

FOR LEASE IN BEAVERTON, OREGON

# PACIFIC PLACE CENTER

MEDICAL OFFICE / RETAIL SPACE

AVAILABLE

YOUR  
LOGO  
HERE



## LOCATION

9975 SW Nimbus Ave, Beaverton, OR 97008

## AVAILABLE SPACE

- 5,853 SF (divisible to 2,720 SF | 3,186 SF)
- 1,745 SF
- 1,200 SF (available July 2024)

PLEASE DO NOT DISTURB CURRENT TENANTS

## 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 – 39,189 ('22)

SW Nimbus Ave – 8,426 ADT ('22)

## 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 BenchMark Physical Therapy, Pacific Family Dental, Performance Bodywork, Renew Aesthetic Clinic and All Naturopathic Clinic.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

Mark Banta

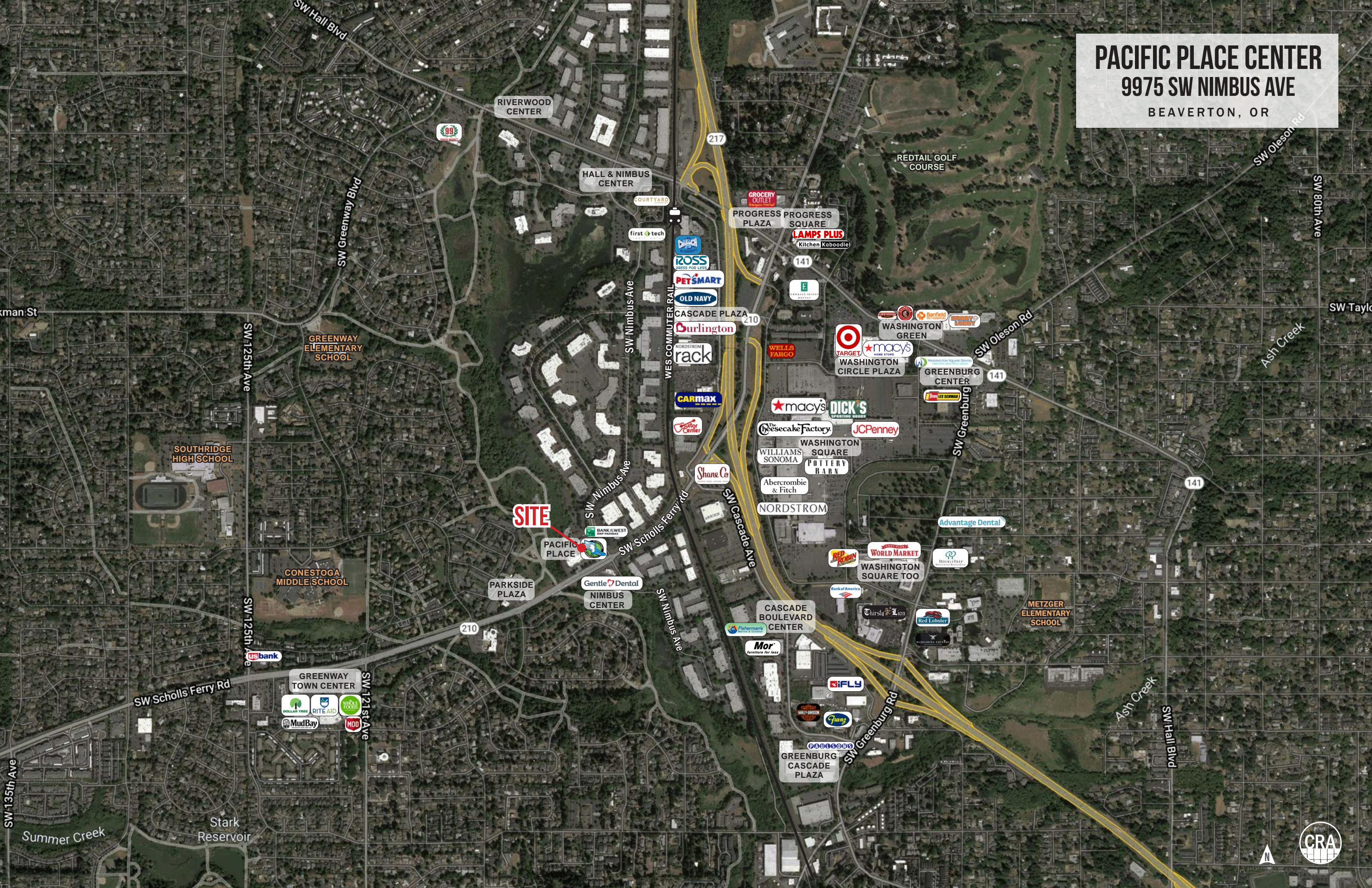
503.758.9573 | mark@cra-nw.com

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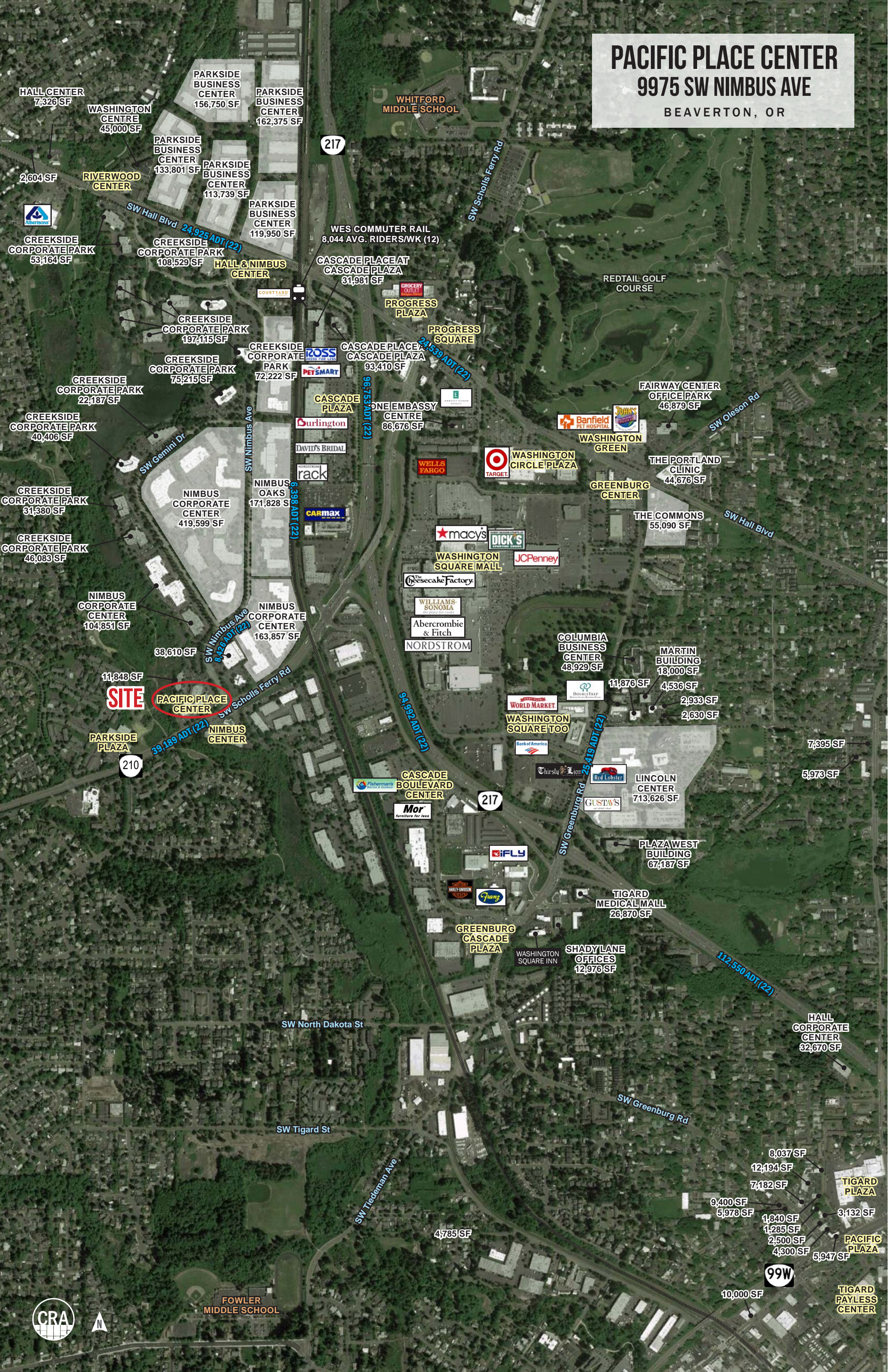


**PACIFIC PLACE CENTER**  
**9975 SW NIMBUS AVE**  
BEAVERTON, OR





**PACIFIC PLACE CENTER**  
**9975 SW NIMBUS AVE**





**PACIFIC PLACE CENTER**  
**9975 SW NIMBUS AVE**  
BEAVERTON, OR



FULL  
EGRESS

**SITE**



**SITES**



PALM BEACH TAN

SW Scholls Ferry Rd  
210

39,189 ADT ('22)



SW Scholls Ferry Rd

Fanno Creek



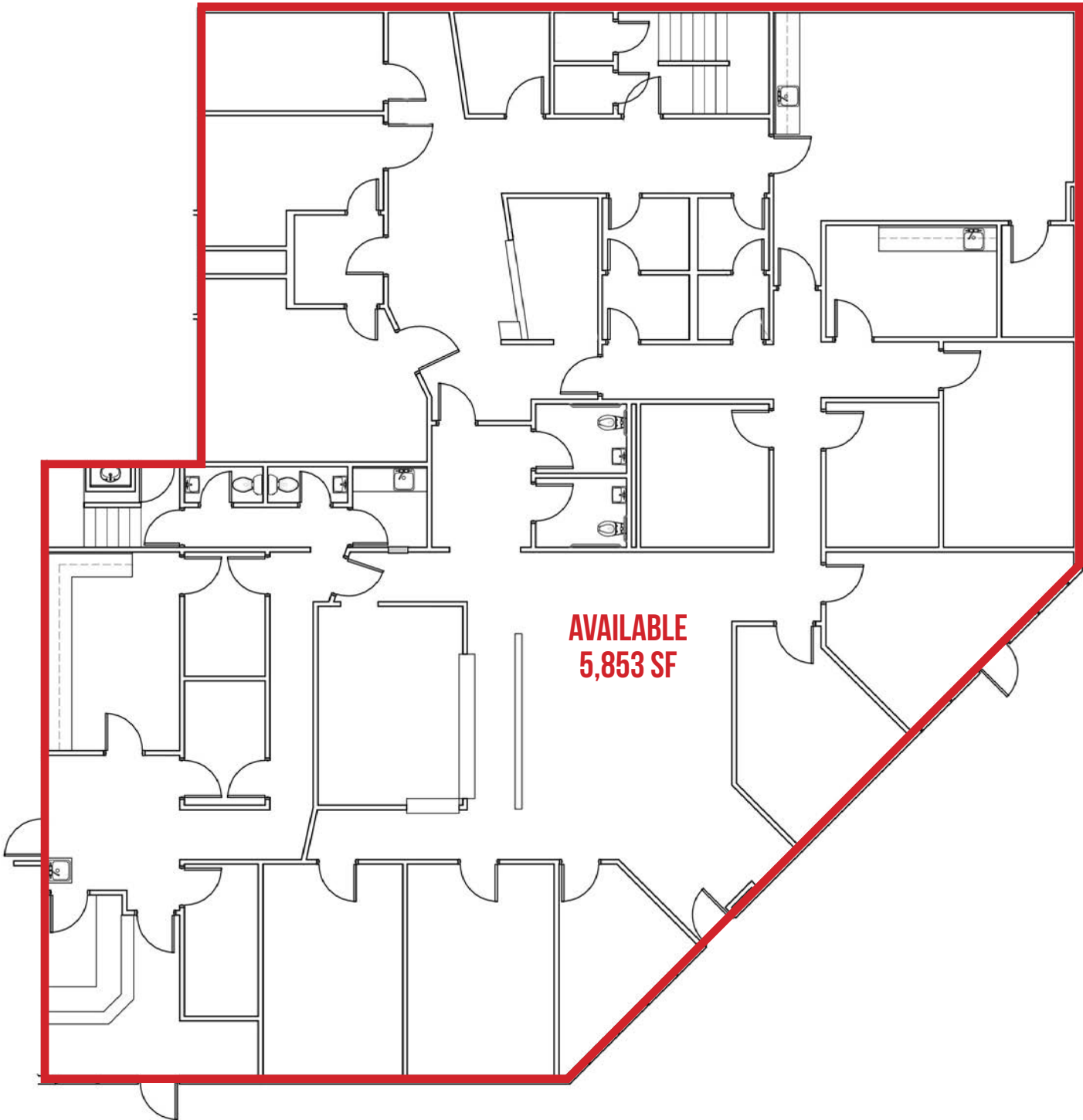
**PACIFIC PLACE CENTER**  
**9975 SW NIMBUS AVE**  
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**SITE PLAN**



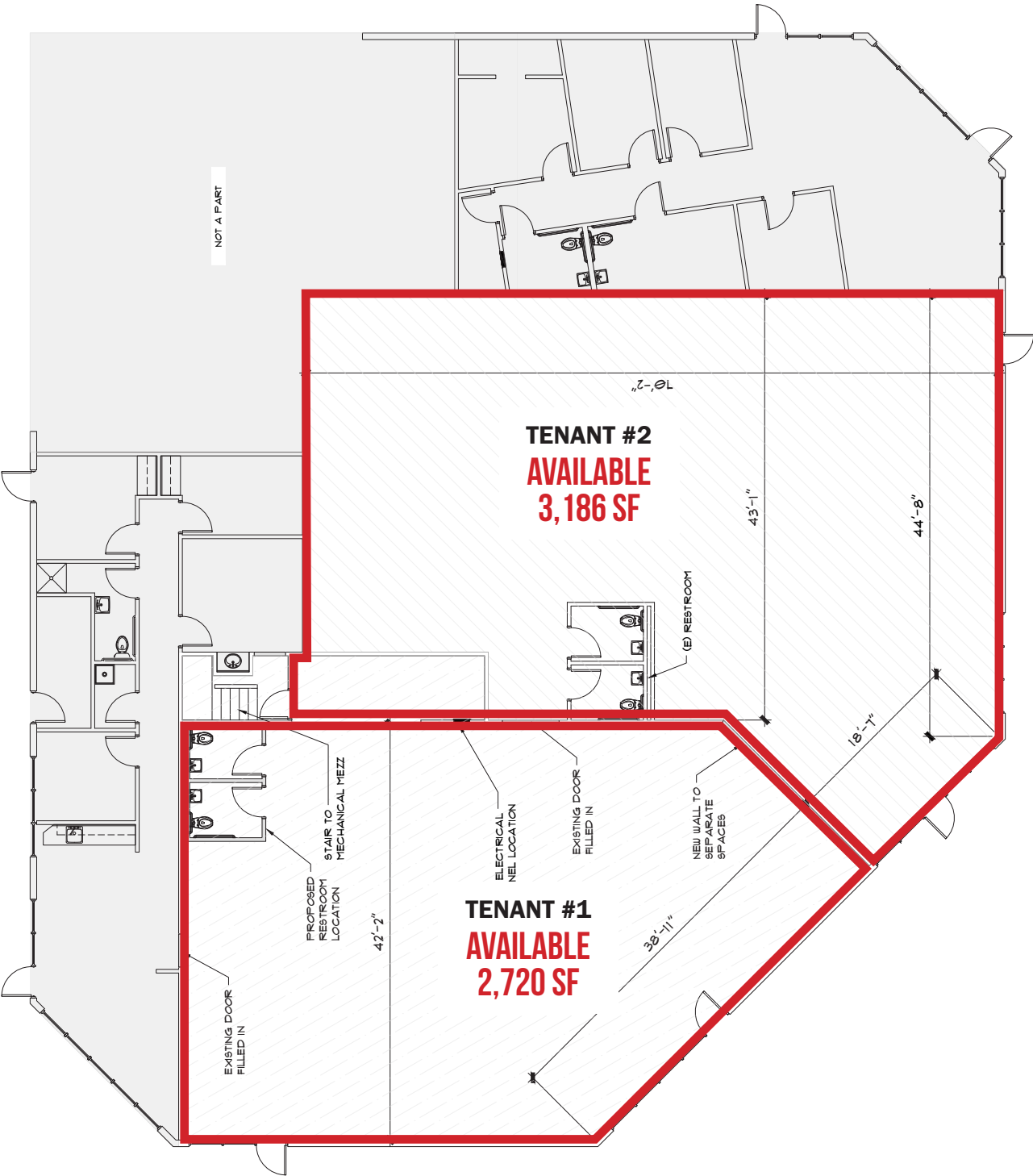
**FLOOR PLAN**

**MEDICAL OFFICE SPACE**



FLOOR PLAN - DIVISIBLE

MEDICAL OFFICE SPACE





PACIFIC PLACE CENTER

9975 SW NIMBUS AVE

BEAVERTON, OR

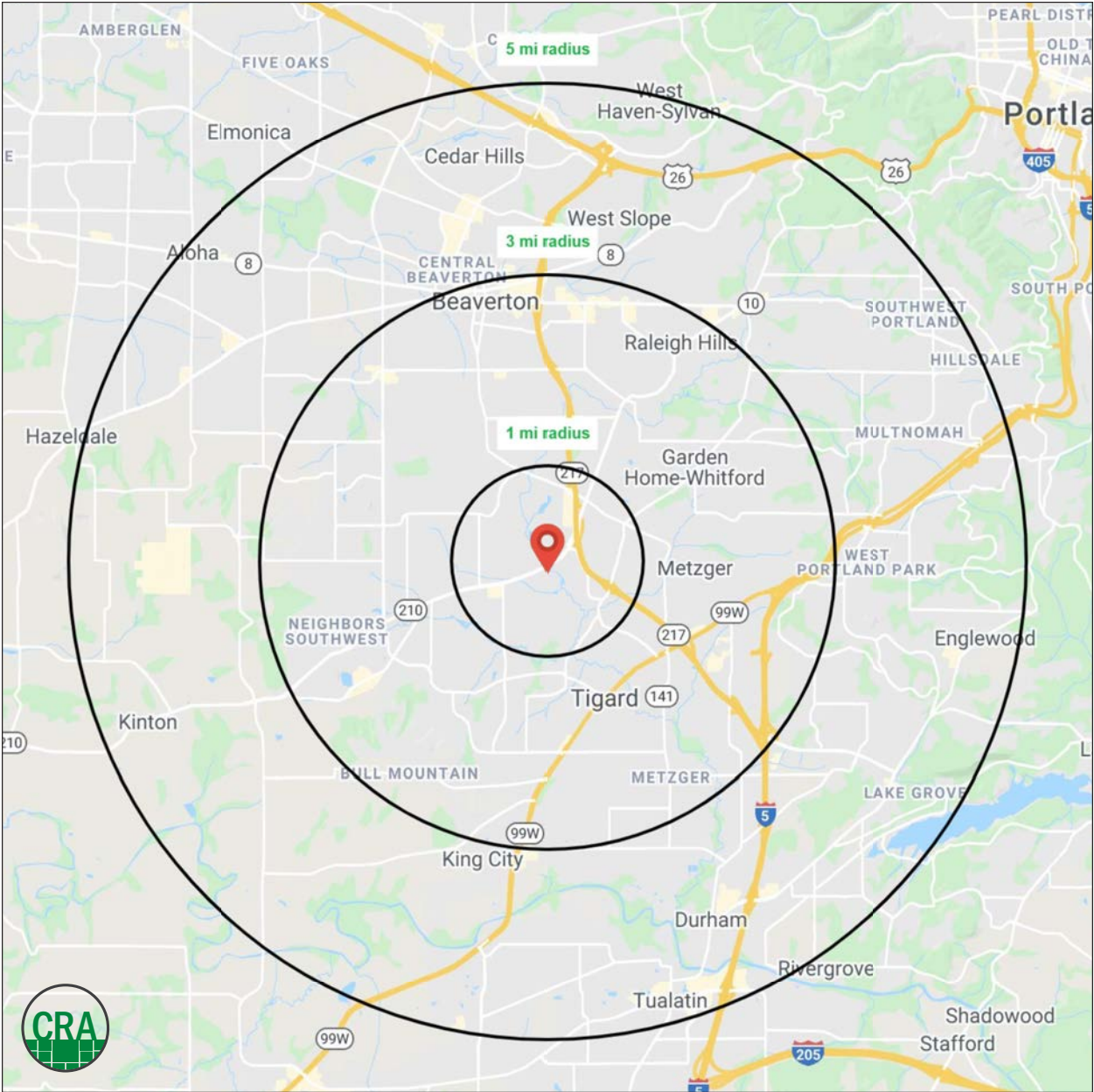
DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	13,474	143,463	323,798
Projected Population 2027	13,880	147,579	332,267
Average HH Income	\$103,973	\$111,932	\$119,788
Median Home Value	\$462,646	\$513,809	\$536,064
Daytime Demographics 16+	19,845	111,626	251,795
Some College or Higher	72.5%	79.2%	80.1%

\$111,932

Average Household Income

3 MILE RADIUS





## Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4478/-122.791

Pacific Place Center Beaverton, OR 97008		1 mi radius	3 mi radius	5 mi radius
<b>Population</b>				
2022 Estimated Population		13,474	143,463	323,798
2027 Projected Population		13,880	147,579	332,267
2020 Census Population		13,266	143,351	322,653
2010 Census Population		12,385	133,867	297,585
Projected Annual Growth 2022 to 2027		0.6%	0.6%	0.5%
Historical Annual Growth 2010 to 2022		0.7%	0.6%	0.7%
<b>Households</b>				
2022 Estimated Households		5,451	58,689	133,048
2027 Projected Households		5,888	63,219	142,330
2020 Census Households		5,318	58,173	131,697
2010 Census Households		4,996	54,737	122,924
Projected Annual Growth 2022 to 2027		1.6%	1.5%	1.4%
Historical Annual Growth 2010 to 2022		0.8%	0.6%	0.7%
<b>Age</b>				
2022 Est. Population Under 10 Years		11.4%	10.5%	10.5%
2022 Est. Population 10 to 19 Years		12.3%	11.8%	11.7%
2022 Est. Population 20 to 29 Years		14.7%	12.6%	12.8%
2022 Est. Population 30 to 44 Years		22.6%	22.2%	22.3%
2022 Est. Population 45 to 59 Years		19.5%	20.3%	20.2%
2022 Est. Population 60 to 74 Years		14.9%	15.9%	16.0%
2022 Est. Population 75 Years or Over		4.7%	6.7%	6.6%
2022 Est. Median Age		36.7	39.6	39.6
<b>Marital Status &amp; Gender</b>				
2022 Est. Male Population		49.5%	49.2%	49.2%
2022 Est. Female Population		50.5%	50.8%	50.8%
2022 Est. Never Married		39.2%	32.8%	31.8%
2022 Est. Now Married		39.9%	47.6%	49.2%
2022 Est. Separated or Divorced		18.1%	15.2%	14.8%
2022 Est. Widowed		2.7%	4.4%	4.2%
<b>Income</b>				
2022 Est. HH Income \$200,000 or More		6.2%	11.6%	13.4%
2022 Est. HH Income \$150,000 to \$199,999		9.8%	10.8%	10.4%
2022 Est. HH Income \$100,000 to \$149,999		21.7%	20.2%	20.0%
2022 Est. HH Income \$75,000 to \$99,999		14.0%	15.0%	15.1%
2022 Est. HH Income \$50,000 to \$74,999		20.6%	16.6%	15.8%
2022 Est. HH Income \$35,000 to \$49,999		11.4%	9.2%	9.1%
2022 Est. HH Income \$25,000 to \$34,999		6.2%	5.5%	5.6%
2022 Est. HH Income \$15,000 to \$24,999		4.0%	4.9%	4.4%
2022 Est. HH Income Under \$15,000		6.0%	6.3%	6.1%
2022 Est. Average Household Income		\$103,973	\$111,932	\$119,788
2022 Est. Median Household Income		\$84,094	\$91,545	\$94,395
2022 Est. Per Capita Income		\$42,130	\$45,882	\$49,321
2022 Est. Total Businesses		1,751	8,828	20,295
2022 Est. Total Employees		17,176	74,035	165,620



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Pacific Place Center Beaverton, OR 97008	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2022 Est. White	69.9%	71.6%	72.0%
2022 Est. Black	3.2%	2.8%	2.9%
2022 Est. Asian or Pacific Islander	8.5%	9.9%	9.5%
2022 Est. American Indian or Alaska Native	1.1%	0.7%	0.7%
2022 Est. Other Races	17.3%	14.9%	14.9%
<b>Hispanic</b>			
2022 Est. Hispanic Population	2,486	20,974	47,336
2022 Est. Hispanic Population	18.4%	14.6%	14.6%
2027 Proj. Hispanic Population	18.5%	14.6%	14.7%
2020 Hispanic Population	20.3%	15.4%	15.6%
<b>Education (Adults 25 &amp; Older)</b>			
2022 Est. Adult Population (25 Years or Over)	9,389	103,539	234,266
2022 Est. Elementary (Grade Level 0 to 8)	2.7%	2.4%	3.0%
2022 Est. Some High School (Grade Level 9 to 11)	5.0%	2.9%	2.6%
2022 Est. High School Graduate	19.8%	15.5%	14.4%
2022 Est. Some College	24.4%	20.8%	19.6%
2022 Est. Associate Degree Only	9.5%	8.0%	8.0%
2022 Est. Bachelor Degree Only	28.6%	31.9%	31.7%
2022 Est. Graduate Degree	10.0%	18.5%	20.9%
<b>Housing</b>			
2022 Est. Total Housing Units	5,750	61,516	139,937
2022 Est. Owner-Occupied	50.7%	58.9%	59.5%
2022 Est. Renter-Occupied	44.1%	36.5%	35.6%
2022 Est. Vacant Housing	5.2%	4.6%	4.9%
<b>Homes Built by Year</b>			
2022 Homes Built 2010 or later	9.6%	11.2%	10.9%
2022 Homes Built 2000 to 2009	9.5%	13.8%	13.4%
2022 Homes Built 1990 to 1999	12.1%	15.8%	15.1%
2022 Homes Built 1980 to 1989	19.3%	15.6%	14.4%
2022 Homes Built 1970 to 1979	29.4%	19.4%	18.7%
2022 Homes Built 1960 to 1969	7.2%	9.0%	8.8%
2022 Homes Built 1950 to 1959	3.9%	5.4%	6.4%
2022 Homes Built Before 1949	3.8%	5.2%	7.4%
<b>Home Values</b>			
2022 Home Value \$1,000,000 or More	2.0%	2.4%	3.9%
2022 Home Value \$500,000 to \$999,999	36.5%	48.2%	50.6%
2022 Home Value \$400,000 to \$499,999	32.3%	26.8%	24.6%
2022 Home Value \$300,000 to \$399,999	16.1%	13.6%	12.5%
2022 Home Value \$200,000 to \$299,999	6.2%	4.5%	3.8%
2022 Home Value \$150,000 to \$199,999	2.9%	1.2%	1.0%
2022 Home Value \$100,000 to \$149,999	1.1%	0.7%	0.6%
2022 Home Value \$50,000 to \$99,999	0.8%	0.9%	1.2%
2022 Home Value \$25,000 to \$49,999	0.9%	0.7%	0.9%
2022 Home Value Under \$25,000	1.0%	1.0%	1.0%
2022 Median Home Value	\$462,646	\$513,809	\$536,064
2022 Median Rent	\$1,418	\$1,420	\$1,420



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<b>Labor Force</b>			
2022 Est. Labor Population Age 16 Years or Over	10,924	117,779	266,040
2022 Est. Civilian Employed	75.6%	67.7%	67.4%
2022 Est. Civilian Unemployed	2.5%	2.1%	2.1%
2022 Est. in Armed Forces	-	0.4%	0.2%
2022 Est. not in Labor Force	21.9%	29.8%	30.3%
2022 Labor Force Males	49.1%	48.8%	48.8%
2022 Labor Force Females	50.9%	51.2%	51.2%
<b>Occupation</b>			
2022 Occupation: Population Age 16 Years or Over	8,255	79,746	179,345
2022 Mgmt, Business, & Financial Operations	17.1%	21.0%	21.2%
2022 Professional, Related	23.7%	29.7%	30.8%
2022 Service	19.8%	14.4%	13.7%
2022 Sales, Office	21.8%	20.6%	19.8%
2022 Farming, Fishing, Forestry	-	0.2%	0.1%
2022 Construction, Extraction, Maintenance	7.5%	4.9%	4.7%
2022 Production, Transport, Material Moving	10.0%	9.3%	9.7%
2022 White Collar Workers	62.6%	71.2%	71.8%
2022 Blue Collar Workers	37.4%	28.8%	28.2%
<b>Transportation to Work</b>			
2022 Drive to Work Alone	55.5%	52.4%	51.8%
2022 Drive to Work in Carpool	7.4%	5.2%	5.2%
2022 Travel to Work by Public Transportation	3.0%	2.6%	2.5%
2022 Drive to Work on Motorcycle	-	0.1%	0.1%
2022 Walk or Bicycle to Work	1.9%	2.0%	2.1%
2022 Other Means	0.3%	0.8%	1.0%
2022 Work at Home	31.9%	36.8%	37.2%
<b>Travel Time</b>			
2022 Travel to Work in 14 Minutes or Less	28.9%	23.1%	23.7%
2022 Travel to Work in 15 to 29 Minutes	36.3%	44.7%	44.6%
2022 Travel to Work in 30 to 59 Minutes	30.6%	28.5%	28.2%
2022 Travel to Work in 60 Minutes or More	4.2%	3.7%	3.5%
2022 Average Travel Time to Work	22.1	22.0	21.6
<b>Consumer Expenditure</b>			
2022 Est. Total Household Expenditure	\$394.89 M	\$4.46 B	\$10.64 B
2022 Est. Apparel	\$14 M	\$159.22 M	\$380.26 M
2022 Est. Contributions, Gifts	\$22.5 M	\$265.08 M	\$641.45 M
2022 Est. Education, Reading	\$12.77 M	\$152.82 M	\$370.64 M
2022 Est. Entertainment	\$22.44 M	\$256.5 M	\$613.12 M
2022 Est. Food, Beverages, Tobacco	\$60.52 M	\$676.77 M	\$1.61 B
2022 Est. Furnishings, Equipment	\$13.97 M	\$159.17 M	\$380.1 M
2022 Est. Health Care, Insurance	\$35.89 M	\$402.7 M	\$956.33 M
2022 Est. Household Operations, Shelter, Utilities	\$127.6 M	\$1.44 B	\$3.41 B
2022 Est. Miscellaneous Expenses	\$7.47 M	\$84.86 M	\$202.44 M
2022 Est. Personal Care	\$5.32 M	\$60.03 M	\$142.95 M
2022 Est. Transportation	\$72.4 M	\$811.24 M	\$1.93 B

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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