PACIFIC PLACE CENTER

RETAIL / OFFICE SPACE



LOCATION

9975 SW Nimbus Ave, Beaverton, OR 97008

AVAILABLE SPACE

- 3,186 SF
- 1,745 SF (PLEASE DON'T DISTURB TENANT)
- 1,368 SF (PLEASE DON'T DISTURB TENANT)

RENTAL RATE

Please call broker for details

PARKING

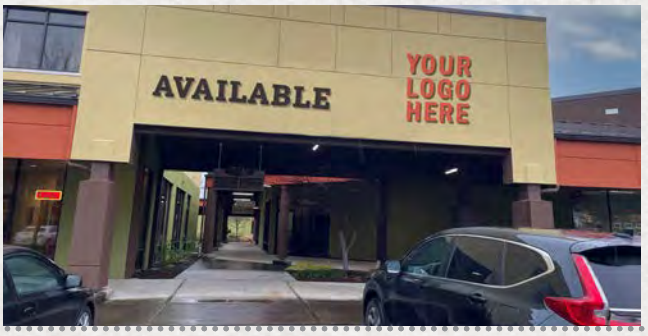
186 parking spaces with a parking ratio of 4.62 spaces per 1,000 SF

TRAFFIC COUNTS

SW Scholls Ferry Rd – 37,730 ('26)
SW Nimbus Ave – 8,584 ADT ('26)

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

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PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR

SW Hall Blvd
RIVERWOOD CENTER
PARKSIDE BUS CENTER
HALL & NIMBUS CENTER
30,560 ADT (26)
SW Greenway
99 RANCH MARKET
COURTYARD
first tech
CASCADE PLAZA
Crunch
ROSS DRESS FOR LESS
PETSMART
Burlington
OLD NAVY
MATTRESS WORLD
five BELOW
NORDSTROM rack
DSW
BENIHANA THE JAPANESE STEAKHOUSE
Washington Trust Bank
Nimbus Ave 7,419 ADT (26)
CARMAX
Guitar Center
Shane Co
BANK of the WEST BNP PARIBAS
NIMBUS CORP CENTER
SITE
PACIFIC PLACE
37,730 ADT (26)
PARKSIDE PLAZA
TESLA
CASCADE MOTO
Mor furniture for less
BEDMART
CASCADE BOULEVARD CENTER
7,146 ADT (25)
iFLY
HARLEY-DAVIDSON
Franz
SKY HIGH SPORTS
GREENBURG CASCADE PLAZA
SW Greenburg Rd
25,658 ADT (26)
PAULSONS
SW North Dakota St
119,594 ADT (26)
217
Cascade Ave
6,215 ADT (26)
112,878 ADT (26)
GROCERY OUTLET Bargain Market
PROGRESS PLAZA
PROGRESS SQUARE
100,232 ADT (26)
Scholls Ferry Rd 28,336 ADT (26)
REDTAIL GOLF COURSE
Kitchen Kaboodle
24,689 ADT (26)
WELLS FARGO
TARGET
macy's HOME STORE
HOBBY LOBBY
WASHINGTON GREEN
GREENBURG CENTER
SW Greenburg Rd
SW Hall Blvd
SW Oleson Rd
13,468 ADT (26)
usbank
Tires LES SCHWAB
13,985 ADT (26)
SW 80th Ave
SW Taylors Ferry Rd
Ash Creek
WASHINGTON SQUARE
macy's
DICK'S SPORTING GOODS
JCPenney
The Cheesecake Factory
WILLIAMS SONOMA
Abercrombie & Fitch
NORDSTROM
DOUBLETREE
Bank of America
LAND ROVER
Thirsty Lion
25,627 ADT (26)
Red Lobster
MARGARITA FACTORY
WASHINGTON SQUARE TOO
COST PLUS WORLD MARKET
RED ROBIN
ULTA BEAUTY
141
12,220 ADT (25)
Metzger
CRA
N
GREENWAY TOWN CENTER
WHOLE FOODS MARKET
DOLLAR TREE
orangetheory FITNESS
McDonald's
MOD
GREENWAY ELEMENTARY SCHOOL
SOUTHRIDGE HIGH SCHOOL 1,440 STUDENTS
CONESTOGA MIDDLE SCHOOL
SW 125th Ave
SW 121st Ave
SW 135th Ave
SW Scholls Ferry Rd
210
Summer Creek
Stark Reservoir

PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR

PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR

PRECISION AIRCRAFT SOLUTIONS

SW Nimbus Ave

Fanno Creek

FULL EGRESS

CROW ENGINEERING

SITE

BEAVERTON KIDS PEDIATRIC DENTISTRY

8,584 ADT ('26)

SW Nimbus Ave

PORTLAND RUNNING CO.

iloveKickboxing.com

Jersey Mike's SUBS

SAZANAMI

PALM BEACH TAN

CHEN FU BUBBLE TEA

SITE

Domino's Pizza

H&R BLOCK

BenchMark PHYSICAL THERAPY

7-ELEVEN

37,730 ADT ('26)

Ferry Rd

SW Nimbus Ave

SW Scholls Ferry Rd

210

BURGER KING

MILLER PAINT CO.

BELLAGIOS PIZZA The Very Best

gentle dental

SW Scholls Ferry Rd

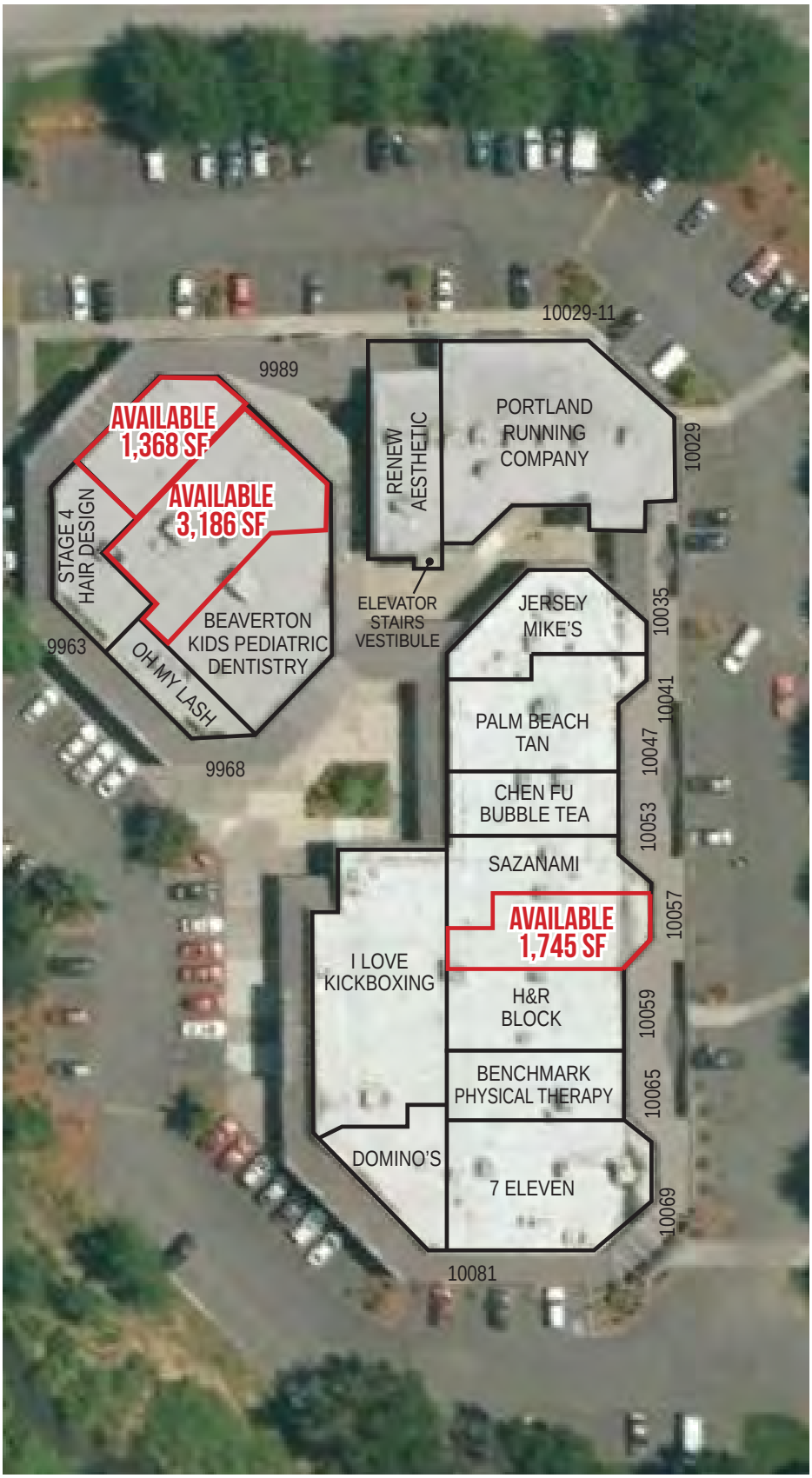
210

Fanno Creek

CRA

PACIFIC PLACE CENTER
9975 SW NIMBUS AVE
BEAVERTON, OR

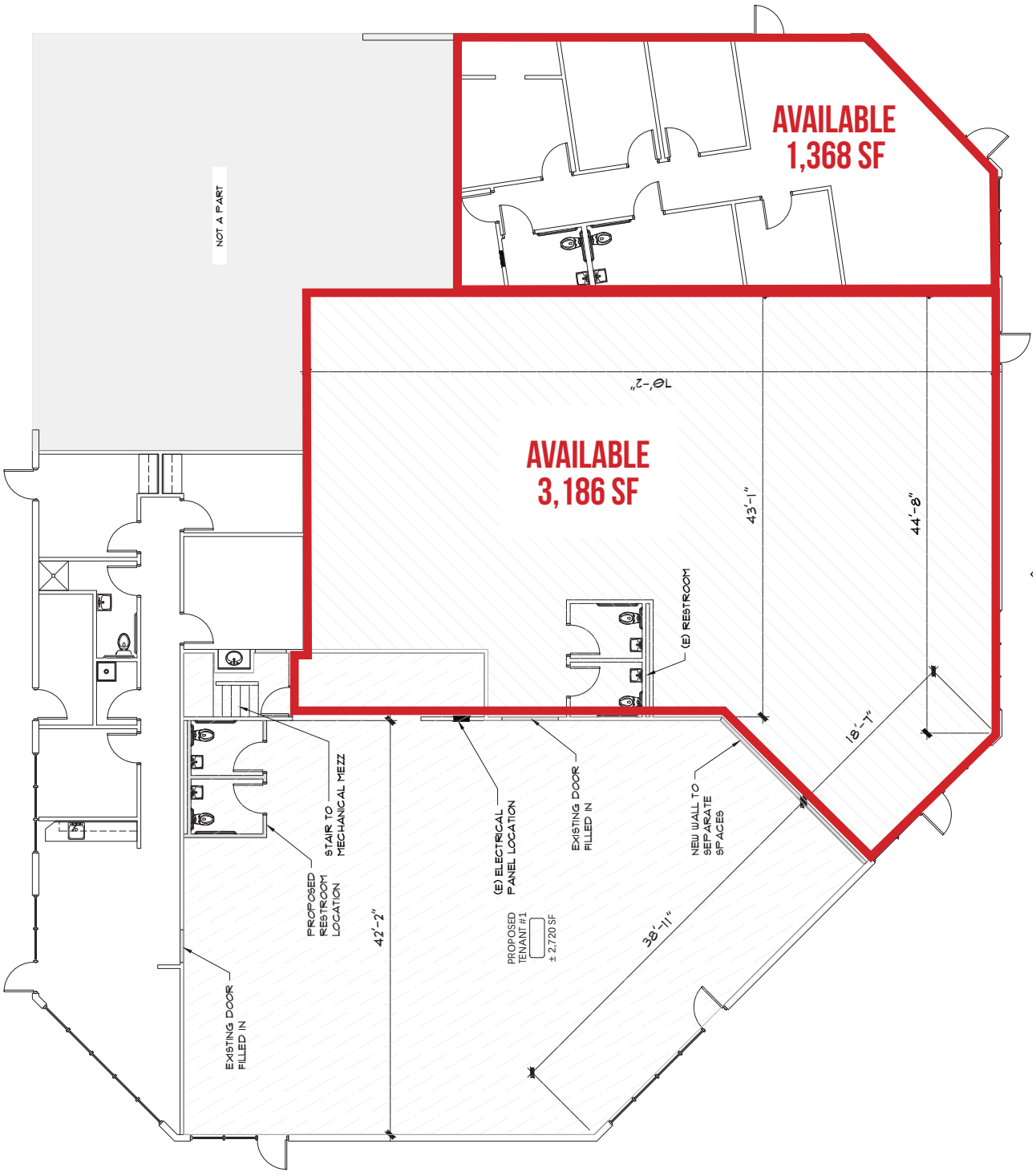
SITE PLAN



PACIFIC PLACE CENTER
9975 SW NIMBUS AVE
BEAVERTON, OR

FLOOR PLAN – DIVISIBLE

RETAIL/OFFICE/MEDICAL OFFICE SPACE



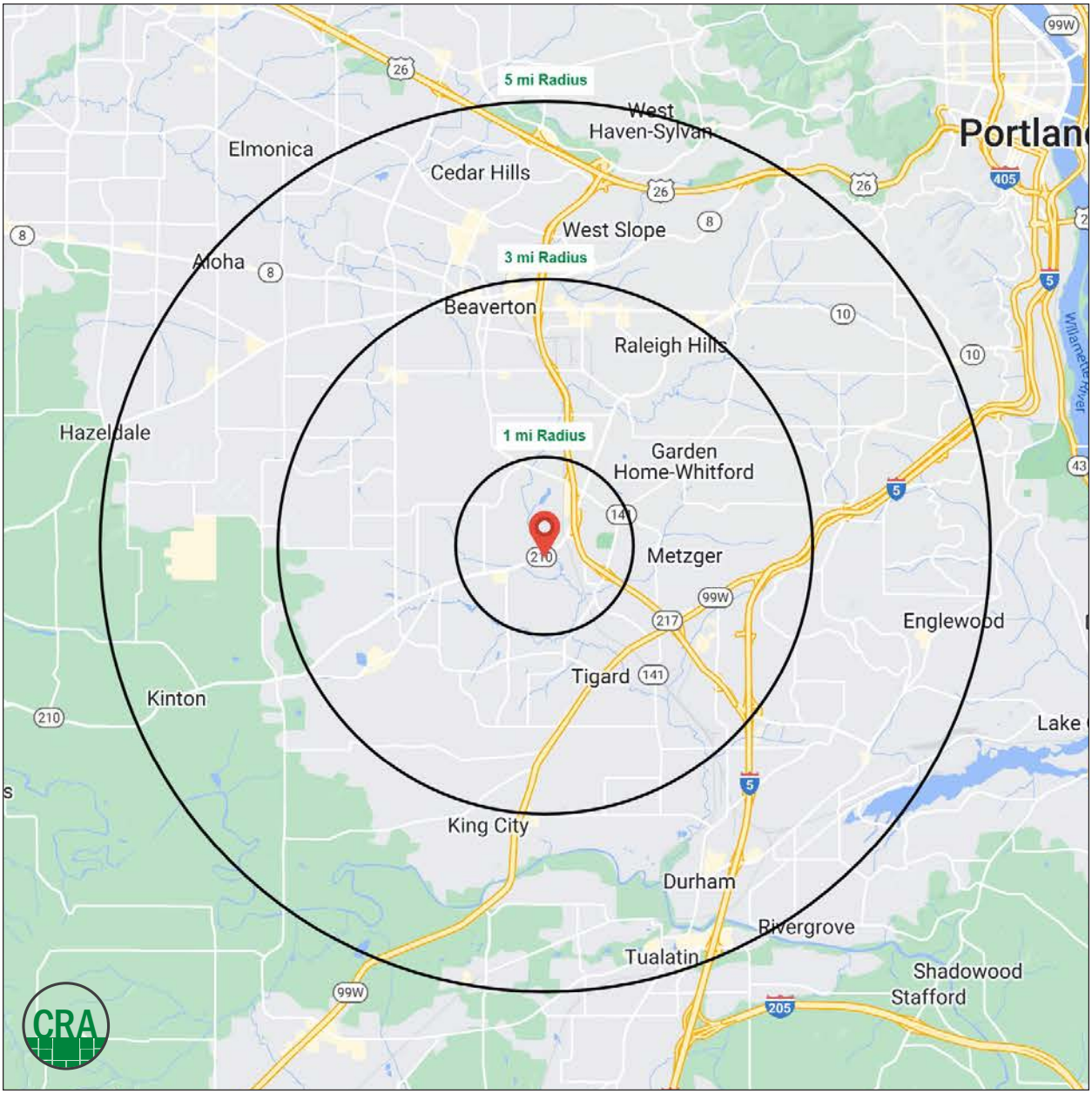
PACIFIC PLACE CENTER
9975 SW NIMBUS AVE
BEAVERTON, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	13,326	142,842	327,457
Estimated Households	5,742	60,482	138,703
Average HH Income	$128,950	$141,609	$154,158
Median Home Value	$544,936	$619,234	$656,967
Daytime Demographics 16+	19,950	112,284	252,797
Some College or Higher	76.1%	80.6%	80.9%

$128,950
Average Household Income
1 MILE RADIUS

$544,936
Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.4478/-122.791

PACIFIC PLACE CENTER Beaverton, OR 97008	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	13,326	142,842	327,457
2031 Projected Population	13,053	140,725	324,746
2020 Census Population	13,273	143,247	322,729
2010 Census Population	12,392	133,778	297,656
Projected Annual Growth 2026 to 2031	-0.4%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2026	0.5%	0.4%	0.6%
2026 Median Age	37.3	40.3	40.1
Households			
2026 Estimated Households	5,742	60,482	138,703
2031 Projected Households	5,665	60,042	138,279
2020 Census Households	5,321	58,126	131,735
2010 Census Households	4,999	54,695	122,959
Projected Annual Growth 2026 to 2031	-0.3%	-0.1%	-
Historical Annual Growth 2010 to 2026	0.9%	0.7%	0.8%
Race and Ethnicity			
2026 Estimated White	66.3%	68.3%	69.0%
2026 Estimated Black or African American	3.7%	3.3%	3.4%
2026 Estimated Asian or Pacific Islander	10.1%	11.6%	11.2%
2026 Estimated American Indian or Native Alaskan	1.2%	0.7%	0.7%
2026 Estimated Other Races	18.7%	16.1%	15.7%
2026 Estimated Hispanic	20.3%	16.6%	16.0%
Income			
2026 Estimated Average Household Income	$128,950	$141,609	$154,158
2026 Estimated Median Household Income	$101,353	$114,226	$120,178
2026 Estimated Per Capita Income	$55,644	$60,086	$65,432
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.2%	2.9%
2026 Estimated Some High School (Grade Level 9 to 11)	3.8%	3.0%	2.6%
2026 Estimated High School Graduate	17.4%	14.1%	13.7%
2026 Estimated Some College	23.6%	20.1%	18.4%
2026 Estimated Associates Degree Only	8.5%	8.9%	8.2%
2026 Estimated Bachelors Degree Only	32.2%	33.0%	32.9%
2026 Estimated Graduate Degree	11.9%	18.7%	21.4%
Business			
2026 Estimated Total Businesses	1,797	9,015	20,859
2026 Estimated Total Employees	16,809	70,687	159,125
2026 Estimated Employee Population per Business	9.4	7.8	7.6
2026 Estimated Residential Population per Business	7.4	15.8	15.7

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



For more information, please contact:

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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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