

NIMBUS CENTER

FOR LEASE > TIGARD, OREGON



ADDRESS

10115 SW Nimbus Avenue
Tigard, Oregon 97223

AVAILABLE SPACE

- 5,081 SF Endcap (Divisible)
- 2,023 SF
- 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)

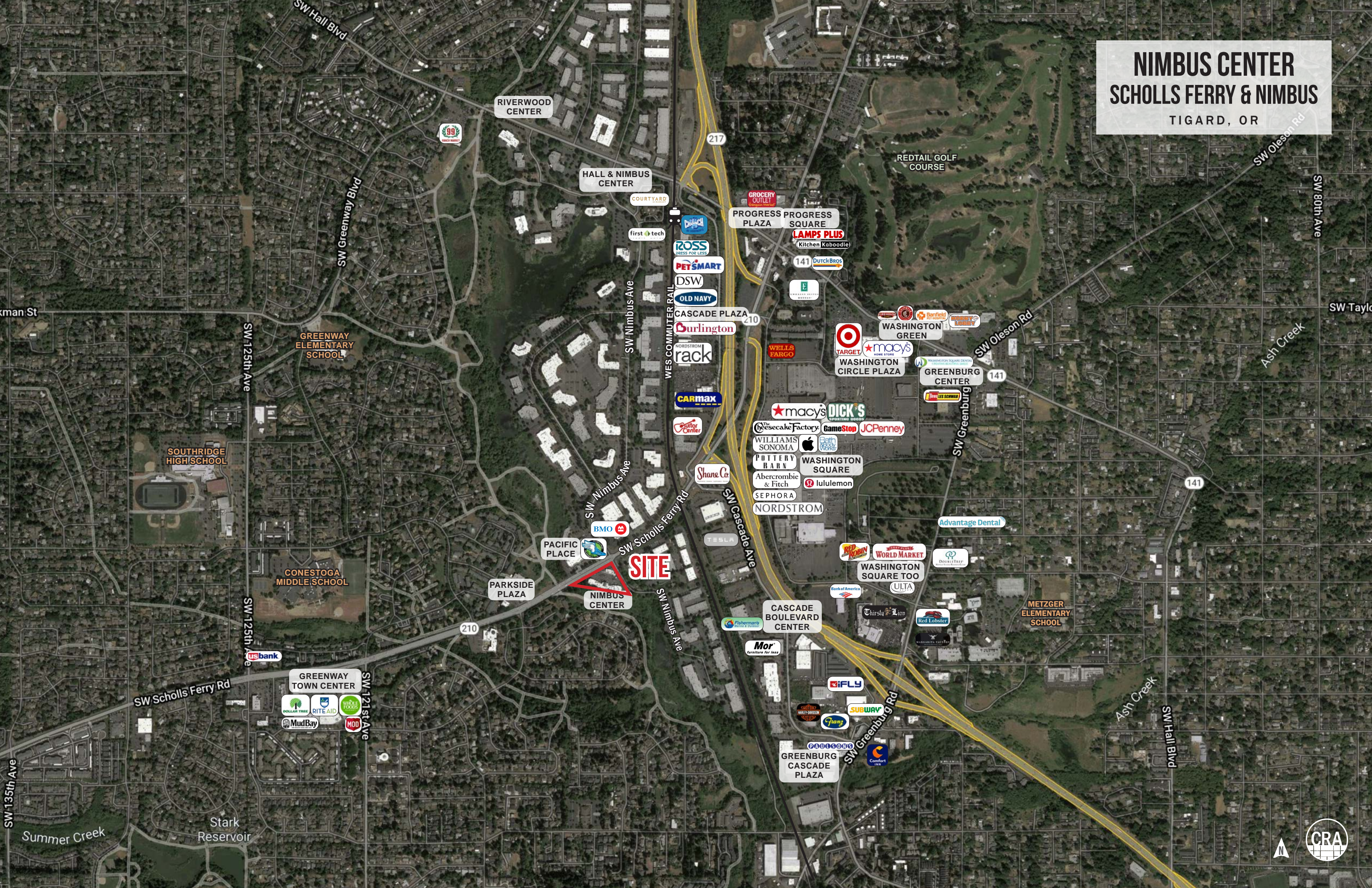
HIGHLIGHTS

- 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



RIVERWOOD CENTER

HALL & NIMBUS CENTER

PROGRESS PLAZA

LAMPS PLUS
Kitchen Kaboodle

GREENWAY ELEMENTARY SCHOOL

SOUTHRIDGE HIGH SCHOOL

CONESTOGA MIDDLE SCHOOL

SITE

NIMBUS CENTER

GREENWAY TOWN CENTER

PARKSIDE PLAZA

CASCADE BOULEVARD CENTER

METZGER ELEMENTARY SCHOOL

GREENBURG CASCADE PLAZA

GREENBURG CENTER

WASHINGTON SQUARE TOO

SUBWAY

COMFORT INN

WORLD MARKET

ULTRA

Red Robin

Red Lobster

Chirshy Lion

Bank of America

Advantage Dental

Wells Fargo

Target

Macy's

Dick's

GameStop

JCPenney

Williams Sonoma

Pottery Barn

Abercrombie & Fitch

Sephora

Nordstrom

Shane Co

Williams Sonoma

Pottery Barn

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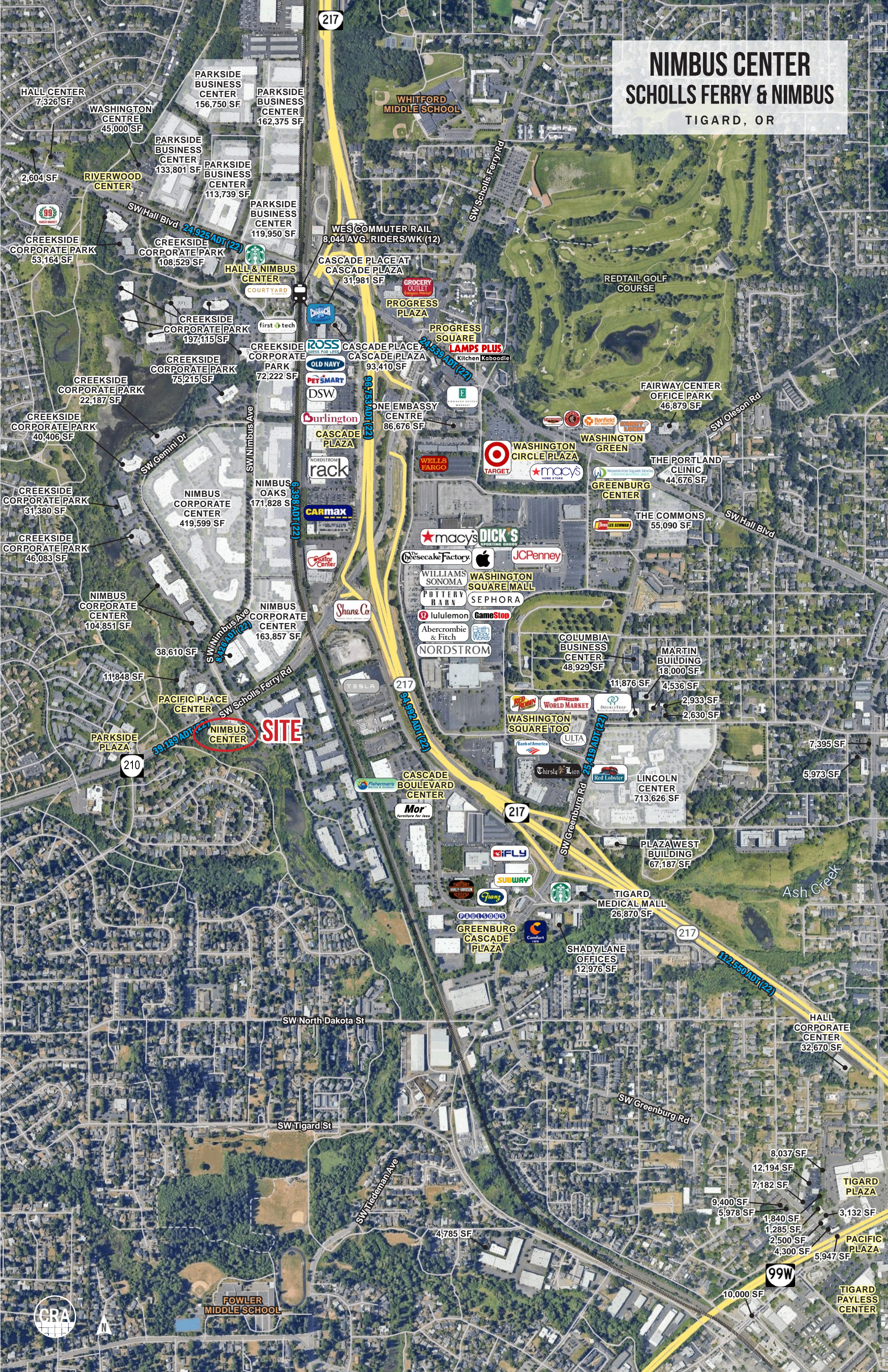
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NIMBUS CENTER SCHOLLS FERRY & NIMBUS

TIGARD, OR



FOWLER MIDDLE SCHOOL

TIGARD PAYLESS CENTER

PACIFIC PLAZA

TIGARD PLAZA

HALL CORPORATE CENTER

PLAZA WEST BUILDING

LINCOLN CENTER

MARTIN BUILDING

COLUMBIA BUSINESS CENTER

WASHINGTON SQUARE MALL

WASHINGTON GREEN

THE PORTLAND CLINIC

FAIRWAY CENTER OFFICE PARK

REDTAIL GOLF COURSE

WHITFORD MIDDLE SCHOOL

PARKSIDE BUSINESS CENTER

HALL CENTER

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

3,132 SF

10,000 SF

7,395 SF

5,973 SF

4,536 SF

2,933 SF

2,630 SF

11,876 SF

4,536 SF

18,000 SF

48,929 SF

GameStop

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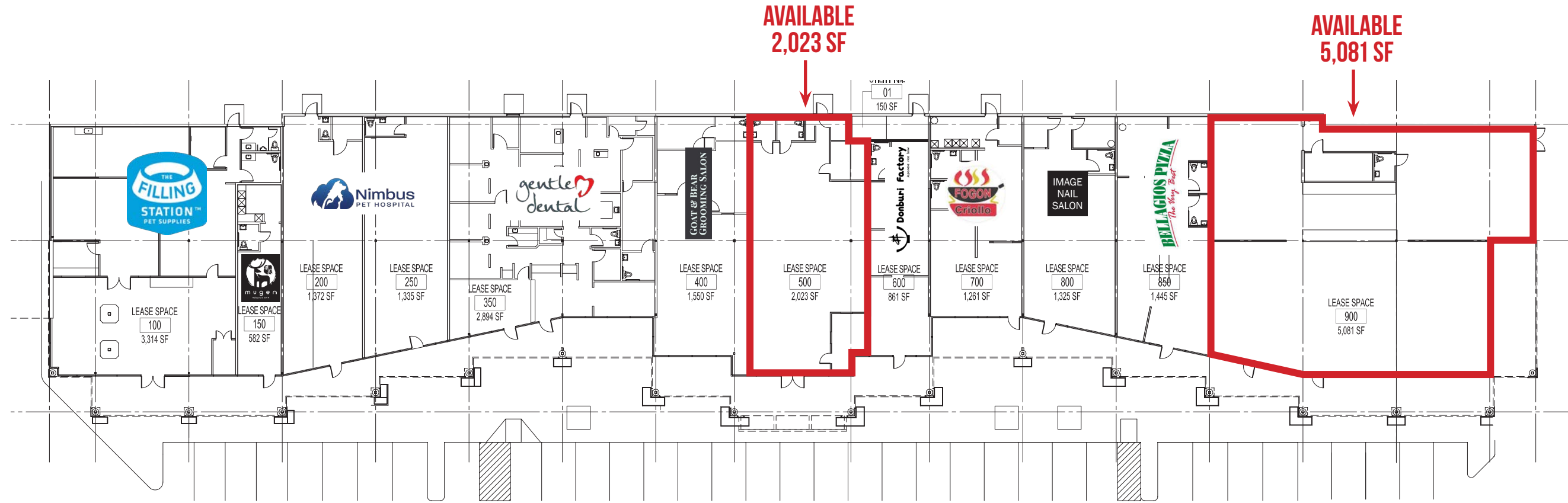
GameStop

GameStop

| 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 |
| AVAILABLE | 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
X INGRESS/EGRESS



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|----------------------------|------------|--------------|
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DEMOGRAPHIC SUMMARY

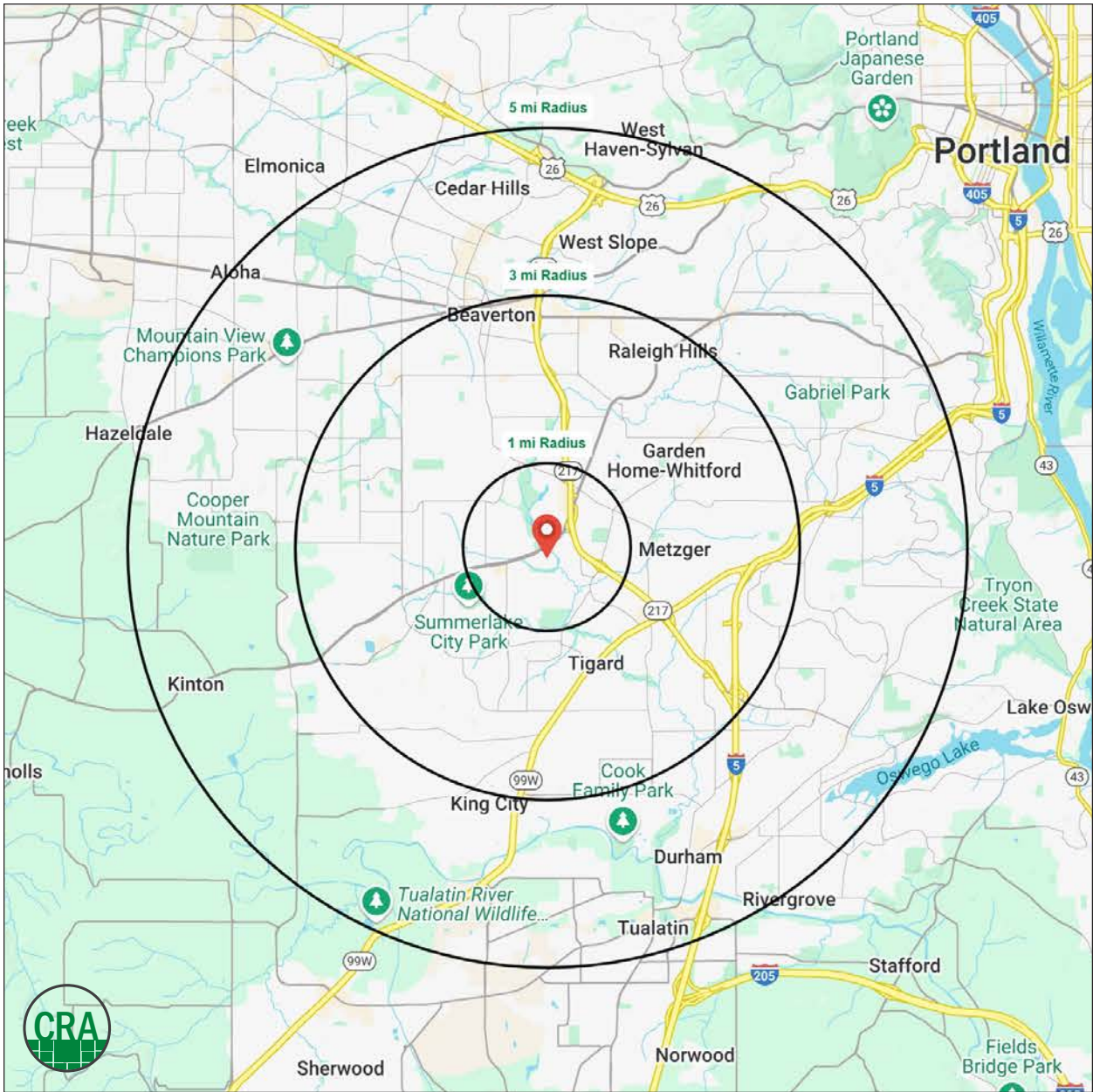
| Source: Regis - SitesUSA (2024) | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2024 | 13,395 | 141,690 | 321,353 |
| Estimated Households | 5,727 | 59,544 | 135,085 |
| Average HH Income | \$118,279 | \$132,348 | \$142,828 |
| 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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