

NIMBUS CENTER

FOR LEASE ► TIGARD, OREGON



A
KILLIAN PACIFIC
PROPERTY

ADDRESS

10115 SW Nimbus Avenue
Tigard, Oregon 97223

AVAILABLE SPACE

- 5,081 SF Endcap (Divisible)
- Available now!

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SW Scholls Ferry Rd – 74,589 ADT ('24)
SW Nimbus Ave – 6,147 ADT ('24)

HIGHLIGHTS

- Anchored by Burger King with location near Office Depot, Mor Furniture, Burlington, and only minutes from Washington Square Mall.
- The center is located at the gateway to the Murray Hill residential area.
- Strong daytime employment with multiple office parks nearby, Lincoln Center, Cascade Plaza, and Nimbus Technology Center.
- Pylon signage available.



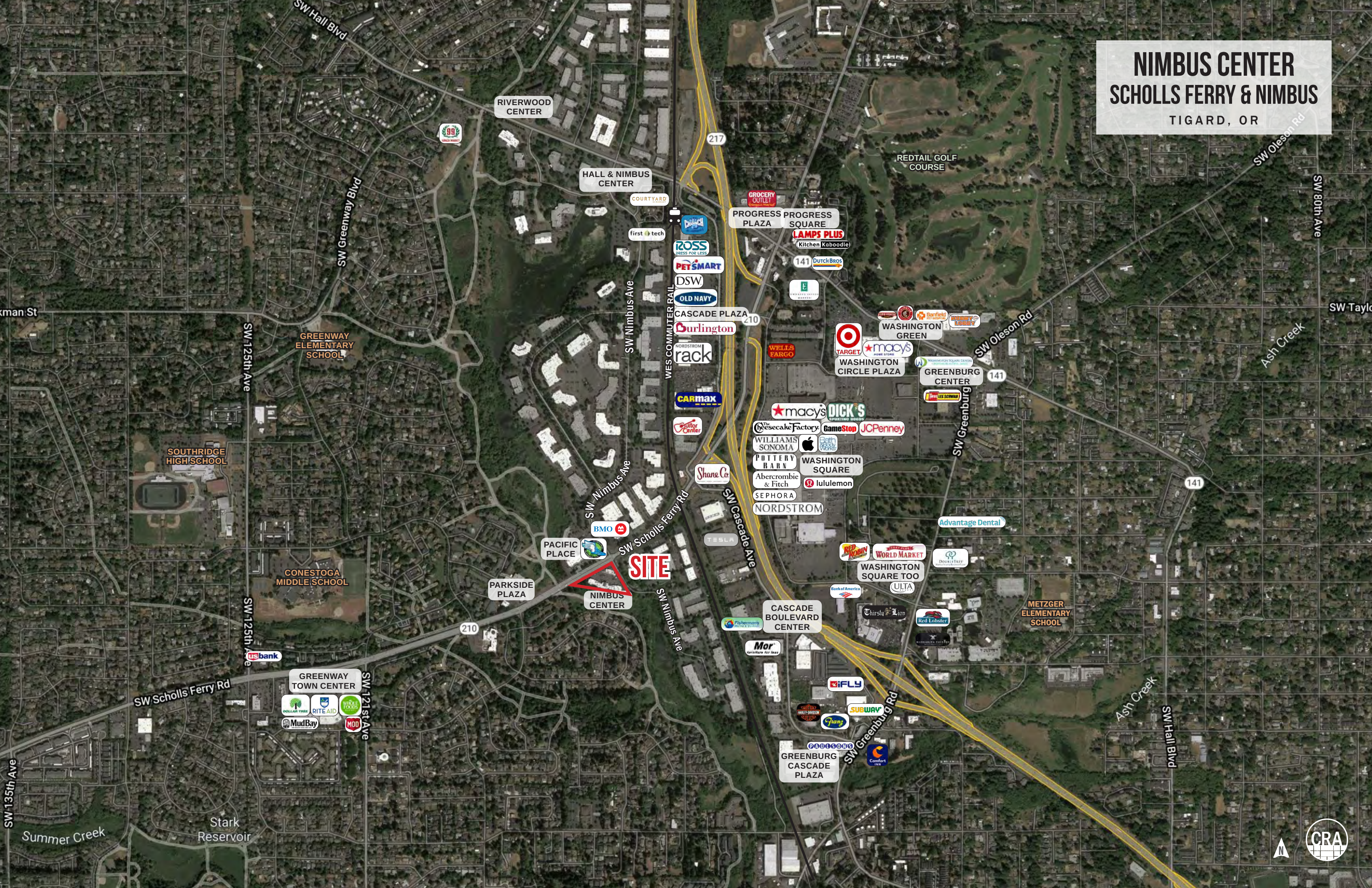
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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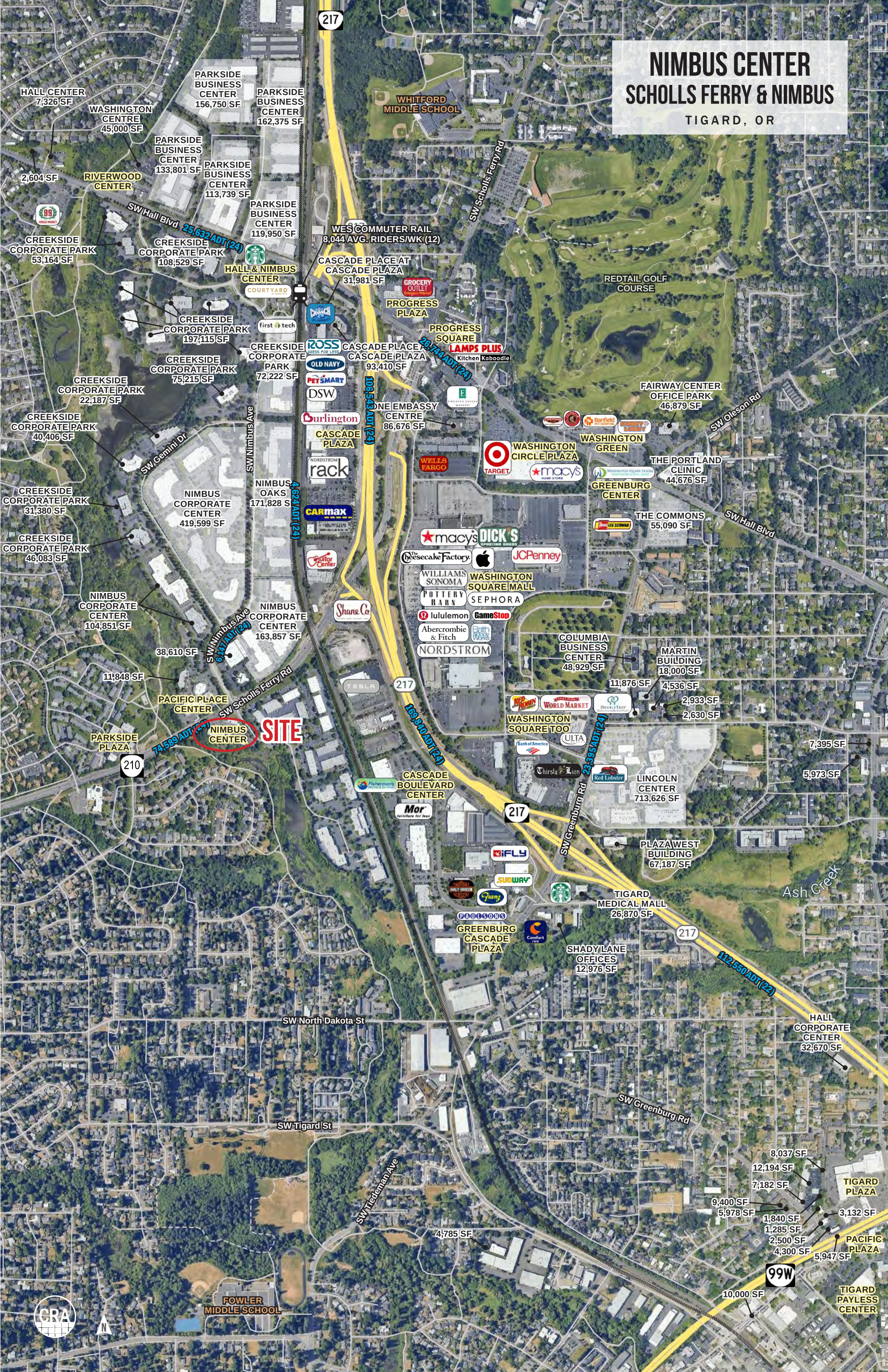
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NIMBUS CENTER SCHOLLS FERRY & NIMBUS

TIGARD, OR



TIGARD, OR



OVERALL SITE PLAN

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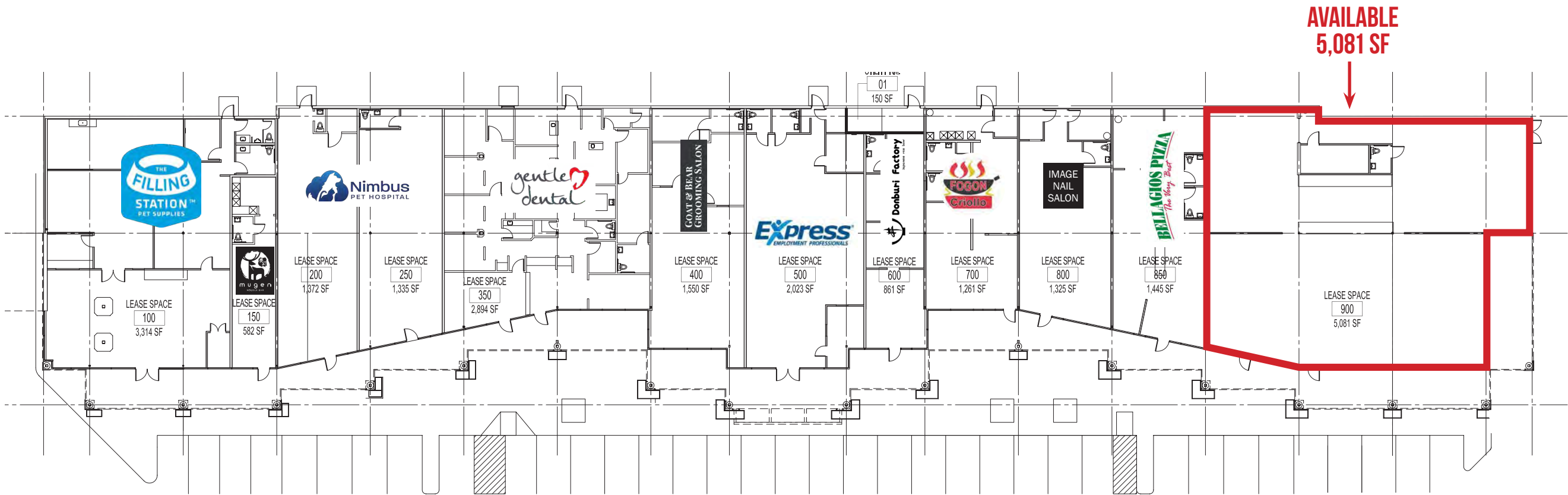
TENANT	SUITE	SF
The Filling Station	100	3,314
Mugen Noodle Bar	150	582
Nimbus Pet Hospital	200-250	2,707
Gentle Dental	350	2,889
Goat and Bear Grooming	400	1,550
Express Employment	500	2,023
Donburi Factory	600	861
FOGON Criollo	700	1,261
Image Nail Salon	800	1,320
Bellagios Pizza	850	1,445
AVAILABLE	900	5,081
Burger King (Ground Lease)	PAD	3,722

-  PARCEL OUTLINES
-  INGRESS/EGRESS



BUILDING FLOOR PLANS

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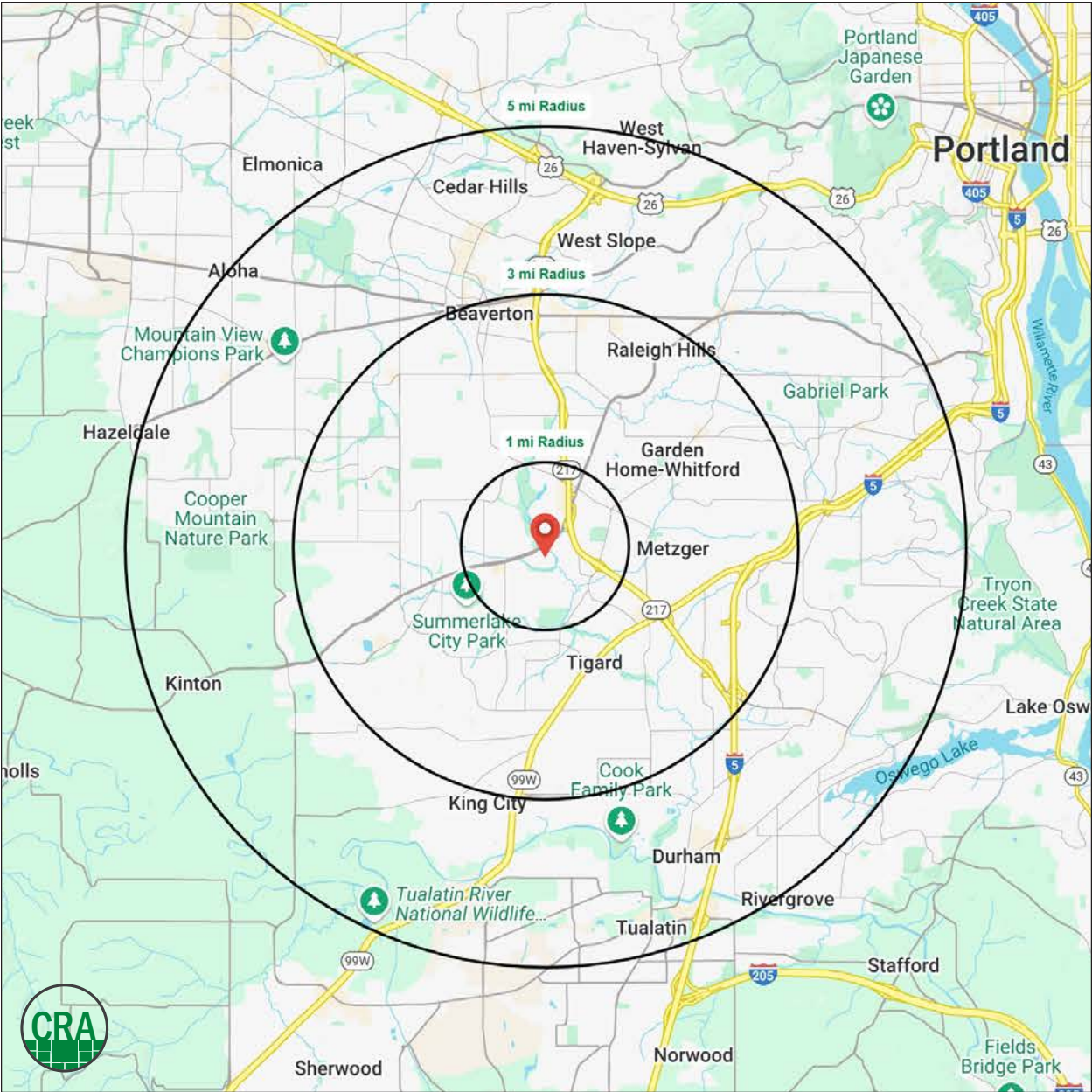
TIGARD, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	13,415	140,707	319,592
Estimated Households	5,756	59,278	134,727
Average HH Income	\$120,420	\$134,691	\$145,373
Median Home Value	\$517,425	\$590,455	\$622,644
Daytime Demographics 16+	17,920	106,529	243,924
Some College or Higher	74.9%	80.5%	80.9%

\$120,420
Average Household Income
1 MILE RADIUS

37.1
Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.4465/-122.79

Nimbus Center Tigard, OR 97223	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	13,415	140,707	319,592
2029 Projected Population	13,308	137,936	312,215
2020 Census Population	13,301	142,268	321,286
2010 Census Population	12,418	132,792	296,314
Projected Annual Growth 2024 to 2029	-0.2%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2024	0.6%	0.4%	0.6%
2024 Median Age	37.1	40.3	40.1
Households			
2024 Estimated Households	5,756	59,278	134,727
2029 Projected Households	5,778	58,824	133,016
2020 Census Households	5,320	57,762	131,189
2010 Census Households	4,992	54,314	122,451
Projected Annual Growth 2024 to 2029	-	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	1.1%	0.7%	0.7%
Race and Ethnicity			
2024 Estimated White	67.4%	70.0%	70.5%
2024 Estimated Black or African American	3.4%	3.0%	3.1%
2024 Estimated Asian or Pacific Islander	9.4%	10.8%	10.4%
2024 Estimated American Indian or Native Alaskan	1.2%	0.7%	0.7%
2024 Estimated Other Races	18.6%	15.4%	15.3%
2024 Estimated Hispanic	19.8%	15.6%	15.4%
Income			
2024 Estimated Average Household Income	\$120,420	\$134,691	\$145,373
2024 Estimated Median Household Income	\$98,345	\$108,437	\$111,871
2024 Estimated Per Capita Income	\$51,725	\$56,834	\$61,385
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.1%	2.9%
2024 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.7%	2.4%
2024 Estimated High School Graduate	19.2%	14.7%	13.9%
2024 Estimated Some College	23.6%	20.0%	19.2%
2024 Estimated Associates Degree Only	9.3%	8.5%	8.2%
2024 Estimated Bachelors Degree Only	31.9%	34.4%	33.6%
2024 Estimated Graduate Degree	10.1%	17.5%	19.9%
Business			
2024 Estimated Total Businesses	1,721	8,874	20,505
2024 Estimated Total Employees	14,949	67,362	154,766
2024 Estimated Employee Population per Business	8.7	7.6	7.5
2024 Estimated Residential Population per Business	7.8	15.9	15.6

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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NORTHWEST LLC**

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