410 1st St, Lake Oswego, Oregon, 97034
Rings: 1, 3, 5 mile radii

Site Details Map
Latitude: 45.41983
Longitude: -122.66446
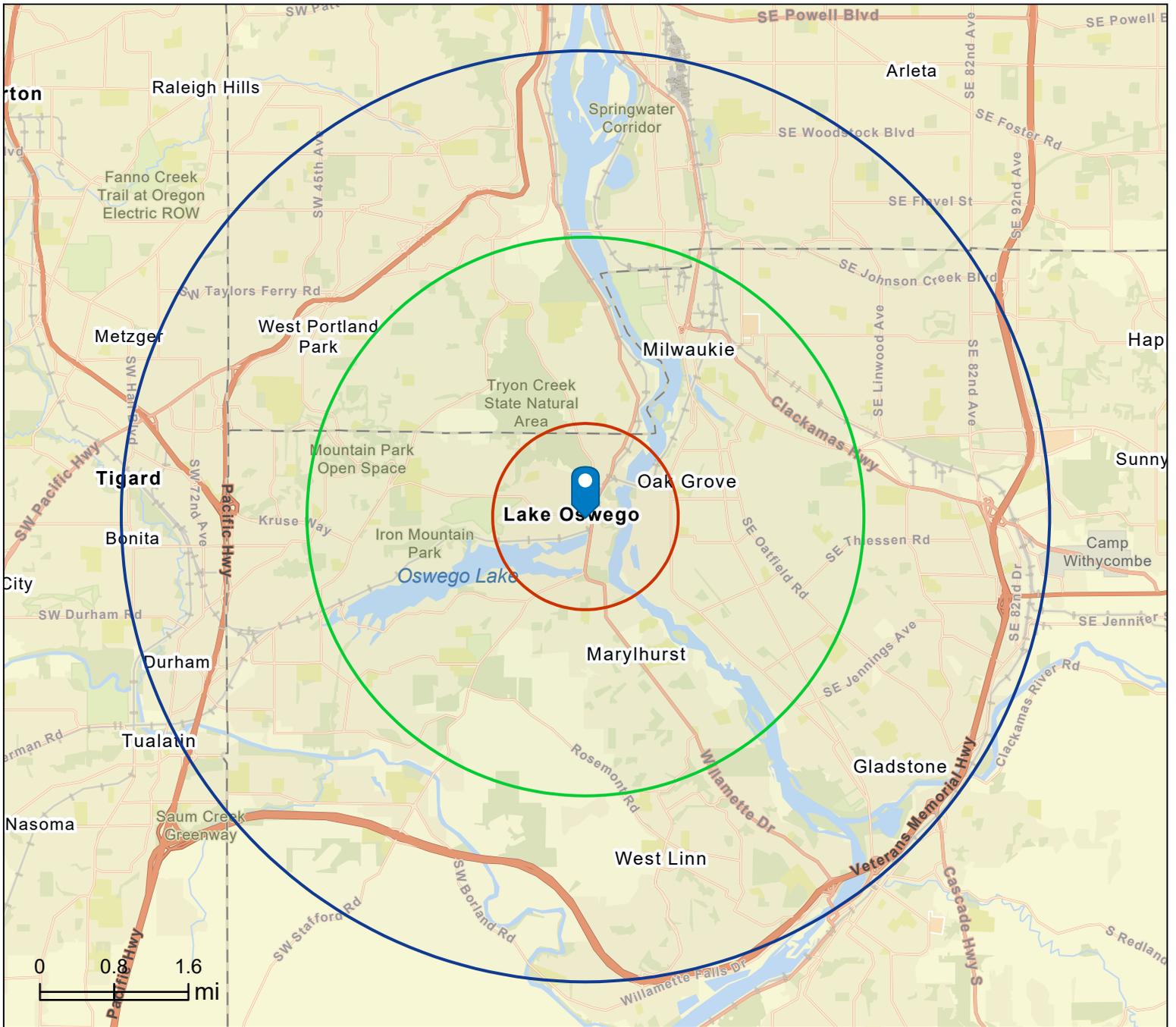
This site is located in:

City:	Lake Oswego
County:	Clackamas County
State:	Oregon
ZIP Code:	97034
Census Tract:	41005020100
Census Block Group:	410050201003
CBSA:	Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area

January 27, 2021

Business Summary

410 1st St, Lake Oswego, Oregon, 97034
Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	566	3,128	12,354
Total Employees:	4,257	38,687	139,011
Total Residential Population:	9,919	83,804	268,478
Employee/Residential Population Ratio (per 100 Residents)	43	46	52

	1 mile Businesses		1 mile Employees		3 miles Businesses		3 miles Employees		5 miles Businesses		5 miles Employees	
by SIC Codes	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	9	1.6%	72	1.7%	51	1.6%	249	0.6%	194	1.6%	1,519	1.1%
Construction	24	4.2%	96	2.3%	201	6.4%	1,602	4.1%	816	6.6%	7,254	5.2%
Manufacturing	10	1.8%	66	1.6%	95	3.0%	5,523	14.3%	431	3.5%	15,714	11.3%
Transportation	7	1.2%	34	0.8%	45	1.4%	381	1.0%	182	1.5%	1,525	1.1%
Communication	4	0.7%	21	0.5%	28	0.9%	344	0.9%	116	0.9%	2,488	1.8%
Utility	1	0.2%	38	0.9%	6	0.2%	76	0.2%	23	0.2%	269	0.2%
Wholesale Trade	14	2.5%	70	1.6%	112	3.6%	1,079	2.8%	466	3.8%	5,234	3.8%
Retail Trade Summary	104	18.4%	987	23.2%	577	18.4%	7,108	18.4%	2,320	18.8%	31,955	23.0%
Home Improvement	13	2.3%	91	2.1%	43	1.4%	324	0.8%	182	1.5%	2,201	1.6%
General Merchandise Stores	1	0.2%	1	0.0%	14	0.4%	275	0.7%	72	0.6%	3,761	2.7%
Food Stores	13	2.3%	163	3.8%	49	1.6%	1,145	3.0%	195	1.6%	3,720	2.7%
Auto Dealers, Gas Stations, Auto Aftermarket	3	0.5%	34	0.8%	76	2.4%	672	1.7%	237	1.9%	3,305	2.4%
Apparel & Accessory Stores	12	2.1%	74	1.7%	23	0.7%	131	0.3%	146	1.2%	1,640	1.2%
Furniture & Home Furnishings	3	0.5%	19	0.4%	45	1.4%	277	0.7%	179	1.4%	1,491	1.1%
Eating & Drinking Places	31	5.5%	421	9.9%	167	5.3%	2,219	5.7%	713	5.8%	10,307	7.4%
Miscellaneous Retail	29	5.1%	183	4.3%	160	5.1%	2,068	5.3%	597	4.8%	5,530	4.0%
Finance, Insurance, Real Estate Summary	89	15.7%	613	14.4%	391	12.5%	2,547	6.6%	1,543	12.5%	11,875	8.5%
Banks, Savings & Lending Institutions	18	3.2%	163	3.8%	60	1.9%	642	1.7%	248	2.0%	2,601	1.9%
Securities Brokers	20	3.5%	77	1.8%	71	2.3%	351	0.9%	280	2.3%	1,608	1.2%
Insurance Carriers & Agents	12	2.1%	53	1.2%	72	2.3%	500	1.3%	312	2.5%	2,625	1.9%
Real Estate, Holding, Other Investment Offices	39	6.9%	320	7.5%	188	6.0%	1,054	2.7%	704	5.7%	5,041	3.6%
Services Summary	218	38.5%	1,864	43.8%	1,260	40.3%	18,901	48.9%	4,938	40.0%	58,464	42.1%
Hotels & Lodging	1	0.2%	7	0.2%	10	0.3%	124	0.3%	46	0.4%	1,135	0.8%
Automotive Services	7	1.2%	53	1.2%	58	1.9%	4,349	11.2%	237	1.9%	5,357	3.9%
Motion Pictures & Amusements	17	3.0%	92	2.2%	98	3.1%	758	2.0%	328	2.7%	3,531	2.5%
Health Services	33	5.8%	831	19.5%	230	7.4%	4,205	10.9%	924	7.5%	11,478	8.3%
Legal Services	5	0.9%	20	0.5%	42	1.3%	177	0.5%	244	2.0%	1,152	0.8%
Education Institutions & Libraries	17	3.0%	237	5.6%	85	2.7%	3,595	9.3%	250	2.0%	9,521	6.8%
Other Services	136	24.0%	623	14.6%	737	23.6%	5,693	14.7%	2,909	23.5%	26,289	18.9%
Government	24	4.2%	390	9.2%	43	1.4%	798	2.1%	117	0.9%	2,180	1.6%
Unclassified Establishments	62	11.0%	6	0.1%	319	10.2%	78	0.2%	1,207	9.8%	535	0.4%
Totals	566	100.0%	4,257	100.0%	3,128	100.0%	38,687	100.0%	12,354	100.0%	139,011	100.0%

January 27, 2021

Business Summary

410 1st St, Lake Oswego, Oregon, 97034
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.41983
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by NAICS Codes	Businesses Number	Businesses Percent	Employees Number	Employees Percent	Businesses Number	Businesses Percent	Employees Number	Employees Percent	Businesses Number	Businesses Percent	Employees Number	Employees Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	8	0.3%	24	0.1%	27	0.2%	117	0.1%
Mining	1	0.2%	4	0.1%	2	0.1%	10	0.0%	3	0.0%	18	0.0%
Utilities	1	0.2%	21	0.5%	2	0.1%	33	0.1%	6	0.0%	58	0.0%
Construction	26	4.6%	100	2.3%	210	6.7%	1,660	4.3%	881	7.1%	7,911	5.7%
Manufacturing	10	1.8%	67	1.6%	99	3.2%	5,827	15.1%	448	3.6%	15,692	11.3%
Wholesale Trade	13	2.3%	69	1.6%	107	3.4%	1,056	2.7%	443	3.6%	5,087	3.7%
Retail Trade	71	12.5%	539	12.7%	399	12.8%	4,526	11.7%	1,580	12.8%	21,134	15.2%
Motor Vehicle & Parts Dealers	2	0.4%	11	0.3%	62	2.0%	540	1.4%	179	1.4%	2,860	2.1%
Furniture & Home Furnishings Stores	2	0.4%	16	0.4%	25	0.8%	198	0.5%	95	0.8%	854	0.6%
Electronics & Appliance Stores	2	0.4%	6	0.1%	18	0.6%	77	0.2%	65	0.5%	554	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	13	2.3%	91	2.1%	43	1.4%	324	0.8%	181	1.5%	2,196	1.6%
Food & Beverage Stores	8	1.4%	121	2.8%	43	1.4%	822	2.1%	180	1.5%	3,104	2.2%
Health & Personal Care Stores	8	1.4%	54	1.3%	35	1.1%	1,004	2.6%	135	1.1%	1,934	1.4%
Gasoline Stations	1	0.2%	23	0.5%	14	0.4%	132	0.3%	57	0.5%	444	0.3%
Clothing & Clothing Accessories Stores	18	3.2%	99	2.3%	35	1.1%	180	0.5%	189	1.5%	1,822	1.3%
Sport Goods, Hobby, Book, & Music Stores	4	0.7%	71	1.7%	31	1.0%	498	1.3%	125	1.0%	1,551	1.1%
General Merchandise Stores	1	0.2%	1	0.0%	14	0.4%	275	0.7%	72	0.6%	3,761	2.7%
Miscellaneous Store Retailers	10	1.8%	45	1.1%	58	1.9%	432	1.1%	221	1.8%	1,754	1.3%
Nonstore Retailers	1	0.2%	0	0.0%	22	0.7%	45	0.1%	80	0.6%	300	0.2%
Transportation & Warehousing	2	0.4%	3	0.1%	30	1.0%	307	0.8%	125	1.0%	1,242	0.9%
Information	11	1.9%	76	1.8%	71	2.3%	784	2.0%	288	2.3%	5,174	3.7%
Finance & Insurance	53	9.4%	299	7.0%	208	6.6%	1,520	3.9%	856	6.9%	6,926	5.0%
Central Bank/Credit Intermediation & Related Activities	18	3.2%	163	3.8%	63	2.0%	657	1.7%	245	2.0%	2,549	1.8%
Securities, Commodity Contracts & Other Financial	22	3.9%	83	1.9%	73	2.3%	361	0.9%	293	2.4%	1,726	1.2%
Insurance Carriers & Related Activities; Funds, Trusts &	12	2.1%	53	1.2%	72	2.3%	502	1.3%	317	2.6%	2,651	1.9%
Real Estate, Rental & Leasing	37	6.5%	313	7.4%	204	6.5%	1,036	2.7%	776	6.3%	5,015	3.6%
Professional, Scientific & Tech Services	54	9.5%	225	5.3%	343	11.0%	1,916	5.0%	1,461	11.8%	11,673	8.4%
Legal Services	5	0.9%	20	0.5%	47	1.5%	201	0.5%	271	2.2%	1,325	1.0%
Management of Companies & Enterprises	1	0.2%	4	0.1%	3	0.1%	9	0.0%	15	0.1%	137	0.1%
Administrative & Support & Waste Management & Remediation	19	3.4%	103	2.4%	96	3.1%	605	1.6%	414	3.4%	3,264	2.3%
Educational Services	23	4.1%	245	5.8%	105	3.4%	3,622	9.4%	310	2.5%	9,853	7.1%
Health Care & Social Assistance	42	7.4%	916	21.5%	297	9.5%	5,857	15.1%	1,195	9.7%	17,546	12.6%
Arts, Entertainment & Recreation	17	3.0%	102	2.4%	69	2.2%	713	1.8%	228	1.8%	2,929	2.1%
Accommodation & Food Services	34	6.0%	443	10.4%	180	5.8%	2,359	6.1%	773	6.3%	11,555	8.3%
Accommodation	1	0.2%	7	0.2%	10	0.3%	124	0.3%	46	0.4%	1,135	0.8%
Food Services & Drinking Places	33	5.8%	435	10.2%	170	5.4%	2,236	5.8%	726	5.9%	10,421	7.5%
Other Services (except Public Administration)	66	11.7%	332	7.8%	335	10.7%	5,959	15.4%	1,204	9.7%	10,981	7.9%
Automotive Repair & Maintenance	6	1.1%	47	1.1%	47	1.5%	4,302	11.1%	190	1.5%	5,128	3.7%
Public Administration	24	4.2%	390	9.2%	42	1.3%	790	2.0%	116	0.9%	2,172	1.6%
Unclassified Establishments	62	11.0%	6	0.1%	318	10.2%	73	0.2%	1,205	9.8%	528	0.4%
Total	566	100.0%	4,257	100.0%	3,128	100.0%	38,687	100.0%	12,354	100.0%	139,011	100.0%

January 27, 2021

Executive Summary

410 1st St, Lake Oswego, Oregon, 97034
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.41983
Longitude: -122.66446

	1 mile	3 miles	5 miles
Population			
2000 Population	8,798	76,599	238,193
2010 Population	9,001	78,564	248,623
2020 Population	9,919	83,804	268,478
2025 Population	10,421	87,343	280,665
2000-2010 Annual Rate	0.23%	0.25%	0.43%
2010-2020 Annual Rate	0.95%	0.63%	0.75%
2020-2025 Annual Rate	0.99%	0.83%	0.89%
2020 Male Population	47.0%	47.8%	48.7%
2020 Female Population	53.0%	52.2%	51.3%
2020 Median Age	50.2	46.2	42.2

In the identified area, the current year population is 268,478. In 2010, the Census count in the area was 248,623. The rate of change since 2010 was 0.75% annually. The five-year projection for the population in the area is 280,665 representing a change of 0.89% annually from 2020 to 2025. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 50.2, compared to U.S. median age of 38.5.

Race and Ethnicity			
2020 White Alone	88.8%	87.3%	84.3%
2020 Black Alone	0.9%	1.3%	1.7%
2020 American Indian/Alaska Native Alone	0.5%	0.7%	0.8%
2020 Asian Alone	3.9%	4.3%	5.1%
2020 Pacific Islander Alone	0.1%	0.2%	0.3%
2020 Other Race	1.6%	2.0%	3.0%
2020 Two or More Races	4.1%	4.1%	4.6%
2020 Hispanic Origin (Any Race)	6.4%	6.4%	8.4%

Persons of Hispanic origin represent 8.4% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 39.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households			
2020 Wealth Index	221	196	160
2000 Households	4,035	31,765	97,620
2010 Households	4,154	33,187	103,625
2020 Total Households	4,576	35,483	112,025
2025 Total Households	4,812	37,004	116,988
2000-2010 Annual Rate	0.29%	0.44%	0.60%
2010-2020 Annual Rate	0.95%	0.65%	0.76%
2020-2025 Annual Rate	1.01%	0.84%	0.87%
2020 Average Household Size	2.16	2.31	2.36

The household count in this area has changed from 103,625 in 2010 to 112,025 in the current year, a change of 0.76% annually. The five-year projection of households is 116,988, a change of 0.87% annually from the current year total. Average household size is currently 2.36, compared to 2.36 in the year 2010. The number of families in the current year is 67,361 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	27.3%	22.4%	22.1%
Median Household Income			
2020 Median Household Income	$103,453	$90,769	$86,782
2025 Median Household Income	$114,267	$98,657	$94,535
2020-2025 Annual Rate	2.01%	1.68%	1.73%
Average Household Income			
2020 Average Household Income	$156,642	$137,316	$124,362
2025 Average Household Income	$174,585	$151,514	$137,975
2020-2025 Annual Rate	2.19%	1.99%	2.10%
Per Capita Income			
2020 Per Capita Income	$69,907	$58,061	$51,973
2025 Per Capita Income	$78,043	$64,116	$57,587
2020-2025 Annual Rate	2.23%	2.00%	2.07%
Households by Income			

Current median household income is $86,782 in the area, compared to $62,203 for all U.S. households. Median household income is projected to be $94,535 in five years, compared to $67,325 for all U.S. households

Current average household income is $124,362 in this area, compared to $90,054 for all U.S. households. Average household income is projected to be $137,975 in five years, compared to $99,510 for all U.S. households

Current per capita income is $51,973 in the area, compared to the U.S. per capita income of $34,136. The per capita income is projected to be $57,587 in five years, compared to $37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	84	99	100
2000 Total Housing Units	4,444	33,627	102,905
2000 Owner Occupied Housing Units	2,620	21,482	63,670
2000 Renter Occupied Housing Units	1,415	10,283	33,950
2000 Vacant Housing Units	409	1,862	5,285
2010 Total Housing Units	4,602	35,394	109,759
2010 Owner Occupied Housing Units	2,642	22,073	66,148
2010 Renter Occupied Housing Units	1,512	11,114	37,477
2010 Vacant Housing Units	448	2,207	6,134
2020 Total Housing Units	5,027	37,642	117,734
2020 Owner Occupied Housing Units	2,916	24,130	71,921
2020 Renter Occupied Housing Units	1,660	11,353	40,104
2020 Vacant Housing Units	451	2,159	5,709
2025 Total Housing Units	5,282	39,171	122,680
2025 Owner Occupied Housing Units	3,055	25,094	74,752
2025 Renter Occupied Housing Units	1,757	11,911	42,236
2025 Vacant Housing Units	470	2,167	5,692

Currently, 61.1% of the 117,734 housing units in the area are owner occupied; 34.1%, renter occupied; and 4.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 109,759 housing units in the area - 60.3% owner occupied, 34.1% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 3.17%. Median home value in the area is $458,435, compared to a median home value of $235,127 for the U.S. In five years, median value is projected to change by 2.07% annually to $507,973.

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Market Profile

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	8,798	76,599	238,193
2010 Total Population	9,001	78,564	248,623
2020 Total Population	9,919	83,804	268,478
2020 Group Quarters	29	1,880	4,011
2025 Total Population	10,421	87,343	280,665
2020-2025 Annual Rate	0.99%	0.83%	0.89%
2020 Total Daytime Population	9,748	85,560	286,486
Workers	4,745	42,913	152,310
Residents	5,003	42,647	134,176
Household Summary			
2000 Households	4,035	31,765	97,620
2000 Average Household Size	2.17	2.36	2.41
2010 Households	4,154	33,187	103,625
2010 Average Household Size	2.16	2.31	2.36
2020 Households	4,576	35,483	112,025
2020 Average Household Size	2.16	2.31	2.36
2025 Households	4,812	37,004	116,988
2025 Average Household Size	2.16	2.31	2.36
2020-2025 Annual Rate	1.01%	0.84%	0.87%
2010 Families	2,531	20,681	63,467
2010 Average Family Size	2.73	2.87	2.93
2020 Families	2,727	21,711	67,361
2020 Average Family Size	2.74	2.87	2.93
2025 Families	2,850	22,518	70,123
2025 Average Family Size	2.74	2.87	2.93
2020-2025 Annual Rate	0.89%	0.73%	0.81%
Housing Unit Summary			
2000 Housing Units	4,444	33,627	102,905
Owner Occupied Housing Units	59.0%	63.9%	61.9%
Renter Occupied Housing Units	31.8%	30.6%	33.0%
Vacant Housing Units	9.2%	5.5%	5.1%
2010 Housing Units	4,602	35,394	109,759
Owner Occupied Housing Units	57.4%	62.4%	60.3%
Renter Occupied Housing Units	32.9%	31.4%	34.1%
Vacant Housing Units	9.7%	6.2%	5.6%
2020 Housing Units	5,027	37,642	117,734
Owner Occupied Housing Units	58.0%	64.1%	61.1%
Renter Occupied Housing Units	33.0%	30.2%	34.1%
Vacant Housing Units	9.0%	5.7%	4.8%
2025 Housing Units	5,282	39,171	122,680
Owner Occupied Housing Units	57.8%	64.1%	60.9%
Renter Occupied Housing Units	33.3%	30.4%	34.4%
Vacant Housing Units	8.9%	5.5%	4.6%
Median Household Income			
2020	$103,453	$90,769	$86,782
2025	$114,267	$98,657	$94,535
Median Home Value			
2020	$676,479	$487,538	$458,435
2025	$717,584	$554,726	$507,973
Per Capita Income			
2020	$69,907	$58,061	$51,973
2025	$78,043	$64,116	$57,587
Median Age			
2010	47.1	43.8	40.1
2020	50.2	46.2	42.2
2025	50.7	46.7	42.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

January 27, 2021

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	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	4,576	35,483	112,025
<$15,000	4.3%	5.2%	5.9%
$15,000 - $24,999	4.1%	5.3%	5.3%
$25,000 - $34,999	6.7%	6.1%	6.7%
$35,000 - $49,999	7.7%	9.0%	9.0%
$50,000 - $74,999	13.6%	15.5%	15.7%
$75,000 - $99,999	12.2%	12.9%	13.5%
$100,000 - $149,999	14.8%	16.0%	18.2%
$150,000 - $199,999	12.0%	10.5%	9.7%
$200,000+	24.6%	19.5%	16.0%
Average Household Income	$156,642	$137,316	$124,362
2025 Households by Income			
Household Income Base	4,812	37,004	116,988
<$15,000	3.6%	4.4%	4.9%
$15,000 - $24,999	3.4%	4.6%	4.6%
$25,000 - $34,999	5.9%	5.5%	6.0%
$35,000 - $49,999	6.9%	8.2%	8.3%
$50,000 - $74,999	12.9%	15.1%	15.2%
$75,000 - $99,999	11.8%	12.8%	13.4%
$100,000 - $149,999	14.9%	16.5%	18.9%
$150,000 - $199,999	12.9%	11.5%	10.8%
$200,000+	27.6%	21.5%	17.9%
Average Household Income	$174,585	$151,514	$137,975
2020 Owner Occupied Housing Units by Value			
Total	2,916	24,130	71,916
<$50,000	0.3%	1.6%	2.0%
$50,000 - $99,999	0.2%	0.4%	0.7%
$100,000 - $149,999	0.1%	0.3%	0.5%
$150,000 - $199,999	0.5%	1.3%	1.7%
$200,000 - $249,999	2.0%	3.3%	4.1%
$250,000 - $299,999	4.5%	6.6%	7.0%
$300,000 - $399,999	11.4%	19.7%	21.8%
$400,000 - $499,999	10.3%	19.2%	20.8%
$500,000 - $749,999	29.6%	25.9%	27.1%
$750,000 - $999,999	19.0%	11.8%	9.2%
$1,000,000 - $1,499,999	13.9%	5.7%	3.0%
$1,500,000 - $1,999,999	3.8%	2.1%	0.9%
$2,000,000 +	4.6%	2.1%	1.1%
Average Home Value	$798,706	$604,764	$531,960
2025 Owner Occupied Housing Units by Value			
Total	3,055	25,094	74,746
<$50,000	0.1%	0.8%	1.2%
$50,000 - $99,999	0.1%	0.2%	0.4%
$100,000 - $149,999	0.0%	0.1%	0.3%
$150,000 - $199,999	0.2%	0.6%	0.9%
$200,000 - $249,999	0.6%	1.2%	1.7%
$250,000 - $299,999	2.0%	3.7%	4.0%
$300,000 - $399,999	7.8%	16.2%	18.2%
$400,000 - $499,999	9.4%	20.4%	22.2%
$500,000 - $749,999	34.2%	31.5%	33.8%
$750,000 - $999,999	23.6%	15.0%	11.9%
$1,000,000 - $1,499,999	13.7%	5.9%	3.0%
$1,500,000 - $1,999,999	3.7%	2.1%	0.9%
$2,000,000 +	4.6%	2.4%	1.4%
Average Home Value	$835,974	$655,329	$582,302

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

January 27, 2021

Market Profile

410 1st St, Lake Oswego, Oregon, 97034
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.41983
Longitude: -122.66446

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	9,002	78,564	248,622
0 - 4	4.2%	4.6%	5.6%
5 - 9	5.6%	5.5%	5.9%
10 - 14	6.2%	6.3%	6.1%
15 - 24	9.8%	12.2%	12.1%
25 - 34	9.3%	10.6%	13.5%
35 - 44	11.5%	12.3%	13.7%
45 - 54	17.0%	16.0%	15.5%
55 - 64	17.9%	16.1%	14.5%
65 - 74	9.9%	8.3%	6.9%
75 - 84	5.5%	5.0%	3.9%
85 +	3.0%	3.1%	2.3%
18 +	79.7%	79.5%	78.7%
2020 Population by Age			
Total	9,919	83,804	268,479
0 - 4	3.8%	4.2%	5.0%
5 - 9	4.6%	4.8%	5.3%
10 - 14	5.7%	5.5%	5.7%
15 - 24	9.8%	12.0%	11.9%
25 - 34	9.3%	11.0%	12.9%
35 - 44	10.5%	11.0%	12.9%
45 - 54	13.5%	13.0%	13.2%
55 - 64	17.8%	15.9%	14.5%
65 - 74	14.5%	13.0%	11.4%
75 - 84	6.8%	6.0%	4.9%
85 +	3.8%	3.5%	2.5%
18 +	82.2%	82.0%	80.6%
2025 Population by Age			
Total	10,421	87,342	280,668
0 - 4	3.8%	4.2%	4.9%
5 - 9	4.6%	4.7%	5.1%
10 - 14	5.3%	5.2%	5.4%
15 - 24	8.9%	11.0%	11.3%
25 - 34	9.5%	11.7%	13.4%
35 - 44	11.1%	11.3%	12.7%
45 - 54	12.6%	12.1%	12.6%
55 - 64	16.1%	14.4%	13.3%
65 - 74	15.1%	13.8%	12.1%
75 - 84	8.9%	8.0%	6.7%
85 +	4.0%	3.6%	2.5%
18 +	82.9%	82.7%	81.3%
2010 Population by Sex			
Males	4,208	37,516	120,756
Females	4,793	41,048	127,867
2020 Population by Sex			
Males	4,666	40,077	130,799
Females	5,253	43,727	137,679
2025 Population by Sex			
Males	4,917	41,840	136,957
Females	5,504	45,504	143,709

January 27, 2021

Market Profile

410 1st St, Lake Oswego, Oregon, 97034
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.41983
Longitude: -122.66446

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	9,002	78,565	248,624
White Alone	91.4%	90.0%	87.3%
Black Alone	0.6%	0.9%	1.4%
American Indian Alone	0.4%	0.7%	0.7%
Asian Alone	3.0%	3.3%	3.9%
Pacific Islander Alone	0.1%	0.2%	0.3%
Some Other Race Alone	1.3%	1.7%	2.6%
Two or More Races	3.1%	3.2%	3.7%
Hispanic Origin	5.2%	5.3%	7.1%
Diversity Index	24.6	27.0	33.7
2020 Population by Race/Ethnicity			
Total	9,920	83,804	268,477
White Alone	88.8%	87.3%	84.3%
Black Alone	0.9%	1.3%	1.7%
American Indian Alone	0.5%	0.7%	0.8%
Asian Alone	3.9%	4.3%	5.1%
Pacific Islander Alone	0.1%	0.2%	0.3%
Some Other Race Alone	1.6%	2.0%	3.0%
Two or More Races	4.1%	4.1%	4.6%
Hispanic Origin	6.4%	6.4%	8.4%
Diversity Index	30.4	32.7	39.6
2025 Population by Race/Ethnicity			
Total	10,422	87,343	280,667
White Alone	87.3%	85.7%	82.6%
Black Alone	1.1%	1.5%	1.9%
American Indian Alone	0.5%	0.7%	0.8%
Asian Alone	4.5%	4.9%	5.9%
Pacific Islander Alone	0.1%	0.2%	0.4%
Some Other Race Alone	1.8%	2.3%	3.3%
Two or More Races	4.7%	4.7%	5.2%
Hispanic Origin	7.2%	7.2%	9.3%
Diversity Index	33.8	36.1	43.0
2010 Population by Relationship and Household Type			
Total	9,001	78,564	248,623
In Households	99.7%	97.6%	98.4%
In Family Households	78.5%	77.5%	77.0%
Householder	27.3%	26.3%	25.5%
Spouse	22.1%	21.0%	19.8%
Child	25.7%	26.0%	26.8%
Other relative	1.7%	2.2%	2.6%
Nonrelative	1.7%	2.0%	2.3%
In Nonfamily Households	21.2%	20.1%	21.3%
In Group Quarters	0.3%	2.4%	1.6%
Institutionalized Population	0.2%	0.3%	0.3%
Noninstitutionalized Population	0.1%	2.0%	1.3%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

January 27, 2021

Market Profile

410 1st St, Lake Oswego, Oregon, 97034
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.41983
Longitude: -122.66446

	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	7,555	61,675	193,881
Less than 9th Grade	1.0%	1.4%	1.8%
9th - 12th Grade, No Diploma	1.2%	2.7%	3.1%
High School Graduate	8.0%	10.5%	12.0%
GED/Alternative Credential	2.1%	1.8%	2.2%
Some College, No Degree	18.9%	20.0%	20.5%
Associate Degree	4.7%	6.5%	7.4%
Bachelor's Degree	34.4%	32.9%	31.5%
Graduate/Professional Degree	29.7%	24.2%	21.5%
2020 Population 15+ by Marital Status			
Total	8,525	71,734	225,769
Never Married	20.6%	27.8%	29.8%
Married	59.9%	55.2%	52.8%
Widowed	4.6%	5.3%	5.0%
Divorced	14.9%	11.6%	12.5%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	5,315	45,100	148,407
Population 16+ Employed	92.5%	91.8%	91.0%
Population 16+ Unemployment rate	7.5%	8.2%	9.0%
Population 16-24 Employed	8.8%	11.1%	11.2%
Population 16-24 Unemployment rate	11.1%	15.1%	16.6%
Population 25-54 Employed	54.0%	57.4%	62.2%
Population 25-54 Unemployment rate	7.2%	7.3%	8.0%
Population 55-64 Employed	25.1%	21.7%	18.9%
Population 55-64 Unemployment rate	7.6%	7.5%	7.8%
Population 65+ Employed	12.1%	9.7%	7.8%
Population 65+ Unemployment rate	6.0%	6.9%	7.7%
2020 Employed Population 16+ by Industry			
Total	4,918	41,383	135,085
Agriculture/Mining	0.7%	0.5%	0.6%
Construction	4.0%	5.5%	5.8%
Manufacturing	11.8%	11.7%	10.9%
Wholesale Trade	2.9%	3.9%	3.1%
Retail Trade	9.0%	7.6%	9.0%
Transportation/Utilities	4.8%	4.2%	4.5%
Information	2.6%	2.2%	1.9%
Finance/Insurance/Real Estate	9.3%	9.1%	7.9%
Services	51.5%	52.6%	53.3%
Public Administration	3.4%	2.8%	3.0%
2020 Employed Population 16+ by Occupation			
Total	4,918	41,382	135,086
White Collar	78.4%	74.7%	72.4%
Management/Business/Financial	20.5%	21.1%	19.5%
Professional	32.8%	30.1%	29.9%
Sales	15.2%	11.4%	10.9%
Administrative Support	10.0%	12.0%	12.1%
Services	10.7%	12.3%	13.4%
Blue Collar	10.9%	13.0%	14.2%
Farming/Forestry/Fishing	0.2%	0.3%	0.4%
Construction/Extraction	1.4%	2.7%	3.4%
Installation/Maintenance/Repair	2.6%	1.9%	1.9%
Production	2.7%	4.1%	4.1%
Transportation/Material Moving	4.0%	4.0%	4.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

January 27, 2021

Market Profile

410 1st St, Lake Oswego, Oregon, 97034
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.41983
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	1 mile	3 miles	5 miles
2010 Households by Type			
Total	4,154	33,187	103,625
Households with 1 Person	32.5%	29.8%	29.1%
Households with 2+ People	67.5%	70.2%	70.9%
Family Households	60.9%	62.3%	61.2%
Husband-wife Families	49.5%	49.9%	47.5%
With Related Children	18.9%	19.7%	20.1%
Other Family (No Spouse Present)	11.4%	12.5%	13.7%
Other Family with Male Householder	3.4%	3.7%	4.1%
With Related Children	2.2%	2.1%	2.4%
Other Family with Female Householder	8.0%	8.8%	9.6%
With Related Children	4.8%	5.2%	6.0%
Nonfamily Households	6.6%	7.9%	9.6%
All Households with Children	26.0%	27.5%	28.9%
Multigenerational Households	1.4%	1.9%	2.2%
Unmarried Partner Households	5.4%	6.7%	7.8%
Male-female	4.5%	5.6%	6.7%
Same-sex	1.0%	1.0%	1.1%
2010 Households by Size			
Total	4,153	33,186	103,624
1 Person Household	32.5%	29.8%	29.1%
2 Person Household	37.4%	37.0%	36.0%
3 Person Household	13.8%	14.8%	15.6%
4 Person Household	10.9%	12.0%	12.4%
5 Person Household	3.8%	4.4%	4.6%
6 Person Household	1.2%	1.4%	1.5%
7 + Person Household	0.5%	0.7%	0.8%
2010 Households by Tenure and Mortgage Status			
Total	4,154	33,187	103,625
Owner Occupied	63.6%	66.5%	63.8%
Owned with a Mortgage/Loan	46.5%	50.0%	49.2%
Owned Free and Clear	17.1%	16.5%	14.6%
Renter Occupied	36.4%	33.5%	36.2%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	84	99	100
Percent of Income for Mortgage	27.3%	22.4%	22.1%
Wealth Index	221	196	160
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,602	35,394	109,759
Housing Units Inside Urbanized Area	100.0%	100.0%	99.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.3%
2010 Population By Urban/ Rural Status			
Total Population	9,001	78,564	248,623
Population Inside Urbanized Area	100.0%	100.0%	99.6%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

January 27, 2021

Market Profile

410 1st St, Lake Oswego, Oregon, 97034
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.41983
Longitude: -122.66446

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Urban Chic (2A)	Urban Chic (2A)	Emerald City (8B)
2.	Exurbanites (1E)	Golden Years (9B)	Urban Chic (2A)
3.	Golden Years (9B)	Exurbanites (1E)	In Style (5B)
2020 Consumer Spending			
Apparel & Services: Total $	$16,223,171	$112,913,540	$329,105,798
Average Spent	$3,545.27	$3,182.19	$2,937.79
Spending Potential Index	165	148	137
Education: Total $	$15,552,130	$101,527,757	$288,015,530
Average Spent	$3,398.63	$2,861.31	$2,570.99
Spending Potential Index	190	160	144
Entertainment/Recreation: Total $	$25,094,371	$173,218,936	$496,040,823
Average Spent	$5,483.91	$4,881.74	$4,427.95
Spending Potential Index	169	150	136
Food at Home: Total $	$39,816,544	$279,877,132	$807,920,104
Average Spent	$8,701.17	$7,887.64	$7,211.96
Spending Potential Index	163	148	135
Food Away from Home: Total $	$28,498,787	$198,161,733	$575,237,248
Average Spent	$6,227.88	$5,584.70	$5,134.90
Spending Potential Index	165	148	136
Health Care: Total $	$43,548,428	$303,993,270	$865,198,198
Average Spent	$9,516.70	$8,567.29	$7,723.26
Spending Potential Index	166	149	134
HH Furnishings & Equipment: Total $	$16,890,090	$116,602,150	$335,659,632
Average Spent	$3,691.02	$3,286.14	$2,996.29
Spending Potential Index	169	150	137
Personal Care Products & Services: Total $	$7,070,691	$48,944,851	$141,338,716
Average Spent	$1,545.17	$1,379.39	$1,261.67
Spending Potential Index	168	150	137
Shelter: Total $	$155,824,721	$1,058,584,487	$3,035,848,413
Average Spent	$34,052.61	$29,833.57	$27,099.74
Spending Potential Index	176	154	140
Support Payments/Cash Contributions/Gifts in Kind: Total $	$18,413,072	$127,774,260	$359,461,227
Average Spent	$4,023.84	$3,601.00	$3,208.76
Spending Potential Index	172	154	137
Travel: Total $	$20,344,766	$135,059,544	$379,675,812
Average Spent	$4,445.97	$3,806.32	$3,389.21
Spending Potential Index	184	158	141
Vehicle Maintenance & Repairs: Total $	$8,786,611	$62,467,450	$179,916,584
Average Spent	$1,920.15	$1,760.49	$1,606.04
Spending Potential Index	166	152	139

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

January 27, 2021

Traffic Count Map - Close Up

410 1st St, Lake Oswego, Oregon, 97034
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.41983
Longitude: -122.66446
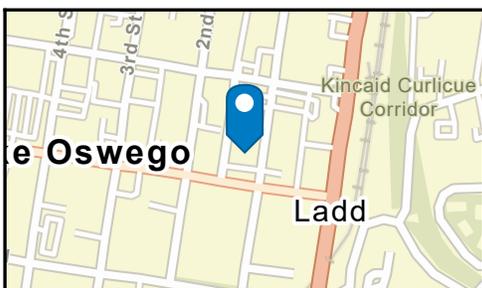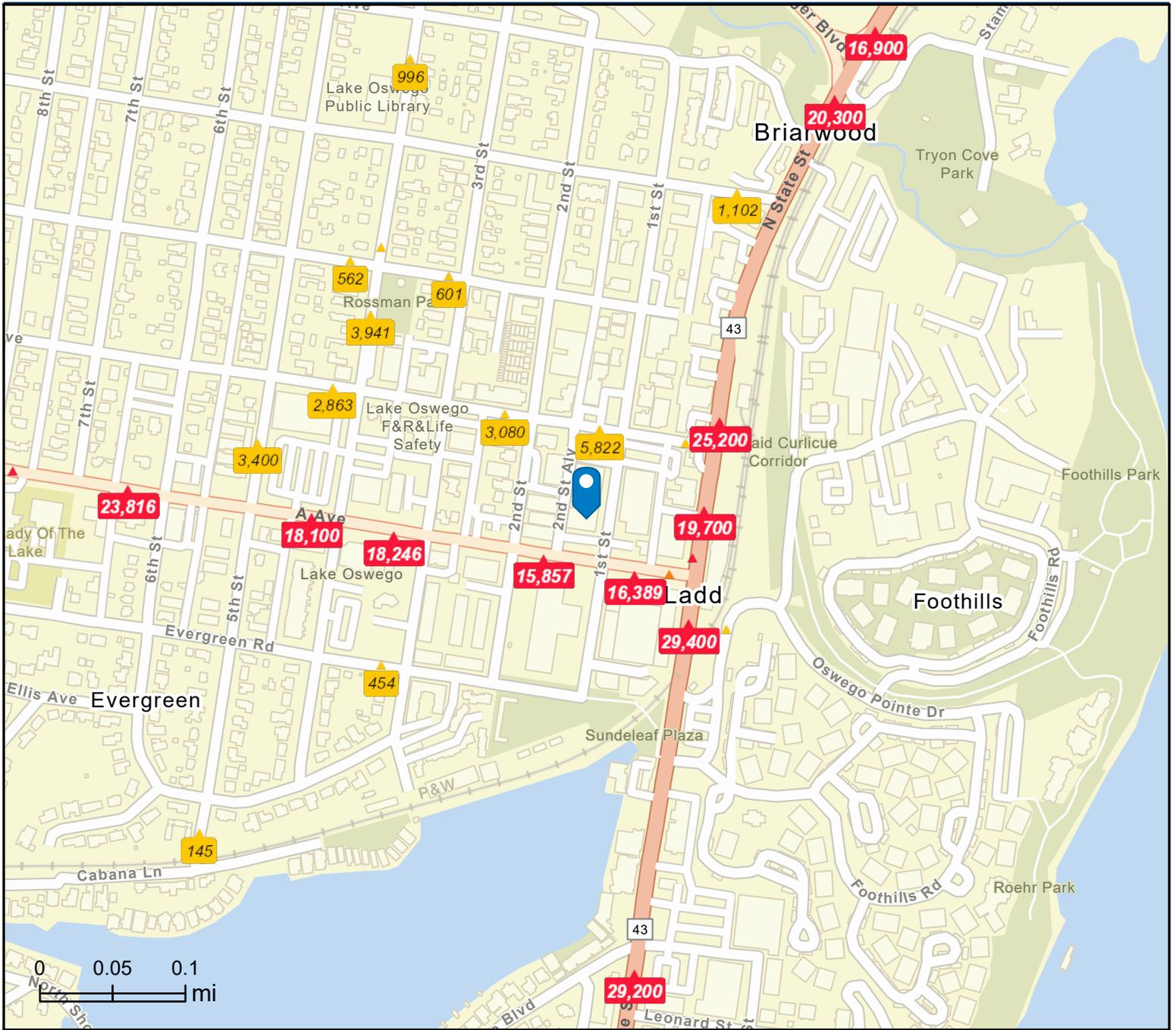
Average Daily Traffic Volume

▲ *Up to 6,000 vehicles per day*
▲ *6,001 - 15,000*
▲ *15,001 - 30,000*
▲ *30,001 - 50,000*
▲ *50,001 - 100,000*
▲ *More than 100,000 per day*
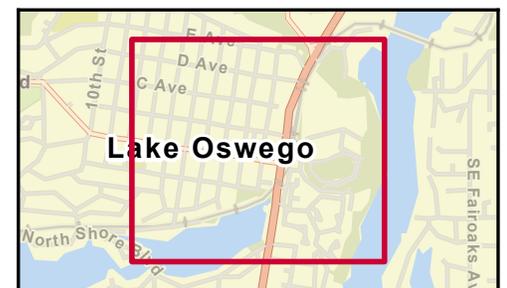
Source: ©2020 Kalibrate Technologies (Q4 2020).

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Page 1 of 1

410 1st St, Lake Oswego, Oregon, 97034
Rings: 1, 3, 5 mile radii

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	A Ave	2nd St (0.02 miles W)	2016	15,857
0.05	A Ave	1st St (0.02 miles W)	2017	16,389
0.06	B Ave	1st St (0.02 miles E)	2017	5,822
0.07	A Avenue	N State St (0.02 miles E)	2018	12,800
0.08	N State St	A Ave (0.01 miles S)	2017	20,600
0.08	North State Street	B Ave (0.04 miles N)	2018	19,700
0.08	B Ave	N State St (0.02 miles E)	2016	5,822
0.09	B Ave	2nd St (0.02 miles E)	2005	3,080
0.10	N State St	A Ave (0.03 miles N)	2018	29,400
0.11	N State St	B Ave (0.02 miles S)	2007	25,200
0.12	Foothills Rd	Oswego Pointe Dr (0.04 miles NE)	2003	3,655
0.13	A Ave	3rd St (0.02 miles E)	2017	18,246
0.17	Evergreen Rd	3rd St (0.02 miles E)	2017	454
0.19	A Ave	4th St (0.02 miles E)	2004	18,100
0.19	C Ave	3rd St (0.01 miles E)	2001	601
0.20	B Ave	4th St (0.02 miles E)	2017	2,863
0.20	4th St	C Ave (0.03 miles N)	2003	3,941
0.23	5th Street	B Ave (0.04 miles N)	2018	3,400
0.23	4th St	C Ave (0.01 miles S)	2001	2,105
0.24	C Ave	4th St (0.02 miles E)	2001	562
0.24	D Ave	N State St (0.03 miles E)	2016	1,102
0.31	S State St	Leonard St (0.03 miles S)	2017	29,200
0.31	A Ave	6th St (0.02 miles E)	2003	23,816
0.33	N State St	E Ave (0.03 miles SW)	2018	20,300
0.34	4th St	E Ave (0.03 miles N)	2017	996
0.34	5th St	Lake Bay Ct (0.02 miles N)	2017	145
0.36	South State Street	Leonard St (0.02 miles N)	2018	27,400
0.39	SW Riverside Dr	SW Terwilliger Blvd (0.03 miles SW)	2017	16,900
0.39	A Ave	8th St (0.02 miles W)	2017	18,400
0.43	A Ave	8th St (0.02 miles E)	2015	17,200

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
Source: ©2020 Kalibrate Technologies (Q4 2020).