcycle	-	0.1%	0.1%
2022 Walk or Bicycle to Work	1.9%	2.0%	2.1%
2022 Other Means	0.3%	0.8%	1.0%
2022 Work at Home	31.9%	36.8%	37.2%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	28.9%	23.1%	23.7%
2022 Travel to Work in 15 to 29 Minutes	36.3%	44.7%	44.6%
2022 Travel to Work in 30 to 59 Minutes	30.6%	28.5%	28.2%
2022 Travel to Work in 60 Minutes or More	4.2%	3.7%	3.5%
2022 Average Travel Time to Work	22.1	22.0	21.6
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$394.89 M	\$4.46 B	\$10.64 B
2022 Est. Apparel	\$14 M	\$159.22 M	\$380.26 M
2022 Est. Contributions, Gifts	\$22.5 M	\$265.08 M	\$641.45 M
2022 Est. Education, Reading	\$12.77 M	\$152.82 M	\$370.64 M
2022 Est. Entertainment	\$22.44 M	\$256.5 M	\$613.12 M
2022 Est. Food, Beverages, Tobacco	\$60.52 M	\$676.77 M	\$1.61 B
2022 Est. Furnishings, Equipment	\$13.97 M	\$159.17 M	\$380.1 M
2022 Est. Health Care, Insurance	\$35.89 M	\$402.7 M	\$956.33 M
2022 Est. Household Operations, Shelter, Utilities	\$127.6 M	\$1.44 B	\$3.41 B
2022 Est. Miscellaneous Expenses	\$7.47 M	\$84.86 M	\$202.44 M
2022 Est. Personal Care	\$5.32 M	\$60.03 M	\$142.95 M
2022 Est. Transportation	\$72.4 M	\$811.24 M	\$1.93 B

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For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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