

PACIFIC PLACE CENTER

RETAIL / OFFICE SPACE



FOR LEASE IN BEAVERTON, OREGON



LOCATION

9975 SW Nimbus Ave, Beaverton, OR 97008

AVAILABLE SPACE

- 3,186 SF

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 – 39,718 ('25)
SW Nimbus Ave – 8,488 ADT ('25)

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

Mark Banta

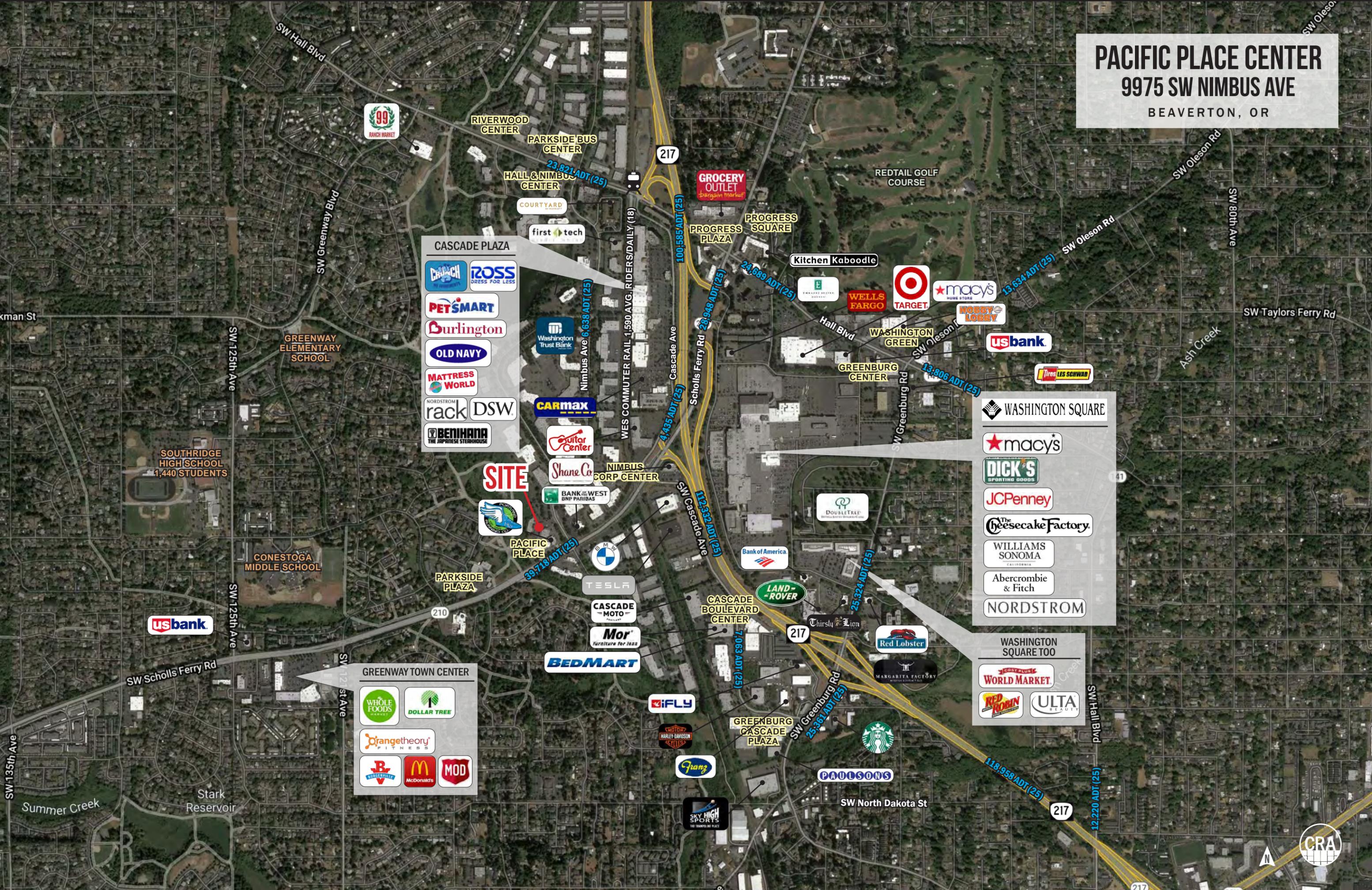
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www.cra-nw.com

PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR



CASCADE PLAZA

- CRACK
- ROSS DRESS FOR LESS
- PET SMART
- Burlington
- OLD NAVY
- MATTRESS WORLD
- NORDSTROM
- rack
- DSW
- BENIHANA THE JAPANESE STEAKHOUSE

WASHINGTON SQUARE

- macy's
- DICK'S SPORTING GOODS
- JCPenney
- The Cheesecake Factory
- WILLIAMS SONOMA CALIFORNIA
- Abercrombie & Fitch
- NORDSTROM

GREENWAY TOWN CENTER

- WHOLE FOODS MARKET
- DOLLAR TREE
- Orangetheory FITNESS
- BUCKEYVILLE
- McDonald's
- MOD

SITE

- PACIFIC PLACE
- Shane Co.
- BANK OF WEST BNP PARIBAS
- TELSA
- CASCADE MOTO
- Mor Furniture For Less
- BEDMART

WASHINGTON SQUARE TOO

- WORLD MARKET
- RED ROBIN
- ULTA BEAUTY



PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR



SITE

MAI DENTAL

FULL
EGRESS



PALM BEACH TAN

CHEN FU
BUBBLE TEA



SAZANAMI

BenchMark
PHYSICAL THERAPY



SW Scholls Ferry Rd
210

39,718 ADT ('25)



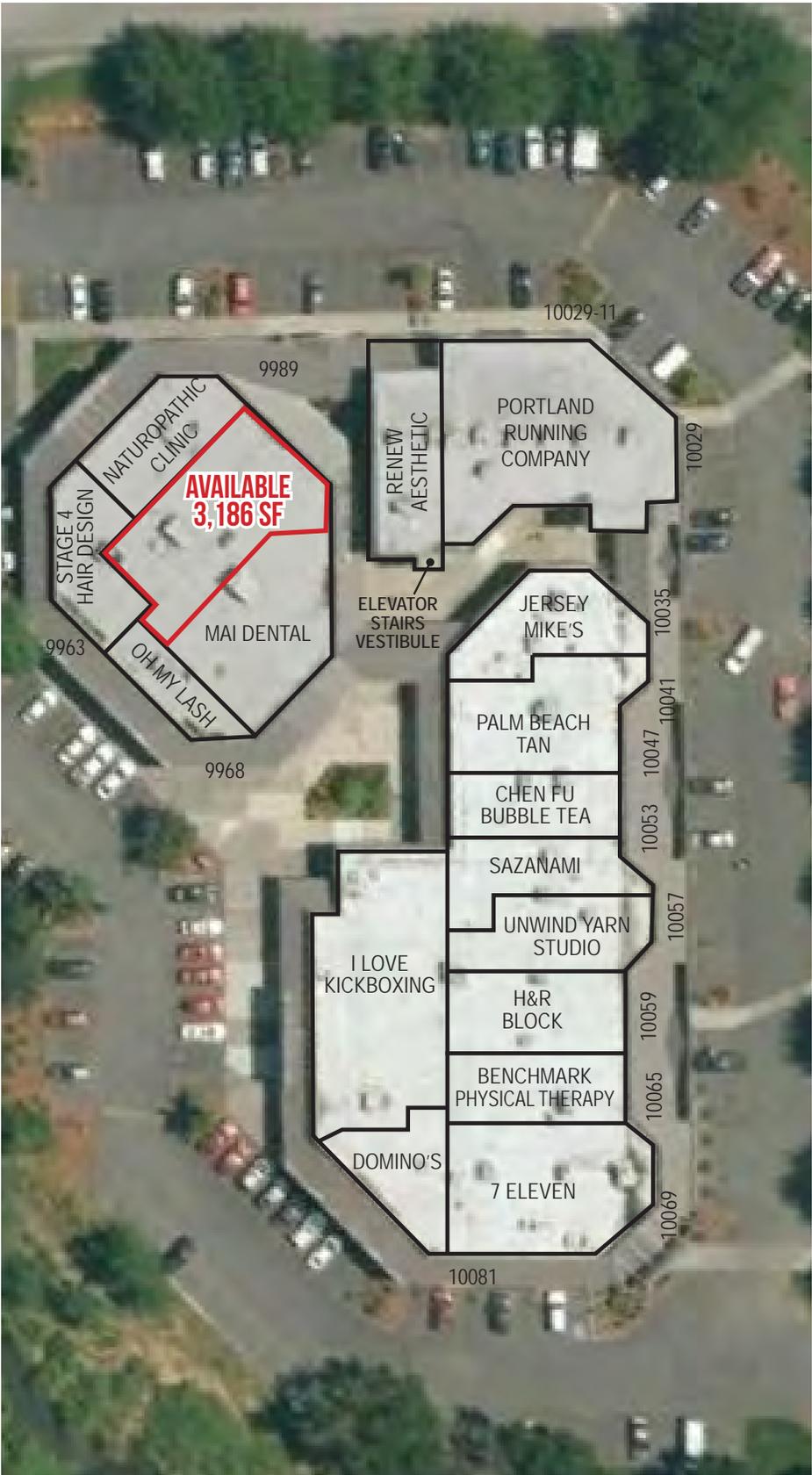
Fanno Creek

PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

SITE PLAN

BEAVERTON, OR



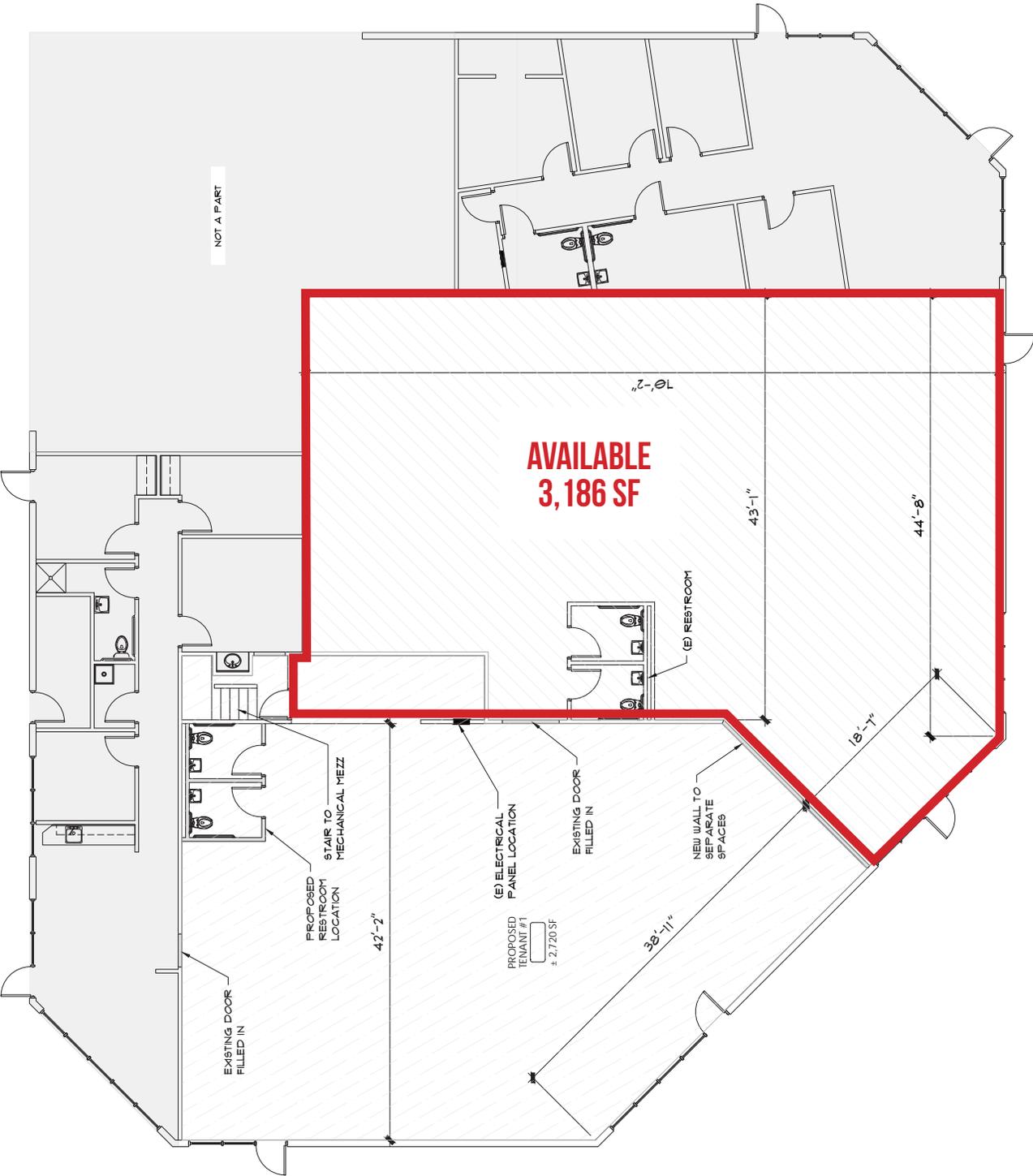
PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

FLOOR PLAN - DIVISIBLE

BEAVERTON, OR

RETAIL/OFFICE/MEDICAL OFFICE SPACE



PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR

DEMOGRAPHIC SUMMARY

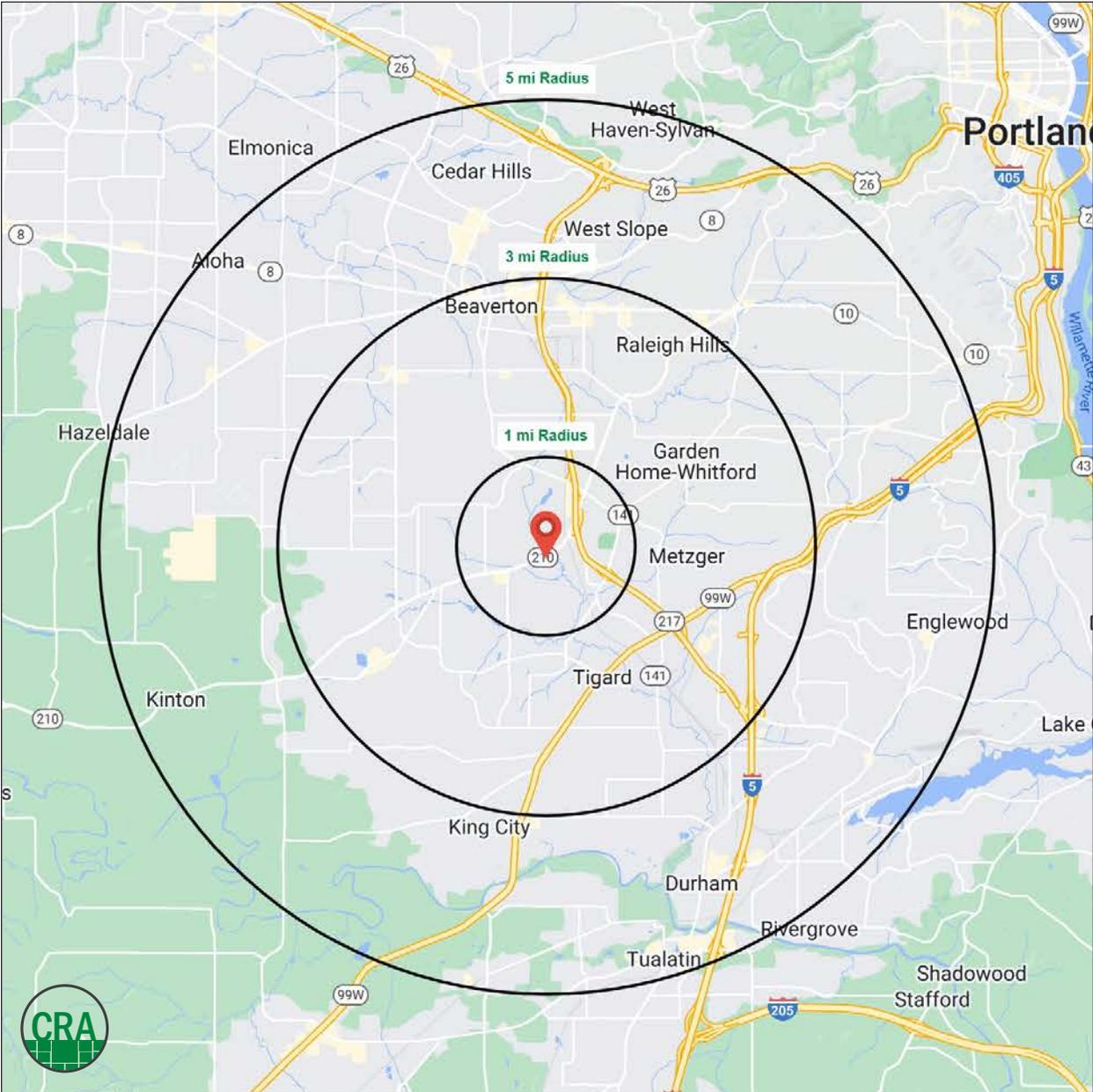
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	13,554	143,806	326,968
Estimated Households	5,767	60,078	136,988
Average HH Income	\$118,565	\$135,439	\$149,005
Median Home Value	\$521,990	\$601,425	\$637,531
Daytime Demographics 16+	18,775	109,655	247,427
Some College or Higher	75.1%	80.6%	80.9%

\$118,565

Average Household Income
1 MILE RADIUS

\$521,990

Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4478/-122.791

PACIFIC PLACE CENTER	1 mi	3 mi	5 mi
Beaverton, OR 97008	radius	radius	radius
Population			
2025 Estimated Population	13,554	143,806	326,968
2030 Projected Population	13,201	140,639	320,471
2020 Census Population	13,266	143,351	322,653
2010 Census Population	12,385	133,867	297,585
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	0.6%	0.5%	0.7%
2025 Median Age	37.3	40.3	40.2
Households			
2025 Estimated Households	5,767	60,078	136,988
2030 Projected Households	5,735	59,958	136,816
2020 Census Households	5,318	58,173	131,697
2010 Census Households	4,996	54,737	122,924
Projected Annual Growth 2025 to 2030	-0.1%	-	-
Historical Annual Growth 2010 to 2025	1.0%	0.7%	0.8%
Race and Ethnicity			
2025 Estimated White	66.2%	68.3%	69.0%
2025 Estimated Black or African American	3.7%	3.3%	3.4%
2025 Estimated Asian or Pacific Islander	10.2%	11.7%	11.2%
2025 Estimated American Indian or Native Alaskan	1.2%	0.7%	0.7%
2025 Estimated Other Races	18.7%	16.0%	15.7%
2025 Estimated Hispanic	20.3%	16.5%	16.0%
Income			
2025 Estimated Average Household Income	\$118,565	\$135,439	\$149,005
2025 Estimated Median Household Income	\$100,431	\$108,073	\$115,224
2025 Estimated Per Capita Income	\$50,511	\$56,688	\$62,540
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.1%	2.9%
2025 Estimated Some High School (Grade Level 9 to 11)	3.6%	2.9%	2.5%
2025 Estimated High School Graduate	18.5%	14.5%	13.7%
2025 Estimated Some College	23.8%	20.1%	18.7%
2025 Estimated Associates Degree Only	8.6%	8.7%	8.2%
2025 Estimated Bachelors Degree Only	32.6%	34.2%	33.8%
2025 Estimated Graduate Degree	10.2%	17.6%	20.2%
Business			
2025 Estimated Total Businesses	1,808	9,052	20,906
2025 Estimated Total Employees	15,628	68,250	155,240
2025 Estimated Employee Population per Business	8.6	7.5	7.4
2025 Estimated Residential Population per Business	7.5	15.9	15.6

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For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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