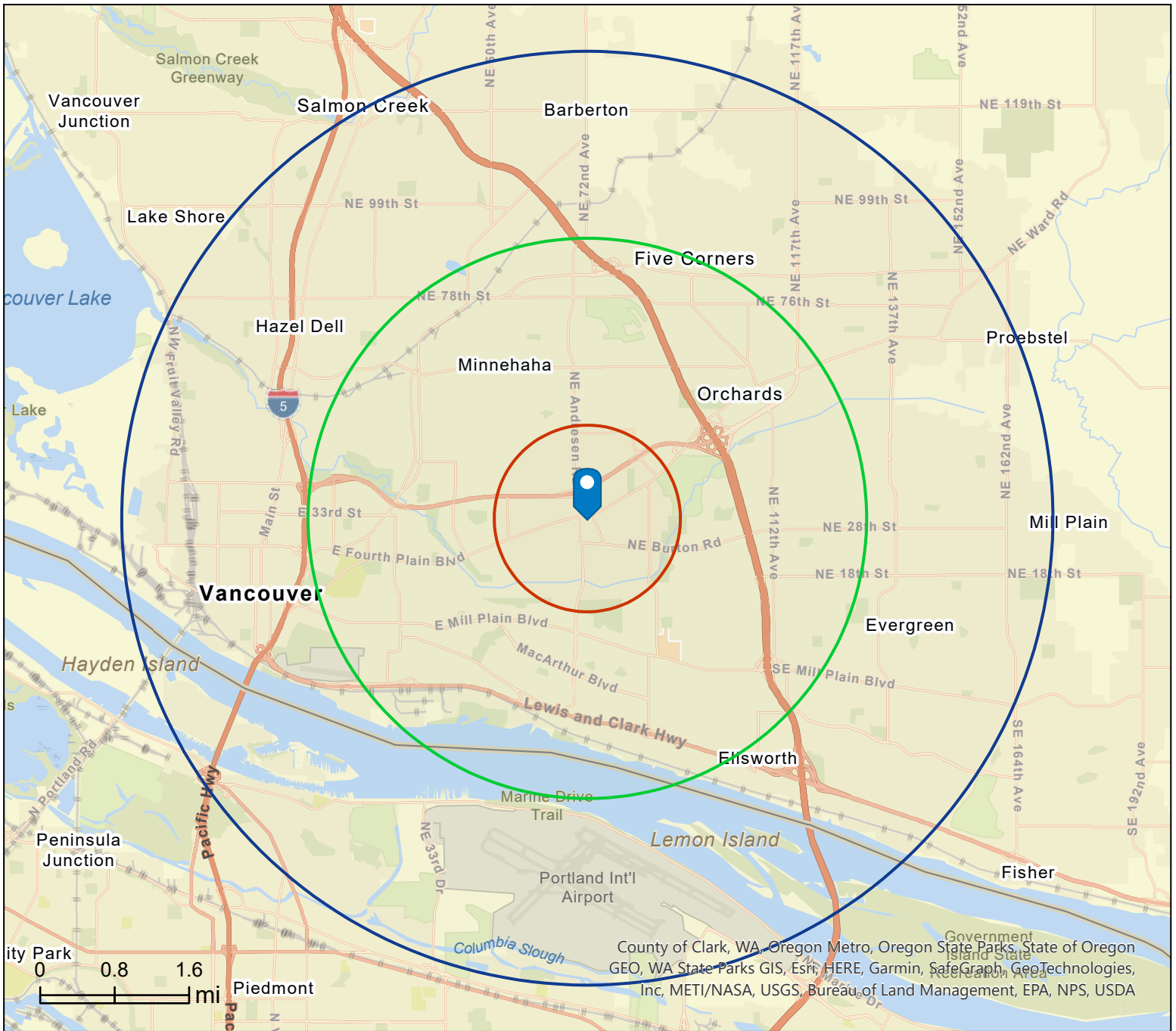




# Site Details Map

3021 NE 72nd Ave, Vancouver, Washington, 98661  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.64448  
Longitude: -122.59914



### This site is located in:

- City:** Vancouver
- County:** Clark County
- State:** Washington
- ZIP Code:** 98661
- Census Tract:** 53011041203
- Census Block Group:** 530110412031
- CBSA:** Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area



# Business Summary

3021 NE 72nd Ave, Vancouver, Washington, 98661  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.64448  
Longitude: -122.59914

Data for all businesses in area		1 mile		3 miles		5 miles						
Total Businesses:		762		4,195		10,514						
Total Employees:		10,853		46,779		115,264						
Total Residential Population:		17,492		128,066		285,504						
Employee/Residential Population Ratio (per 100 Residents)		62		37		40						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	9	1.2%	46	0.4%	58	1.4%	312	0.7%	141	1.3%	789	0.7%
Construction	51	6.7%	288	2.7%	400	9.5%	3,049	6.5%	965	9.2%	7,425	6.4%
Manufacturing	15	2.0%	176	1.6%	128	3.1%	2,300	4.9%	361	3.4%	9,228	8.0%
Transportation	20	2.6%	636	5.9%	129	3.1%	1,916	4.1%	355	3.4%	5,568	4.8%
Communication	8	1.0%	434	4.0%	38	0.9%	733	1.6%	73	0.7%	1,154	1.0%
Utility	1	0.1%	50	0.5%	8	0.2%	112	0.2%	23	0.2%	325	0.3%
Wholesale Trade	24	3.1%	342	3.2%	150	3.6%	2,546	5.4%	384	3.7%	5,574	4.8%
Retail Trade Summary	191	25.1%	3,168	29.2%	874	20.8%	11,064	23.7%	2,072	19.7%	25,338	22.0%
Home Improvement	15	2.0%	75	0.7%	63	1.5%	644	1.4%	178	1.7%	1,803	1.6%
General Merchandise Stores	10	1.3%	330	3.0%	34	0.8%	1,263	2.7%	84	0.8%	2,929	2.5%
Food Stores	20	2.6%	298	2.7%	83	2.0%	1,409	3.0%	198	1.9%	3,559	3.1%
Auto Dealers, Gas Stations, Auto Aftermarket	39	5.1%	1,033	9.5%	106	2.5%	1,527	3.3%	265	2.5%	2,937	2.5%
Apparel & Accessory Stores	3	0.4%	5	0.0%	49	1.2%	472	1.0%	89	0.8%	688	0.6%
Furniture & Home Furnishings	10	1.3%	56	0.5%	56	1.3%	383	0.8%	145	1.4%	1,277	1.1%
Eating & Drinking Places	59	7.7%	1,099	10.1%	267	6.4%	3,928	8.4%	624	5.9%	9,008	7.8%
Miscellaneous Retail	34	4.5%	273	2.5%	216	5.1%	1,437	3.1%	490	4.7%	3,137	2.7%
Finance, Insurance, Real Estate Summary	116	15.2%	1,038	9.6%	433	10.3%	2,647	5.7%	1,144	10.9%	7,786	6.8%
Banks, Savings & Lending Institutions	18	2.4%	129	1.2%	73	1.7%	503	1.1%	213	2.0%	1,648	1.4%
Securities Brokers	12	1.6%	50	0.5%	46	1.1%	170	0.4%	156	1.5%	820	0.7%
Insurance Carriers & Agents	19	2.5%	125	1.2%	68	1.6%	360	0.8%	179	1.7%	915	0.8%
Real Estate, Holding, Other Investment Offices	68	8.9%	734	6.8%	247	5.9%	1,614	3.5%	596	5.7%	4,403	3.8%
Services Summary	277	36.4%	3,941	36.3%	1,689	40.3%	19,771	42.3%	4,108	39.1%	45,700	39.6%
Hotels & Lodging	6	0.8%	147	1.4%	20	0.5%	350	0.7%	65	0.6%	1,694	1.5%
Automotive Services	27	3.5%	126	1.2%	139	3.3%	655	1.4%	326	3.1%	1,938	1.7%
Motion Pictures & Amusements	16	2.1%	146	1.3%	95	2.3%	1,051	2.2%	238	2.3%	2,312	2.0%
Health Services	48	6.3%	1,220	11.2%	351	8.4%	6,489	13.9%	695	6.6%	9,831	8.5%
Legal Services	10	1.3%	37	0.3%	31	0.7%	261	0.6%	223	2.1%	996	0.9%
Education Institutions & Libraries	12	1.6%	619	5.7%	88	2.1%	3,671	7.8%	181	1.7%	11,135	9.7%
Other Services	158	20.7%	1,647	15.2%	965	23.0%	7,294	15.6%	2,381	22.6%	17,794	15.4%
Government	14	1.8%	722	6.7%	51	1.2%	2,213	4.7%	187	1.8%	5,920	5.1%
Unclassified Establishments	35	4.6%	14	0.1%	238	5.7%	116	0.2%	701	6.7%	456	0.4%
Totals	762	100.0%	10,853	100.0%	4,195	100.0%	46,779	100.0%	10,514	100.0%	115,264	100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



# Business Summary

3021 NE 72nd Ave, Vancouver, Washington, 98661  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.64448  
Longitude: -122.59914

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	5	0.1%	14	0.0%	19	0.2%	71	0.1%
Mining	0	0.0%	0	0.0%	2	0.0%	15	0.0%	4	0.0%	30	0.0%
Utilities	0	0.0%	0	0.0%	2	0.0%	22	0.0%	4	0.0%	45	0.0%
Construction	54	7.1%	373	3.4%	428	10.2%	3,305	7.1%	1,038	9.9%	7,974	6.9%
Manufacturing	18	2.4%	185	1.7%	144	3.4%	2,418	5.2%	387	3.7%	9,064	7.9%
Wholesale Trade	21	2.8%	331	3.0%	142	3.4%	2,507	5.4%	368	3.5%	5,484	4.8%
Retail Trade	130	17.1%	2,066	19.0%	585	13.9%	6,977	14.9%	1,401	13.3%	15,958	13.8%
Motor Vehicle & Parts Dealers	33	4.3%	1,004	9.3%	74	1.8%	1,382	3.0%	198	1.9%	2,411	2.1%
Furniture & Home Furnishings Stores	6	0.8%	47	0.4%	27	0.6%	174	0.4%	76	0.7%	567	0.5%
Electronics & Appliance Stores	3	0.4%	7	0.1%	20	0.5%	150	0.3%	44	0.4%	519	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	15	2.0%	75	0.7%	63	1.5%	644	1.4%	177	1.7%	1,782	1.5%
Food & Beverage Stores	18	2.4%	306	2.8%	66	1.6%	1,306	2.8%	154	1.5%	3,293	2.9%
Health & Personal Care Stores	9	1.2%	73	0.7%	57	1.4%	511	1.1%	123	1.2%	962	0.8%
Gasoline Stations	6	0.8%	29	0.3%	32	0.8%	145	0.3%	67	0.6%	526	0.5%
Clothing & Clothing Accessories Stores	4	0.5%	8	0.1%	58	1.4%	508	1.1%	109	1.0%	764	0.7%
Sport Goods, Hobby, Book, & Music Stores	7	0.9%	57	0.5%	35	0.8%	255	0.5%	83	0.8%	662	0.6%
General Merchandise Stores	10	1.3%	330	3.0%	34	0.8%	1,263	2.7%	84	0.8%	2,929	2.5%
Miscellaneous Store Retailers	11	1.4%	131	1.2%	82	2.0%	622	1.3%	210	2.0%	1,484	1.3%
Nonstore Retailers	8	1.0%	0	0.0%	35	0.8%	16	0.0%	75	0.7%	60	0.1%
Transportation & Warehousing	18	2.4%	619	5.7%	101	2.4%	1,806	3.9%	282	2.7%	5,320	4.6%
Information	18	2.4%	679	6.3%	84	2.0%	1,402	3.0%	199	1.9%	3,817	3.3%
Finance & Insurance	48	6.3%	304	2.8%	190	4.5%	1,039	2.2%	556	5.3%	3,386	2.9%
Central Bank/Credit Intermediation & Related Activities	18	2.4%	129	1.2%	74	1.8%	504	1.1%	209	2.0%	1,601	1.4%
Securities, Commodity Contracts & Other Financial	12	1.6%	50	0.5%	48	1.1%	175	0.4%	169	1.6%	870	0.8%
Insurance Carriers & Related Activities; Funds, Trusts &	19	2.5%	125	1.2%	68	1.6%	360	0.8%	179	1.7%	915	0.8%
Real Estate, Rental & Leasing	75	9.8%	732	6.7%	294	7.0%	1,711	3.7%	683	6.5%	4,410	3.8%
Professional, Scientific & Tech Services	54	7.1%	452	4.2%	306	7.3%	2,249	4.8%	1,027	9.8%	6,790	5.9%
Legal Services	11	1.4%	62	0.6%	37	0.9%	296	0.6%	244	2.3%	1,229	1.1%
Management of Companies & Enterprises	2	0.3%	4	0.0%	6	0.1%	15	0.0%	18	0.2%	91	0.1%
Administrative & Support & Waste Management & Remediation	25	3.3%	384	3.5%	145	3.5%	1,288	2.8%	375	3.6%	3,423	3.0%
Educational Services	13	1.7%	621	5.7%	106	2.5%	3,758	8.0%	225	2.1%	10,876	9.4%
Health Care & Social Assistance	67	8.8%	1,577	14.5%	479	11.4%	8,376	17.9%	947	9.0%	12,951	11.2%
Arts, Entertainment & Recreation	10	1.3%	114	1.1%	65	1.5%	858	1.8%	191	1.8%	2,019	1.8%
Accommodation & Food Services	67	8.8%	1,256	11.6%	296	7.1%	4,345	9.3%	708	6.7%	10,829	9.4%
Accommodation	6	0.8%	147	1.4%	20	0.5%	350	0.7%	65	0.6%	1,694	1.5%
Food Services & Drinking Places	61	8.0%	1,109	10.2%	275	6.6%	3,995	8.5%	643	6.1%	9,136	7.9%
Other Services (except Public Administration)	91	11.9%	423	3.9%	527	12.6%	2,346	5.0%	1,195	11.4%	6,360	5.5%
Automotive Repair & Maintenance	16	2.1%	74	0.7%	112	2.7%	548	1.2%	256	2.4%	1,561	1.4%
Public Administration	14	1.8%	722	6.7%	51	1.2%	2,213	4.7%	187	1.8%	5,912	5.1%
Unclassified Establishments	35	4.6%	14	0.1%	238	5.7%	115	0.2%	700	6.7%	454	0.4%
<b>Total</b>	<b>762</b>	<b>100.0%</b>	<b>10,853</b>	<b>100.0%</b>	<b>4,195</b>	<b>100.0%</b>	<b>46,779</b>	<b>100.0%</b>	<b>10,514</b>	<b>100.0%</b>	<b>115,264</b>	<b>100.0%</b>

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



# Executive Summary

3021 NE 72nd Ave, Vancouver, Washington, 98661  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.64448

Longitude: -122.59914

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	13,915	106,314	239,039
2020 Population	17,255	124,416	277,707
2022 Population	17,492	128,066	285,504
2027 Population	18,087	134,344	299,186
2010-2020 Annual Rate	2.17%	1.58%	1.51%
2020-2022 Annual Rate	0.61%	1.29%	1.24%
2022-2027 Annual Rate	0.67%	0.96%	0.94%
2022 Male Population	48.2%	48.9%	49.2%
2022 Female Population	51.8%	51.1%	50.8%
2022 Median Age	33.1	37.1	37.8

In the identified area, the current year population is 285,504. In 2020, the Census count in the area was 277,707. The rate of change since 2020 was 1.24% annually. The five-year projection for the population in the area is 299,186 representing a change of 0.94% annually from 2022 to 2027. Currently, the population is 49.2% male and 50.8% female.

### Median Age

The median age in this area is 37.8, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	62.4%	67.8%	69.9%
2022 Black Alone	5.2%	3.6%	3.3%
2022 American Indian/Alaska Native Alone	1.7%	1.3%	1.2%
2022 Asian Alone	4.3%	4.2%	4.8%
2022 Pacific Islander Alone	2.9%	2.1%	1.7%
2022 Other Race	10.1%	8.6%	7.4%
2022 Two or More Races	13.5%	12.3%	11.7%
2022 Hispanic Origin (Any Race)	21.7%	17.9%	15.8%

Persons of Hispanic origin represent 15.8% of the population in the identified area compared to 19.0% 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 62.5 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	53	73	82
2010 Households	5,683	42,789	93,334
2020 Households	6,834	49,425	108,360
2022 Households	6,902	51,031	111,542
2027 Households	7,117	53,422	117,092
2010-2020 Annual Rate	1.86%	1.45%	1.50%
2020-2022 Annual Rate	0.44%	1.43%	1.29%
2022-2027 Annual Rate	0.62%	0.92%	0.98%
2022 Average Household Size	2.49	2.49	2.53

The household count in this area has changed from 108,360 in 2020 to 111,542 in the current year, a change of 1.29% annually. The five-year projection of households is 117,092, a change of 0.98% annually from the current year total. Average household size is currently 2.53, compared to 2.53 in the year 2020. The number of families in the current year is 69,475 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



# Executive Summary

3021 NE 72nd Ave, Vancouver, Washington, 98661  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.64448  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	30.9%	27.2%	25.4%
<b>Median Household Income</b>			
2022 Median Household Income	\$57,816	\$68,150	\$75,654
2027 Median Household Income	\$74,234	\$82,170	\$90,322
2022-2027 Annual Rate	5.13%	3.81%	3.61%
<b>Average Household Income</b>			
2022 Average Household Income	\$78,024	\$90,483	\$97,035
2027 Average Household Income	\$92,579	\$108,049	\$116,589
2022-2027 Annual Rate	3.48%	3.61%	3.74%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$30,910	\$36,185	\$37,893
2027 Per Capita Income	\$36,582	\$43,121	\$45,609
2022-2027 Annual Rate	3.43%	3.57%	3.78%

Current median household income is \$75,654 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$90,322 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$97,035 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$116,589 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$37,893 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$45,609 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	77	87	93
2010 Total Housing Units	6,108	45,740	99,225
2010 Owner Occupied Housing Units	1,768	20,960	52,345
2010 Renter Occupied Housing Units	3,915	21,837	40,990
2010 Vacant Housing Units	425	2,951	5,891
2020 Total Housing Units	7,158	51,673	113,289
2020 Vacant Housing Units	324	2,248	4,929
2022 Total Housing Units	7,227	53,568	117,464
2022 Owner Occupied Housing Units	2,441	26,077	64,629
2022 Renter Occupied Housing Units	4,461	24,954	46,913
2022 Vacant Housing Units	325	2,537	5,922
2027 Total Housing Units	7,534	56,678	124,607
2027 Owner Occupied Housing Units	2,602	27,898	68,492
2027 Renter Occupied Housing Units	4,515	25,524	48,599
2027 Vacant Housing Units	417	3,256	7,515

Currently, 55.0% of the 117,464 housing units in the area are owner occupied; 39.9%, renter occupied; and 5.0% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 113,289 housing units in the area and 4.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.62%. Median home value in the area is \$365,241, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.82% annually to \$440,510.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



# Market Profile

3021 NE 72nd Ave, Vancouver, Washington, 98661  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.64448  
Longitude: -122.59914

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	13,915	106,314	239,039
2020 Total Population	17,255	124,416	277,707
2020 Group Quarters	327	1,077	3,414
2022 Total Population	17,492	128,066	285,504
2022 Group Quarters	327	1,077	3,413
2027 Total Population	18,087	134,344	299,186
2022-2027 Annual Rate	0.67%	0.96%	0.94%
2022 Total Daytime Population	21,380	123,868	289,119
Workers	11,591	56,017	142,206
Residents	9,789	67,851	146,913
<b>Household Summary</b>			
2010 Households	5,683	42,789	93,334
2010 Average Household Size	2.45	2.47	2.53
2020 Total Households	6,834	49,425	108,360
2020 Average Household Size	2.48	2.50	2.53
2022 Total Households	6,902	51,031	111,542
2022 Average Household Size	2.49	2.49	2.53
2027 Total Households	7,117	53,422	117,092
2027 Average Household Size	2.50	2.49	2.53
2022-2027 Annual Rate	0.62%	0.92%	0.98%
2010 Families	3,263	26,039	59,641
2010 Average Family Size	3.13	3.06	3.08
2022 Families	3,856	30,278	69,475
2022 Average Family Size	3.22	3.11	3.12
2027 Families	3,994	31,814	72,865
2027 Average Family Size	3.20	3.10	3.11
2022-2027 Annual Rate	0.71%	0.99%	0.96%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,729	38,856	84,487
Owner Occupied Housing Units	32.3%	48.2%	54.8%
Renter Occupied Housing Units	62.6%	46.1%	39.5%
Vacant Housing Units	5.1%	5.7%	5.8%
2010 Housing Units	6,108	45,740	99,225
Owner Occupied Housing Units	28.9%	45.8%	52.8%
Renter Occupied Housing Units	64.1%	47.7%	41.3%
Vacant Housing Units	7.0%	6.5%	5.9%
2020 Housing Units	7,158	51,673	113,289
Vacant Housing Units	4.5%	4.4%	4.4%
2022 Housing Units	7,227	53,568	117,464
Owner Occupied Housing Units	33.8%	48.7%	55.0%
Renter Occupied Housing Units	61.7%	46.6%	39.9%
Vacant Housing Units	4.5%	4.7%	5.0%
2027 Housing Units	7,534	56,678	124,607
Owner Occupied Housing Units	34.5%	49.2%	55.0%
Renter Occupied Housing Units	59.9%	45.0%	39.0%
Vacant Housing Units	5.5%	5.7%	6.0%
<b>Median Household Income</b>			
2022	\$57,816	\$68,150	\$75,654
2027	\$74,234	\$82,170	\$90,322
<b>Median Home Value</b>			
2022	\$338,594	\$351,346	\$365,241
2027	\$379,285	\$410,249	\$440,510
<b>Per Capita Income</b>			
2022	\$30,910	\$36,185	\$37,893
2027	\$36,582	\$43,121	\$45,609
<b>Median Age</b>			
2010	31.0	34.9	35.7
2022	33.1	37.1	37.8
2027	33.3	37.6	38.3

**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:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Market Profile

3021 NE 72nd Ave, Vancouver, Washington, 98661  
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.64448  
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	1 mile	3 miles	5 miles
<b>2022 Households by Income</b>			
Household Income Base	6,902	51,031	111,542
<\$15,000	8.5%	6.6%	5.9%
\$15,000 - \$24,999	8.6%	7.5%	6.7%
\$25,000 - \$34,999	8.4%	7.3%	6.7%
\$35,000 - \$49,999	16.1%	12.9%	11.7%
\$50,000 - \$74,999	20.5%	19.8%	18.5%
\$75,000 - \$99,999	13.5%	15.0%	15.5%
\$100,000 - \$149,999	16.2%	19.6%	20.9%
\$150,000 - \$199,999	4.9%	5.9%	7.9%
\$200,000+	3.3%	5.4%	6.3%
Average Household Income	\$78,024	\$90,483	\$97,035
<b>2027 Households by Income</b>			
Household Income Base	7,117	53,422	117,092
<\$15,000	6.2%	4.5%	4.1%
\$15,000 - \$24,999	8.0%	5.3%	4.7%
\$25,000 - \$34,999	9.7%	6.1%	5.1%
\$35,000 - \$49,999	12.6%	11.7%	9.9%
\$50,000 - \$74,999	13.8%	17.5%	16.2%
\$75,000 - \$99,999	13.4%	14.0%	14.7%
\$100,000 - \$149,999	24.6%	24.6%	25.1%
\$150,000 - \$199,999	7.6%	9.2%	11.7%
\$200,000+	4.1%	7.1%	8.4%
Average Household Income	\$92,579	\$108,049	\$116,589
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	2,441	26,077	64,629
<\$50,000	0.8%	2.3%	2.9%
\$50,000 - \$99,999	0.2%	0.6%	0.8%
\$100,000 - \$149,999	1.4%	2.1%	1.3%
\$150,000 - \$199,999	5.3%	3.5%	2.2%
\$200,000 - \$249,999	7.7%	6.1%	4.3%
\$250,000 - \$299,999	10.9%	10.9%	8.9%
\$300,000 - \$399,999	61.8%	47.6%	45.5%
\$400,000 - \$499,999	4.4%	11.6%	17.4%
\$500,000 - \$749,999	4.2%	10.6%	12.4%
\$750,000 - \$999,999	1.9%	2.6%	2.8%
\$1,000,000 - \$1,499,999	0.9%	1.3%	1.1%
\$1,500,000 - \$1,999,999	0.5%	0.5%	0.3%
\$2,000,000 +	0.2%	0.2%	0.2%
Average Home Value	\$362,234	\$391,399	\$403,801
<b>2027 Owner Occupied Housing Units by Value</b>			
Total	2,602	27,898	68,492
<\$50,000	0.1%	1.2%	1.3%
\$50,000 - \$99,999	0.0%	0.2%	0.3%
\$100,000 - \$149,999	0.0%	0.3%	0.2%
\$150,000 - \$199,999	0.2%	0.5%	0.3%
\$200,000 - \$249,999	1.2%	1.4%	1.1%
\$250,000 - \$299,999	3.4%	5.3%	3.8%
\$300,000 - \$399,999	57.0%	39.5%	34.4%
\$400,000 - \$499,999	9.2%	16.0%	21.3%
\$500,000 - \$749,999	10.3%	19.4%	21.9%
\$750,000 - \$999,999	8.5%	8.3%	9.0%
\$1,000,000 - \$1,499,999	7.4%	6.0%	4.9%
\$1,500,000 - \$1,999,999	2.2%	1.5%	0.9%
\$2,000,000 +	0.6%	0.5%	0.6%
Average Home Value	\$536,693	\$535,303	\$537,693

**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:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Market Profile

3021 NE 72nd Ave, Vancouver, Washington, 98661  
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.64448  
 Longitude: -122.59914

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	13,917	106,315	239,041
0 - 4	8.9%	7.6%	7.1%
5 - 9	7.4%	6.7%	6.8%
10 - 14	6.6%	6.2%	6.8%
15 - 24	15.8%	13.5%	13.2%
25 - 34	18.1%	16.1%	15.1%
35 - 44	11.9%	12.9%	13.7%
45 - 54	11.2%	13.1%	13.7%
55 - 64	9.2%	11.6%	12.0%
65 - 74	5.5%	6.4%	6.5%
75 - 84	3.8%	3.9%	3.5%
85 +	1.6%	1.9%	1.6%
18 +	74.0%	75.9%	75.3%
<b>2022 Population by Age</b>			
Total	17,491	128,066	285,503
0 - 4	7.8%	6.7%	6.4%
5 - 9	7.2%	6.5%	6.4%
10 - 14	6.9%	6.3%	6.2%
15 - 24	14.6%	12.2%	12.1%
25 - 34	16.9%	15.2%	15.0%
35 - 44	14.4%	14.0%	13.7%
45 - 54	9.8%	11.2%	11.8%
55 - 64	9.1%	11.4%	12.0%
65 - 74	7.5%	9.6%	10.0%
75 - 84	3.9%	4.8%	4.7%
85 +	1.9%	2.0%	1.8%
18 +	74.6%	77.1%	77.6%
<b>2027 Population by Age</b>			
Total	18,086	134,343	299,185
0 - 4	7.9%	6.7%	6.4%
5 - 9	7.1%	6.4%	6.2%
10 - 14	6.6%	6.3%	6.2%
15 - 24	15.3%	12.6%	11.8%
25 - 34	15.4%	14.2%	14.5%
35 - 44	14.9%	14.2%	13.9%
45 - 54	11.1%	11.7%	12.0%
55 - 64	8.4%	10.5%	11.0%
65 - 74	7.3%	9.6%	10.1%
75 - 84	4.3%	5.8%	5.9%
85 +	1.7%	2.1%	1.9%
18 +	74.8%	77.2%	77.7%
<b>2010 Population by Sex</b>			
Males	6,641	51,849	117,733
Females	7,274	54,465	121,306
<b>2022 Population by Sex</b>			
Males	8,428	62,658	140,413
Females	9,064	65,408	145,091
<b>2027 Population by Sex</b>			
Males	8,726	65,726	147,082
Females	9,360	68,618	152,104

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.





# Market Profile

3021 NE 72nd Ave, Vancouver, Washington, 98661  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.64448  
Longitude: -122.59914

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	13,914	106,313	239,038
White Alone	76.5%	81.1%	82.2%
Black Alone	4.4%	3.2%	2.9%
American Indian Alone	0.9%	1.1%	1.0%
Asian Alone	4.4%	4.0%	4.2%
Pacific Islander Alone	1.4%	1.0%	0.9%
Some Other Race Alone	6.8%	5.0%	4.2%
Two or More Races	5.5%	4.7%	4.6%
Hispanic Origin	14.2%	11.3%	10.0%
Diversity Index	54.8	46.9	44.1
<b>2020 Population by Race/Ethnicity</b>			
Total	17,255	124,416	277,707
White Alone	63.2%	68.6%	70.5%
Black Alone	5.2%	3.6%	3.3%
American Indian Alone	1.7%	1.3%	1.2%
Asian Alone	4.3%	4.2%	4.7%
Pacific Islander Alone	2.8%	2.0%	1.6%
Some Other Race Alone	9.7%	8.3%	7.2%
Two or More Races	13.1%	12.0%	11.4%
Hispanic Origin	21.2%	17.5%	15.5%
Diversity Index	71.3	64.8	61.7
<b>2022 Population by Race/Ethnicity</b>			
Total	17,492	128,066	285,503
White Alone	62.4%	67.8%	69.9%
Black Alone	5.2%	3.6%	3.3%
American Indian Alone	1.7%	1.3%	1.2%
Asian Alone	4.3%	4.2%	4.8%
Pacific Islander Alone	2.9%	2.1%	1.7%
Some Other Race Alone	10.1%	8.6%	7.4%
Two or More Races	13.5%	12.3%	11.7%
Hispanic Origin	21.7%	17.9%	15.8%
Diversity Index	72.1	65.7	62.5
<b>2027 Population by Race/Ethnicity</b>			
Total	18,086	134,344	299,187
White Alone	60.5%	66.2%	68.3%
Black Alone	5.3%	3.8%	3.4%
American Indian Alone	1.8%	1.4%	1.3%
Asian Alone	4.4%	4.4%	5.0%
Pacific Islander Alone	3.0%	2.2%	1.8%
Some Other Race Alone	10.7%	9.1%	7.8%
Two or More Races	14.2%	13.0%	12.4%
Hispanic Origin	22.5%	18.5%	16.3%
Diversity Index	73.7	67.4	64.2
<b>2010 Population by Relationship and Household Type</b>			
Total	13,916	106,314	239,039
In Households	99.9%	99.3%	98.7%
In Family Households	77.0%	78.5%	80.2%
Householder	23.4%	24.6%	24.9%
Spouse	14.4%	16.6%	17.6%
Child	30.6%	29.7%	30.5%
Other relative	4.8%	4.1%	3.9%
Nonrelative	3.7%	3.6%	3.3%
In Nonfamily Households	22.9%	20.8%	18.4%
In Group Quarters	0.1%	0.7%	1.3%
Institutionalized Population	0.1%	0.2%	0.8%
Noninstitutionalized Population	0.1%	0.4%	0.5%

**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:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Market Profile

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	1 mile	3 miles	5 miles
<b>2022 Population 25+ by Educational Attainment</b>			
Total	11,104	87,426	196,807
Less than 9th Grade	5.0%	2.9%	2.6%
9th - 12th Grade, No Diploma	7.0%	6.0%	5.5%
High School Graduate	28.1%	23.8%	21.9%
GED/Alternative Credential	5.9%	5.1%	4.9%
Some College, No Degree	21.6%	24.2%	24.9%
Associate Degree	11.7%	11.9%	11.7%
Bachelor's Degree	16.0%	17.0%	19.0%
Graduate/Professional Degree	4.7%	9.1%	9.6%
<b>2022 Population 15+ by Marital Status</b>			
Total	13,657	103,075	231,384
Never Married	38.6%	33.7%	31.9%
Married	43.7%	46.4%	49.1%
Widowed	4.8%	5.9%	5.4%
Divorced	12.9%	14.1%	13.5%
<b>2022 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	8,313	64,063	145,746
Population 16+ Employed	94.0%	95.3%	96.1%
Population 16+ Unemployment rate	6.0%	4.7%	3.9%
Population 16-24 Employed	17.4%	14.5%	13.4%
Population 16-24 Unemployment rate	11.8%	7.3%	7.9%
Population 25-54 Employed	67.9%	66.4%	65.9%
Population 25-54 Unemployment rate	4.4%	4.2%	3.4%
Population 55-64 Employed	11.4%	14.2%	15.4%
Population 55-64 Unemployment rate	6.5%	4.3%	3.4%
Population 65+ Employed	3.3%	4.9%	5.4%
Population 65+ Unemployment rate	1.9%	3.6%	2.1%
<b>2022 Employed Population 16+ by Industry</b>			
Total	7,817	61,073	140,007
Agriculture/Mining	1.6%	0.5%	0.5%
Construction	7.9%	8.9%	8.5%
Manufacturing	9.1%	10.9%	10.7%
Wholesale Trade	4.0%	2.6%	2.9%
Retail Trade	15.3%	11.9%	10.9%
Transportation/Utilities	9.3%	8.7%	9.2%
Information	0.7%	1.9%	1.8%
Finance/Insurance/Real Estate	5.0%	5.5%	6.0%
Services	42.9%	45.3%	45.5%
Public Administration	4.2%	3.9%	4.0%
<b>2022 Employed Population 16+ by Occupation</b>			
Total	7,818	61,073	140,007
White Collar	52.4%	52.4%	55.1%
Management/Business/Financial	9.2%	14.1%	15.5%
Professional	17.7%	18.4%	19.8%
Sales	11.9%	8.4%	8.9%
Administrative Support	13.6%	11.5%	11.0%
Services	16.8%	19.5%	18.0%
Blue Collar	30.8%	28.1%	26.9%
Farming/Forestry/Fishing	1.3%	0.4%	0.4%
Construction/Extraction	5.9%	6.4%	6.2%
Installation/Maintenance/Repair	2.7%	3.5%	3.5%
Production	7.8%	6.5%	6.3%
Transportation/Material Moving	13.2%	11.2%	10.5%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 20, 2023



# Market Profile

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Latitude: 45.64448  
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	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	5,684	42,798	93,333
Households with 1 Person	32.3%	29.8%	27.6%
Households with 2+ People	67.7%	70.2%	72.4%
Family Households	57.4%	60.8%	63.9%
Husband-wife Families	35.3%	41.0%	45.2%
With Related Children	17.2%	18.0%	20.2%
Other Family (No Spouse Present)	22.1%	19.8%	18.7%
Other Family with Male Householder	6.4%	5.9%	5.7%
With Related Children	3.9%	3.6%	3.6%
Other Family with Female Householder	15.7%	13.9%	13.0%
With Related Children	11.4%	9.5%	8.9%
Nonfamily Households	10.3%	9.3%	8.5%
All Households with Children	33.1%	31.8%	33.3%
Multigenerational Households	3.4%	3.5%	3.6%
Unmarried Partner Households	9.7%	9.2%	8.7%
Male-female	8.8%	8.2%	7.7%
Same-sex	0.9%	1.0%	1.0%
<b>2010 Households by Size</b>			
Total	5,685	42,788	93,334
1 Person Household	32.3%	29.9%	27.6%
2 Person Household	30.4%	32.8%	33.1%
3 Person Household	15.5%	15.8%	16.1%
4 Person Household	11.4%	11.7%	12.7%
5 Person Household	5.9%	5.7%	6.0%
6 Person Household	2.8%	2.4%	2.6%
7 + Person Household	1.7%	1.7%	1.8%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	5,683	42,797	93,335
Owner Occupied	31.1%	49.0%	56.1%
Owned with a Mortgage/Loan	24.1%	37.8%	43.8%
Owned Free and Clear	7.0%	11.2%	12.3%
Renter Occupied	68.9%	51.0%	43.9%
<b>2022 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	77	87	93
Percent of Income for Mortgage	30.9%	27.2%	25.4%
Wealth Index	53	73	82
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	6,108	45,740	99,225
Housing Units Inside Urbanized Area	100.0%	100.0%	99.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.2%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	13,915	106,314	239,039
Population Inside Urbanized Area	100.0%	100.0%	99.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.2%

**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:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Market Profile

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	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Set to Impress (11D)	Bright Young Professionals (8C)	Bright Young Professionals (8C)
2.	Metro Fusion (11C)	Front Porches (8E)	Parks and Rec (5C)
3.	Bright Young Professionals (8C)	Set to Impress (11D)	Front Porches (8E)
<b>2022 Consumer Spending</b>			
Apparel & Services: Total \$	\$13,022,764	\$108,603,976	\$252,260,459
Average Spent	\$1,886.81	\$2,128.20	\$2,261.57
Spending Potential Index	78	88	94
Education: Total \$	\$10,379,228	\$88,972,076	\$203,994,138
Average Spent	\$1,503.80	\$1,743.49	\$1,828.85
Spending Potential Index	77	89	93
Entertainment/Recreation: Total \$	\$18,648,985	\$160,245,667	\$375,906,117
Average Spent	\$2,701.97	\$3,140.16	\$3,370.09
Spending Potential Index	74	86	92
Food at Home: Total \$	\$33,102,374	\$277,015,067	\$642,192,231
Average Spent	\$4,796.06	\$5,428.37	\$5,757.40
Spending Potential Index	77	88	93
Food Away from Home: Total \$	\$23,268,946	\$193,609,981	\$450,158,109
Average Spent	\$3,371.33	\$3,793.97	\$4,035.77
Spending Potential Index	78	88	94
Health Care: Total \$	\$35,472,188	\$308,120,970	\$726,132,298
Average Spent	\$5,139.41	\$6,037.92	\$6,509.95
Spending Potential Index	73	85	92
HH Furnishings & Equipment: Total \$	\$13,119,293	\$112,829,637	\$266,135,464
Average Spent	\$1,900.80	\$2,211.00	\$2,385.97
Spending Potential Index	74	86	93
Personal Care Products & Services: Total \$	\$5,398,355	\$45,849,223	\$107,120,738
Average Spent	\$782.14	\$898.46	\$960.36
Spending Potential Index	77	88	94
Shelter: Total \$	\$122,393,755	\$1,033,961,956	\$2,395,364,864
Average Spent	\$17,733.09	\$20,261.45	\$21,475.00
Spending Potential Index	77	88	94
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$13,332,689	\$117,175,330	\$280,902,613
Average Spent	\$1,931.71	\$2,296.16	\$2,518.36
Spending Potential Index	71	85	93
Travel: Total \$	\$14,158,567	\$124,473,754	\$295,137,014
Average Spent	\$2,051.37	\$2,439.18	\$2,645.97
Spending Potential Index	71	85	92
Vehicle Maintenance & Repairs: Total \$	\$6,744,774	\$56,498,409	\$132,151,495
Average Spent	\$977.22	\$1,107.14	\$1,184.77
Spending Potential Index	78	88	94

**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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.





# Traffic Count Profile

3021 NE 72nd Ave, Vancouver, Washington, 98661  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.64448  
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	E Fourth Plain Blvd	NE Andresen Rd (0.04 miles W)	2015	22,824
0.05	NE Fourth Plain Rd	E Fourth Plain Blvd (0.03 miles W)	2009	17,575
0.06	NE Burton Rd	NE Auto Mall Dr (0.03 miles NW)	2009	5,046
0.07	NE Auto Mall Dr	NE Burton Rd (0.0 miles SE)	2009	6,626
0.07	NE Andresen Rd	E Fourth Plain Blvd (0.02 miles N)	2015	28,647
0.10	NE Andresen Rd	E Fourth Plain Blvd (0.04 miles S)	2015	34,782
0.11	NE Auto Mall Dr	NE Burton Rd (0.04 miles S)	2002	11,132
0.11	E Fourth Plain Blvd	NE Andresen Rd (0.03 miles E)	2015	23,906
0.12	NE Fourth Plain Rd	NE Whitman Ave (0.05 miles NE)	2009	15,668
0.19	NE Andresen Rd	NE 25th St (0.08 miles S)	2016	24,157
0.26	NE Burton Rd	NE 18th St (0.08 miles S)	2014	5,007
0.26	NE 25th St	NE Andresen Rd (0.06 miles W)	2016	6,935
0.29		NE Andresen Rd (0.09 miles W)	2019	9,500
0.29	NE Fourth Plain Rd	NE 78th Ave (0.02 miles NE)	2007	17,868
0.30	NE 25th St	NE Andresen Rd (0.21 miles W)	2014	6,721
0.30	State Rte 500	NE Andresen Rd (0.06 miles W)	2012	61,158
0.31		NE Andresen Rd (0.02 miles E)	2019	43,000
0.32	NE Whitman Ave	NE Littler Way (0.02 miles NE)	2001	5,712
0.33	NE Andresen Rd	NE 25th St (0.07 miles N)	2016	21,736
0.33	State Rte 500	NE Andresen Rd (0.08 miles E)	2017	43,000
0.35		NE Andresen Rd (0.14 miles NE)	2019	6,800
0.36	NE 18th St	NE Burton Rd (0.04 miles N)	2014	8,919
0.36		NE Andresen Rd (0.11 miles SW)	2019	8,800
0.37	NE Burton Rd	NE 18th St (0.06 miles W)	2014	13,779
0.37	NE Andresen Rd	State Hwy500 (0.07 miles S)	2003	30,560
0.38		NE Andresen Rd (0.12 miles E)	2019	7,000
0.44	NE Andresen Rd	NE 40th St (0.02 miles N)	2014	31,094
0.45	NE 40th St	NE Andresen Rd (0.03 miles W)	2014	8,363
0.47	NE 40th St	NE Andresen Rd (0.03 miles E)	2014	5,445
0.47	NE Andresen Rd	NE 18th St (0.07 miles S)	2015	18,361

**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 2021 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:** ©2022 Kalibrate Technologies (Q3 2022).