

NIMBUS CENTER

FOR LEASE > TIGARD, OREGON



ADDRESS

10115 SW Nimbus Avenue
Tigard, Oregon 97223

AVAILABLE SPACE

5,081 SF Endcap
Available now!

RENTAL RATE

Please call for details

TRAFFIC COUNTS

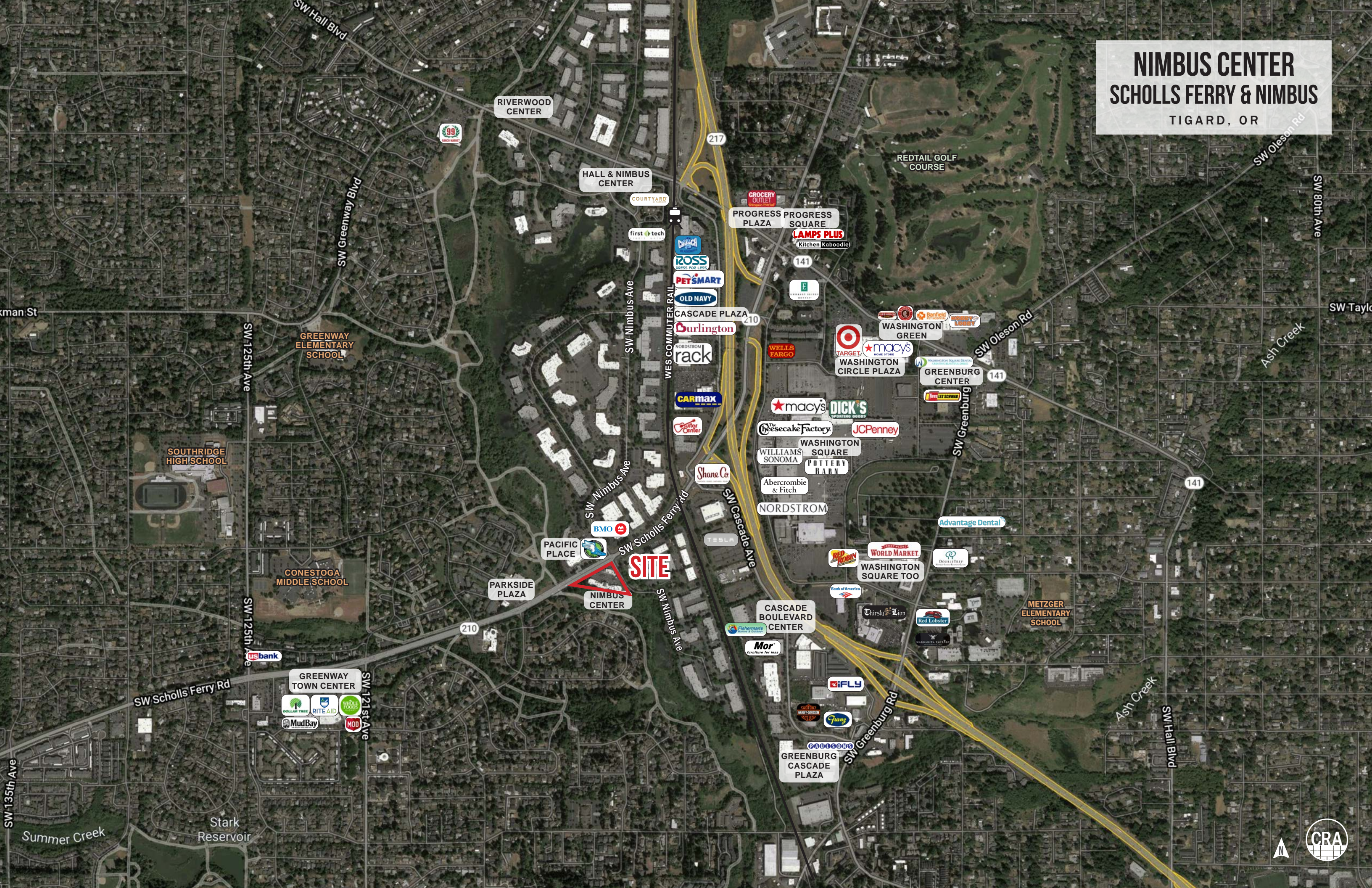
SW Scholls Ferry Rd – 28,939 ADT ('22)
SW Nimbus Ave – 8,426 ADT ('22)

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.

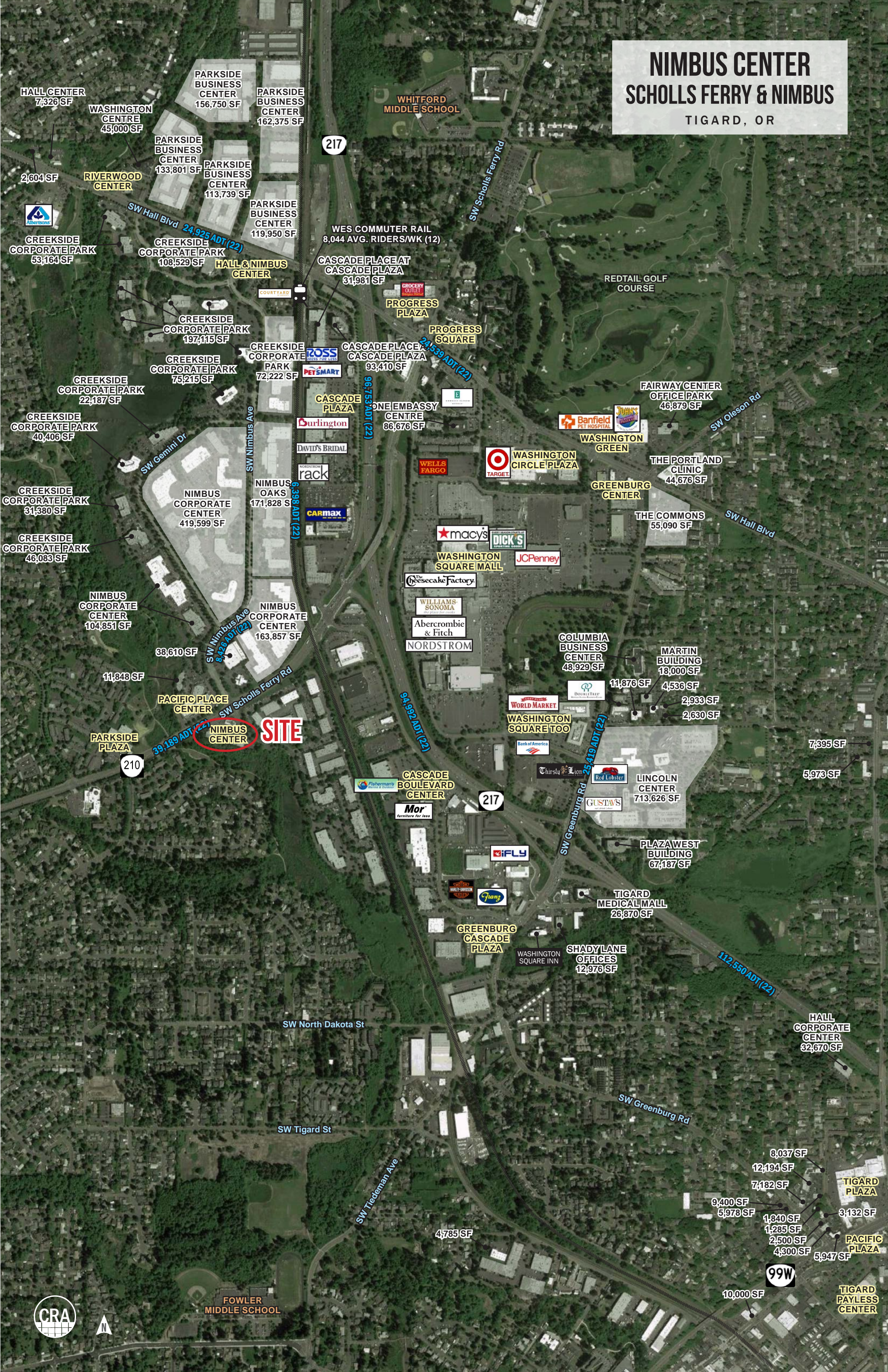


NIMBUS CENTER SCHOLLS FERRY & NIMBUS TIGARD, OR



NIMBUS CENTER SCHOLLS FERRY & NIMBUS

TIGARD, OR



HALL CENTER
7,326 SF

WASHINGTON
CENTRE
45,000 SF

PARKSIDE
BUSINESS
CENTER
156,750 SF

PARKSIDE
BUSINESS
CENTER
162,375 SF

WHITFORD
MIDDLE SCHOOL

217

PARKSIDE
BUSINESS
CENTER
133,801 SF

PARKSIDE
BUSINESS
CENTER
113,739 SF

PARKSIDE
BUSINESS
CENTER
119,950 SF

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

SW Scholls Ferry Rd

2,604 SF

RIVERWOOD
CENTER

SW Hall Blvd
24,925 ADT (22)

CREEKSIDE
CORPORATE PARK
108,529 SF

HALL & NIMBUS
CENTER

CASCADE PLACE AT
CASCADE PLAZA
31,981 SF

REDTAIL GOLF
COURSE

CREEKSIDE
CORPORATE PARK
53,164 SF

CREEKSIDE
CORPORATE PARK
197,115 SF

CREEKSIDE
CORPORATE
PARK
72,222 SF

CASCADE PLACE
CASCADE PLAZA
93,410 SF

PROGRESS
SQUARE

CREEKSIDE
CORPORATE PARK
75,215 SF

CASCADE
PLAZA

ONE EMBASSY
CENTRE
86,676 SF

FAIRWAY CENTER
OFFICE PARK
46,879 SF

CREEKSIDE
CORPORATE PARK
22,187 SF

CREEKSIDE
CORPORATE PARK
40,406 SF

SW Gemini Dr

NIMBUS
OAKS
171,828 SF

CASCADE
PLAZA

96,753 ADT (22)

WELLS FARGO

TARGET

WASHINGTON
CIRCLE PLAZA

Banfield
PET HOSPITAL

THE PORTLAND
CLINIC
44,676 SF

CREEKSIDE
CORPORATE PARK
31,380 SF

CREEKSIDE
CORPORATE PARK
46,083 SF

NIMBUS
CORPORATE
CENTER
419,599 SF

6,389 ADT (22)

CARMAX

MACYS

DICK'S
SPORTING GOODS

JCPenney

THE COMMONS
55,090 SF

NIMBUS
CORPORATE
CENTER
104,851 SF

33,610 SF

NIMBUS
CORPORATE
CENTER
163,857 SF

WILLIAMS-
SONOMA

Abercrombie
& Fitch

NORDSTROM

COLUMBIA
BUSINESS
CENTER
48,929 SF

MARTIN
BUILDING
18,000 SF

PACIFIC PLACE
CENTER

NIMBUS
CENTER

SITE

94,992 ADT (22)

WORLD MARKET

WASHINGTON
SQUARE TOO

11,876 SF

4,536 SF

2,933 SF

2,630 SF

PARKSIDE
PLAZA

210

39,189 ADT (22)

CASCADE
BOULEVARD
CENTER

217

Bank of America

Chirsky & Lion

Red Lobster

LINCOLN
CENTER
713,626 SF

7,395 SF

5,973 SF

Mor
furniture for less

iFLY

25,419 ADT (22)

PLAZA WEST
BUILDING
67,187 SF

TIGARD
MEDICAL MALL
26,870 SF

GREENBURG
CASCADE
PLAZA

WASHINGTON
SQUARE INN

SHADY LANE
OFFICES
12,976 SF

SW North Dakota St

SW Tigard St

SW Tiedeman Ave

SW Greenburg Rd

112,550 ADT (22)

HALL
CORPORATE
CENTER
32,670 SF

8,037 SF

12,194 SF

7,182 SF

9,400 SF

5,978 SF

1,840 SF

1,285 SF

2,500 SF

4,300 SF

5,947 SF

TIGARD
PLAZA

3,132 SF

PACIFIC
PLAZA

TIGARD
PAYLESS
CENTER

10,000 SF

99W



FOWLER
MIDDLE SCHOOL

OVERALL SITE PLAN

NIMBUS CENTER
SCHOLLS FERRY & NIMBUS
TIGARD, OR

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

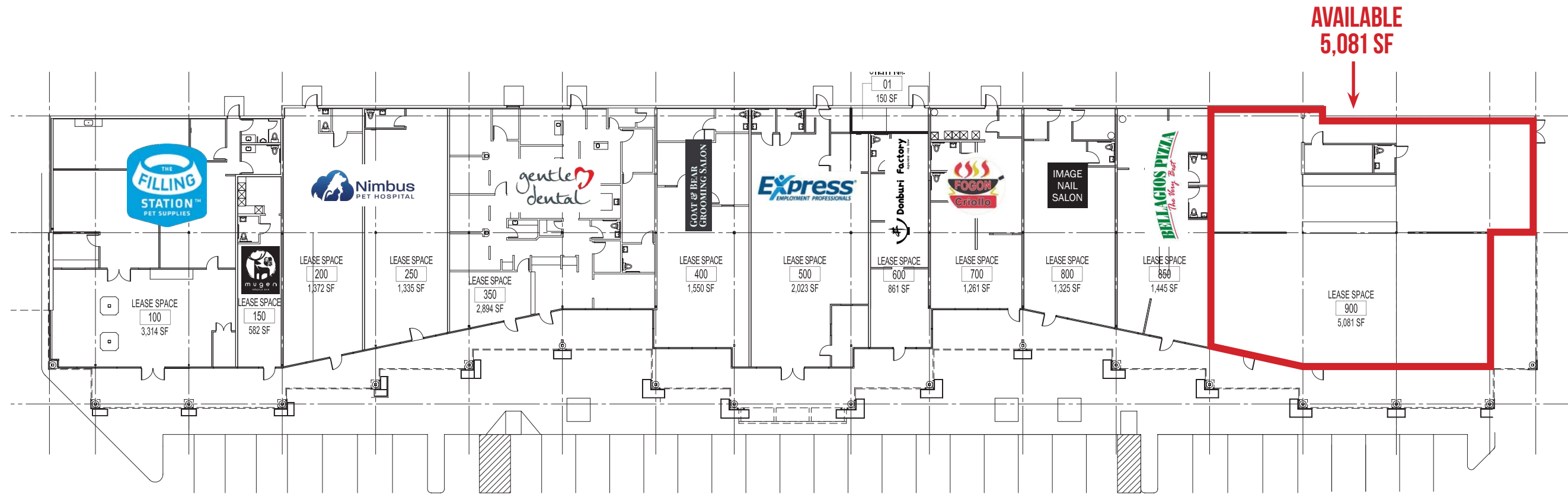


--- PARCEL OUTLINES
⊗ INGRESS/EGRESS



BUILDING FLOOR PLANS

NIMBUS CENTER SCHOLLS FERRY & NIMBUS TIGARD, OR



TENANT	SUITE	SF
The Filling Station	100	3,314
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NIMBUS CENTER SCHOLLS FERRY & NIMBUS

TIGARD, OR

DEMOGRAPHIC SUMMARY

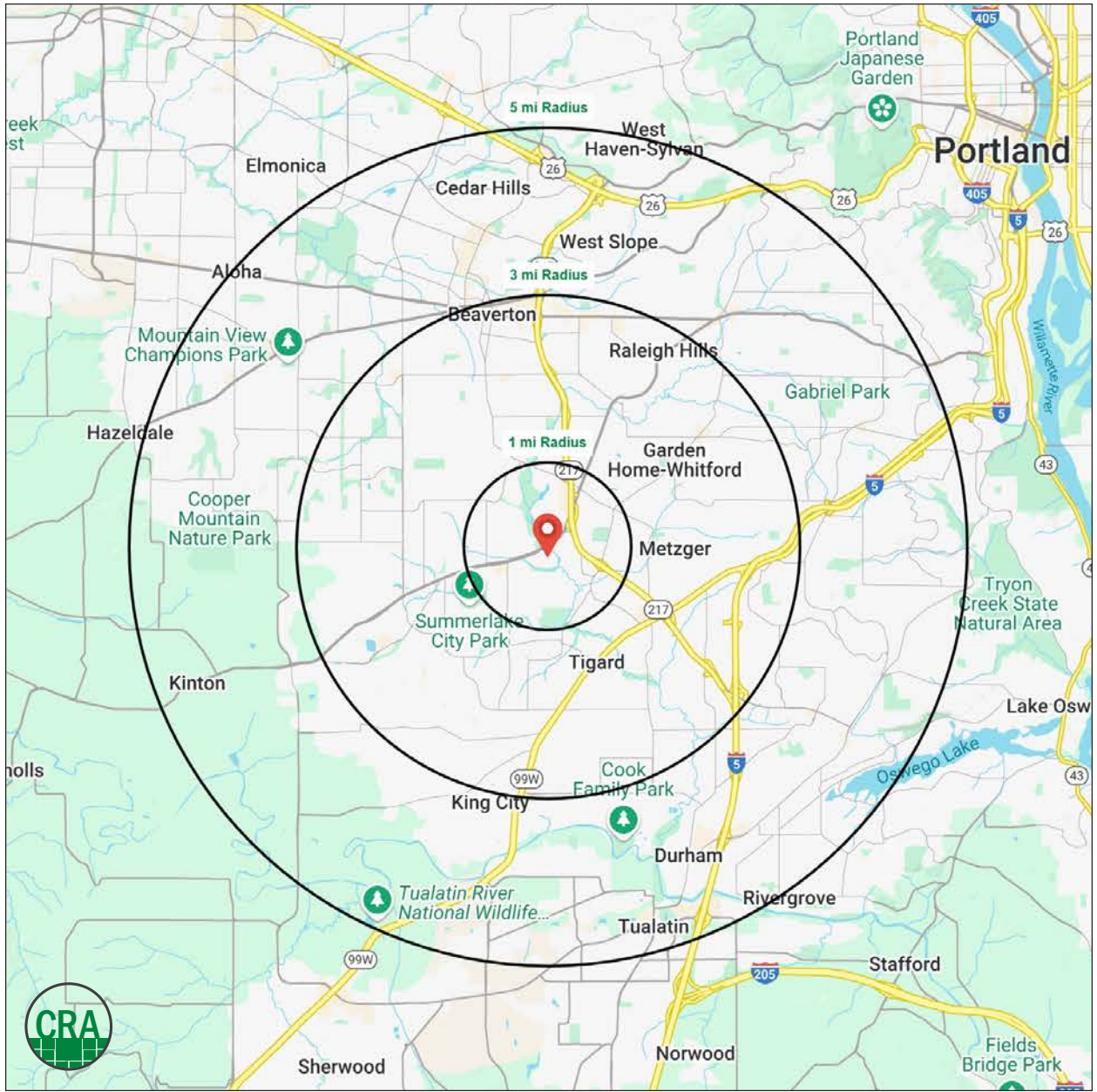
Source: Regis - SitesUSA (20240)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	13,395	141,690	321,353
Estimated Households	5,727	59,544	135,085
Average HH Income	\$118,279	\$132,348	\$142,828
Median Home Value	\$517,949	\$590,356	\$623,207
Daytime Demographics 16+	18,074	108,677	248,913
Some College or Higher	73.0%	79.1%	79.6%

\$118,279

Average Household Income
1 MILE RADIUS

37.0

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: 45.4466/-122.7899

10115 SW Nimbus Ave Tigard, OR 97223	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	13,395	141,690	321,353
2029 Projected Population	13,366	140,027	316,359
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%	-0.3%
Historical Annual Growth 2010 to 2024	0.6%	0.5%	0.6%
2024 Median Age	37.0	40.2	40.0
Households			
2024 Estimated Households	5,727	59,544	135,085
2029 Projected Households	5,797	59,685	134,716
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%	-	-
Historical Annual Growth 2010 to 2024	1.1%	0.7%	0.7%
Race and Ethnicity			
2024 Estimated White	68.4%	71.0%	71.4%
2024 Estimated Black or African American	3.3%	2.9%	3.0%
2024 Estimated Asian or Pacific Islander	9.2%	10.6%	10.1%
2024 Estimated American Indian or Native Alaskan	1.1%	0.7%	0.7%
2024 Estimated Other Races	17.9%	14.8%	14.8%
2024 Estimated Hispanic	19.0%	14.8%	14.6%
Income			
2024 Estimated Average Household Income	\$118,279	\$132,348	\$142,828
2024 Estimated Median Household Income	\$94,107	\$105,405	\$108,958
2024 Estimated Per Capita Income	\$50,635	\$55,708	\$60,141
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.3%	3.1%
2024 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.8%	2.4%
2024 Estimated High School Graduate	20.6%	15.8%	14.8%
2024 Estimated Some College	24.1%	20.7%	19.8%
2024 Estimated Associates Degree Only	8.8%	8.2%	7.8%
2024 Estimated Bachelors Degree Only	30.3%	32.7%	32.0%
2024 Estimated Graduate Degree	9.9%	17.5%	20.0%
Business			
2024 Estimated Total Businesses	1,721	8,874	20,506
2024 Estimated Total Employees	14,949	67,360	154,814
2024 Estimated Employee Population per Business	8.7	7.6	7.5
2024 Estimated Residential Population per Business	7.8	16.0	15.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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NORTHWEST LLC**

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www.cra-nw.com



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