

PACIFIC PLACE CENTER



FOR LEASE IN BEAVERTON, OREGON

LOCATION

10029 SW Nimbus Ave, Beaverton, OR 97008

AVAILABLE SPACE

3,457 SF (please do not disturb tenant)

RENTAL RATE

\$19.00/SF/YR, NNN

PARKING

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

TRAFFIC COUNTS

SW Scholls Ferry Rd – 32,659 ('20)

SW Nimbus Ave – 7,790 ADT ('20)

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, Palm Beach Tan and 7-Eleven.



SIGNAGE AVAILABLE



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Mark Banta

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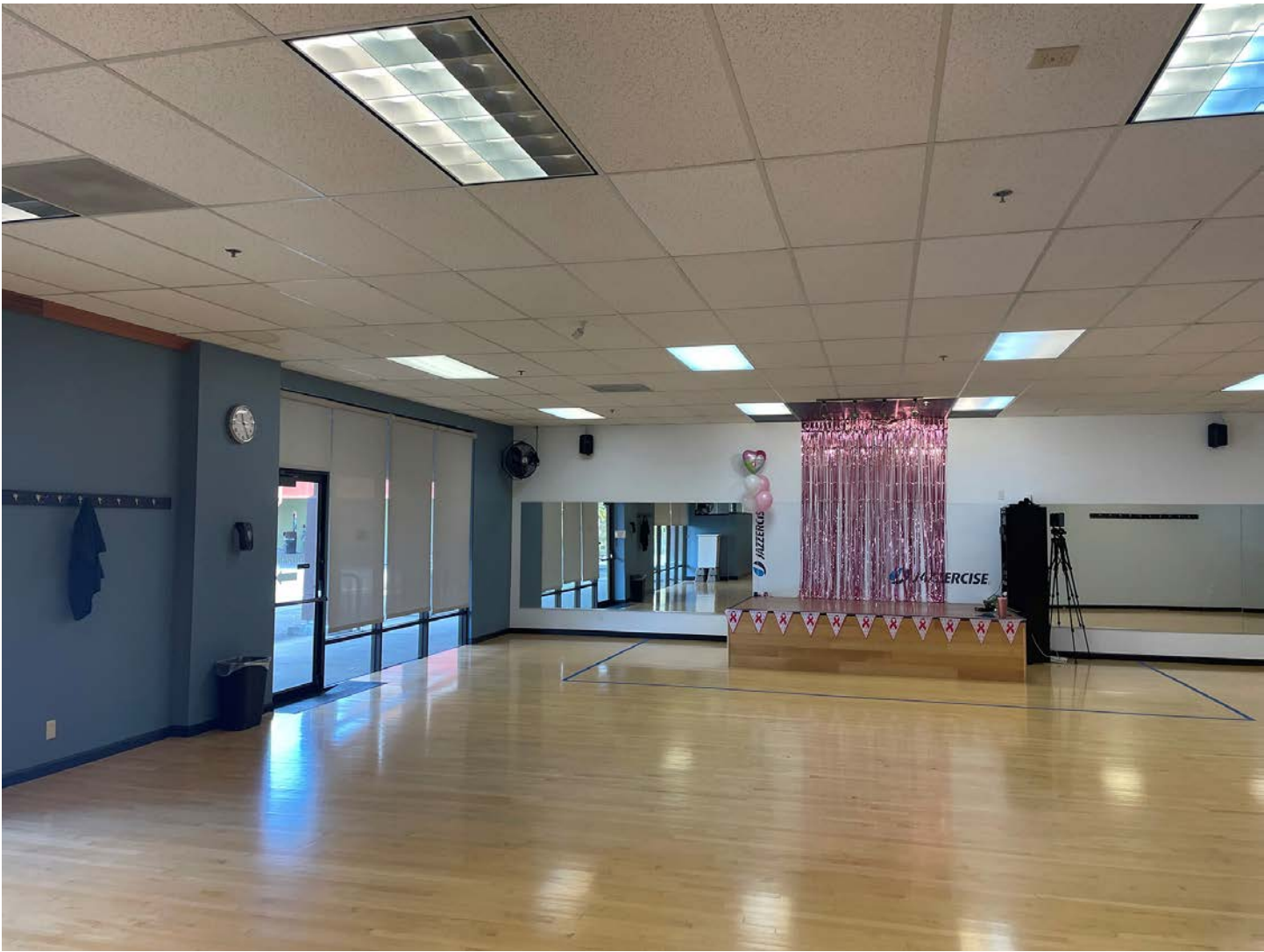
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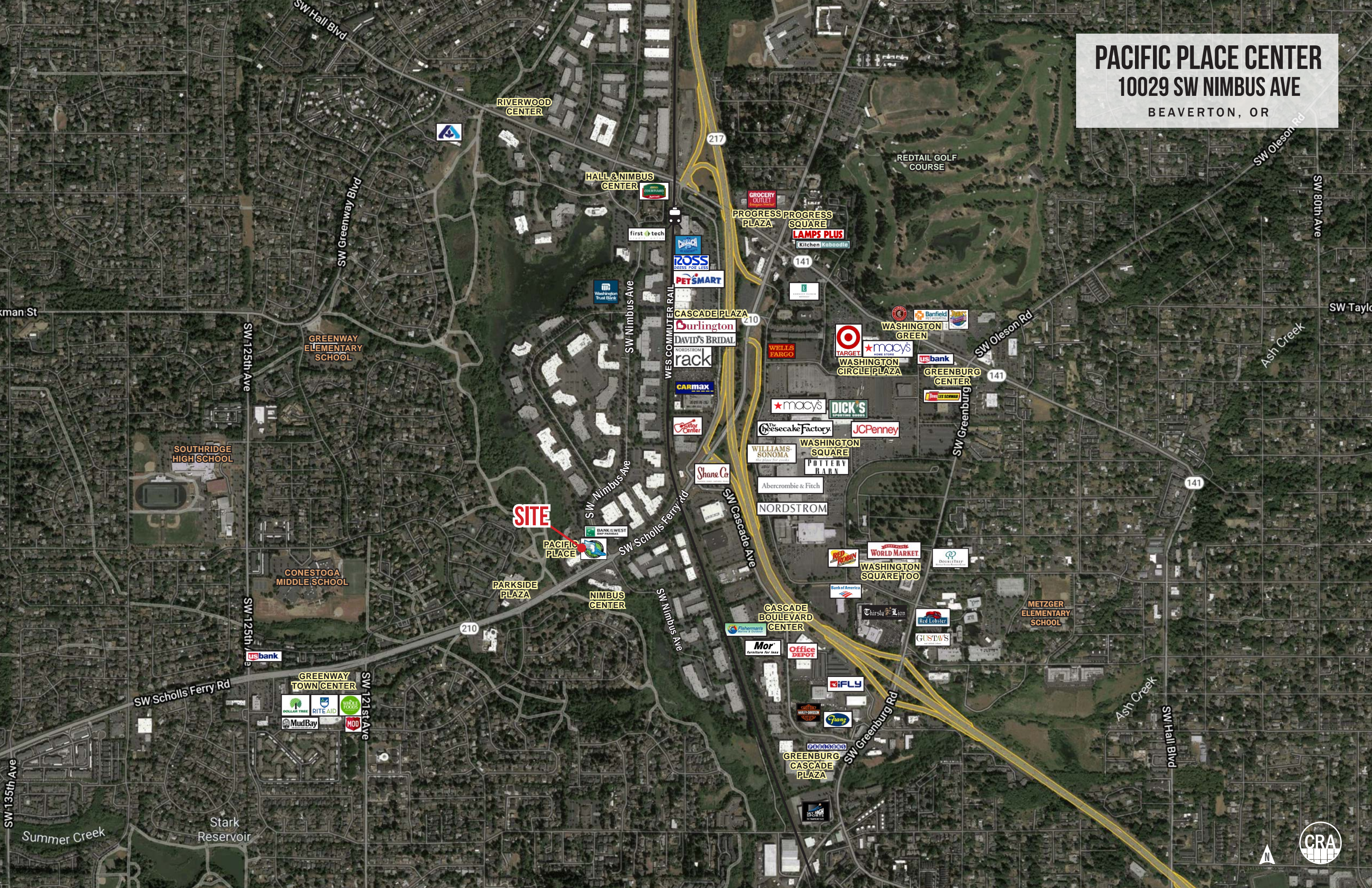
PACIFIC PLACE CENTER 10029 SW NIMBUS AVE

INTERIOR IMAGES

BEAVERTON, OR



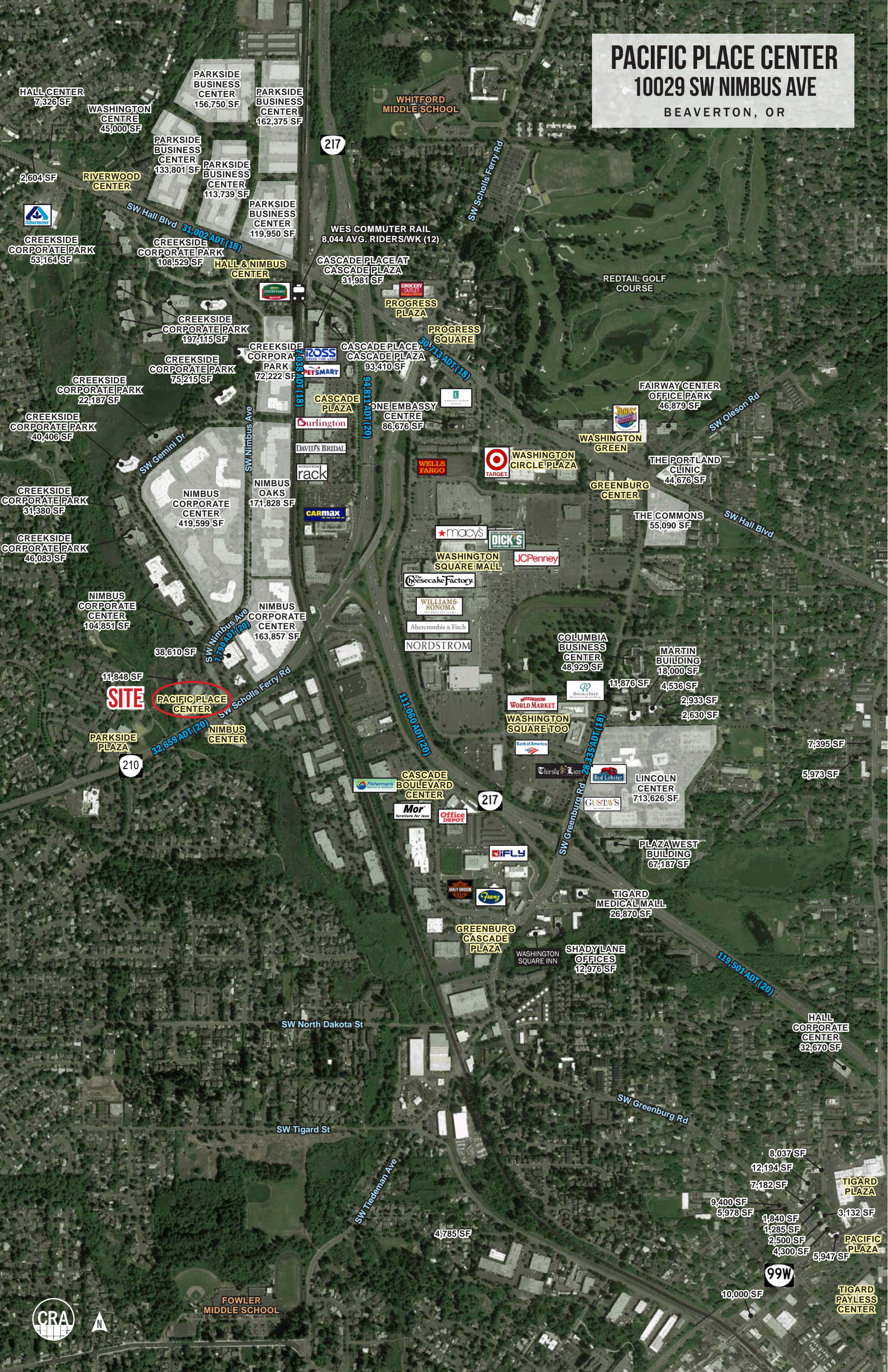
PACIFIC PLACE CENTER
10029 SW NIMBUS AVE
BEAVERTON, OR



PACIFIC PLACE CENTER

10029 SW NIMBUS AVE

BEAVERTON, OR



SITE

PACIFIC PLACE CENTER



FOWLER MIDDLE SCHOOL

99W

TIGARD PAYLESS CENTER

PACIFIC PLACE CENTER

10029 SW NIMBUS AVE

BEAVERTON, OR



TEPLICK
CUSTOM VISION

FULL
EGRESS

SITE



PALM BEACH TAN



BenchMark
PHYSICAL THERAPY



SW Scholls Ferry Rd
210
32,659 ADT (20)

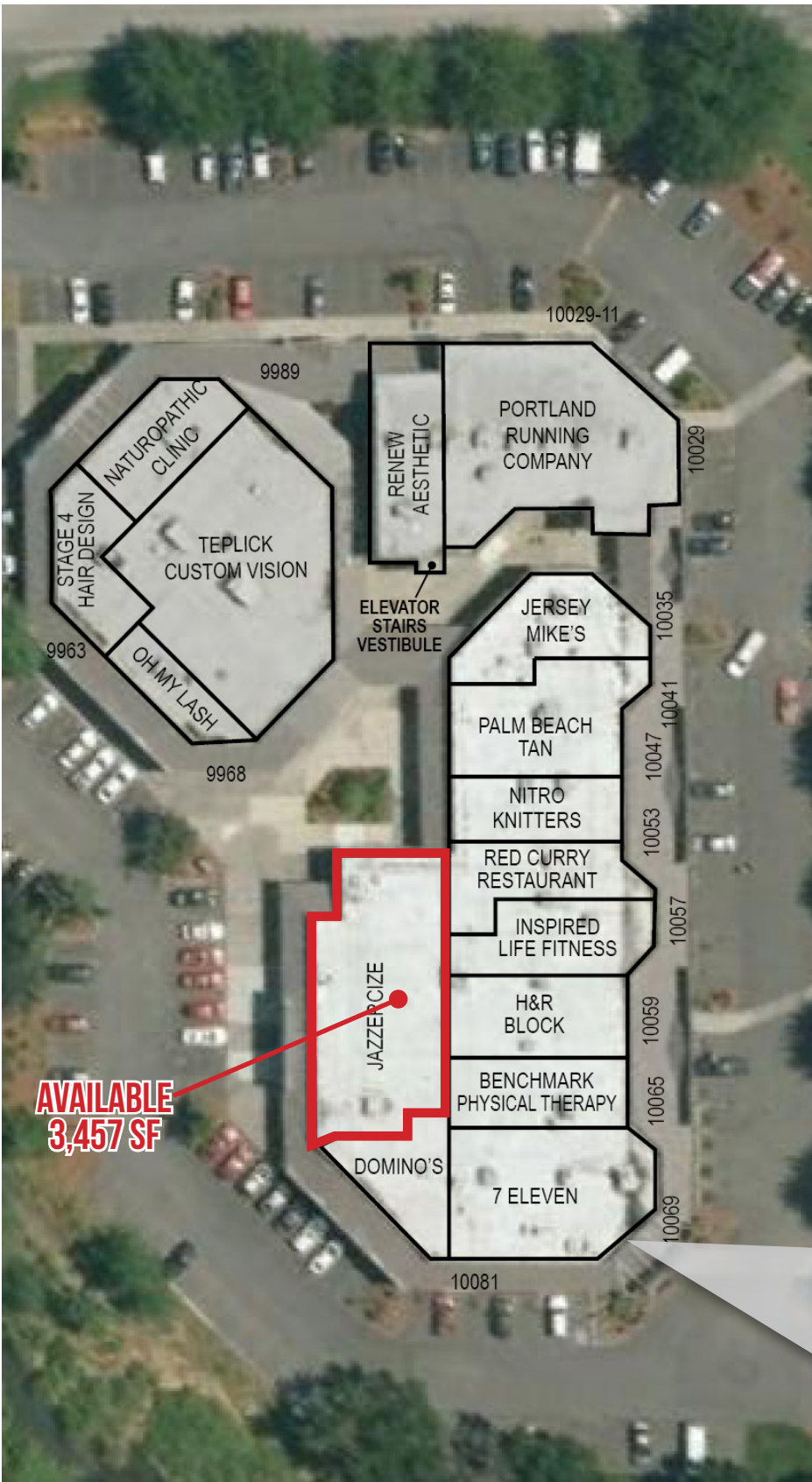


Fanno Creek

PACIFIC PLACE CENTER 10029 SW NIMBUS AVE

SITE PLAN

BEAVERTON, OR



**AVAILABLE
3,457 SF**



11

PACIFIC PLACE CENTER 10029 SW NIMBUS AVE

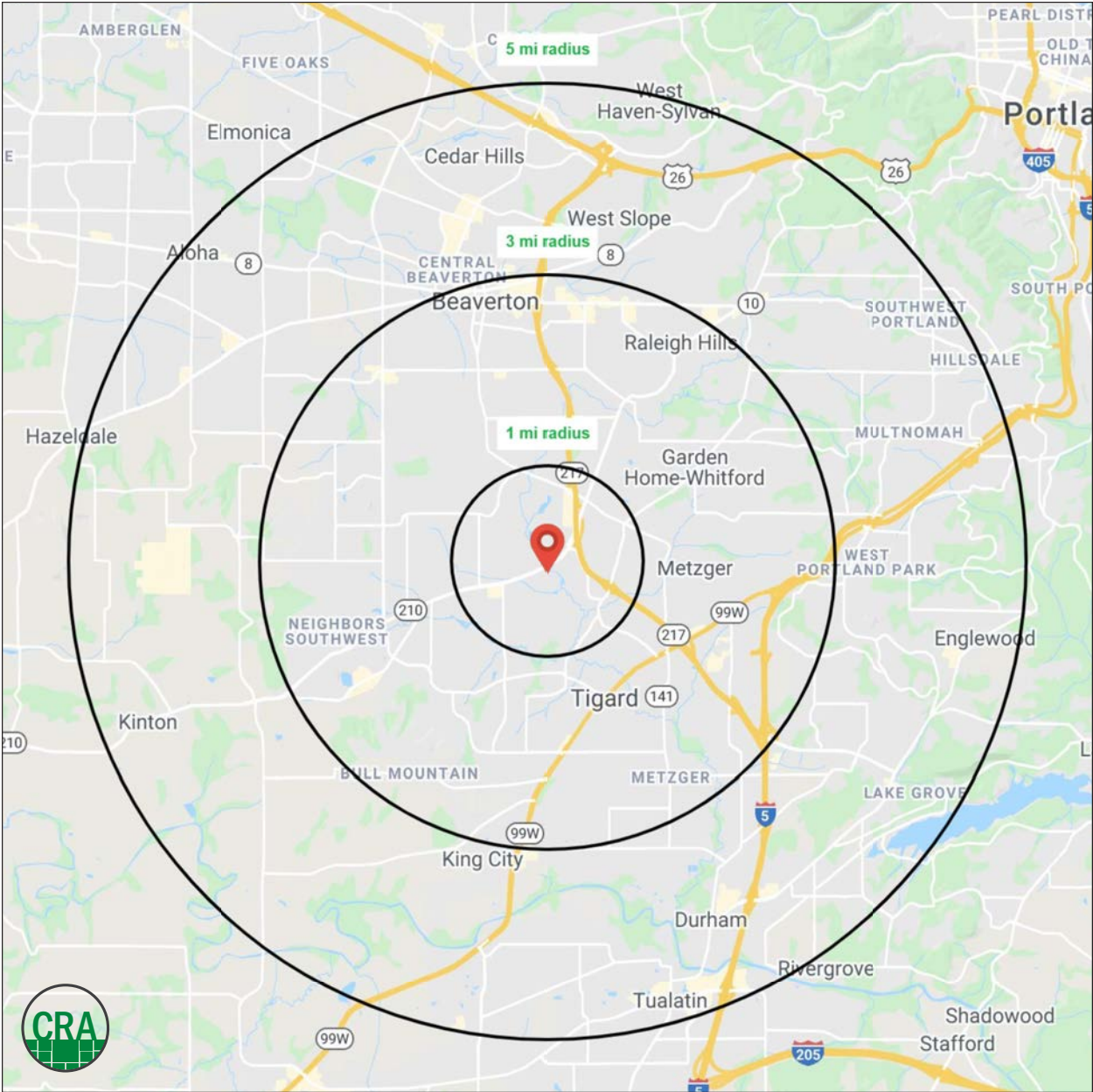
BEAVERTON, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	13,706	146,591	327,562
Projected Population 2026	13,929	150,251	336,571
Average HH Income	\$88,099	\$106,251	\$114,006
Median Home Value	\$407,616	\$452,157	\$478,272
Daytime Demographics 16+	22,521	109,726	255,338
Some College or Higher	70.1%	77.2%	78.8%

\$106,251

Average Household Income
3 MILE RADIUS



Full Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4475/-122.7906

Pacific Place Center Beaverton, OR 97008	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	13,706	146,591	327,562
2026 Projected Population	13,929	150,251	336,571
2010 Census Population	12,415	134,976	297,082
2000 Census Population	11,646	121,178	270,221
Projected Annual Growth 2021 to 2026	0.3%	0.5%	0.6%
Historical Annual Growth 2000 to 2021	0.8%	1.0%	1.0%
Households			
2021 Estimated Households	5,530	60,137	135,832
2026 Projected Households	5,736	62,731	142,282
2010 Census Households	5,011	55,347	122,716
2000 Census Households	4,656	48,987	110,522
Projected Annual Growth 2021 to 2026	0.7%	0.9%	0.9%
Historical Annual Growth 2000 to 2021	0.9%	1.1%	1.1%
Age			
2021 Est. Population Under 10 Years	11.6%	10.7%	10.6%
2021 Est. Population 10 to 19 Years	12.1%	11.3%	11.1%
2021 Est. Population 20 to 29 Years	14.9%	12.7%	12.9%
2021 Est. Population 30 to 44 Years	22.4%	21.8%	22.0%
2021 Est. Population 45 to 59 Years	19.1%	20.1%	20.2%
2021 Est. Population 60 to 74 Years	14.6%	16.0%	16.2%
2021 Est. Population 75 Years or Over	5.4%	7.4%	7.0%
2021 Est. Median Age	36.8	40.0	40.0
Marital Status & Gender			
2021 Est. Male Population	49.1%	48.8%	48.9%
2021 Est. Female Population	50.9%	51.2%	51.1%
2021 Est. Never Married	38.5%	34.1%	33.1%
2021 Est. Now Married	38.8%	45.9%	47.2%
2021 Est. Separated or Divorced	17.4%	15.0%	15.0%
2021 Est. Widowed	5.2%	5.0%	4.6%
Income			
2021 Est. HH Income \$200,000 or More	5.4%	11.0%	13.0%
2021 Est. HH Income \$150,000 to \$199,999	8.8%	10.1%	10.1%
2021 Est. HH Income \$100,000 to \$149,999	17.0%	18.8%	19.0%
2021 Est. HH Income \$75,000 to \$99,999	13.6%	13.9%	14.6%
2021 Est. HH Income \$50,000 to \$74,999	21.4%	17.7%	16.2%
2021 Est. HH Income \$35,000 to \$49,999	13.6%	9.7%	9.7%
2021 Est. HH Income \$25,000 to \$34,999	7.1%	6.5%	6.2%
2021 Est. HH Income \$15,000 to \$24,999	6.8%	5.6%	4.9%
2021 Est. HH Income Under \$15,000	6.2%	6.7%	6.2%
2021 Est. Average Household Income	\$88,099	\$106,251	\$114,006
2021 Est. Median Household Income	\$73,874	\$86,669	\$91,389
2021 Est. Per Capita Income	\$35,624	\$43,677	\$47,356
2021 Est. Total Businesses	1,816	8,260	19,399
2021 Est. Total Employees	19,129	67,840	161,023

Full Profile

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Pacific Place Center Beaverton, OR 97008		1 mi radius	3 mi radius	5 mi radius
Race				
2021 Est. White		70.0%	73.5%	75.0%
2021 Est. Black		3.6%	3.0%	3.0%
2021 Est. Asian or Pacific Islander		9.0%	11.0%	10.0%
2021 Est. American Indian or Alaska Native		0.8%	0.6%	0.6%
2021 Est. Other Races		16.5%	11.8%	11.4%
Hispanic				
2021 Est. Hispanic Population		2,951	22,025	46,534
2021 Est. Hispanic Population		21.5%	15.0%	14.2%
2026 Proj. Hispanic Population		22.5%	15.7%	14.9%
2010 Hispanic Population		18.1%	12.4%	12.3%
Education (Adults 25 & Older)				
2021 Est. Adult Population (25 Years or Over)		9,524	106,024	238,060
2021 Est. Elementary (Grade Level 0 to 8)		4.8%	3.0%	3.0%
2021 Est. Some High School (Grade Level 9 to 11)		5.2%	3.4%	3.0%
2021 Est. High School Graduate		20.0%	16.4%	15.2%
2021 Est. Some College		23.6%	21.2%	20.2%
2021 Est. Associate Degree Only		10.1%	8.2%	8.2%
2021 Est. Bachelor Degree Only		25.1%	30.5%	30.9%
2021 Est. Graduate Degree		11.2%	17.3%	19.6%
Housing				
2021 Est. Total Housing Units		5,678	61,817	139,971
2021 Est. Owner-Occupied		46.5%	57.1%	57.0%
2021 Est. Renter-Occupied		50.8%	40.2%	40.0%
2021 Est. Vacant Housing		2.6%	2.7%	3.0%
Homes Built by Year				
2021 Homes Built 2010 or later		4.3%	5.3%	5.9%
2021 Homes Built 2000 to 2009		7.6%	11.8%	11.1%
2021 Homes Built 1990 to 1999		16.1%	20.0%	19.4%
2021 Homes Built 1980 to 1989		20.3%	16.4%	15.6%
2021 Homes Built 1970 to 1979		32.5%	21.2%	20.5%
2021 Homes Built 1960 to 1969		9.1%	11.0%	10.3%
2021 Homes Built 1950 to 1959		4.2%	6.4%	7.6%
2021 Homes Built Before 1949		3.3%	5.1%	6.6%
Home Values				
2021 Home Value \$1,000,000 or More		0.7%	1.3%	2.4%
2021 Home Value \$500,000 to \$999,999		22.2%	33.0%	37.5%
2021 Home Value \$400,000 to \$499,999		29.0%	27.8%	25.7%
2021 Home Value \$300,000 to \$399,999		33.2%	27.2%	24.4%
2021 Home Value \$200,000 to \$299,999		9.0%	7.1%	6.3%
2021 Home Value \$150,000 to \$199,999		2.0%	1.1%	1.0%
2021 Home Value \$100,000 to \$149,999		1.9%	1.0%	0.8%
2021 Home Value \$50,000 to \$99,999		0.2%	0.4%	0.5%
2021 Home Value \$25,000 to \$49,999		0.9%	0.6%	0.9%
2021 Home Value Under \$25,000		0.7%	0.5%	0.7%
2021 Median Home Value		\$407,616	\$452,157	\$478,272
2021 Median Rent		\$1,217	\$1,277	\$1,292

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Full Profile

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Pacific Place Center Beaverton, OR 97008	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2021 Est. Labor Population Age 16 Years or Over	11,125	120,654	270,104
2021 Est. Civilian Employed	69.5%	64.8%	64.8%
2021 Est. Civilian Unemployed	5.3%	4.2%	4.3%
2021 Est. in Armed Forces	-	0.5%	0.2%
2021 Est. not in Labor Force	25.2%	30.5%	30.6%
2021 Labor Force Males	48.6%	48.3%	48.4%
2021 Labor Force Females	51.4%	51.7%	51.6%
Occupation			
2021 Occupation: Population Age 16 Years or Over	7,733	78,225	175,160
2021 Mgmt, Business, & Financial Operations	16.0%	19.9%	20.4%
2021 Professional, Related	18.4%	26.5%	28.2%
2021 Service	20.5%	15.8%	15.1%
2021 Sales, Office	25.2%	22.0%	20.6%
2021 Farming, Fishing, Forestry	0.2%	0.4%	0.4%
2021 Construction, Extraction, Maintenance	7.0%	5.2%	4.9%
2021 Production, Transport, Material Moving	12.7%	10.3%	10.4%
2021 White Collar Workers	59.6%	68.3%	69.3%
2021 Blue Collar Workers	40.4%	31.7%	30.7%
Transportation to Work			
2021 Drive to Work Alone	74.2%	72.8%	71.6%
2021 Drive to Work in Carpool	10.0%	8.7%	8.6%
2021 Travel to Work by Public Transportation	6.7%	6.7%	7.2%
2021 Drive to Work on Motorcycle	-	-	0.1%
2021 Walk or Bicycle to Work	3.6%	3.1%	3.2%
2021 Other Means	0.4%	1.0%	1.0%
2021 Work at Home	5.0%	7.7%	8.3%
Travel Time			
2021 Travel to Work in 14 Minutes or Less	29.8%	23.4%	23.3%
2021 Travel to Work in 15 to 29 Minutes	42.1%	44.0%	44.3%
2021 Travel to Work in 30 to 59 Minutes	29.2%	29.1%	29.6%
2021 Travel to Work in 60 Minutes or More	6.7%	5.5%	5.1%
2021 Average Travel Time to Work	21.2	22.3	22.3
Consumer Expenditure			
2021 Est. Total Household Expenditure	\$354.98 M	\$4.41 B	\$10.5 B
2021 Est. Apparel	\$12.57 M	\$157.22 M	\$374.94 M
2021 Est. Contributions, Gifts	\$20 M	\$260.55 M	\$629.45 M
2021 Est. Education, Reading	\$11.32 M	\$149.91 M	\$363.3 M
2021 Est. Entertainment	\$20.04 M	\$252.67 M	\$603.06 M
2021 Est. Food, Beverages, Tobacco	\$54.59 M	\$670.43 M	\$1.59 B
2021 Est. Furnishings, Equipment	\$12.46 M	\$156.77 M	\$373.9 M
2021 Est. Health Care, Insurance	\$32.32 M	\$398.53 M	\$944.03 M
2021 Est. Household Operations, Shelter, Utilities	\$115.28 M	\$1.42 B	\$3.38 B
2021 Est. Miscellaneous Expenses	\$6.71 M	\$83.83 M	\$199.6 M
2021 Est. Personal Care	\$4.77 M	\$59.29 M	\$141 M
2021 Est. Transportation	\$64.92 M	\$801.46 M	\$1.9 B

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For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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