

Nimbus Retail Center

10115 SW NIMBUS AVE, TIGARD, OR 97223



PROPERTY HIGHLIGHTS

- 5,081 SF Available. Call for details.
- Strong neighborhood center near super regional retail.
- Excellent Retail Synergy: Exposure to Hwy 217 and located directly across from Washington Square Mall, #1 Regional Mall in Oregon.
- Excellent Trade Area Dynamics: #1 West Portland Trade Area for; Population, Daytime Employment, Total Retail GLA & Total Household Expenditures (3 mile radius).
- 116,855 cars per day on Hwy 217.
- 42,786 cars per day on Scholls Ferry Rd.
- Washington Square is a must-consideration for any national/regional retail strategy for West Portland submarkets.

FOR LEASING INFORMATION, CONTACT:

Brock Switzer

brock@hsm Pacific.com

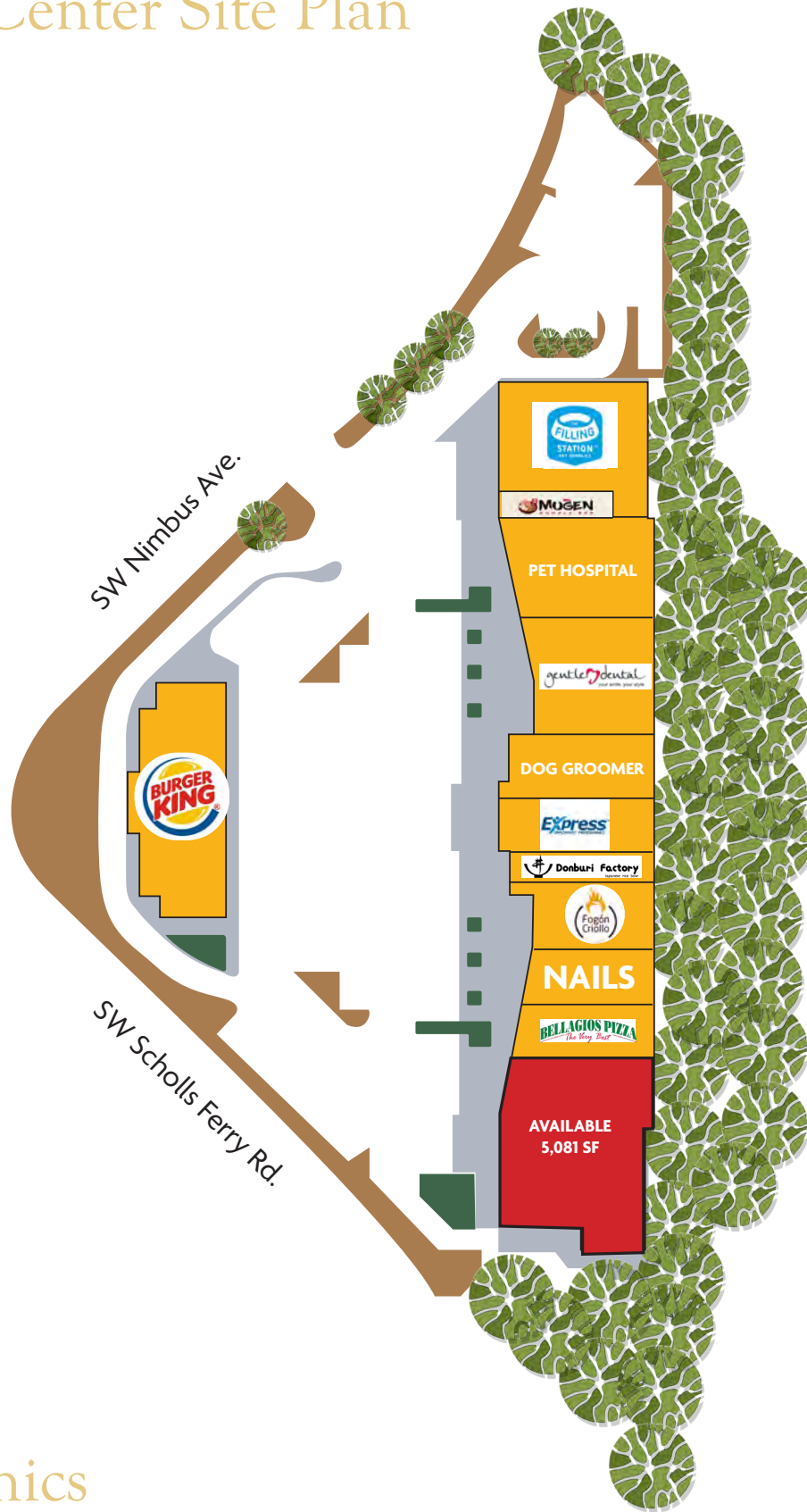
503-245-1400 | www.hsm Pacific.com | 4260 Galewood St, Lake Oswego, OR 97035



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Shopping Center Site Plan



Demographics

POPULATION
 1 MILE - 13,207
 3 MILE - 141,400
 5 MILE - 322,065

DAYTIME POPULATION
 1 MILE - 14,920
 3 MILE - 67,512
 5 MILE - 154,782

AVG. HH INCOME
 1 MILE - \$136,543
 3 MILE - \$141,166
 5 MILE - \$151,164

MEDIAN INCOME
 1 MILE - \$99,302
 3 MILE - \$107,425
 5 MILE - \$111,541

TOTAL HH EXPENDITURES
 1 MILE - 147.93M
 3 MILE - \$5.29B
 5 MILE - \$12.77B

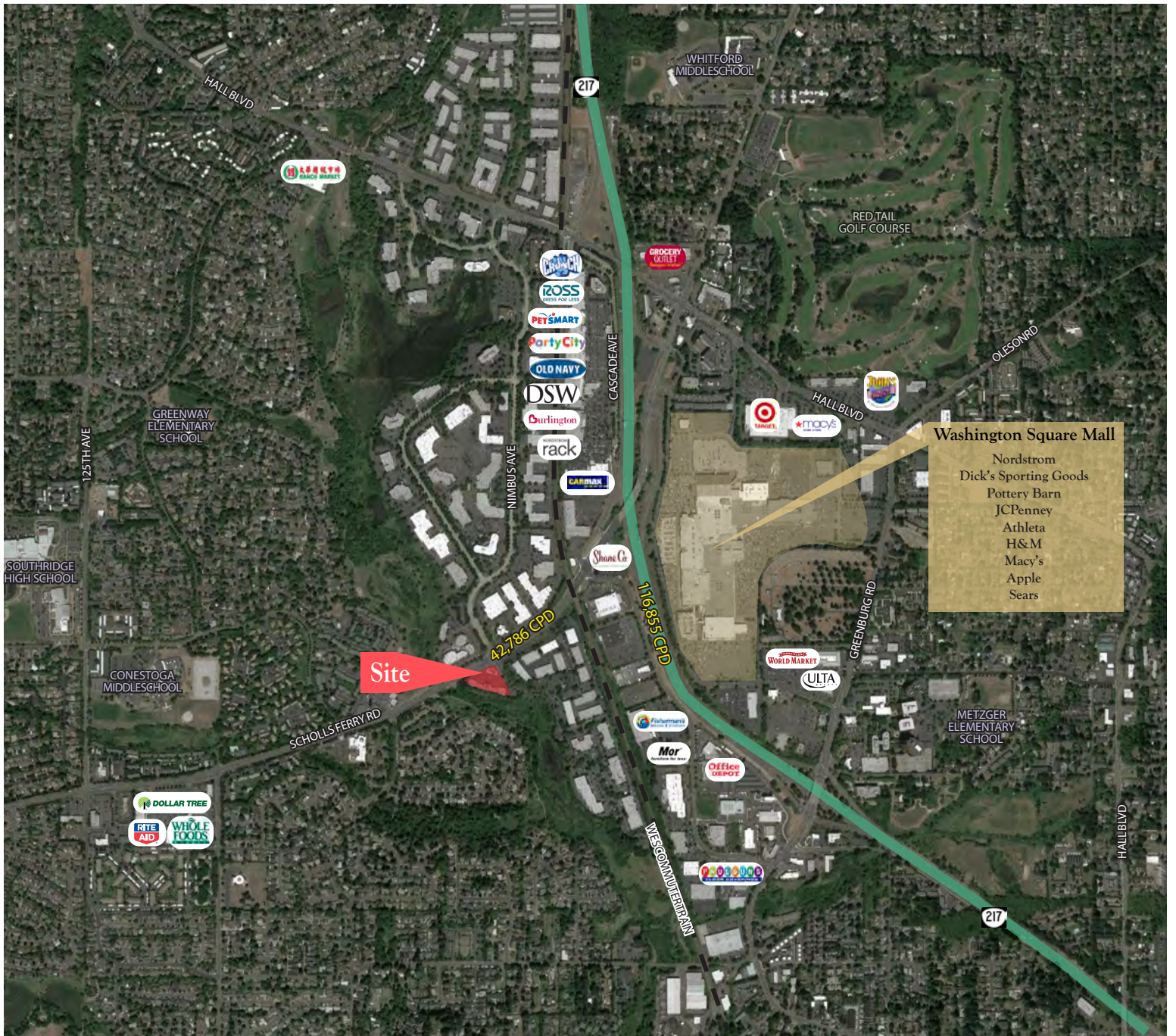
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Trade Area Aerial



Westside Retail Strategies

Tanasbourne

Population: 130,224
Daytime Employment: 48,817
Avg. H.H. Income: \$96,279
H.H. Total Expenditures: \$3.46 Billion
Total Class A Retail GLA: 1.5 million SF

Cedar Hills

Population: 118,071
Daytime Employment: 64,646
Avg. H.H. Income: \$102,895
H.H. Total Expenditures: \$3.40 Billion
Total Class A Retail GLA: 1.1 million SF

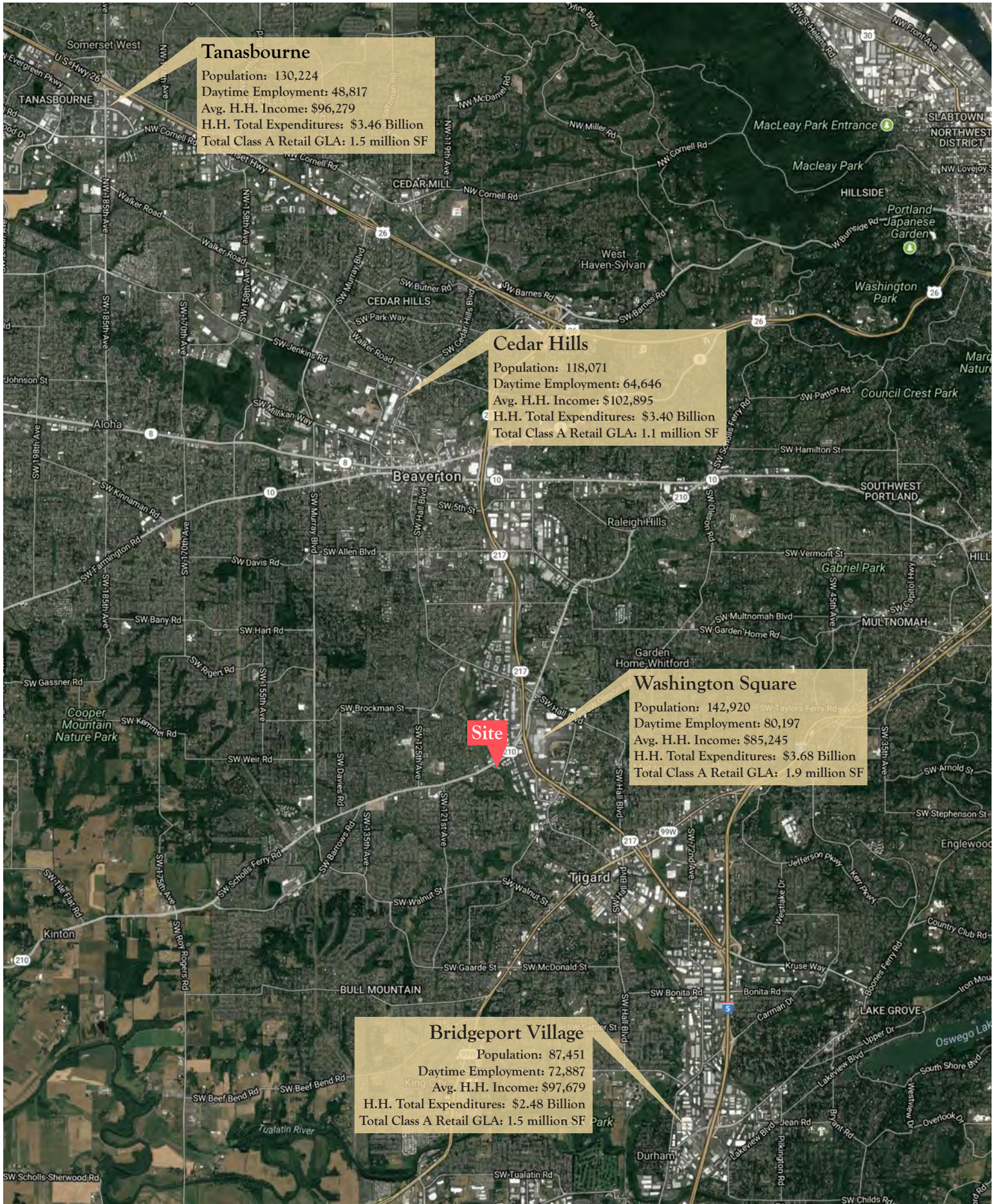
Washington Square

Population: 142,920
Daytime Employment: 80,197
Avg. H.H. Income: \$85,245
H.H. Total Expenditures: \$3.68 Billion
Total Class A Retail GLA: 1.9 million SF

Site

Bridgeport Village

Population: 87,451
Daytime Employment: 72,887
Avg. H.H. Income: \$97,679
H.H. Total Expenditures: \$2.48 Billion
Total Class A Retail GLA: 1.5 million SF



Full Profile

2010-2020 Census, 2023 Estimates with 2028 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				
2023 Estimated Population		13,207	141,400	322,065
2028 Projected Population		12,602	139,772	314,810
2020 Census Population		13,301	142,268	321,286
2010 Census Population		12,418	132,792	296,314
Projected Annual Growth 2023 to 2028		-0.9%	-0.2%	-0.5%
Historical Annual Growth 2010 to 2023		0.5%	0.5%	0.7%
Households				
2023 Estimated Households		5,362	58,608	133,916
2028 Projected Households		5,105	57,993	131,399
2020 Census Households		5,320	57,762	131,189
2010 Census Households		4,992	54,314	122,451
Projected Annual Growth 2023 to 2028		-1.0%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2023		0.6%	0.6%	0.7%
Age				
2023 Est. Population Under 10 Years		10.5%	9.7%	9.8%
2023 Est. Population 10 to 19 Years		11.8%	11.2%	11.1%
2023 Est. Population 20 to 29 Years		15.1%	13.0%	13.1%
2023 Est. Population 30 to 44 Years		23.1%	22.6%	22.6%
2023 Est. Population 45 to 59 Years		19.5%	20.4%	20.3%
2023 Est. Population 60 to 74 Years		14.9%	15.9%	16.0%
2023 Est. Population 75 Years or Over		5.1%	7.2%	7.1%
2023 Est. Median Age		37.1	40.1	40.1
Marital Status & Gender				
2023 Est. Male Population		49.9%	49.4%	49.4%
2023 Est. Female Population		50.1%	50.6%	50.6%
2023 Est. Never Married		39.3%	32.0%	31.7%
2023 Est. Now Married		38.3%	48.1%	49.1%
2023 Est. Separated or Divorced		19.4%	15.4%	15.0%
2023 Est. Widowed		3.1%	4.5%	4.2%
Income				
2023 Est. HH Income \$200,000 or More		13.3%	17.4%	19.4%
2023 Est. HH Income \$150,000 to \$199,999		10.2%	13.0%	12.6%
2023 Est. HH Income \$100,000 to \$149,999		23.1%	21.0%	20.2%
2023 Est. HH Income \$75,000 to \$99,999		11.6%	12.8%	13.1%
2023 Est. HH Income \$50,000 to \$74,999		17.7%	13.4%	12.9%
2023 Est. HH Income \$35,000 to \$49,999		8.6%	7.9%	7.8%
2023 Est. HH Income \$25,000 to \$34,999		4.7%	4.6%	4.7%
2023 Est. HH Income \$15,000 to \$24,999		4.6%	4.2%	3.9%
2023 Est. HH Income Under \$15,000		6.1%	5.6%	5.3%
2023 Est. Average Household Income		\$136,543	\$141,166	\$151,164
2023 Est. Median Household Income		\$99,302	\$107,425	\$111,541
2023 Est. Per Capita Income		\$55,502	\$58,599	\$62,956
2023 Est. Total Businesses		1,718	8,886	20,509
2023 Est. Total Employees		14,920	67,512	154,782

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Race				
2023 Est. White		66.7%	69.8%	70.9%
2023 Est. Black		3.5%	3.0%	3.0%
2023 Est. Asian or Pacific Islander		10.0%	11.3%	10.6%
2023 Est. American Indian or Alaska Native		1.0%	0.7%	0.7%
2023 Est. Other Races		18.8%	15.2%	14.9%
Hispanic				
2023 Est. Hispanic Population		2,573	21,717	48,271
2023 Est. Hispanic Population		19.5%	15.4%	15.0%
2028 Proj. Hispanic Population		19.5%	15.4%	15.0%
2020 Hispanic Population		21.7%	15.3%	15.6%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		9,329	103,632	236,068
2023 Est. Elementary (Grade Level 0 to 8)		2.5%	2.5%	3.0%
2023 Est. Some High School (Grade Level 9 to 11)		3.9%	2.5%	2.3%
2023 Est. High School Graduate		19.7%	14.7%	13.8%
2023 Est. Some College		24.9%	21.0%	19.9%
2023 Est. Associate Degree Only		9.2%	8.2%	7.9%
2023 Est. Bachelor Degree Only		29.8%	33.1%	32.7%
2023 Est. Graduate Degree		10.0%	18.0%	20.5%
Housing				
2023 Est. Total Housing Units		5,576	61,087	140,565
2023 Est. Owner-Occupied		56.2%	57.4%	56.6%
2023 Est. Renter-Occupied		40.0%	38.6%	38.7%
2023 Est. Vacant Housing		3.8%	4.1%	4.7%
Homes Built by Year				
2023 Homes Built 2010 or later		7.6%	9.0%	9.4%
2023 Homes Built 2000 to 2009		6.3%	13.0%	12.3%
2023 Homes Built 1990 to 1999		10.1%	15.7%	14.9%
2023 Homes Built 1980 to 1989		23.4%	17.1%	15.5%
2023 Homes Built 1970 to 1979		33.7%	20.2%	20.0%
2023 Homes Built 1960 to 1969		7.2%	10.0%	9.7%
2023 Homes Built 1950 to 1959		4.7%	6.1%	7.0%
2023 Homes Built Before 1949		3.2%	4.8%	6.3%
Home Values				
2023 Home Value \$1,000,000 or More		2.0%	2.5%	4.6%
2023 Home Value \$500,000 to \$999,999		33.9%	48.0%	50.9%
2023 Home Value \$400,000 to \$499,999		33.6%	26.1%	23.5%
2023 Home Value \$300,000 to \$399,999		15.8%	13.6%	12.2%
2023 Home Value \$200,000 to \$299,999		6.3%	4.9%	3.9%
2023 Home Value \$150,000 to \$199,999		3.9%	1.4%	1.1%
2023 Home Value \$100,000 to \$149,999		1.5%	0.8%	0.6%
2023 Home Value \$50,000 to \$99,999		0.6%	0.8%	1.2%
2023 Home Value \$25,000 to \$49,999		1.7%	0.8%	0.9%
2023 Home Value Under \$25,000		0.7%	1.0%	1.1%
2023 Median Home Value		\$448,209	\$513,937	\$545,114
2023 Median Rent		\$1,391	\$1,421	\$1,418

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	10,886	117,885	267,997
2023 Est. Civilian Employed	75.9%	68.1%	67.3%
2023 Est. Civilian Unemployed	2.5%	2.3%	2.2%
2023 Est. in Armed Forces	-	0.3%	0.2%
2023 Est. not in Labor Force	21.5%	29.3%	30.3%
2023 Labor Force Males	49.7%	49.0%	49.0%
2023 Labor Force Females	50.3%	51.0%	51.0%
Occupation			
2023 Occupation: Population Age 16 Years or Over	8,268	80,304	180,297
2023 Mgmt, Business, & Financial Operations	17.6%	20.9%	21.0%
2023 Professional, Related	24.2%	30.5%	31.2%
2023 Service	18.8%	13.8%	13.9%
2023 Sales, Office	21.6%	20.5%	19.4%
2023 Farming, Fishing, Forestry	0.1%	0.2%	0.1%
2023 Construction, Extraction, Maintenance	7.9%	4.9%	4.6%
2023 Production, Transport, Material Moving	9.9%	9.2%	9.7%
2023 White Collar Workers	63.3%	71.9%	71.7%
2023 Blue Collar Workers	36.7%	28.1%	28.3%
Transportation to Work			
2023 Drive to Work Alone	56.4%	53.3%	53.4%
2023 Drive to Work in Carpool	8.0%	5.3%	5.5%
2023 Travel to Work by Public Transportation	2.9%	2.5%	2.5%
2023 Drive to Work on Motorcycle	-	0.1%	0.1%
2023 Walk or Bicycle to Work	2.5%	2.2%	2.2%
2023 Other Means	0.3%	0.8%	1.0%
2023 Work at Home	30.0%	35.8%	35.1%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	31.7%	25.2%	25.0%
2023 Travel to Work in 15 to 29 Minutes	35.1%	43.4%	44.2%
2023 Travel to Work in 30 to 59 Minutes	28.6%	27.6%	27.2%
2023 Travel to Work in 60 Minutes or More	4.6%	3.8%	3.6%
2023 Average Travel Time to Work	21.3	21.5	21.3
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$471.93 M	\$5.29 B	\$12.77 B
2023 Est. Apparel	\$16.88 M	\$190.67 M	\$461.33 M
2023 Est. Contributions, Gifts	\$28.46 M	\$326.1 M	\$798.12 M
2023 Est. Education, Reading	\$16.43 M	\$192.53 M	\$472.19 M
2023 Est. Entertainment	\$27.18 M	\$306.96 M	\$742.74 M
2023 Est. Food, Beverages, Tobacco	\$71.32 M	\$793.46 M	\$1.91 B
2023 Est. Furnishings, Equipment	\$16.87 M	\$189.92 M	\$459.1 M
2023 Est. Health Care, Insurance	\$42.3 M	\$469.37 M	\$1.13 B
2023 Est. Household Operations, Shelter, Utilities	\$151.47 M	\$1.69 B	\$4.09 B
2023 Est. Miscellaneous Expenses	\$8.98 M	\$100.95 M	\$243.85 M
2023 Est. Personal Care	\$6.35 M	\$71.06 M	\$171.38 M
2023 Est. Transportation	\$85.68 M	\$953.27 M	\$2.29 B

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