

RETAIL PROPERTY FOR LEASE

Hall & Nimbus Center

8400 SW NIMBUS AVENUE / BEAVERTON, OR 97008



Located at the signalized intersection of Hall and Nimbus

AVAILABLE SPACE

- 2,214 SF

LEASE RATE

- Call for details

TRAFFIC COUNTS

- SW Hall Blvd – 27,512 ADT ('23)
- SW Nimbus Ave – 5,909 ADT ('23)

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

cft
Developments, LLC

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NORTHWEST LLC

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Overview photo from Hall & Nimbus



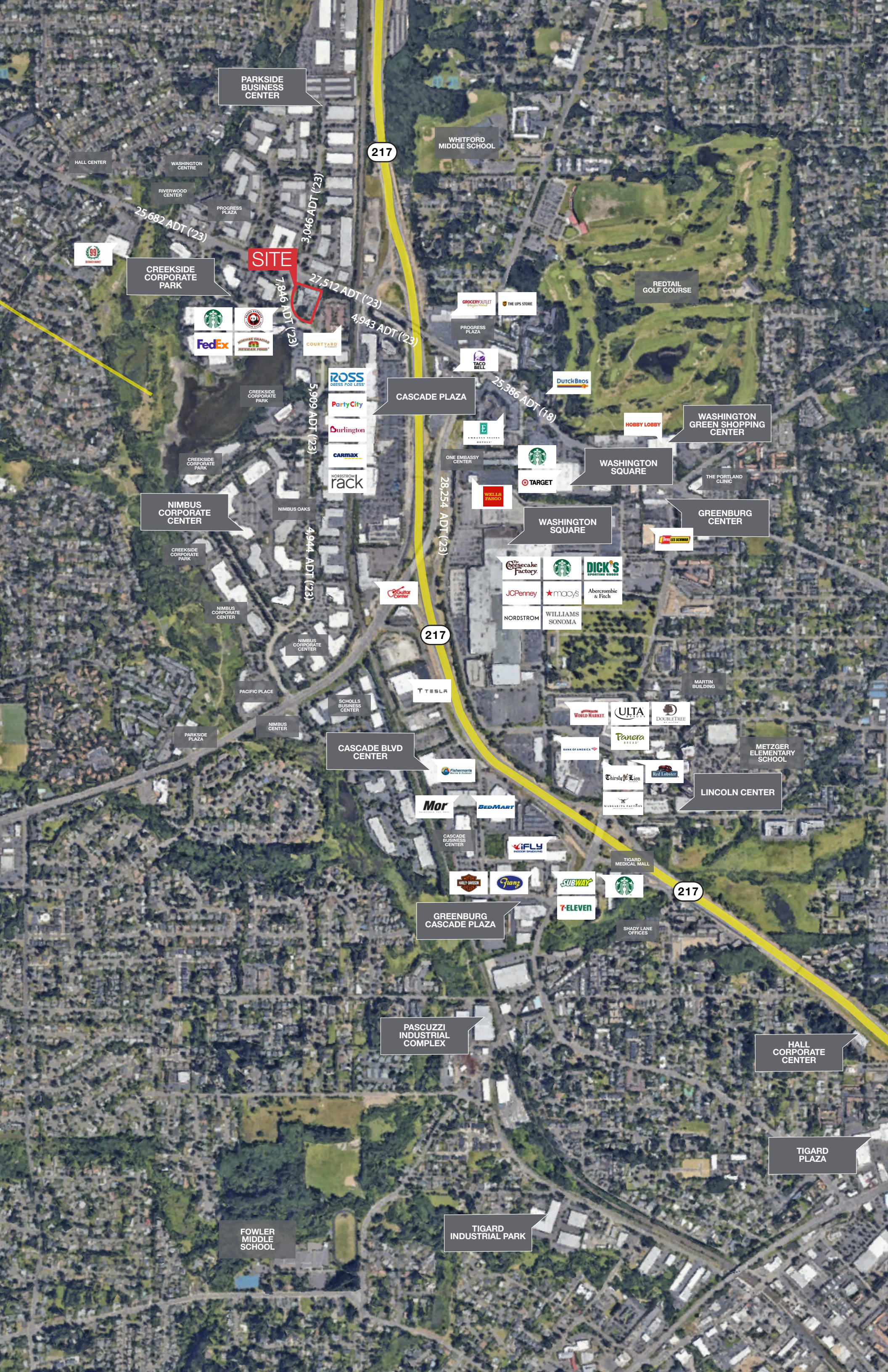
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PARKSIDE
BUSINESS
CENTER

HALL CENTER

WASHINGTON
CENTRE

RIVERWOOD
CENTER

PROGRESS
PLAZA

25,682 ADT ('23)

CREEKSIDE
CORPORATE
PARK

SITE

7,846 ADT ('23)

3,046 ADT ('23)

5,909 ADT ('23)

4,944 ADT ('23)

NIMBUS
CORPORATE
CENTER

NIMBUS OAKS

CREEKSIDE
CORPORATE
PARK

NIMBUS
CORPORATE
CENTER

NIMBUS
CORPORATE
CENTER

PACIFIC PLACE

PARKSIDE
PLAZA

NIMBUS
CENTER

CASCADE BLVD
CENTER

Fishermantia
Business & Shopping

Mor

BEDMART

CASCADE
BUSINESS
CENTER

iFLY
INDOOR SKYDIVING

GREENBURG
CASCADE PLAZA

PASCUZZI
INDUSTRIAL
COMPLEX

FOWLER
MIDDLE
SCHOOL

TIGARD
INDUSTRIAL PARK

217

217

217

WHITFORD
MIDDLE SCHOOL

GROCERY OUTLET
Bridgton Market

THE UPS STORE

PROGRESS
PLAZA

TACO BELL

COURTYARD

ROSS
DRESS FOR LESS

Party City

Burlington

CARMAX

NORDSTROM

rack

CASCADE PLAZA

EMBASSY SUITES
HOTELS

ONE EMBASSY
CENTER

WELLS FARGO

STARBUCKS

TARGET

WASHINGTON
SQUARE

WASHINGTON
SQUARE

Chesapeake
Factory

JCPenney

NORDSTROM

STARBUCKS

MACY'S

WILLIAMS
SONOMA

DICK'S
SPORTING GOODS

Abercrombie
& Fitch

WORLD MARKET

BANK OF AMERICA

ULTA

DOUBLETREE
BY HYATT

Panera
BREAD

Chirashi
Lion

Red Lobster

MARGARITA FACTORY

TIGARD
MEDICAL MALL

STARBUCKS

SUBWAY

7-ELEVEN

SHADY LANE
OFFICES

REDTAIL
GOLF COURSE

WASHINGTON
GREEN SHOPPING
CENTER

HOBBY LOBBY

WASHINGTON
SQUARE

THE PORTLAND
CLINIC

GREENBURG
CENTER

JOHN LEONARD

MARTIN
BUILDING

DOUBLETREE
BY HYATT

Panera
BREAD

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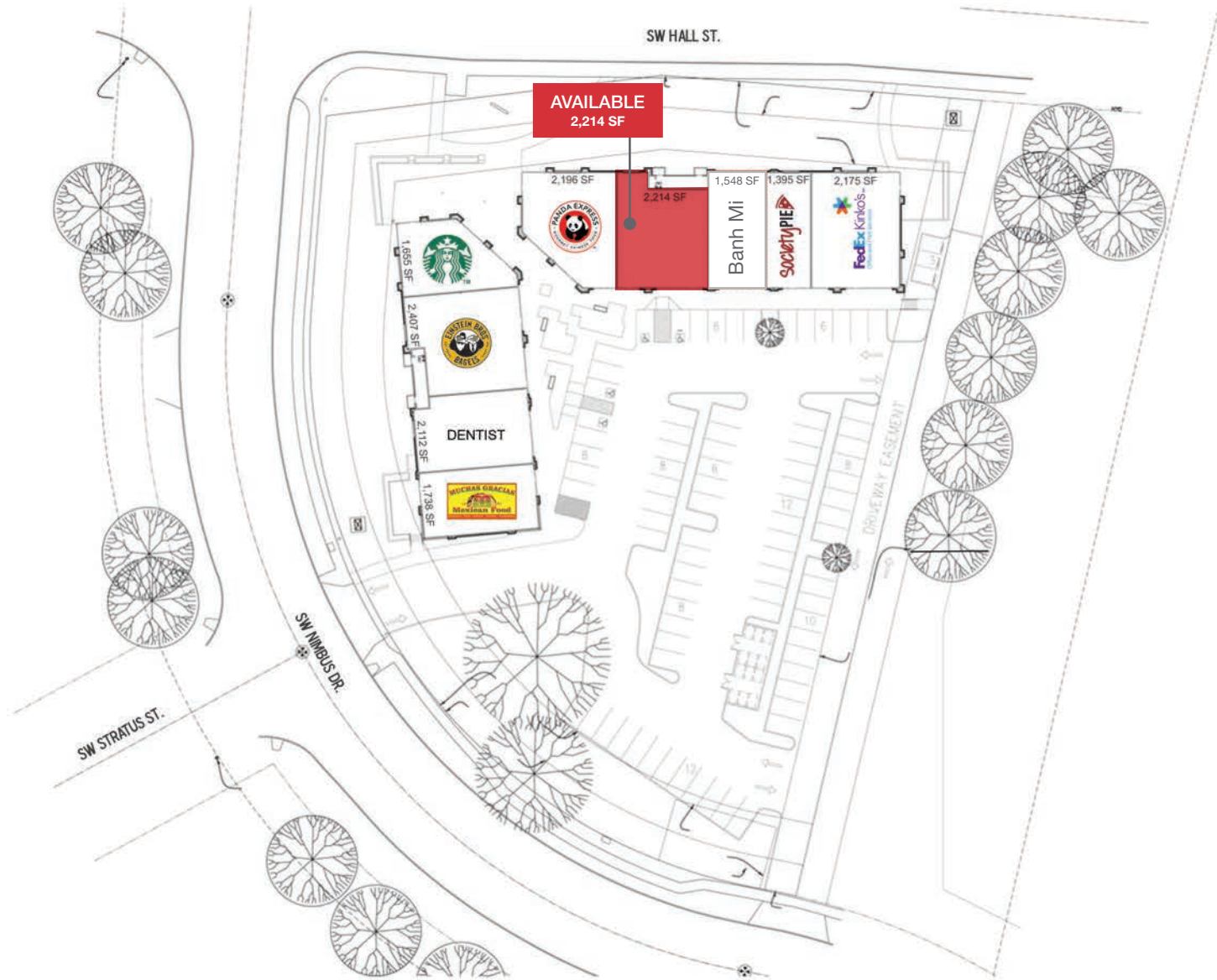
SHADY LANE
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Site plan

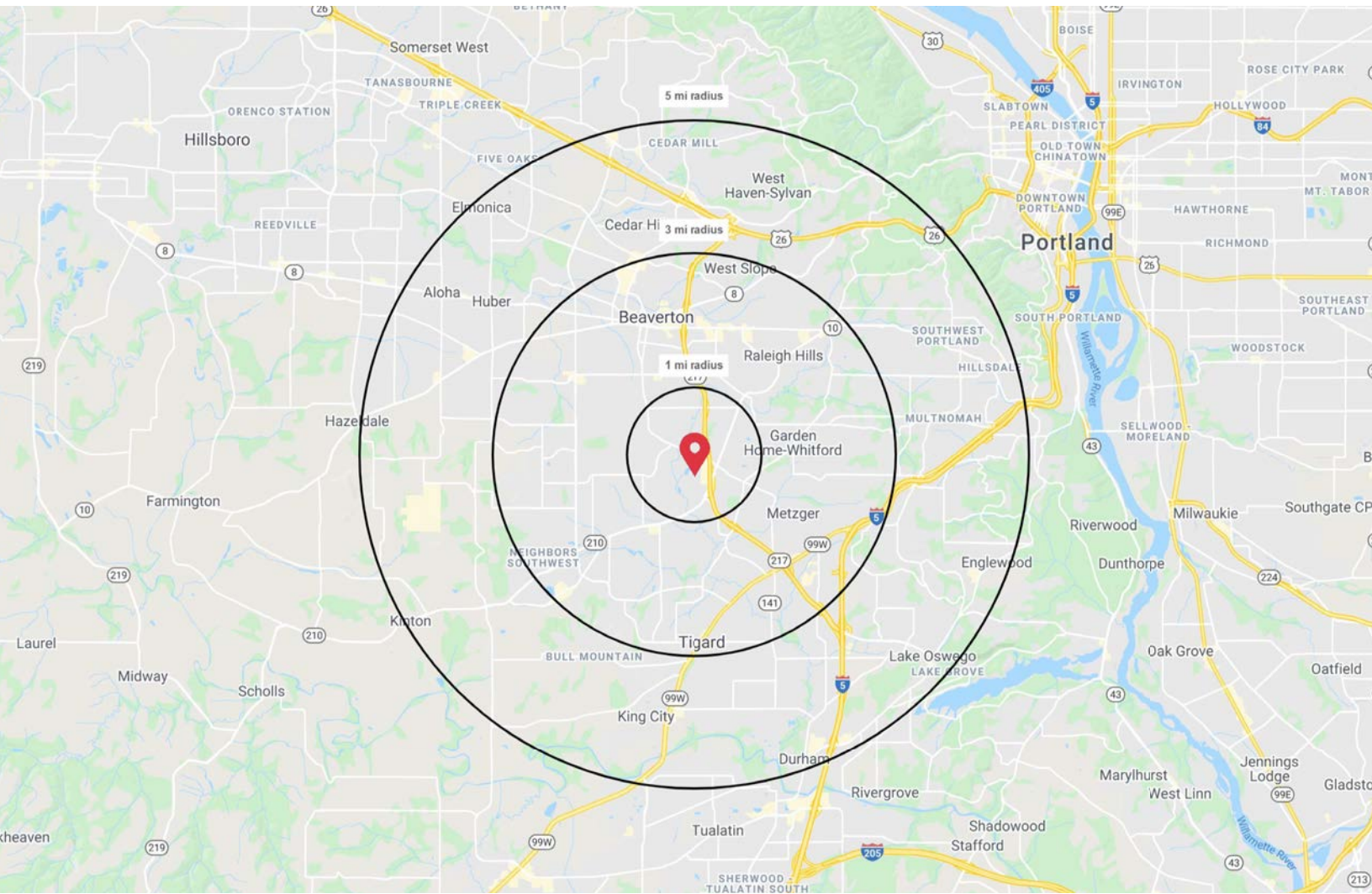


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Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2025	12,092	145,405	356,694
Projected Total Population 2030	12,476	147,783	363,668
Average HH Income	\$105,999	\$133,487	\$148,340
Median Home Value	\$592,173	\$640,040	\$663,472
Estimated Total Households	4,949	60,098	144,877
Daytime Demographics 16+	15,966	95,793	211,507
Some College or Higher	74%	81%	82%

Source: ESRI (2025)



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Demographics — full profile



Executive Summary (Esri 2025)

8400 SW Nimbus Ave, Beaverton, Oregon, 97008
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.45889
Longitude: -122.78886

	1 mile	3 miles	5 miles
Population			
2010 Population	11,846	137,078	316,281
2020 Population	12,077	144,542	349,175
2025 Population	12,092	145,405	356,694
2030 Population	12,476	147,783	363,668
2010-2020 Annual Rate	0.19%	0.53%	0.99%
2020-2024 Annual Rate	0.02%	0.11%	0.41%
2024-2029 Annual Rate	0.63%	0.32%	0.39%
2020 Male Population	48.1%	48.9%	48.8%
2020 Female Population	51.9%	51.1%	51.2%
2020 Median Age	38.7	38.9	38.9
2025 Male Population	48.7%	49.5%	49.5%
2025 Female Population	51.3%	50.5%	50.5%
2025 Median Age	40.0	40.1	40.2

In the identified area, the current year population is 12,092. In 2020, the Census count in the area was 12,077. The rate of change since 2020 was 0.02% annually. The five-year projection for the population in the area is 12,476 representing a change of 0.63% annually from 2025 to 2030. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 40.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2025 White Alone	65.8%	66.0%	66.6%
2025 Black Alone	3.0%	2.7%	2.8%
2025 American Indian/Alaska Native Alone	1.3%	1.0%	0.8%
2025 Asian Alone	6.5%	8.3%	9.8%
2025 Pacific Islander Alone	0.9%	0.7%	0.6%
2025 Other Race	9.7%	8.6%	7.1%
2025 Two or More Races	12.8%	12.8%	12.3%
2025 Hispanic Origin (Any Race)	20.4%	17.6%	15.3%

Persons of Hispanic origin represent 20.4% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2025 Wealth Index	82	116	133
2010 Households	4,921	56,334	130,293
2020 Households	4,896	59,066	141,166
2025 Households	4,949	60,098	144,877
2030 Households	5,121	61,395	148,083
2010-2020 Annual Rate	-0.05%	0.47%	0.80%
2020-2024 Annual Rate	0.21%	0.33%	0.50%
2024-2029 Annual Rate	0.69%	0.43%	0.44%
2025 Average Household Size	2.41	2.40	2.44

The household count in this area has changed from 4,896 in 2020 to 4,949 in the current year, a change of 0.21% annually. The five-year projection of households is 5,121, a change of 0.69% annually from the current year total. Average household size is currently 2.41, compared to 2.43 in the year 2020. The number of families in the current year is 2,783 in the specified area.



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Demographics — full profile

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Demographic Source: Applied Geographic Solutions 4/2023,
TIGER Geography - RFULL9



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Mortgage Income			
2025 Percent of Income for Mortgage	42.0%	39.6%	38.3%
Median Household Income			
2025 Median Household Income	\$88,351	\$101,187	\$108,505
2030 Median Household Income	\$99,289	\$111,871	\$123,346
2024-2029 Annual Rate	2.36%	2.03%	2.60%
Average Household Income			
2025 Average Household Income	\$105,999	\$133,487	\$148,340
2030 Average Household Income	\$117,403	\$147,853	\$165,754
2024-2029 Annual Rate	2.06%	2.07%	2.24%
Per Capita Income			
2025 Per Capita Income	\$44,634	\$55,187	\$60,272
2030 Per Capita Income	\$49,609	\$61,439	\$67,516
2024-2029 Annual Rate	2.14%	2.17%	2.30%
GINI Index			
2025 Gini Index	40.9	43.8	43.9
Households by Income			

Current median household income is \$88,351 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$99,289 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$105,999 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$117,403 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$44,634 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$49,609 in five years, compared to \$51,203 for all U.S. households.

Housing			
2025 Housing Affordability Index	57	61	63
2010 Total Housing Units	5,230	59,380	137,775
2010 Owner Occupied Housing Units	2,514	31,563	78,259
2010 Renter Occupied Housing Units	2,407	24,771	52,033
2010 Vacant Housing Units	309	3,046	7,482
2020 Total Housing Units	5,323	61,870	147,820
2020 Owner Occupied Housing Units	2,521	32,814	84,045
2020 Renter Occupied Housing Units	2,375	26,252	57,121
2020 Vacant Housing Units	425	2,763	6,675
2025 Total Housing Units	5,451	63,083	152,231
2025 Owner Occupied Housing Units	2,623	33,746	87,866
2025 Renter Occupied Housing Units	2,326	26,352	57,011
2025 Vacant Housing Units	502	2,985	7,354
2030 Total Housing Units	5,622	64,509	155,812
2030 Owner Occupied Housing Units	2,713	34,456	90,064
2030 Renter Occupied Housing Units	2,408	26,939	58,019
2030 Vacant Housing Units	501	3,114	7,729
Socioeconomic Status Index			
2025 Socioeconomic Status Index	50.0	52.1	53.8

Currently, 48.1% of the 5,451 housing units in the area are owner occupied; 42.7%, renter occupied; and 9.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 5,323 housing units in the area and 8.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.45%. Median home value in the area is \$592,173, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.24% annually to \$629,695.



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