

NIMBUS CENTER

FOR LEASE > TIGARD, OREGON



ADDRESS

10115 SW Nimbus Avenue
Tigard, Oregon 97223

AVAILABLE SPACE

5,081 SF Endcap (Divisible)
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)

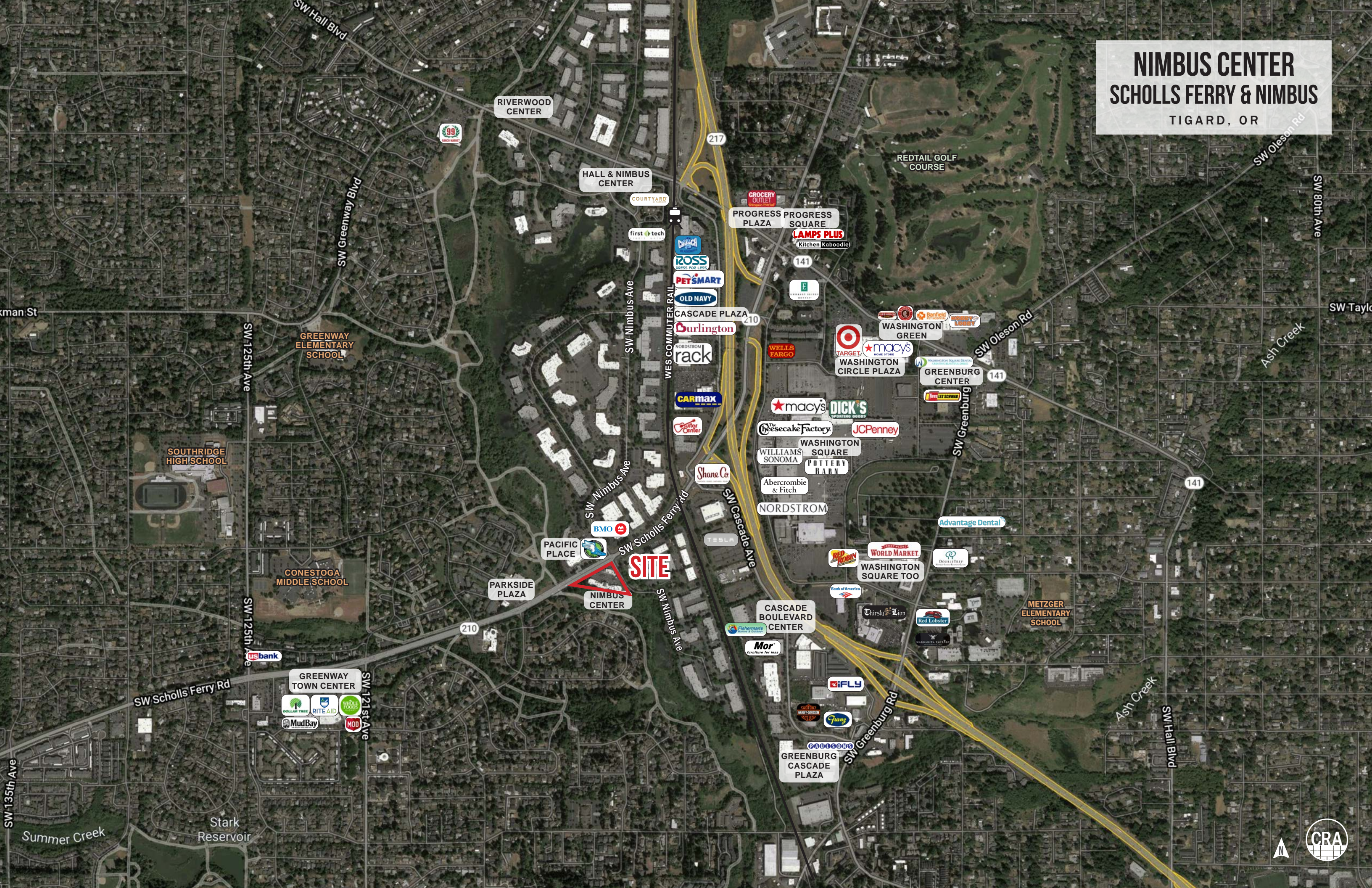
HIGHLIGHTS

- 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

PARKSIDE PLAZA

CASCADE BOULEVARD CENTER

GREENWAY TOWN CENTER

GREENBURG CASCADE PLAZA

WASHINGTON GREEN

WASHINGTON CIRCLE PLAZA

GREENBURG CENTER

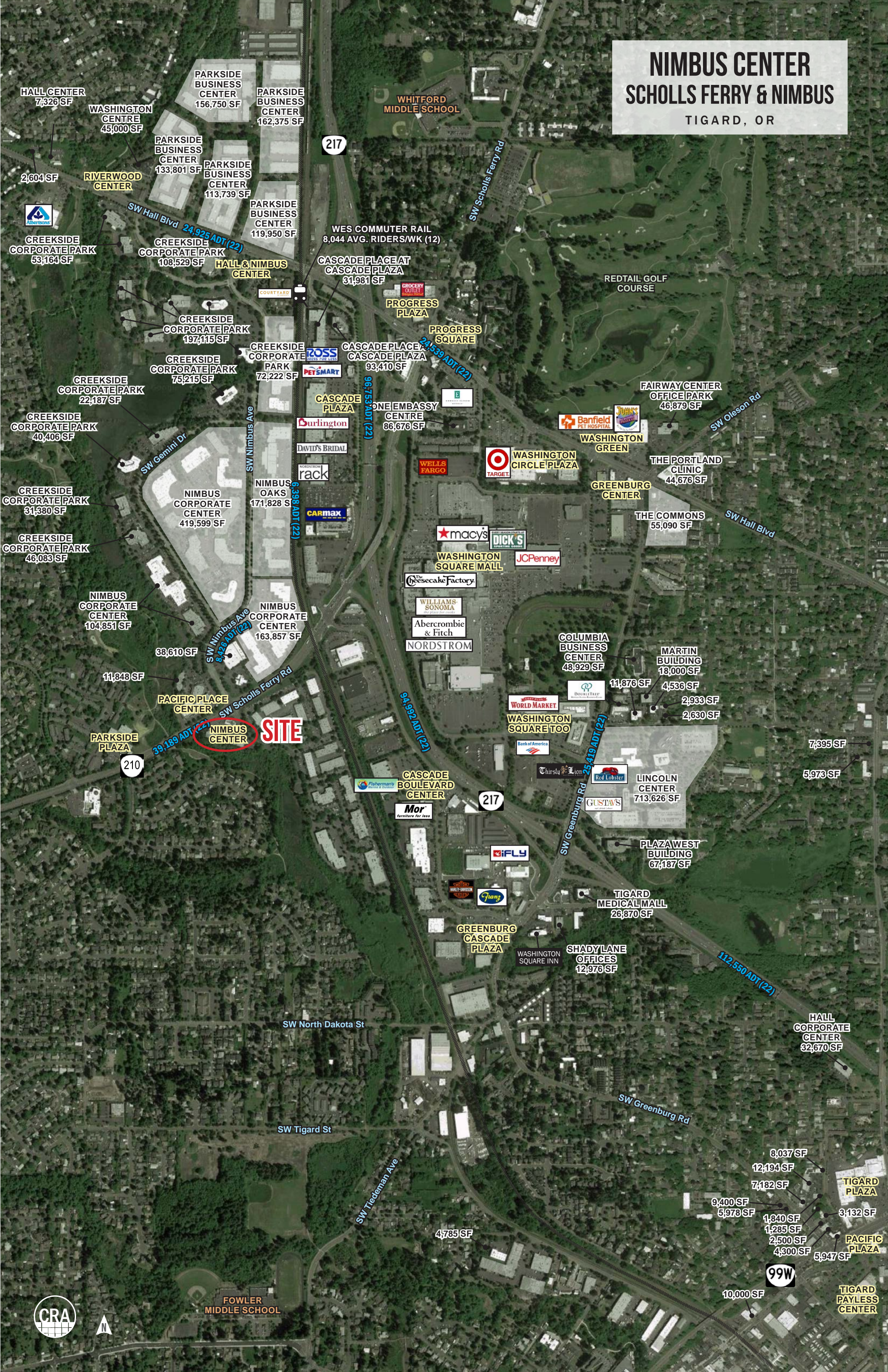
WASHINGTON SQUARE

WASHINGTON SQUARE TOO

METZGER ELEMENTARY SCHOOL



NIMBUS CENTER
SCHOLLS FERRY & NIMBUS
 TIGARD, OR



HALL CENTER 7,326 SF
 WASHINGTON CENTRE 45,000 SF
 RIVERWOOD CENTER 2,604 SF
 PARKSIDE BUSINESS CENTER 156,750 SF
 PARKSIDE BUSINESS CENTER 162,375 SF
 PARKSIDE BUSINESS CENTER 133,801 SF
 PARKSIDE BUSINESS CENTER 113,739 SF
 PARKSIDE BUSINESS CENTER 119,950 SF

CREEKSIDE CORPORATE PARK 53,164 SF
 CREEKSIDE CORPORATE PARK 108,529 SF
 CREEKSIDE CORPORATE PARK 197,115 SF
 CREEKSIDE CORPORATE PARK 75,215 SF
 CREEKSIDE CORPORATE PARK 22,187 SF
 CREEKSIDE CORPORATE PARK 40,406 SF
 CREEKSIDE CORPORATE PARK 31,380 SF
 CREEKSIDE CORPORATE PARK 46,083 SF

NIMBUS CORPORATE CENTER 419,599 SF
 NIMBUS OAKS 171,828 SF
 NIMBUS CORPORATE CENTER 163,857 SF
 NIMBUS CORPORATE CENTER 104,851 SF
 NIMBUS OAKS 33,610 SF
 NIMBUS OAKS 11,848 SF

PACIFIC PLACE CENTER
 PARKSIDE PLAZA
 NIMBUS CENTER
 WES COMMUTER RAIL 8,044 AVG. RIDERS/WK (12)
 WASHINGTON SQUARE MALL
 JCPENNEY
 WASHINGTON SQUARE TOO
 LINCOLN CENTER 713,626 SF
 PLAZA WEST BUILDING 67,187 SF
 TIGARD MEDICAL MALL 26,870 SF
 SHADY LANE OFFICES 12,976 SF

WHITFORD MIDDLE SCHOOL
 WES COMMUTER RAIL 8,044 AVG. RIDERS/WK (12)
 CASCADAPLACE AT CASCADAPLAZA 31,981 SF
 PROGRESS PLAZA
 PROGRESS SQUARE
 CASCADAPLACE AT CASCADAPLAZA 93,410 SF
 ONE EMBASSY CENTRE 86,676 SF

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REDTAIL GOLF COURSE
 FAIRWAY CENTER OFFICE PARK 46,879 SF
 THE PORTLAND CLINIC 44,676 SF
 THE COMMONS 55,090 SF

WASHINGTON GREEN
 THE PORTLAND CLINIC 44,676 SF
 THE COMMONS 55,090 SF
 MARTIN BUILDING 18,000 SF
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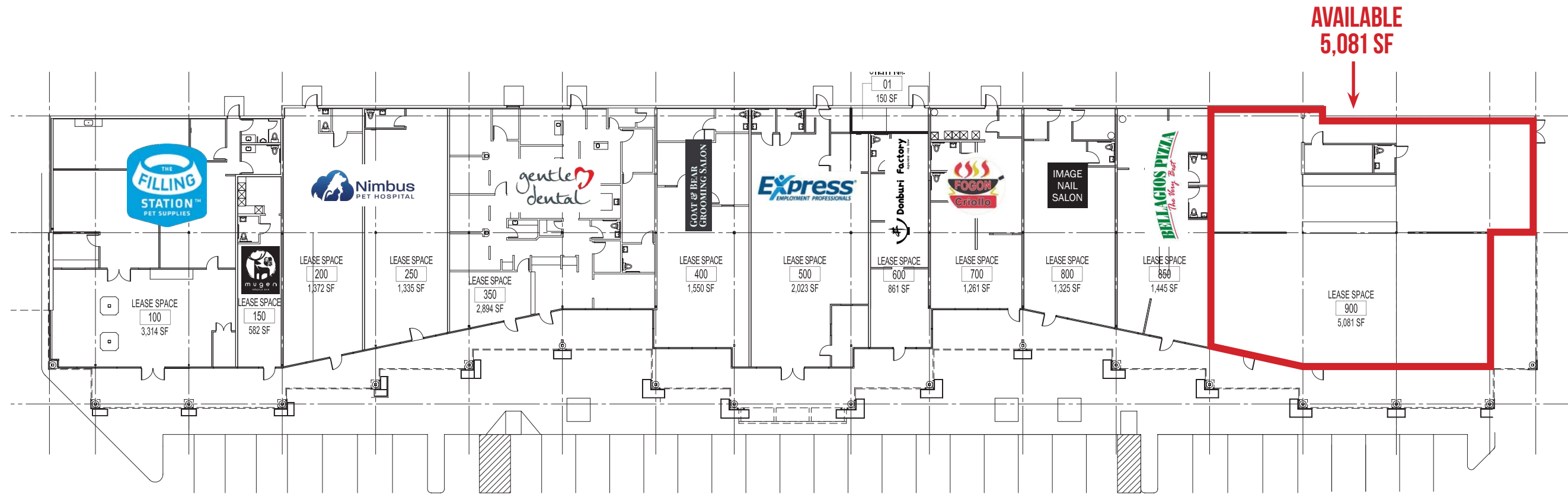
TENANT	SUITE	SF
The Filling Station	100	3,314
Mugen Noodle Bar	150	582
Nimbus Pet Hospital	200-250	2,707
Gentle Dental	350	2,889
Goat and Bear Grooming	400	1,550
Express Employment	500	2,023
Donburi Factory	600	861
FOGON Criollo	700	1,261
Image Nail Salon	800	1,320
Bellagios Pizza	850	1,445
AVAILABLE	900	5,081
Burger King (Ground Lease)	PAD	3,722



--- PARCEL OUTLINES
X INGRESS/EGRESS

BUILDING FLOOR PLANS

NIMBUS CENTER SCHOLLS FERRY & NIMBUS TIGARD, OR



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TIGARD, OR

DEMOGRAPHIC SUMMARY

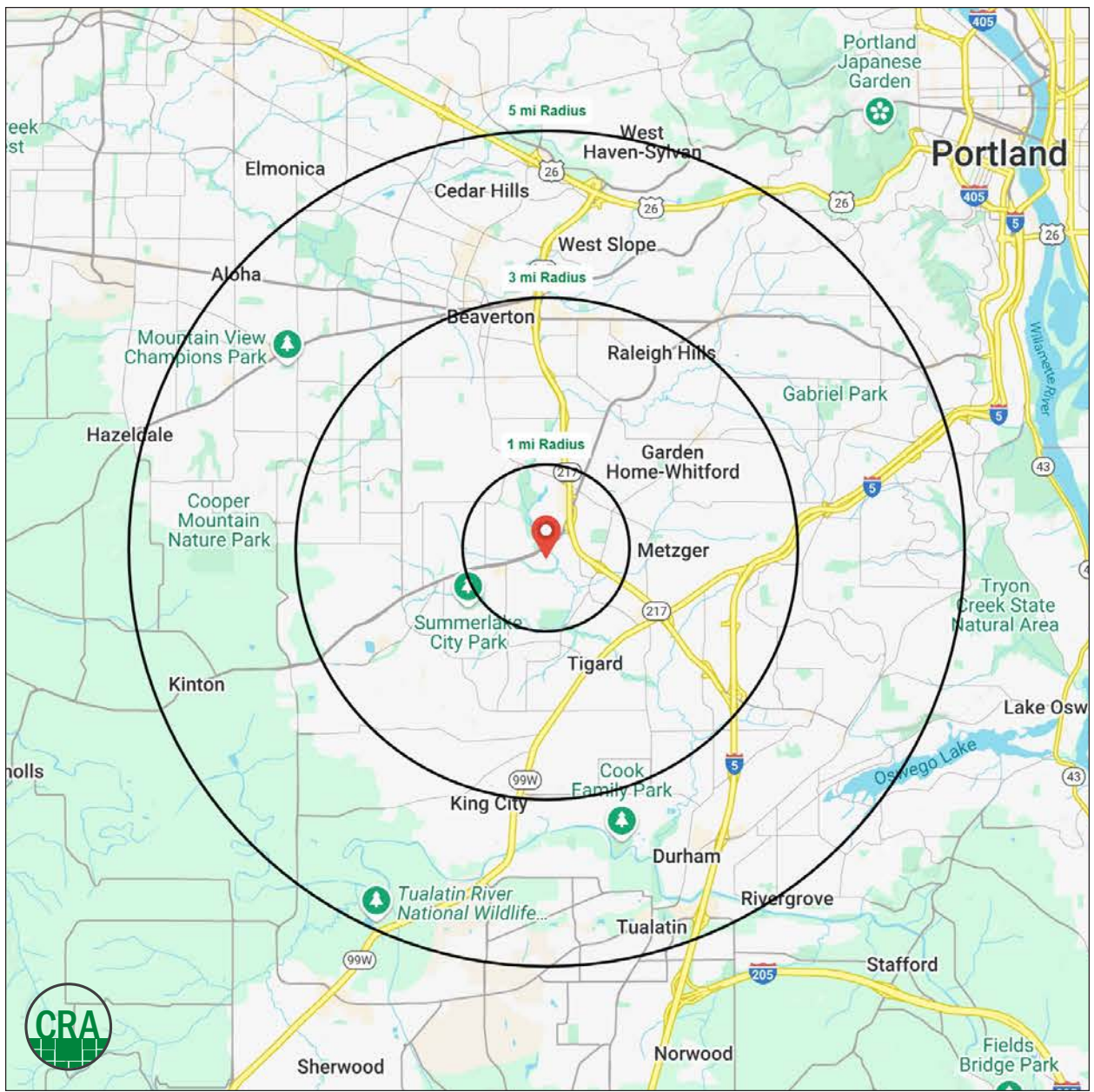
Source: Regis - SitesUSA (20240)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	13,395	141,690	321,353
Estimated Households	5,727	59,544	135,085
Average HH Income	\$118,279	\$132,348	\$142,828
Median Home Value	\$517,949	\$590,356	\$623,207
Daytime Demographics 16+	18,074	108,677	248,913
Some College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

ALEX MACLEAN IV 503.866.6425 | alex4@cra-nw.com

JOE CASEY 541.908.1708 | joe@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



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