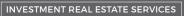
10105 SW NIMBUS AVE FOR SUBLEASE

Norris & Stevens





Supposition

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(8) MILLER PAINT CO.

MENTONIUM

MATT LYMAN 503.225.8454 (o) | 503.507.4880 (c) MattL@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

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EXECUTIVE SUMMARY



AMO

FEATURES

- End cap space with abundant glass line
- Easy visibility from the street and traffic with 23,100 cars per day
- Abundant parking



PROPERTY SUMMARY

Asking rate:	\$25.56/SF/Yr. + \$10.63/SF/Yr. NNN
Lease details:	 Initial term expires 10/31/25 with one 5-year option 2.5% annual increases; next increase on 5/1/25
Address:	10105 SW Nimbus Ave
City/State/Zip Code:	Portland, OR 97223
County:	Washington
Suite size:	± 4,547 SF class A retail space
Year built:	1986 / Renov. 2013
Zoning:	MUE-2

DEMOGRAPHICS

	1 MILE	3 MILES
Population:	13,543	143,754
Households:	5,489	59,152
Median Age:	36.4	39.7
Median HH Income:	\$ 129,373	\$136,062
Daytime Employees:	14,917	67,964
Population Growth (2023 - 2028):	+ 0.70%	+ 0.90%
Household Growth (2023 - 2028):	+ 1.70%	+ 1.90%

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INTERIOR PHOTOS

10105 SW NIMBUS AVE | PORTLAND, OR 97223



EXIT

01017

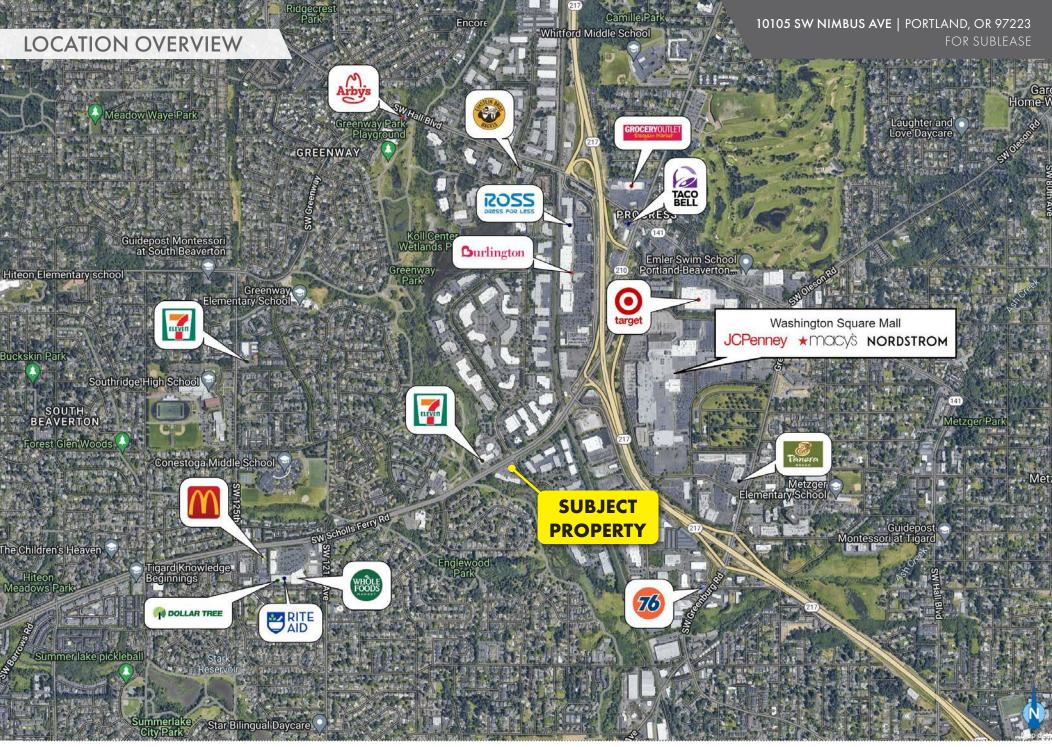




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INVESTMENT REAL ESTATE SERVICES





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