

PACIFIC PLACE CENTER

RETAIL / OFFICE SPACE

FOR LEASE IN BEAVERTON, OREGON



LOCATION

9975 SW Nimbus Ave, Beaverton, OR 97008

AVAILABLE SPACE

- 3,186 SF
- 1,745 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 – 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

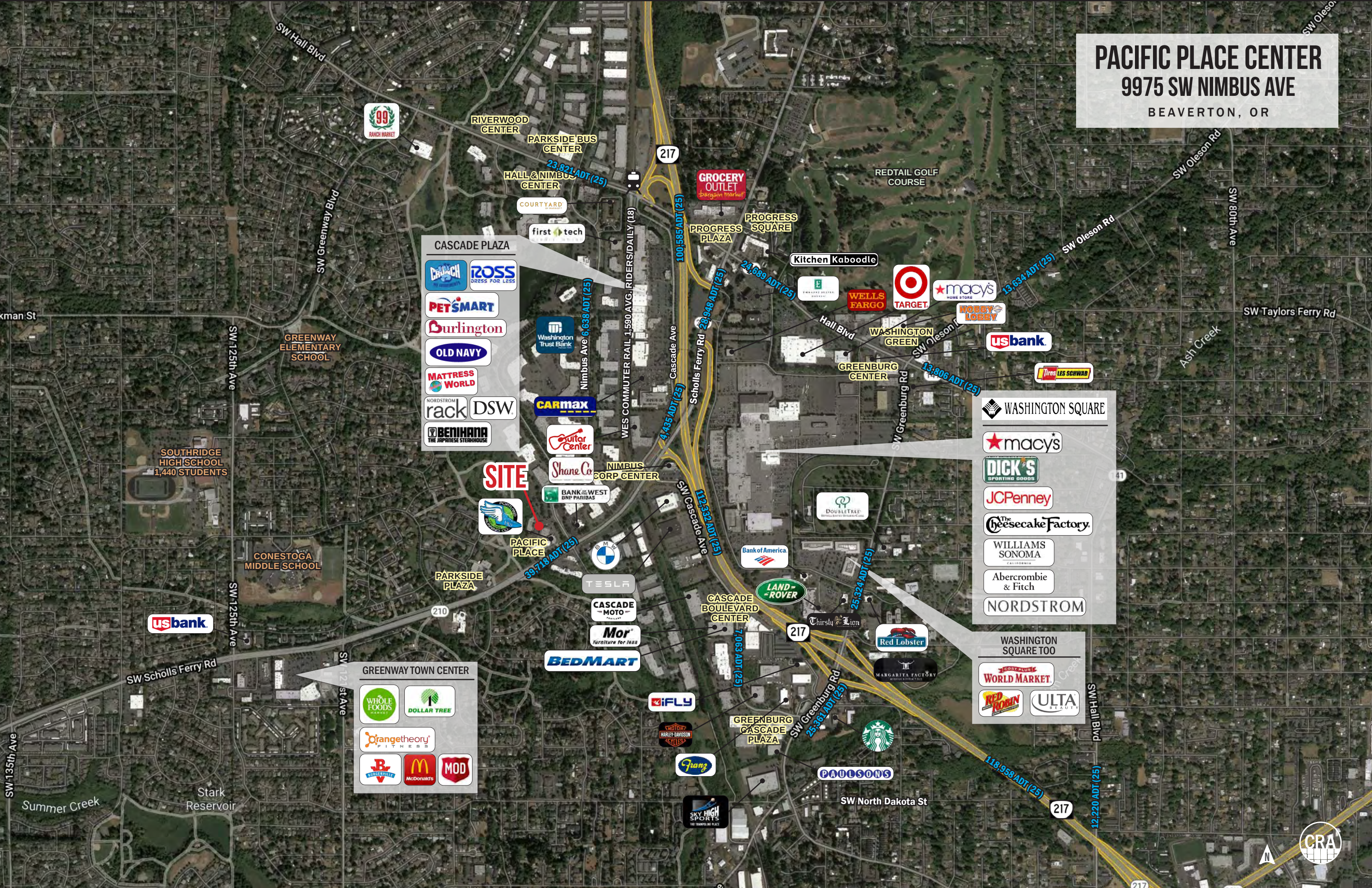
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PACIFIC PLACE CENTER

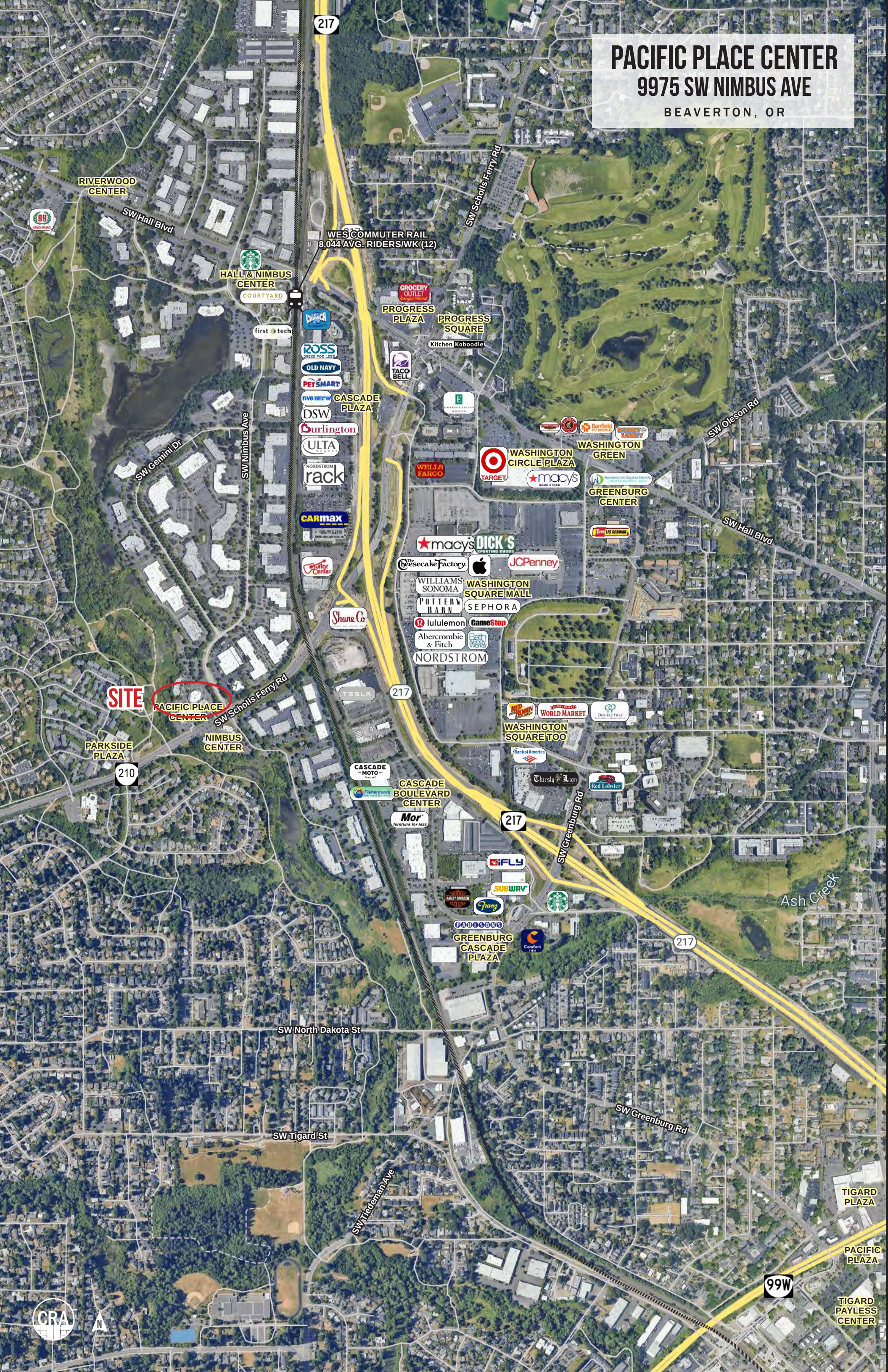
9975 SW NIMBUS AVE
BEAVERTON, OR



PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR



SITE

PACIFIC PLACE CENTER

NIMBUS CENTER

PARKSIDE PLAZA

217

WES COMMUTER RAIL
8,044 AVG. RIDERS/WK (12)

GROCERY OUTLET

PROGRESS PLAZA

PROGRESS SQUARE

Kitchen Kaboodle

TACO BELL

first tech

ROSS

OLD NAVY

PETSMART

FIVE BELOW

DSW

Burlington

ULTA

NORDSTROM

rack

CARMAX

Shane Co

Pottery Center

TESLA

WELLS FARGO

TARGET

MACY'S

MACY'S

DICK'S

SPORTING GOODS

JCPenney

WASHINGTON SQUARE MALL

SEPHORA

GameStop

WORLD MARKET

WASHINGTON SQUARE TOO

Bank of America

Thirsty Lion

Red Lobster

Starbucks

Subway

Yong

Greenburg Cascade Plaza

Comfort Inn

IFLY

Mor

CASCADE BOULEVARD CENTER

217

217

217

217

217

217

217

217

217

217

217

SW North Dakota St

SW Tigard St

SW Tiedeman Ave

SW Greenburg Rd

SW Oleson Rd

SW Hall Blvd

Ash Creek

TIGARD PLAZA

PACIFIC PLAZA

TIGARD PAYLESS CENTER

CRA



PACIFIC PLACE CENTER
9975 SW NIMBUS AVE
BEAVERTON, OR



FULL
EGRESS

SITE

MAI DENTAL



SAZANAMI



PALM BEACH TAN

CHEN FU
BUBBLE TEA



SITE

BenchMark
PHYSICAL THERAPY



SW Scholls Ferry Rd
210

39,718 ADT (25)



SW Scholls Ferry Rd

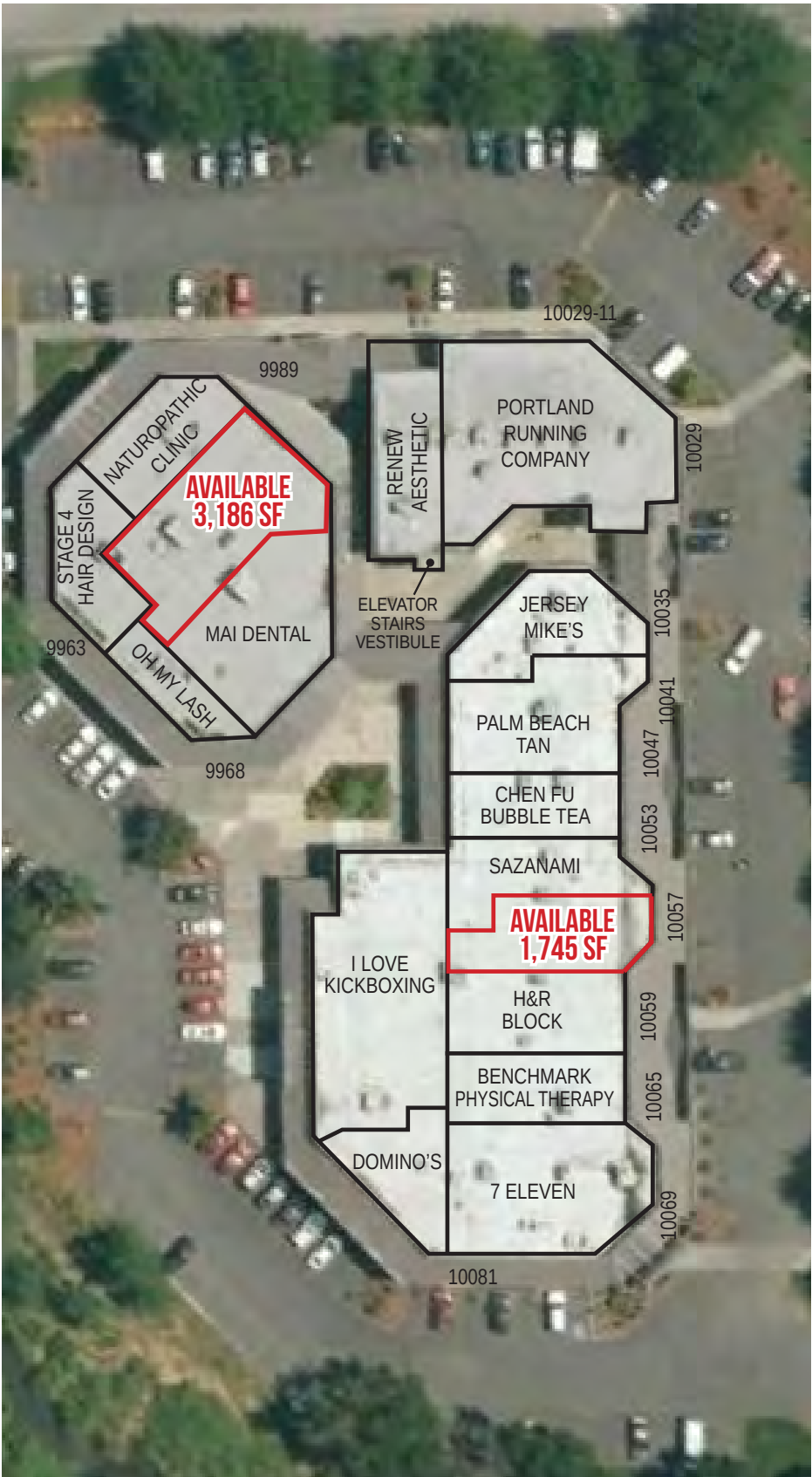
Fanno Creek

PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

SITE PLAN

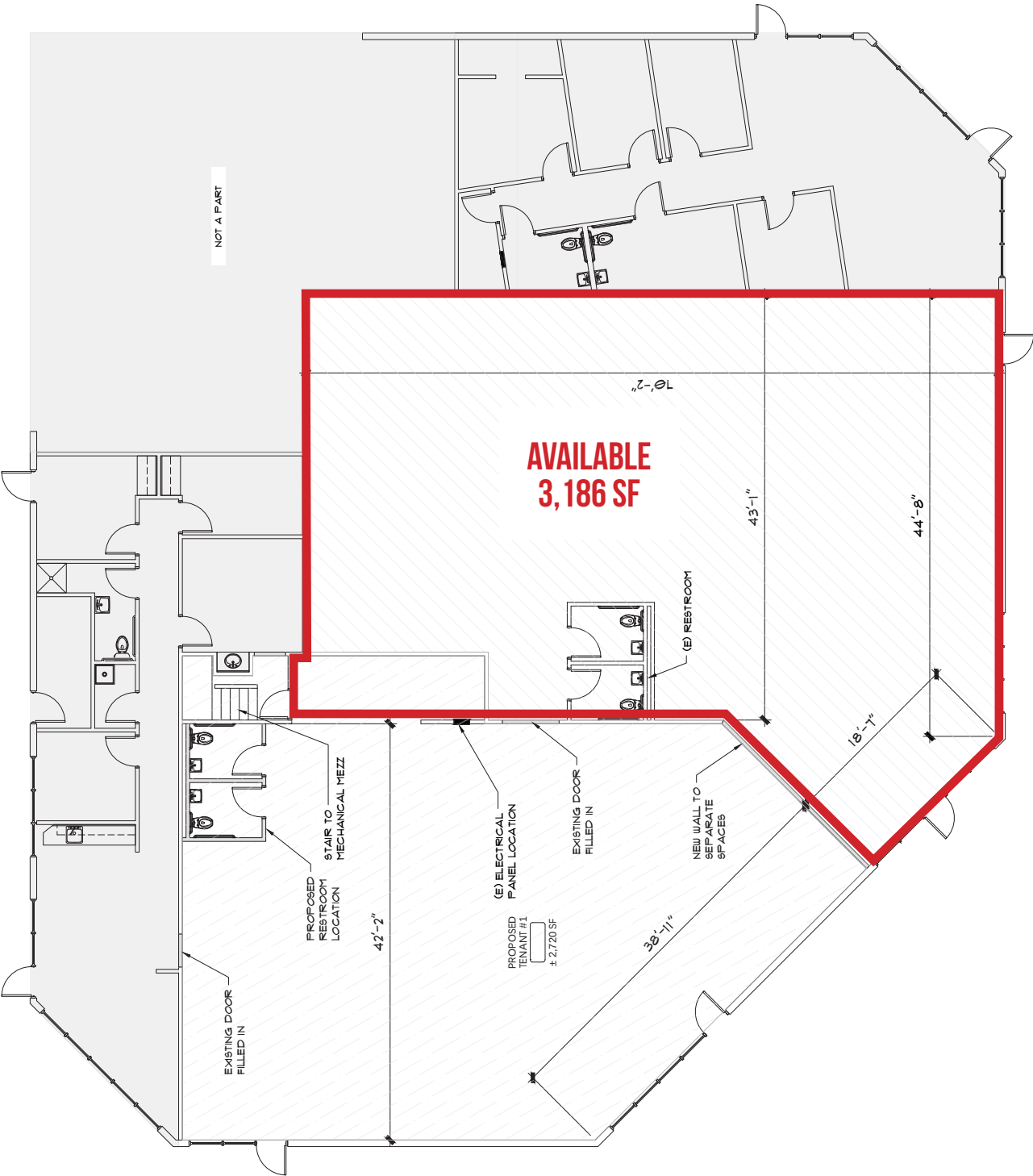
BEAVERTON, OR



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

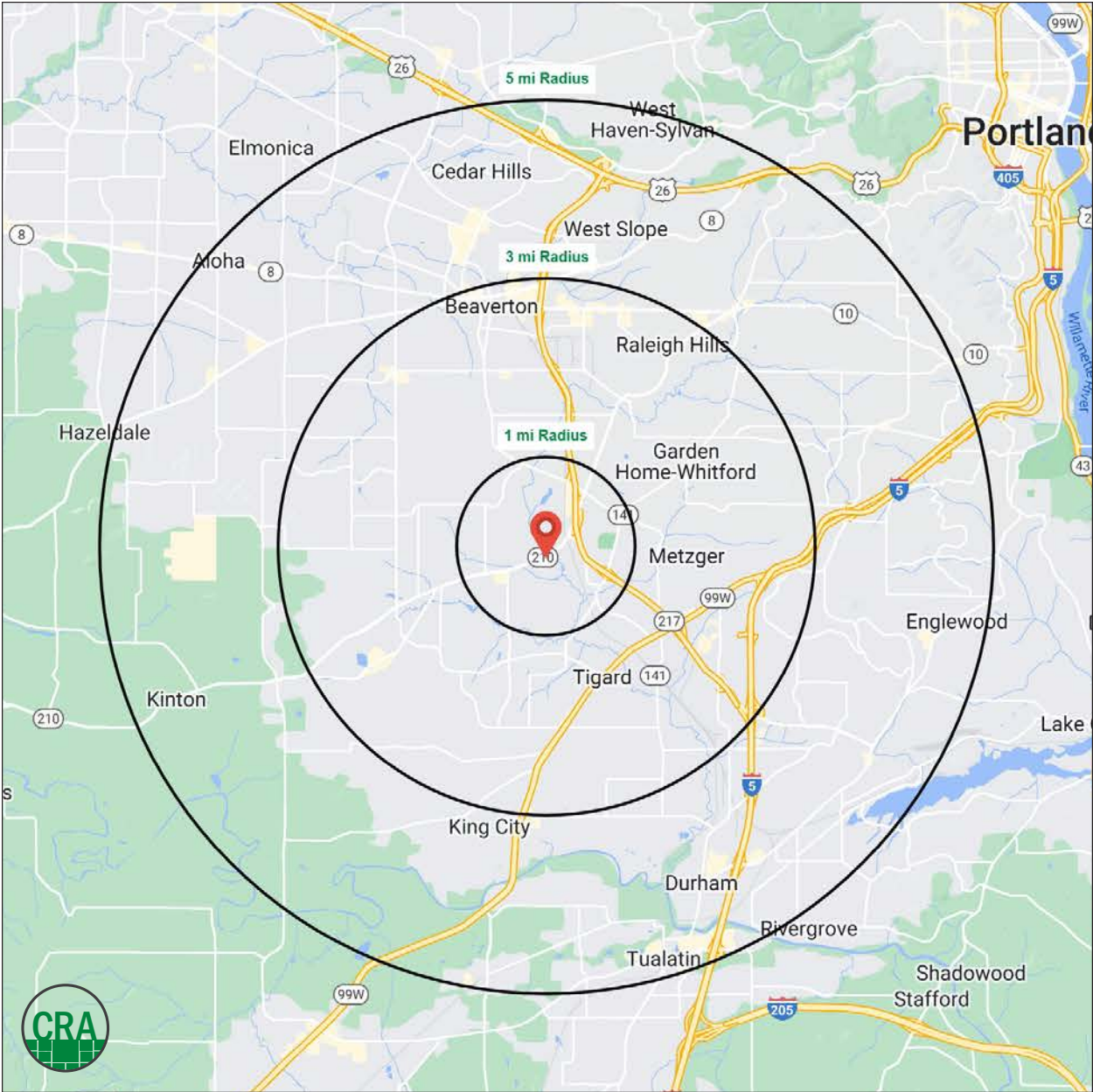
Average Household Income

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



Lat/Lon: 45.4478/-122.791

PACIFIC PLACE CENTER	1 mi	3 mi	5 mi
Beaverton, OR 97008	radius	radius	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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REALTY ADVISORS
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