

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)
- 1,745 SF

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.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Mark Banta

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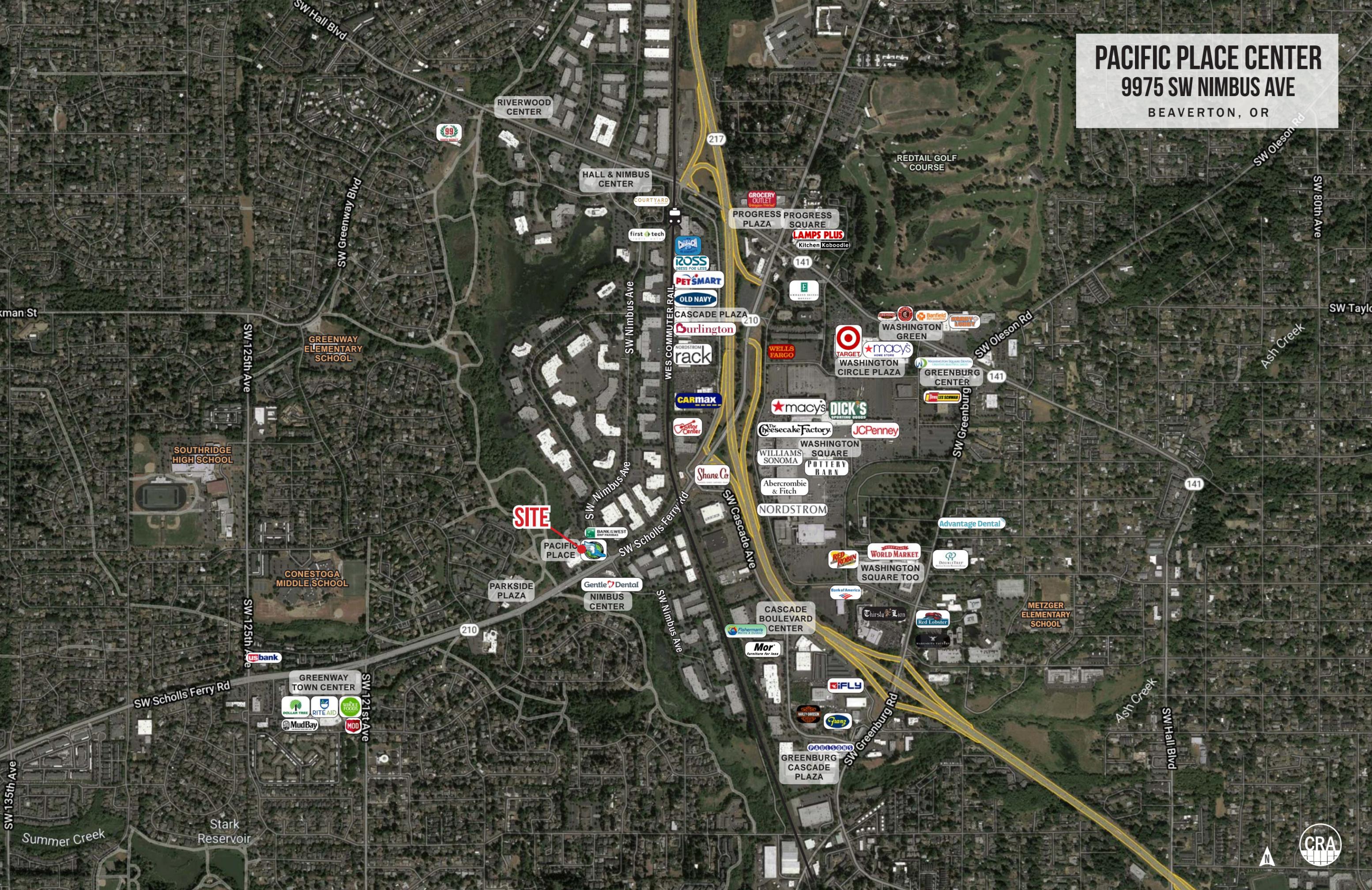
503.274.0211

www.cra-nw.com

PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR



SITE

PACIFIC PLACE

PARKSIDE PLAZA

Gentle Dental
NIMBUS CENTER

CASCADE BOULEVARD CENTER

GREENBURG CASCADE PLAZA

RIVERWOOD CENTER

HALL & NIMBUS CENTER

PROGRESS PROGRESS PLAZA

LAMPS PLUS
(Kitchen Kaboodle)

CASCADE PLAZA

WASHINGTON GREEN

GREENBURG CENTER

WASHINGTON SQUARE

POTTERY BARN

NORDSTROM

GREENWAY TOWN CENTER

DOLLAR TREE
RITEAID
MudBay
MOD

METZGER ELEMENTARY SCHOOL



PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR



SITE

FULL
EGRESS



PALM BEACH TAN



BenchMark
PHYSICAL THERAPY



SITE

SW Scholls Ferry Rd
210

39,189 ADT (22)

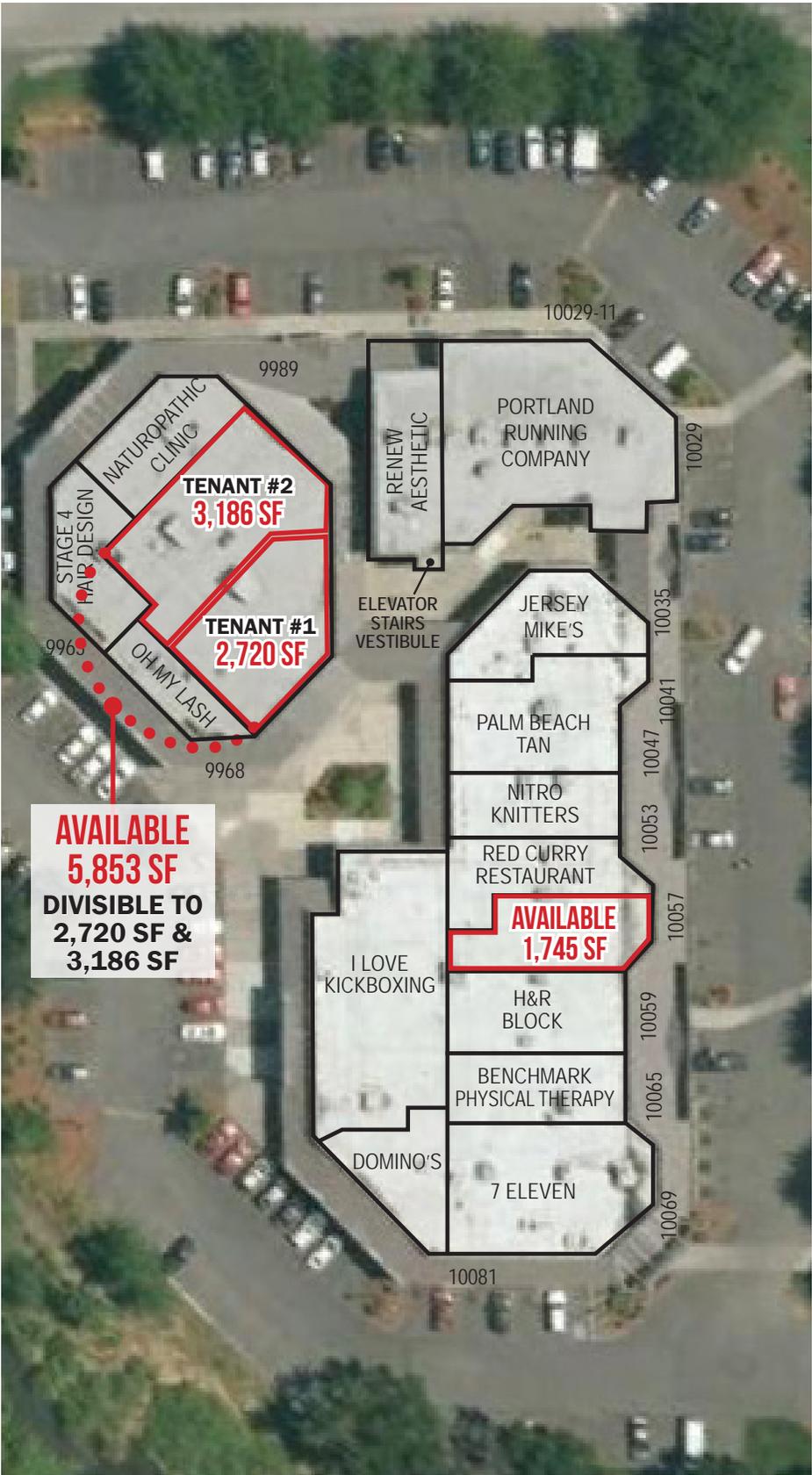


Fanno Creek

PACIFIC PLACE CENTER 9975 SW NIMBUS AVE

SITE PLAN

BEAVERTON, OR

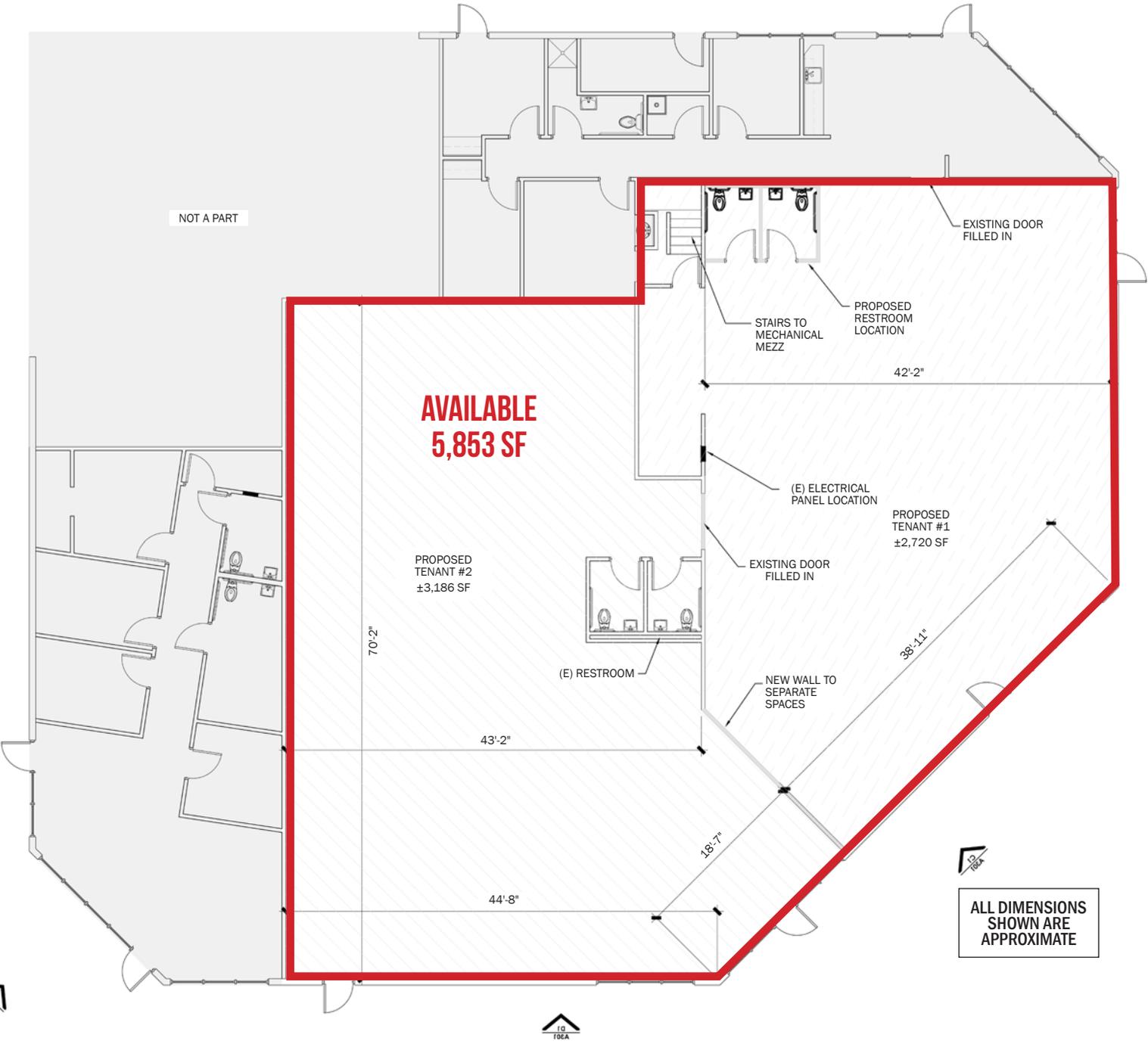


PACIFIC PLACE CENTER 9975 SW NIMBUS AVE

PROPOSED FIRST FLOOR PLAN

BEAVERTON, OR

MEDICAL OFFICE SPACE



PLEASE DO NOT DISTURB TENANT

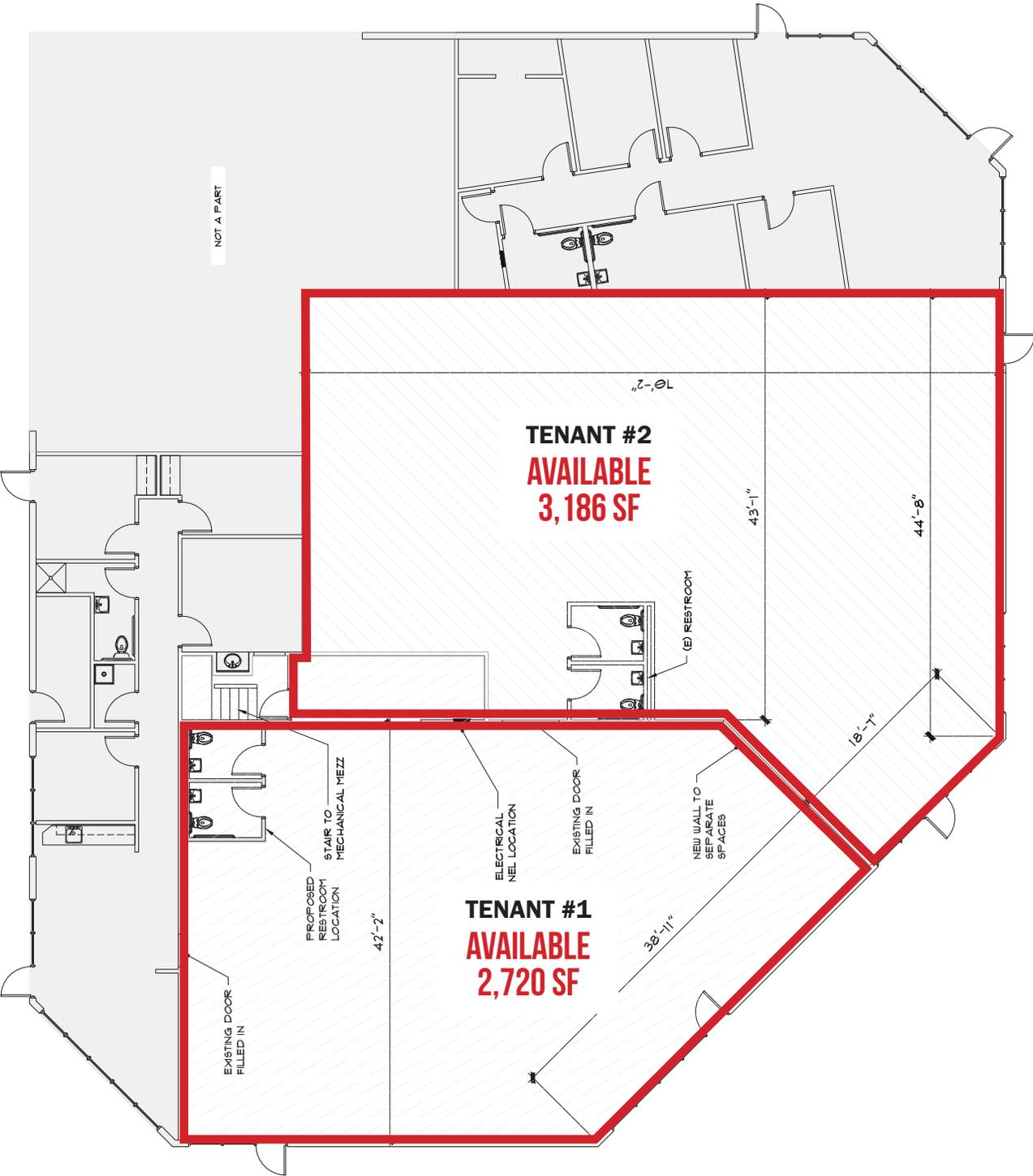
PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR

FLOOR PLAN - DIVISIBLE

MEDICAL OFFICE SPACE



PLEASE DO NOT DISTURB TENANT

PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

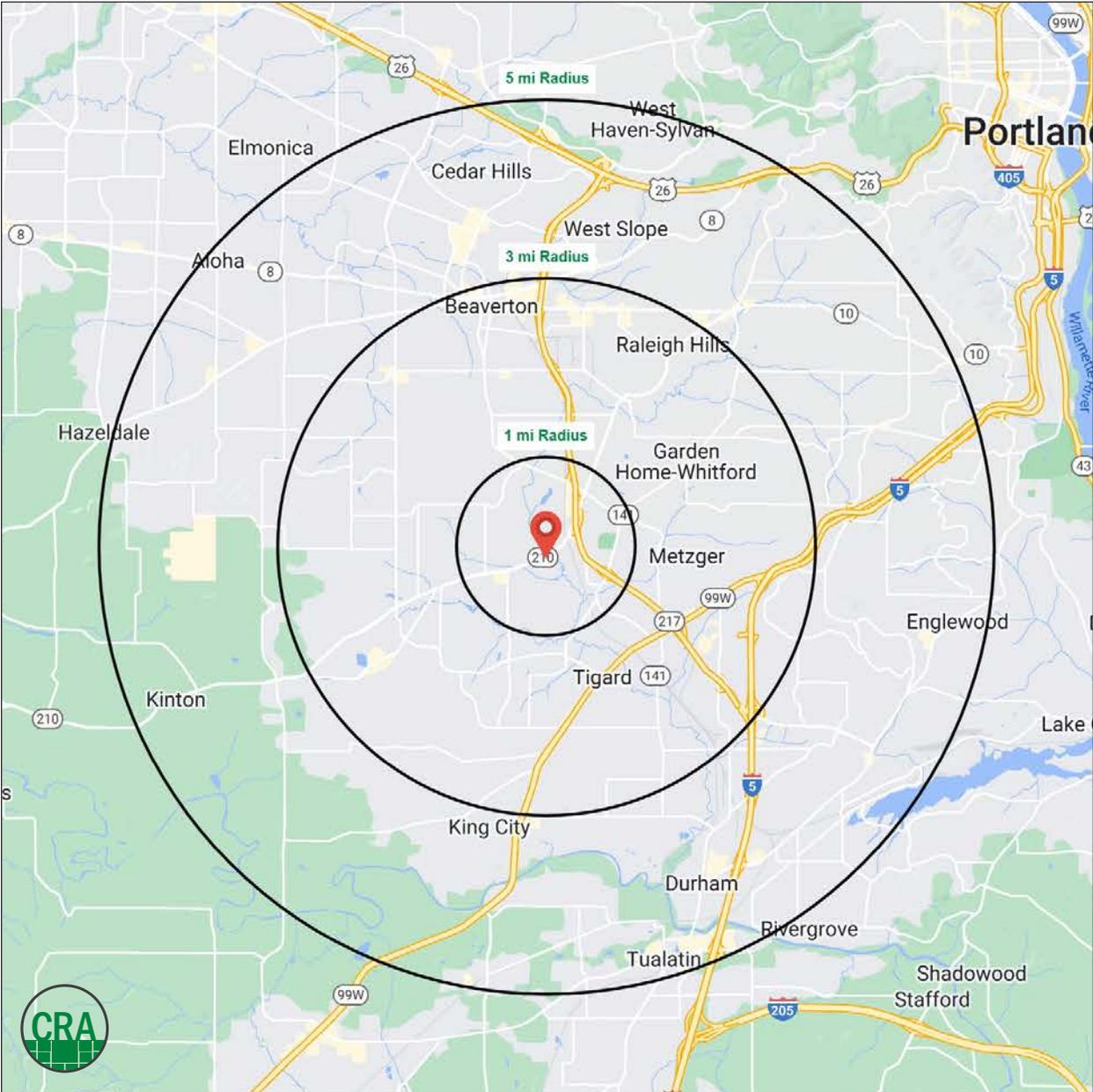
BEAVERTON, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	13,151	142,352	323,068
Estimated Households	5,343	59,006	134,301
Average HH Income	\$140,137	\$140,644	\$151,056
Median Home Value	\$449,402	\$514,160	\$544,207
Daytime Demographics 16+	17,523	104,626	240,159
Some College or Higher	74.3%	80.1%	80.9%

\$140,137

Average Household Income
1 MILE RADIUS



Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4478/-122.791

Pacific Place Center		1 mi radius	3 mi radius	5 mi radius
Beaverton, OR 97008				
Population				
2023 Estimated Population		13,151	142,352	323,068
2028 Projected Population		12,554	140,702	315,768
2020 Census Population		13,266	143,351	322,653
2010 Census Population		12,385	133,867	297,585
Projected Annual Growth 2023 to 2028		-0.9%	-0.2%	-0.5%
Historical Annual Growth 2010 to 2023		0.5%	0.5%	0.7%
Households				
2023 Estimated Households		5,343	59,006	134,301
2028 Projected Households		5,088	58,385	131,771
2020 Census Households		5,318	58,173	131,697
2010 Census Households		4,996	54,737	122,924
Projected Annual Growth 2023 to 2028		-1.0%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2023		0.5%	0.6%	0.7%
Age				
2023 Est. Population Under 10 Years		10.4%	9.7%	9.8%
2023 Est. Population 10 to 19 Years		11.8%	11.2%	11.1%
2023 Est. Population 20 to 29 Years		15.0%	13.0%	13.1%
2023 Est. Population 30 to 44 Years		22.9%	22.6%	22.6%
2023 Est. Population 45 to 59 Years		19.6%	20.4%	20.3%
2023 Est. Population 60 to 74 Years		15.1%	15.8%	16.0%
2023 Est. Population 75 Years or Over		5.2%	7.2%	7.1%
2023 Est. Median Age		37.4	40.0	40.0
Marital Status & Gender				
2023 Est. Male Population		49.8%	49.4%	49.4%
2023 Est. Female Population		50.2%	50.6%	50.6%
2023 Est. Never Married		39.0%	32.1%	31.7%
2023 Est. Now Married		38.4%	47.9%	49.1%
2023 Est. Separated or Divorced		19.6%	15.5%	15.0%
2023 Est. Widowed		3.0%	4.5%	4.2%
Income				
2023 Est. HH Income \$200,000 or More		13.4%	17.4%	19.4%
2023 Est. HH Income \$150,000 to \$199,999		10.2%	12.9%	12.6%
2023 Est. HH Income \$100,000 to \$149,999		23.6%	21.0%	20.2%
2023 Est. HH Income \$75,000 to \$99,999		11.7%	12.8%	13.1%
2023 Est. HH Income \$50,000 to \$74,999		17.2%	13.4%	12.9%
2023 Est. HH Income \$35,000 to \$49,999		8.6%	7.9%	7.8%
2023 Est. HH Income \$25,000 to \$34,999		4.7%	4.6%	4.7%
2023 Est. HH Income \$15,000 to \$24,999		4.5%	4.3%	3.9%
2023 Est. HH Income Under \$15,000		6.1%	5.7%	5.3%
2023 Est. Average Household Income		\$140,137	\$140,644	\$151,056
2023 Est. Median Household Income		\$100,583	\$107,162	\$111,430
2023 Est. Per Capita Income		\$56,995	\$58,390	\$62,896
2023 Est. Total Businesses		1,720	8,819	20,413
2023 Est. Total Employees		14,912	67,115	152,738

Full Profile

2010-2020 Census, 2023 Estimates with 2028 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
Race			
2023 Est. White	67.1%	69.7%	70.8%
2023 Est. Black	3.5%	3.0%	3.0%
2023 Est. Asian or Pacific Islander	10.1%	11.4%	10.6%
2023 Est. American Indian or Alaska Native	1.0%	0.7%	0.7%
2023 Est. Other Races	18.4%	15.3%	14.9%
Hispanic			
2023 Est. Hispanic Population	2,507	22,057	48,557
2023 Est. Hispanic Population	19.1%	15.5%	15.0%
2028 Proj. Hispanic Population	19.1%	15.6%	15.1%
2020 Hispanic Population	21.1%	15.5%	15.6%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	9,314	104,264	236,810
2023 Est. Elementary (Grade Level 0 to 8)	2.5%	2.5%	3.0%
2023 Est. Some High School (Grade Level 9 to 11)	3.8%	2.5%	2.3%
2023 Est. High School Graduate	19.4%	14.8%	13.8%
2023 Est. Some College	24.9%	21.0%	19.9%
2023 Est. Associate Degree Only	9.1%	8.2%	7.9%
2023 Est. Bachelor Degree Only	30.3%	33.0%	32.6%
2023 Est. Graduate Degree	10.0%	17.9%	20.5%
Housing			
2023 Est. Total Housing Units	5,553	61,493	140,963
2023 Est. Owner-Occupied	56.3%	57.3%	56.6%
2023 Est. Renter-Occupied	39.9%	38.6%	38.7%
2023 Est. Vacant Housing	3.8%	4.0%	4.7%
Homes Built by Year			
2023 Homes Built 2010 or later	7.5%	9.0%	9.4%
2023 Homes Built 2000 to 2009	6.0%	12.9%	12.4%
2023 Homes Built 1990 to 1999	10.3%	15.7%	14.9%
2023 Homes Built 1980 to 1989	23.6%	17.0%	15.5%
2023 Homes Built 1970 to 1979	34.4%	20.3%	19.9%
2023 Homes Built 1960 to 1969	6.9%	10.0%	9.8%
2023 Homes Built 1950 to 1959	4.4%	6.1%	7.0%
2023 Homes Built Before 1949	3.1%	4.9%	6.3%
Home Values			
2023 Home Value \$1,000,000 or More	2.0%	2.5%	4.6%
2023 Home Value \$500,000 to \$999,999	33.8%	48.1%	50.8%
2023 Home Value \$400,000 to \$499,999	34.3%	25.9%	23.5%
2023 Home Value \$300,000 to \$399,999	15.1%	13.7%	12.3%
2023 Home Value \$200,000 to \$299,999	6.3%	4.9%	3.9%
2023 Home Value \$150,000 to \$199,999	3.8%	1.4%	1.1%
2023 Home Value \$100,000 to \$149,999	1.5%	0.8%	0.6%
2023 Home Value \$50,000 to \$99,999	0.6%	0.9%	1.2%
2023 Home Value \$25,000 to \$49,999	1.7%	0.8%	0.9%
2023 Home Value Under \$25,000	0.7%	1.0%	1.1%
2023 Median Home Value	\$449,402	\$514,160	\$544,207
2023 Median Rent	\$1,400	\$1,420	\$1,418

Full Profile

2010-2020 Census, 2023 Estimates with 2028 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
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	10,853	118,642	268,840
2023 Est. Civilian Employed	75.9%	68.1%	67.3%
2023 Est. Civilian Unemployed	2.5%	2.3%	2.2%
2023 Est. in Armed Forces	-	0.3%	0.2%
2023 Est. not in Labor Force	21.6%	29.3%	30.3%
2023 Labor Force Males	49.6%	49.1%	49.0%
2023 Labor Force Females	50.4%	50.9%	51.0%
Occupation			
2023 Occupation: Population Age 16 Years or Over	8,242	80,801	180,895
2023 Mgmt, Business, & Financial Operations	17.8%	20.7%	21.0%
2023 Professional, Related	24.3%	30.5%	31.2%
2023 Service	18.7%	13.9%	13.9%
2023 Sales, Office	21.2%	20.5%	19.4%
2023 Farming, Fishing, Forestry	0.1%	0.2%	0.1%
2023 Construction, Extraction, Maintenance	8.1%	4.9%	4.6%
2023 Production, Transport, Material Moving	9.8%	9.3%	9.7%
2023 White Collar Workers	63.3%	71.7%	71.7%
2023 Blue Collar Workers	36.7%	28.3%	28.3%
Transportation to Work			
2023 Drive to Work Alone	55.9%	53.2%	53.4%
2023 Drive to Work in Carpool	8.1%	5.3%	5.5%
2023 Travel to Work by Public Transportation	2.9%	2.5%	2.5%
2023 Drive to Work on Motorcycle	-	0.1%	0.1%
2023 Walk or Bicycle to Work	2.4%	2.3%	2.2%
2023 Other Means	0.3%	0.9%	1.0%
2023 Work at Home	30.4%	35.7%	35.2%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	31.9%	25.1%	24.9%
2023 Travel to Work in 15 to 29 Minutes	34.2%	43.5%	44.1%
2023 Travel to Work in 30 to 59 Minutes	29.2%	27.6%	27.3%
2023 Travel to Work in 60 Minutes or More	4.8%	3.8%	3.6%
2023 Average Travel Time to Work	21.5	21.6	21.3
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$479.74 M	\$5.31 B	\$12.8 B
2023 Est. Apparel	\$17.16 M	\$191.46 M	\$462.42 M
2023 Est. Contributions, Gifts	\$28.97 M	\$327.41 M	\$799.87 M
2023 Est. Education, Reading	\$16.71 M	\$193.3 M	\$473.15 M
2023 Est. Entertainment	\$27.64 M	\$308.21 M	\$744.5 M
2023 Est. Food, Beverages, Tobacco	\$72.48 M	\$796.88 M	\$1.91 B
2023 Est. Furnishings, Equipment	\$17.16 M	\$190.69 M	\$460.21 M
2023 Est. Health Care, Insurance	\$43.01 M	\$471.33 M	\$1.13 B
2023 Est. Household Operations, Shelter, Utilities	\$153.93 M	\$1.7 B	\$4.1 B
2023 Est. Miscellaneous Expenses	\$9.13 M	\$101.37 M	\$244.44 M
2023 Est. Personal Care	\$6.46 M	\$71.36 M	\$171.81 M
2023 Est. Transportation	\$87.1 M	\$957.24 M	\$2.3 B

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For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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