

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

- 1,548 SF restaurant space— Available June 2025

LEASE RATE

- \$39.00/sf/yr

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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CRA COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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Overview photo from Hall & Nimbus

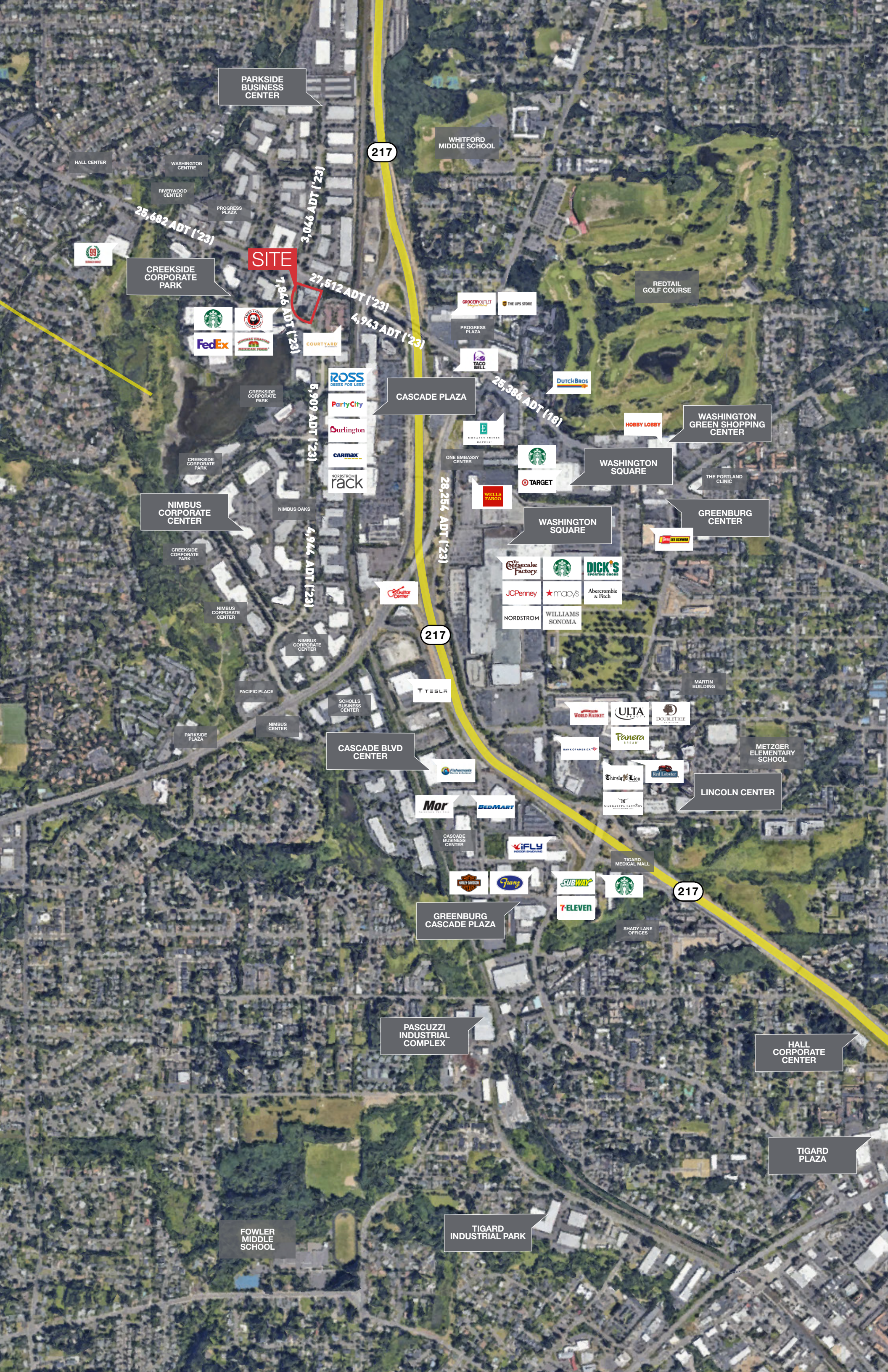


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PARKSIDE BUSINESS CENTER

217

WHITFORD MIDDLE SCHOOL

HALL CENTER

WASHINGTON CENTRE

RIVERWOOD CENTER

PROGRESS PLAZA

25,682 ADT ('23)

3,046 ADT ('23)

SITE

27,512 ADT ('23)

4,943 ADT ('23)

7,846 ADT ('23)

CREEKSIDE CORPORATE PARK



5,909 ADT ('23)

CASCADE PLAZA

25,386 ADT ('18)

RETAIL GOLF COURSE

CREEKSIDE CORPORATE PARK

CREEKSIDE CORPORATE PARK

NIMBUS CORPORATE CENTER

NIMBUS OAKS

28,264 ADT ('23)

WASHINGTON SQUARE

WASHINGTON GREEN SHOPPING CENTER

GREENBURG CENTER

WASHINGTON SQUARE

CREEKSIDE CORPORATE PARK

NIMBUS CORPORATE CENTER

NIMBUS CORPORATE CENTER

217

PACIFIC PLACE

SCHOLL'S BUSINESS CENTER

TESLA

MARTIN BUILDING

PARKSIDE PLAZA

NIMBUS CENTER

CASCADE BLVD CENTER



METZGER ELEMENTARY SCHOOL

LINCOLN CENTER

MOR

BEDMART

CASCADE BUSINESS CENTER

IFLY

TIGARD MEDICAL MALL

HARLEY-DAVIDSON

FRANZ

SUBWAY

STARBUCKS

217

GREENBURG CASCADE PLAZA

7-ELEVEN

SHADY LANE OFFICES

PASCUZZI INDUSTRIAL COMPLEX

HALL CORPORATE CENTER

FOWLER MIDDLE SCHOOL

TIGARD INDUSTRIAL PARK

TIGARD PLAZA

Site plan

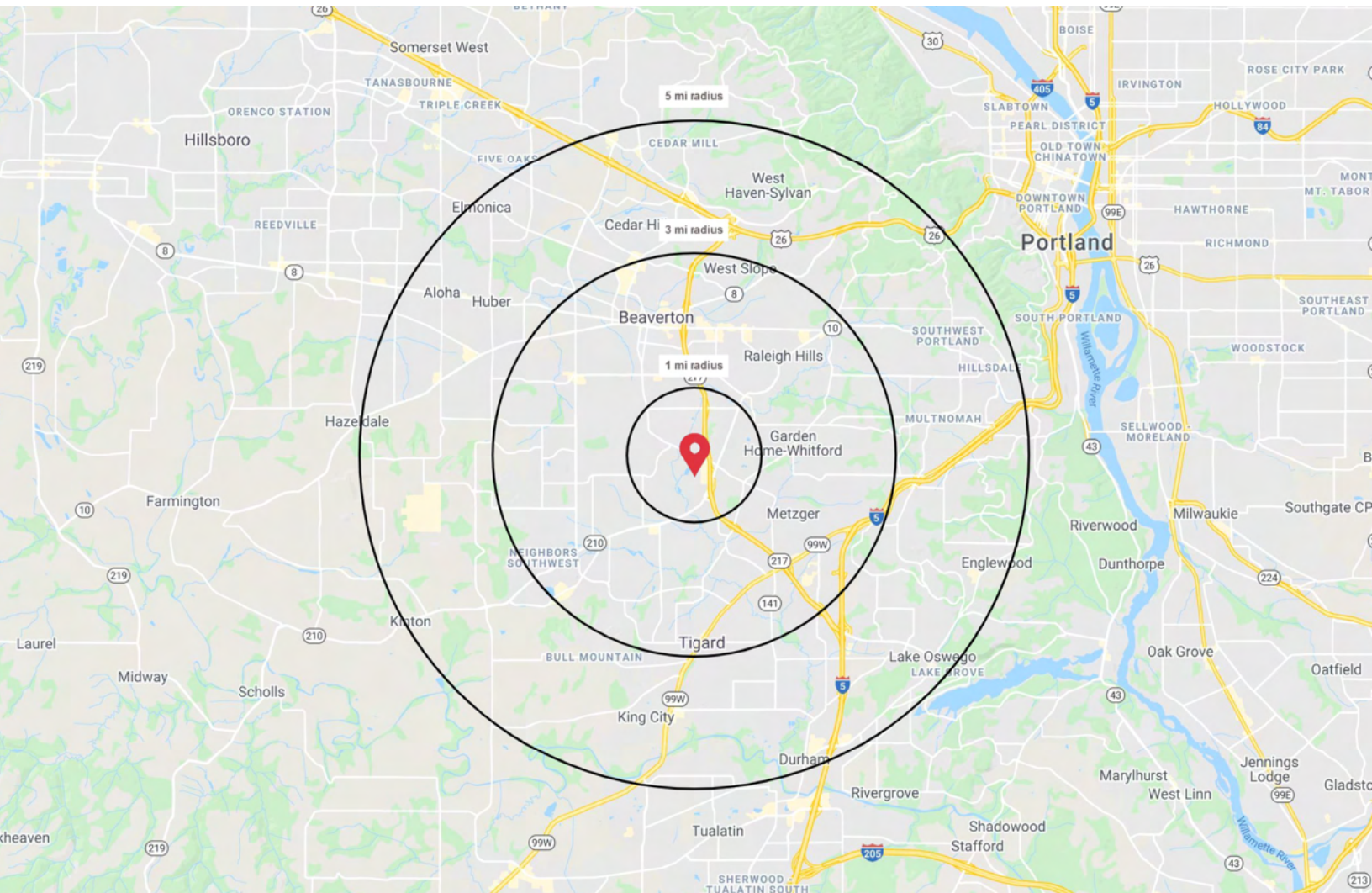


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Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	13,262	146,983	347,967
Projected Total Population 2028	13,578	152,195	360,245
Average HH Income	\$104,664	\$134,150	\$148,082
Median Home Value	\$458,864	\$519,451	\$544,918
Estimated Total Households	5,656	60,589	143,501
Daytime Demographics 16+	16,469	104,704	244,730
Some College or Higher	6,901	83,093	203,499

Source: Regis – SitesUSA (2020)



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Demographics — full profile

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

8400 SW Nimbus Ave Beaverton, OR 97008	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	13,262	146,983	347,967
2028 Projected Population	13,578	152,195	360,245
2020 Census Population	13,294	145,696	345,185
2010 Census Population	12,846	137,106	315,877
Projected Annual Growth 2023 to 2028	0.5%	0.7%	0.7%
Historical Annual Growth 2010 to 2023	0.2%	0.6%	0.8%
Households			
2023 Estimated Households	5,656	60,589	143,501
2028 Projected Households	6,080	65,625	154,806
2020 Census Households	5,595	59,332	140,619
2010 Census Households	5,419	56,198	130,064
Projected Annual Growth 2023 to 2028	1.5%	1.7%	1.6%
Historical Annual Growth 2010 to 2023	0.3%	0.6%	0.8%
Age			
2023 Est. Population Under 10 Years	10.3%	10.6%	10.5%
2023 Est. Population 10 to 19 Years	11.1%	11.5%	11.5%
2023 Est. Population 20 to 29 Years	14.0%	13.3%	13.0%
2023 Est. Population 30 to 44 Years	21.3%	22.3%	22.6%
2023 Est. Population 45 to 59 Years	18.8%	20.2%	20.1%
2023 Est. Population 60 to 74 Years	17.0%	15.7%	15.8%
2023 Est. Population 75 Years or Over	7.5%	6.4%	6.4%
2023 Est. Median Age	39.6	39.1	39.4
Marital Status & Gender			
2023 Est. Male Population	48.5%	49.5%	49.4%
2023 Est. Female Population	51.5%	50.5%	50.6%
2023 Est. Never Married	38.7%	33.3%	31.4%
2023 Est. Now Married	34.1%	45.9%	49.5%
2023 Est. Separated or Divorced	22.6%	16.4%	15.0%
2023 Est. Widowed	4.6%	4.4%	4.2%
Income			
2023 Est. HH Income \$200,000 or More	8.2%	17.0%	19.6%
2023 Est. HH Income \$150,000 to \$199,999	11.8%	12.0%	12.4%
2023 Est. HH Income \$100,000 to \$149,999	19.4%	19.8%	19.5%
2023 Est. HH Income \$75,000 to \$99,999	14.3%	12.1%	12.9%
2023 Est. HH Income \$50,000 to \$74,999	17.9%	14.3%	13.2%
2023 Est. HH Income \$35,000 to \$49,999	9.6%	8.5%	8.0%
2023 Est. HH Income \$25,000 to \$34,999	5.3%	5.1%	4.9%
2023 Est. HH Income \$15,000 to \$24,999	5.0%	4.9%	4.2%
2023 Est. HH Income Under \$15,000	8.4%	6.2%	5.5%
2023 Est. Average Household Income	\$104,664	\$134,150	\$148,082
2023 Est. Median Household Income	\$89,237	\$102,990	\$110,581
2023 Est. Per Capita Income	\$44,791	\$55,414	\$61,167
2023 Est. Total Businesses	1,547	9,165	20,958
2023 Est. Total Employees	13,327	66,210	150,728



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Race			
2023 Est. White	70.7%	70.8%	71.3%
2023 Est. Black	3.4%	2.9%	3.0%
2023 Est. Asian or Pacific Islander	7.8%	9.3%	10.1%
2023 Est. American Indian or Alaska Native	1.0%	0.7%	0.7%
2023 Est. Other Races	17.2%	16.3%	14.9%
Hispanic			
2023 Est. Hispanic Population	2,465	23,901	50,657
2023 Est. Hispanic Population	18.6%	16.3%	14.6%
2028 Proj. Hispanic Population	18.7%	16.2%	14.6%
2020 Hispanic Population	19.5%	17.3%	15.6%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	9,609	106,015	252,132
2023 Est. Elementary (Grade Level 0 to 8)	2.6%	3.1%	2.9%
2023 Est. Some High School (Grade Level 9 to 11)	3.8%	2.8%	2.3%
2023 Est. High School Graduate	21.8%	15.7%	14.0%
2023 Est. Some College	22.9%	21.5%	19.9%
2023 Est. Associate Degree Only	7.0%	7.9%	7.8%
2023 Est. Bachelor Degree Only	30.4%	32.1%	32.4%
2023 Est. Graduate Degree	11.5%	16.9%	20.7%
Housing			
2023 Est. Total Housing Units	5,946	63,365	151,039
2023 Est. Owner-Occupied	47.1%	56.0%	58.6%
2023 Est. Renter-Occupied	48.0%	39.6%	36.4%
2023 Est. Vacant Housing	4.9%	4.4%	5.0%
Homes Built by Year			
2023 Homes Built 2010 or later	5.3%	8.7%	9.9%
2023 Homes Built 2000 to 2009	6.7%	12.3%	13.2%
2023 Homes Built 1990 to 1999	8.3%	14.3%	14.4%
2023 Homes Built 1980 to 1989	16.5%	16.6%	15.1%
2023 Homes Built 1970 to 1979	34.4%	20.6%	19.4%
2023 Homes Built 1960 to 1969	13.9%	10.0%	9.4%
2023 Homes Built 1950 to 1959	7.6%	7.1%	7.2%
2023 Homes Built Before 1949	2.6%	6.0%	6.5%
Home Values			
2023 Home Value \$1,000,000 or More	1.4%	2.9%	4.3%
2023 Home Value \$500,000 to \$999,999	37.3%	48.3%	51.6%
2023 Home Value \$400,000 to \$499,999	30.4%	25.8%	23.4%
2023 Home Value \$300,000 to \$399,999	15.5%	13.5%	12.2%
2023 Home Value \$200,000 to \$299,999	7.5%	4.5%	4.0%
2023 Home Value \$150,000 to \$199,999	2.7%	1.2%	1.1%
2023 Home Value \$100,000 to \$149,999	1.1%	0.6%	0.6%
2023 Home Value \$50,000 to \$99,999	0.9%	0.8%	1.1%
2023 Home Value \$25,000 to \$49,999	1.1%	1.0%	0.8%
2023 Home Value Under \$25,000	2.0%	1.3%	1.0%
2023 Median Home Value	\$458,864	\$519,451	\$544,918
2023 Median Rent	\$1,326	\$1,379	\$1,418



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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	11,004	120,966	286,063
2023 Est. Civilian Employed	70.7%	67.9%	66.9%
2023 Est. Civilian Unemployed	2.4%	2.8%	2.6%
2023 Est. in Armed Forces	0.8%	0.3%	0.2%
2023 Est. not in Labor Force	26.1%	29.1%	30.2%
2023 Labor Force Males	48.0%	49.1%	49.0%
2023 Labor Force Females	52.0%	50.9%	51.0%
Occupation			
2023 Occupation: Population Age 16 Years or Over	7,780	82,129	191,409
2023 Mgmt, Business, & Financial Operations	18.5%	20.4%	21.2%
2023 Professional, Related	27.3%	29.8%	31.8%
2023 Service	15.4%	14.1%	13.6%
2023 Sales, Office	20.0%	20.4%	19.2%
2023 Farming, Fishing, Forestry	0.4%	0.2%	0.1%
2023 Construction, Extraction, Maintenance	9.7%	5.2%	4.5%
2023 Production, Transport, Material Moving	8.7%	10.0%	9.5%
2023 White Collar Workers	65.8%	70.6%	72.1%
2023 Blue Collar Workers	34.2%	29.4%	27.9%
Transportation to Work			
2023 Drive to Work Alone	53.4%	54.1%	53.2%
2023 Drive to Work in Carpool	6.2%	5.5%	5.6%
2023 Travel to Work by Public Transportation	3.3%	2.8%	2.6%
2023 Drive to Work on Motorcycle	0.2%	-	0.1%
2023 Walk or Bicycle to Work	3.2%	2.6%	2.4%
2023 Other Means	0.9%	1.0%	1.0%
2023 Work at Home	32.9%	33.9%	35.2%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	27.0%	25.0%	24.9%
2023 Travel to Work in 15 to 29 Minutes	41.8%	44.5%	44.1%
2023 Travel to Work in 30 to 59 Minutes	25.6%	26.6%	27.2%
2023 Travel to Work in 60 Minutes or More	5.6%	3.9%	3.8%
2023 Average Travel Time to Work	22.5	21.4	21.3
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$410.69 M	\$5.27 B	\$13.48 B
2023 Est. Apparel	\$14.6 M	\$189.71 M	\$486.41 M
2023 Est. Contributions, Gifts	\$23.96 M	\$324.56 M	\$844.28 M
2023 Est. Education, Reading	\$13.76 M	\$190.73 M	\$498.04 M
2023 Est. Entertainment	\$23.43 M	\$305.43 M	\$784.58 M
2023 Est. Food, Beverages, Tobacco	\$62.57 M	\$792.37 M	\$2.02 B
2023 Est. Furnishings, Equipment	\$14.56 M	\$189.02 M	\$485.02 M
2023 Est. Health Care, Insurance	\$37.12 M	\$469.32 M	\$1.19 B
2023 Est. Household Operations, Shelter, Utilities	\$132.72 M	\$1.69 B	\$4.31 B
2023 Est. Miscellaneous Expenses	\$7.8 M	\$100.58 M	\$257.37 M
2023 Est. Personal Care	\$5.53 M	\$70.82 M	\$180.85 M
2023 Est. Transportation	\$74.64 M	\$950.62 M	\$2.42 B



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