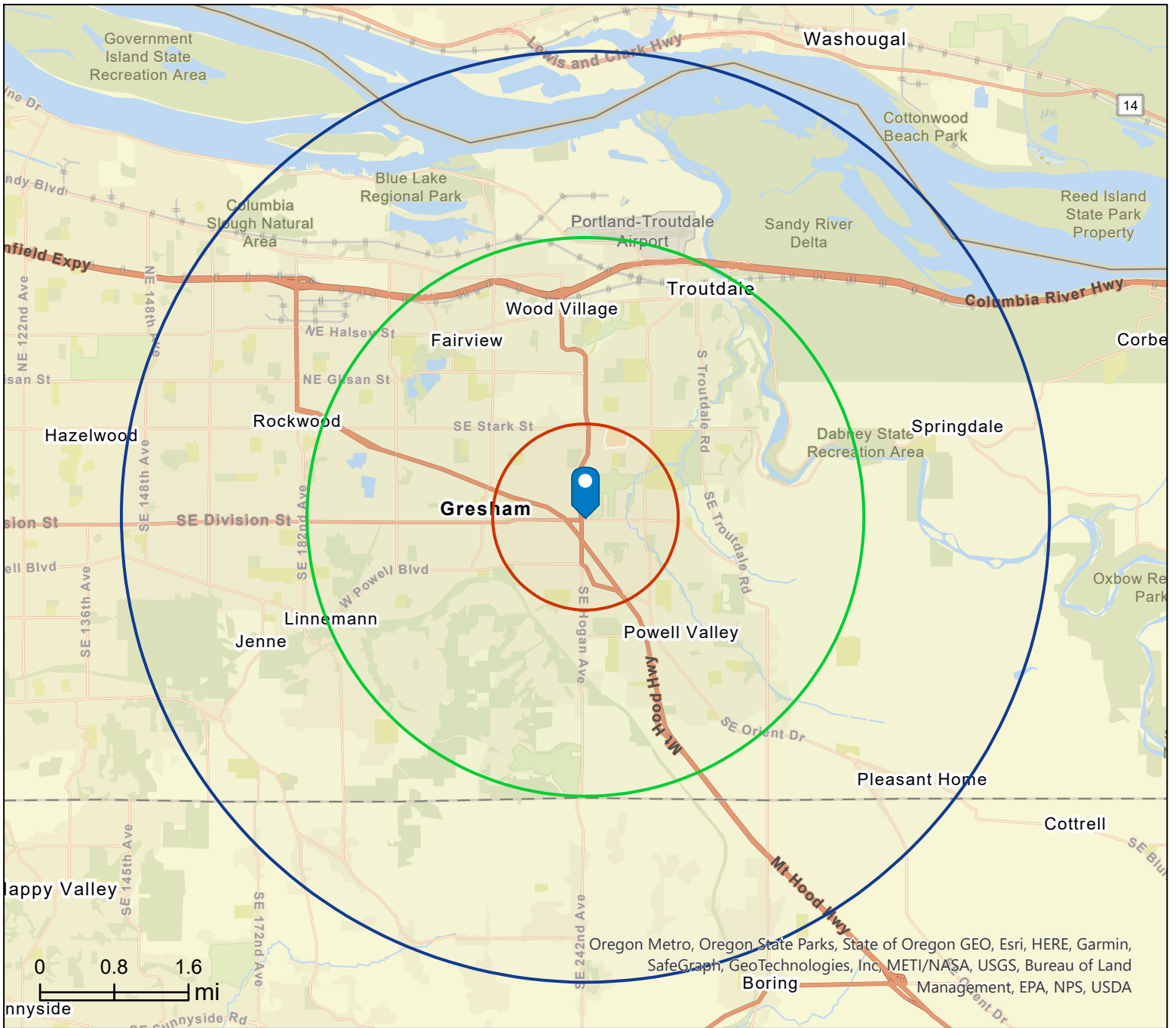




# Site Details Map

1925 NE Division St, Gresham, Oregon, 97030  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.50528  
Longitude: -122.41313



## This site is located in:

- City:** Gresham
- County:** Multnomah County
- State:** Oregon
- ZIP Code:** 97030
- Census Tract:** 41051010410
- Census Block Group:** 410510104102
- CBSA:** Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area

January 12, 2023



# Business Summary

1925 NE Division St, Gresham, Oregon, 97030  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.50528  
Longitude: -122.41313

| <b>Data for all businesses in area</b>                    | <b>1 mile</b>     |         | <b>3 miles</b>   |         | <b>5 miles</b>    |         |                  |         |                   |         |                  |         |
|---|-------------------|---------|------------------|---------|-------------------|---------|------------------|---------|-------------------|---------|------------------|---------|
| Total Businesses:   | 1,113             |         | 3,266            |         | 5,200             |         |                  |         |                   |         |                  |         |
| Total Employees:  | 10,336            |         | 34,230           |         | 65,617            |         |                  |         |                   |         |                  |         |
| Total Residential Population:                             | 21,924            |         | 114,517          |         | 193,013           |         |                  |         |                   |         |                  |         |
| Employee/Residential Population Ratio (per 100 Residents) | 47                |         | 30               |         | 34                |         |                  |         |                   |         |                  |         |
| <b>by SIC Codes</b>                                       | <b>Businesses</b> |         | <b>Employees</b> |         | <b>Businesses</b> |         | <b>Employees</b> |         | <b>Businesses</b> |         | <b>Employees</b> |         |
|   | Number            | Percent | Number           | Percent | Number            | Percent | Number           | Percent | Number            | Percent | Number           | Percent |
| Agriculture & Mining                                      | 16                | 1.4%    | 103              | 1.0%    | 56                | 1.7%    | 571              | 1.7%    | 102               | 2.0%    | 795              | 1.2%    |
| Construction  | 44                | 4.0%    | 297              | 2.9%    | 240               | 7.3%    | 1,421            | 4.2%    | 436               | 8.4%    | 12,832           | 19.6%   |
| Manufacturing   | 23                | 2.1%    | 202              | 2.0%    | 97                | 3.0%    | 2,163            | 6.3%    | 172               | 3.3%    | 5,891            | 9.0%    |
| Transportation  | 12                | 1.1%    | 74               | 0.7%    | 88                | 2.7%    | 996              | 2.9%    | 161               | 3.1%    | 1,923            | 2.9%    |
| Communication   | 8                 | 0.7%    | 50               | 0.5%    | 22                | 0.7%    | 147              | 0.4%    | 34                | 0.7%    | 201              | 0.3%    |
| Utility   | 0                 | 0.0%    | 5                | 0.0%    | 6                 | 0.2%    | 147              | 0.4%    | 10                | 0.2%    | 164              | 0.2%    |
| Wholesale Trade   | 19                | 1.7%    | 121              | 1.2%    | 84                | 2.6%    | 1,105            | 3.2%    | 171               | 3.3%    | 4,050            | 6.2%    |
| <b>Retail Trade Summary</b>                               | 276               | 24.8%   | 3,468            | 33.6%   | 760               | 23.3%   | 9,857            | 28.8%   | 1,161             | 22.3%   | 13,291           | 20.3%   |
| Home Improvement  | 13                | 1.2%    | 97               | 0.9%    | 36                | 1.1%    | 489              | 1.4%    | 77                | 1.5%    | 857              | 1.3%    |
| General Merchandise Stores                                | 7                 | 0.6%    | 143              | 1.4%    | 21                | 0.6%    | 554              | 1.6%    | 33                | 0.6%    | 827              | 1.3%    |
| Food Stores   | 22                | 2.0%    | 537              | 5.2%    | 77                | 2.4%    | 1,572            | 4.6%    | 120               | 2.3%    | 2,209            | 3.4%    |
| Auto Dealers, Gas Stations, Auto Aftermarket              | 33                | 3.0%    | 459              | 4.4%    | 89                | 2.7%    | 1,257            | 3.7%    | 142               | 2.7%    | 1,629            | 2.5%    |
| Apparel & Accessory Stores                                | 8                 | 0.7%    | 23               | 0.2%    | 31                | 0.9%    | 203              | 0.6%    | 42                | 0.8%    | 236              | 0.4%    |
| Furniture & Home Furnishings                              | 19                | 1.7%    | 74               | 0.7%    | 48                | 1.5%    | 317              | 0.9%    | 65                | 1.2%    | 399              | 0.6%    |
| Eating & Drinking Places                                  | 107               | 9.6%    | 1,653            | 16.0%   | 268               | 8.2%    | 4,108            | 12.0%   | 402               | 7.7%    | 5,423            | 8.3%    |
| Miscellaneous Retail                                      | 66                | 5.9%    | 484              | 4.7%    | 190               | 5.8%    | 1,357            | 4.0%    | 280               | 5.4%    | 1,711            | 2.6%    |
| <b>Finance, Insurance, Real Estate Summary</b>            | 142               | 12.8%   | 822              | 8.0%    | 339               | 10.4%   | 1,715            | 5.0%    | 541               | 10.4%   | 2,440            | 3.7%    |
| Banks, Savings & Lending Institutions                     | 30                | 2.7%    | 223              | 2.2%    | 49                | 1.5%    | 375              | 1.1%    | 68                | 1.3%    | 510              | 0.8%    |
| Securities Brokers  | 9                 | 0.8%    | 30               | 0.3%    | 32                | 1.0%    | 122              | 0.4%    | 40                | 0.8%    | 147              | 0.2%    |
| Insurance Carriers & Agents                               | 28                | 2.5%    | 98               | 0.9%    | 52                | 1.6%    | 191              | 0.6%    | 81                | 1.6%    | 285              | 0.4%    |
| Real Estate, Holding, Other Investment Offices            | 75                | 6.7%    | 470              | 4.5%    | 206               | 6.3%    | 1,027            | 3.0%    | 351               | 6.8%    | 1,498            | 2.3%    |
| <b>Services Summary</b>                                   | 480               | 43.1%   | 4,524            | 43.8%   | 1,256             | 38.5%   | 13,287           | 38.8%   | 1,916             | 36.8%   | 20,922           | 31.9%   |
| Hotels & Lodging  | 5                 | 0.4%    | 41               | 0.4%    | 18                | 0.6%    | 186              | 0.5%    | 34                | 0.7%    | 358              | 0.5%    |
| Automotive Services                                       | 32                | 2.9%    | 185              | 1.8%    | 103               | 3.2%    | 528              | 1.5%    | 167               | 3.2%    | 854              | 1.3%    |
| Motion Pictures & Amusements                              | 35                | 3.1%    | 274              | 2.7%    | 80                | 2.4%    | 834              | 2.4%    | 123               | 2.4%    | 1,083            | 1.7%    |
| Health Services   | 128               | 11.5%   | 1,657            | 16.0%   | 270               | 8.3%    | 3,472            | 10.1%   | 345               | 6.6%    | 4,280            | 6.5%    |
| Legal Services  | 13                | 1.2%    | 47               | 0.5%    | 33                | 1.0%    | 117              | 0.3%    | 47                | 0.9%    | 163              | 0.2%    |
| Education Institutions & Libraries                        | 17                | 1.5%    | 886              | 8.6%    | 88                | 2.7%    | 3,497            | 10.2%   | 138               | 2.7%    | 5,174            | 7.9%    |
| Other Services  | 251               | 22.6%   | 1,433            | 13.9%   | 663               | 20.3%   | 4,653            | 13.6%   | 1,063             | 20.4%   | 9,010            | 13.7%   |
| <b>Government</b>   | 17                | 1.5%    | 635              | 6.1%    | 72                | 2.2%    | 2,634            | 7.7%    | 80                | 1.5%    | 2,773            | 4.2%    |
| <b>Unclassified Establishments</b>                        | 76                | 6.8%    | 37               | 0.4%    | 247               | 7.6%    | 189              | 0.6%    | 415               | 8.0%    | 335              | 0.5%    |
| <b>Totals</b>   | 1,113             | 100.0%  | 10,336           | 100.0%  | 3,266             | 100.0%  | 34,230           | 100.0%  | 5,200             | 100.0%  | 65,617           | 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

1925 NE Division St, Gresham, Oregon, 97030  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.50528  
Longitude: -122.41313

| 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%          | 13           | 0.4%          | 278           | 0.8%          | 33           | 0.6%          | 364           | 0.6%          |
| Mining  | 1            | 0.1%          | 6             | 0.1%          | 1            | 0.0%          | 6             | 0.0%          | 3            | 0.1%          | 17            | 0.0%          |
| Utilities   | 0            | 0.0%          | 5             | 0.0%          | 2            | 0.1%          | 90            | 0.3%          | 3            | 0.1%          | 93            | 0.1%          |
| Construction  | 50           | 4.5%          | 321           | 3.1%          | 255          | 7.8%          | 1,494         | 4.4%          | 460          | 8.8%          | 12,945        | 19.7%         |
| Manufacturing   | 23           | 2.1%          | 168           | 1.6%          | 104          | 3.2%          | 2,166         | 6.3%          | 187          | 3.6%          | 5,930         | 9.0%          |
| Wholesale Trade   | 17           | 1.5%          | 114           | 1.1%          | 75           | 2.3%          | 1,050         | 3.1%          | 159          | 3.1%          | 3,978         | 6.1%          |
| Retail Trade  | 166          | 14.9%         | 1,790         | 17.3%         | 484          | 14.8%         | 5,715         | 16.7%         | 743          | 14.3%         | 7,794         | 11.9%         |
| Motor Vehicle & Parts Dealers                             | 28           | 2.5%          | 431           | 4.2%          | 61           | 1.9%          | 926           | 2.7%          | 93           | 1.8%          | 1,138         | 1.7%          |
| Furniture & Home Furnishings Stores                       | 10           | 0.9%          | 31            | 0.3%          | 29           | 0.9%          | 129           | 0.4%          | 40           | 0.8%          | 163           | 0.2%          |
| Electronics & Appliance Stores                            | 6            | 0.5%          | 32            | 0.3%          | 11           | 0.3%          | 157           | 0.5%          | 15           | 0.3%          | 184           | 0.3%          |
| Bldg Material & Garden Equipment & Supplies Dealers       | 13           | 1.2%          | 97            | 0.9%          | 35           | 1.1%          | 489           | 1.4%          | 76           | 1.5%          | 857           | 1.3%          |
| Food & Beverage Stores                                    | 18           | 1.6%          | 469           | 4.5%          | 64           | 2.0%          | 1,463         | 4.3%          | 105          | 2.0%          | 2,075         | 3.2%          |
| Health & Personal Care Stores                             | 17           | 1.5%          | 181           | 1.8%          | 42           | 1.3%          | 461           | 1.3%          | 61           | 1.2%          | 651           | 1.0%          |
| Gasoline Stations   | 6            | 0.5%          | 28            | 0.3%          | 28           | 0.9%          | 331           | 1.0%          | 49           | 0.9%          | 490           | 0.7%          |
| Clothing & Clothing Accessories Stores                    | 9            | 0.8%          | 29            | 0.3%          | 37           | 1.1%          | 220           | 0.6%          | 51           | 1.0%          | 264           | 0.4%          |
| Sport Goods, Hobby, Book, & Music Stores                  | 17           | 1.5%          | 136           | 1.3%          | 41           | 1.3%          | 298           | 0.9%          | 52           | 1.0%          | 333           | 0.5%          |
| General Merchandise Stores                                | 7            | 0.6%          | 143           | 1.4%          | 21           | 0.6%          | 554           | 1.6%          | 33           | 0.6%          | 827           | 1.3%          |
| Miscellaneous Store Retailers                             | 23           | 2.1%          | 213           | 2.1%          | 85           | 2.6%          | 676           | 2.0%          | 119          | 2.3%          | 793           | 1.2%          |
| Nonstore Retailers  | 11           | 1.0%          | 2             | 0.0%          | 30           | 0.9%          | 10            | 0.0%          | 48           | 0.9%          | 17            | 0.0%          |
| Transportation & Warehousing                              | 6            | 0.5%          | 56            | 0.5%          | 68           | 2.1%          | 932           | 2.7%          | 139          | 2.7%          | 1,863         | 2.8%          |
| Information   | 17           | 1.5%          | 547           | 5.3%          | 48           | 1.5%          | 1,155         | 3.4%          | 79           | 1.5%          | 1,389         | 2.1%          |
| Finance & Insurance                                       | 67           | 6.0%          | 352           | 3.4%          | 134          | 4.1%          | 690           | 2.0%          | 192          | 3.7%          | 949           | 1.4%          |
| Central Bank/Credit Intermediation & Related Activities   | 30           | 2.7%          | 223           | 2.2%          | 49           | 1.5%          | 375           | 1.1%          | 69           | 1.3%          | 515           | 0.8%          |
| Securities, Commodity Contracts & Other Financial         | 10           | 0.9%          | 31            | 0.3%          | 33           | 1.0%          | 124           | 0.4%          | 42           | 0.8%          | 149           | 0.2%          |
| Insurance Carriers & Related Activities; Funds, Trusts &  | 28           | 2.5%          | 98            | 0.9%          | 52           | 1.6%          | 191           | 0.6%          | 81           | 1.6%          | 285           | 0.4%          |
| Real Estate, Rental & Leasing                             | 84           | 7.5%          | 475           | 4.6%          | 236          | 7.2%          | 1,067         | 3.1%          | 399          | 7.7%          | 1,588         | 2.4%          |
| Professional, Scientific & Tech Services                  | 84           | 7.5%          | 395           | 3.8%          | 231          | 7.1%          | 1,085         | 3.2%          | 369          | 7.1%          | 1,848         | 2.8%          |
| Legal Services  | 15           | 1.3%          | 65            | 0.6%          | 39           | 1.2%          | 147           | 0.4%          | 53           | 1.0%          | 194           | 0.3%          |
| Management of Companies & Enterprises                     | 1            | 0.1%          | 10            | 0.1%          | 3            | 0.1%          | 20            | 0.1%          | 7            | 0.1%          | 55            | 0.1%          |
| Administrative & Support & Waste Management & Remediation | 29           | 2.6%          | 72            | 0.7%          | 92           | 2.8%          | 1,198         | 3.5%          | 148          | 2.8%          | 2,731         | 4.2%          |
| Educational Services                                      | 25           | 2.2%          | 532           | 5.1%          | 105          | 3.2%          | 2,757         | 8.1%          | 159          | 3.1%          | 4,424         | 6.7%          |
| Health Care & Social Assistance                           | 160          | 14.4%         | 2,010         | 19.4%         | 355          | 10.9%         | 4,578         | 13.4%         | 473          | 9.1%          | 6,402         | 9.8%          |
| Arts, Entertainment & Recreation                          | 18           | 1.6%          | 208           | 2.0%          | 54           | 1.7%          | 753           | 2.2%          | 84           | 1.6%          | 974           | 1.5%          |
| Accommodation & Food Services                             | 115          | 10.3%         | 1,713         | 16.6%         | 293          | 9.0%          | 4,325         | 12.6%         | 446          | 8.6%          | 5,822         | 8.9%          |
| Accommodation   | 5            | 0.4%          | 41            | 0.4%          | 18           | 0.6%          | 186           | 0.5%          | 34           | 0.7%          | 358           | 0.5%          |
| Food Services & Drinking Places                           | 110          | 9.9%          | 1,672         | 16.2%         | 275          | 8.4%          | 4,140         | 12.1%         | 412          | 7.9%          | 5,463         | 8.3%          |
| Other Services (except Public Administration)             | 156          | 14.0%         | 891           | 8.6%          | 395          | 12.1%         | 2,054         | 6.0%          | 622          | 12.0%         | 3,383         | 5.2%          |
| Automotive Repair & Maintenance                           | 28           | 2.5%          | 160           | 1.5%          | 84           | 2.6%          | 456           | 1.3%          | 136          | 2.6%          | 730           | 1.1%          |
| Public Administration                                     | 17           | 1.5%          | 635           | 6.1%          | 71           | 2.2%          | 2,629         | 7.7%          | 79           | 1.5%          | 2,759         | 4.2%          |
| Unclassified Establishments                               | 76           | 6.8%          | 37            | 0.4%          | 247          | 7.6%          | 189           | 0.6%          | 414          | 8.0%          | 311           | 0.5%          |
| <b>Total</b>  | <b>1,113</b> | <b>100.0%</b> | <b>10,336</b> | <b>100.0%</b> | <b>3,266</b> | <b>100.0%</b> | <b>34,230</b> | <b>100.0%</b> | <b>5,200</b> | <b>100.0%</b> | <b>65,617</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

1925 NE Division St, Gresham, Oregon, 97030  
Rings: 1, 3, 5 mile radii

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|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2010 Population        | 20,435 | 103,710 | 175,652 |
| 2020 Population        | 21,594 | 112,013 | 189,618 |
| 2022 Population        | 21,924 | 114,517 | 193,013 |
| 2027 Population        | 21,629 | 113,617 | 191,555 |
| 2010-2020 Annual Rate  | 0.55%  | 0.77%   | 0.77%   |
| 2020-2022 Annual Rate  | 0.68%  | 0.99%   | 0.79%   |
| 2022-2027 Annual Rate  | -0.27% | -0.16%  | -0.15%  |
| 2022 Male Population   | 49.7%  | 49.4%   | 49.5%   |
| 2022 Female Population | 50.3%  | 50.6%   | 50.5%   |
| 2022 Median Age        | 33.6   | 35.6    | 36.1    |

In the identified area, the current year population is 193,013. In 2020, the Census count in the area was 189,618. The rate of change since 2020 was 0.79% annually. The five-year projection for the population in the area is 191,555 representing a change of -0.15% annually from 2022 to 2027. Currently, the population is 49.5% male and 50.5% female.

### Median Age

The median age in this area is 36.1, compared to U.S. median age of 38.9.

### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2022 White Alone                         | 63.4% | 66.2% | 62.4% |
| 2022 Black Alone                         | 3.8%  | 3.8%  | 5.2%  |
| 2022 American Indian/Alaska Native Alone | 2.1%  | 1.8%  | 1.7%  |
| 2022 Asian Alone                         | 2.9%  | 4.8%  | 7.2%  |
| 2022 Pacific Islander Alone              | 1.2%  | 0.8%  | 1.1%  |
| 2022 Other Race                          | 13.6% | 10.6% | 10.7% |
| 2022 Two or More Races                   | 12.9% | 12.0% | 11.6% |
| 2022 Hispanic Origin (Any Race)          | 24.2% | 20.1% | 19.9% |

Persons of Hispanic origin represent 19.9% 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 71.2 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

|                             |        |        |        |
|-----------------------------|--------|--------|--------|
| 2022 Wealth Index           | 45     | 77     | 76     |
| 2010 Households             | 7,866  | 38,160 | 63,710 |
| 2020 Households             | 8,338  | 40,845 | 68,075 |
| 2022 Households             | 8,453  | 41,610 | 69,155 |
| 2027 Households             | 8,315  | 41,144 | 68,382 |
| 2010-2020 Annual Rate       | 0.58%  | 0.68%  | 0.66%  |
| 2020-2022 Annual Rate       | 0.61%  | 0.83%  | 0.70%  |
| 2022-2027 Annual Rate       | -0.33% | -0.22% | -0.22% |
| 2022 Average Household Size | 2.53   | 2.71   | 2.75   |

The household count in this area has changed from 68,075 in 2020 to 69,155 in the current year, a change of 0.70% annually. The five-year projection of households is 68,382, a change of -0.22% annually from the current year total. Average household size is currently 2.75, compared to 2.75 in the year 2020. The number of families in the current year is 46,188 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

1925 NE Division St, Gresham, Oregon, 97030  
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|                                     | 1 mile   | 3 miles   | 5 miles   |
|-------------------------------------|----------|-----------|-----------|
| <b>Mortgage Income</b>              |          |           |           |
| 2022 Percent of Income for Mortgage | 32.1%    | 27.1%     | 28.4%     |
| <b>Median Household Income</b>      |          |           |           |
| 2022 Median Household Income        | \$55,675 | \$72,564  | \$68,885  |
| 2027 Median Household Income        | \$64,881 | \$87,669  | \$85,403  |
| 2022-2027 Annual Rate               | 3.11%    | 3.85%     | 4.39%     |
| <b>Average Household Income</b>     |          |           |           |
| 2022 Average Household Income       | \$70,736 | \$93,731  | \$91,034  |
| 2027 Average Household Income       | \$86,019 | \$112,721 | \$109,835 |
| 2022-2027 Annual Rate               | 3.99%    | 3.76%     | 3.83%     |
| <b>Per Capita Income</b>            |          |           |           |
| 2022 Per Capita Income              | \$27,617 | \$34,043  | \$32,658  |
| 2027 Per Capita Income              | \$33,501 | \$40,798  | \$39,255  |
| 2022-2027 Annual Rate               | 3.94%    | 3.69%     | 3.75%     |

Current median household income is \$68,885 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$85,403 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$91,034 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$109,835 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$32,658 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$39,255 in five years, compared to \$47,064 for all U.S. households

| <b>Housing</b>                     |       |        |        |
|------------------------------------|-------|--------|--------|
| 2022 Housing Affordability Index   | 73    | 86     | 82     |
| 2010 Total Housing Units           | 8,413 | 40,370 | 67,460 |
| 2010 Owner Occupied Housing Units  | 3,207 | 21,423 | 36,068 |
| 2010 Renter Occupied Housing Units | 4,659 | 16,737 | 27,642 |
| 2010 Vacant Housing Units          | 547   | 2,210  | 3,750  |
| 2020 Total Housing Units           | 8,697 | 42,372 | 70,779 |
| 2020 Vacant Housing Units          | 359   | 1,527  | 2,704  |
| 2022 Total Housing Units           | 8,787 | 43,229 | 71,831 |
| 2022 Owner Occupied Housing Units  | 3,289 | 23,656 | 39,969 |
| 2022 Renter Occupied Housing Units | 5,165 | 17,954 | 29,186 |
| 2022 Vacant Housing Units          | 334   | 1,619  | 2,676  |
| 2027 Total Housing Units           | 8,906 | 44,010 | 73,048 |
| 2027 Owner Occupied Housing Units  | 3,319 | 23,759 | 40,118 |
| 2027 Renter Occupied Housing Units | 4,996 | 17,385 | 28,263 |
| 2027 Vacant Housing Units          | 591   | 2,866  | 4,666  |

Currently, 55.6% of the 71,831 housing units in the area are owner occupied; 40.6%, renter occupied; and 3.7% 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 70,779 housing units in the area and 3.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.66%. Median home value in the area is \$371,205, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.00% annually to \$430,374.

**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

1925 NE Division St, Gresham, Oregon, 97030  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.50528  
Longitude: -122.41313

|                                | 1 mile    | 3 miles   | 5 miles   |
|--------------------------------|-----------|-----------|-----------|
| <b>Population Summary</b>      |           |           |           |
| 2010 Total Population          | 20,435    | 103,710   | 175,652   |
| 2020 Total Population          | 21,594    | 112,013   | 189,618   |
| 2020 Group Quarters            | 557       | 1,554     | 2,590     |
| 2022 Total Population          | 21,924    | 114,517   | 193,013   |
| 2022 Group Quarters            | 557       | 1,554     | 2,590     |
| 2027 Total Population          | 21,629    | 113,617   | 191,555   |
| 2022-2027 Annual Rate          | -0.27%    | -0.16%    | -0.15%    |
| 2022 Total Daytime Population  | 21,206    | 94,747    | 169,682   |
| Workers                        | 10,012    | 38,738    | 72,259    |
| Residents                      | 11,194    | 56,009    | 97,423    |
| <b>Household Summary</b>       |           |           |           |
| 2010 Households                | 7,866     | 38,160    | 63,710    |
| 2010 Average Household Size    | 2.56      | 2.69      | 2.72      |
| 2020 Total Households          | 8,338     | 40,845    | 68,075    |
| 2020 Average Household Size    | 2.52      | 2.70      | 2.75      |
| 2022 Total Households          | 8,453     | 41,610    | 69,155    |
| 2022 Average Household Size    | 2.53      | 2.71      | 2.75      |
| 2027 Total Households          | 8,315     | 41,144    | 68,382    |
| 2027 Average Household Size    | 2.53      | 2.72      | 2.76      |
| 2022-2027 Annual Rate          | -0.33%    | -0.22%    | -0.22%    |
| 2010 Families                  | 4,711     | 25,909    | 43,307    |
| 2010 Average Family Size       | 3.19      | 3.19      | 3.22      |
| 2022 Total Families            | 4,938     | 27,722    | 46,188    |
| 2022 Average Family Size       | 3.21      | 3.27      | 3.30      |
| 2027 Total Families            | 4,847     | 27,368    | 45,606    |
| 2027 Average Family Size       | 3.22      | 3.27      | 3.31      |
| 2022-2027 Annual Rate          | -0.37%    | -0.26%    | -0.25%    |
| <b>Housing Unit Summary</b>    |           |           |           |
| 2000 Housing Units             | 7,825     | 34,155    | 58,249    |
| Owner Occupied Housing Units   | 38.2%     | 56.9%     | 56.9%     |
| Renter Occupied Housing Units  | 56.1%     | 38.0%     | 37.5%     |
| Vacant Housing Units           | 5.7%      | 5.2%      | 5.6%      |
| 2010 Housing Units             | 8,413     | 40,370    | 67,460    |
| Owner Occupied Housing Units   | 38.1%     | 53.1%     | 53.5%     |
| Renter Occupied Housing Units  | 55.4%     | 41.5%     | 41.0%     |
| Vacant Housing Units           | 6.5%      | 5.5%      | 5.6%      |
| 2020 Housing Units             | 8,697     | 42,372    | 70,779    |
| Vacant Housing Units           | 4.1%      | 3.6%      | 3.8%      |
| 2022 Housing Units             | 8,787     | 43,229    | 71,831    |
| Owner Occupied Housing Units   | 37.4%     | 54.7%     | 55.6%     |
| Renter Occupied Housing Units  | 58.8%     | 41.5%     | 40.6%     |
| Vacant Housing Units           | 3.8%      | 3.7%      | 3.7%      |
| 2027 Housing Units             | 8,906     | 44,010    | 73,048    |
| Owner Occupied Housing Units   | 37.3%     | 54.0%     | 54.9%     |
| Renter Occupied Housing Units  | 56.1%     | 39.5%     | 38.7%     |
| Vacant Housing Units           | 6.6%      | 6.5%      | 6.4%      |
| <b>Median Household Income</b> |           |           |           |
| 2022                           | \$55,675  | \$72,564  | \$68,885  |
| 2027                           | \$64,881  | \$87,669  | \$85,403  |
| <b>Median Home Value</b>       |           |           |           |
| 2022                           | \$339,074 | \$373,017 | \$371,205 |
| 2027                           | \$390,587 | \$434,092 | \$430,374 |
| <b>Per Capita Income</b>       |           |           |           |
| 2022                           | \$27,617  | \$34,043  | \$32,658  |
| 2027                           | \$33,501  | \$40,798  | \$39,255  |
| <b>Median Age</b>              |           |           |           |
| 2010                           | 32.0      | 33.7      | 34.3      |
| 2022                           | 33.6      | 35.6      | 36.1      |
| 2027                           | 34.2      | 36.4      | 37.0      |

**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

1925 NE Division St, Gresham, Oregon, 97030  
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Prepared by First American NCS

Latitude: 45.50528  
Longitude: -122.41313

|   | 1 mile    | 3 miles   | 5 miles   |
|---|-----------|-----------|-----------|
| <b>2022 Households by Income</b>                  |           |           |           |
| Household Income Base                             | 8,453     | 41,610    | 69,155    |
| <\$15,000   | 7.9%      | 6.4%      | 7.5%      |
| \$15,000 - \$24,999                               | 9.1%      | 6.2%      | 6.8%      |
| \$25,000 - \$34,999                               | 9.2%      | 6.4%      | 6.9%      |
| \$35,000 - \$49,999                               | 16.1%     | 12.4%     | 12.9%     |
| \$50,000 - \$74,999                               | 24.0%     | 20.0%     | 19.4%     |
| \$75,000 - \$99,999                               | 14.5%     | 13.9%     | 13.5%     |
| \$100,000 - \$149,999                             | 13.2%     | 21.2%     | 19.9%     |
| \$150,000 - \$199,999                             | 4.5%      | 8.3%      | 7.9%      |
| \$200,000+  | 1.4%      | 5.3%      | 5.1%      |
| Average Household Income                          | \$70,736  | \$93,731  | \$91,034  |
| <b>2027 Households by Income</b>                  |           |           |           |
| Household Income Base                             | 8,315     | 41,144    | 68,382    |
| <\$15,000   | 6.1%      | 4.5%      | 5.2%      |
| \$15,000 - \$24,999                               | 6.0%      | 3.7%      | 4.2%      |
| \$25,000 - \$34,999                               | 8.3%      | 4.3%      | 5.4%      |
| \$35,000 - \$49,999                               | 15.3%     | 9.9%      | 10.8%     |
| \$50,000 - \$74,999                               | 20.9%     | 19.1%     | 17.9%     |
| \$75,000 - \$99,999                               | 14.3%     | 14.7%     | 13.5%     |
| \$100,000 - \$149,999                             | 18.6%     | 24.5%     | 24.7%     |
| \$150,000 - \$199,999                             | 8.5%      | 12.2%     | 11.5%     |
| \$200,000+  | 2.1%      | 7.1%      | 6.9%      |
| Average Household Income                          | \$86,019  | \$112,721 | \$109,835 |
| <b>2022 Owner Occupied Housing Units by Value</b> |           |           |           |
| Total   | 3,289     | 23,656    | 39,969    |
| <\$50,000   | 6.1%      | 5.0%      | 5.1%      |
| \$50,000 - \$99,999                               | 1.2%      | 0.8%      | 0.7%      |
| \$100,000 - \$149,999                             | 1.6%      | 0.5%      | 0.5%      |
| \$150,000 - \$199,999                             | 4.6%      | 1.6%      | 1.5%      |
| \$200,000 - \$249,999                             | 7.3%      | 1.9%      | 1.8%      |
| \$250,000 - \$299,999                             | 13.7%     | 9.3%      | 9.9%      |
| \$300,000 - \$399,999                             | 40.1%     | 42.3%     | 42.9%     |
| \$400,000 - \$499,999                             | 13.6%     | 23.9%     | 20.7%     |
| \$500,000 - \$749,999                             | 5.6%      | 10.3%     | 12.0%     |
| \$750,000 - \$999,999                             | 1.9%      | 2.1%      | 3.0%      |
| \$1,000,000 - \$1,499,999                         | 2.9%      | 1.4%      | 1.1%      |
| \$1,500,000 - \$1,999,999                         | 0.7%      | 0.2%      | 0.2%      |
| \$2,000,000 +                                     | 0.9%      | 0.6%      | 0.6%      |
| Average Home Value                                | \$387,720 | \$408,982 | \$411,606 |
| <b>2027 Owner Occupied Housing Units by Value</b> |           |           |           |
| Total   | 3,319     | 23,759    | 40,118    |
| <\$50,000   | 2.8%      | 2.1%      | 2.3%      |
| \$50,000 - \$99,999                               | 0.1%      | 0.3%      | 0.2%      |
| \$100,000 - \$149,999                             | 0.0%      | 0.0%      | 0.0%      |
| \$150,000 - \$199,999                             | 0.0%      | 0.0%      | 0.0%      |
| \$200,000 - \$249,999                             | 0.0%      | 0.0%      | 0.0%      |
| \$250,000 - \$299,999                             | 6.2%      | 4.6%      | 3.8%      |
| \$300,000 - \$399,999                             | 45.1%     | 31.7%     | 35.2%     |
| \$400,000 - \$499,999                             | 19.7%     | 32.9%     | 28.0%     |
| \$500,000 - \$749,999                             | 12.7%     | 19.0%     | 20.9%     |
| \$750,000 - \$999,999                             | 4.2%      | 4.3%      | 5.7%      |
| \$1,000,000 - \$1,499,999                         | 5.6%      | 3.2%      | 2.5%      |
| \$1,500,000 - \$1,999,999                         | 1.8%      | 0.5%      | 0.5%      |
| \$2,000,000 +                                     | 1.7%      | 1.2%      | 1.0%      |
| Average Home Value                                | \$521,401 | \$506,445 | \$502,830 |

**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

1925 NE Division St, Gresham, Oregon, 97030  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.50528  
Longitude: -122.41313

|                               | 1 mile | 3 miles | 5 miles |
|-------------------------------|--------|---------|---------|
| <b>2010 Population by Age</b> |        |         |         |
| Total                         | 20,432 | 103,708 | 175,652 |
| 0 - 4                         | 8.3%   | 7.6%    | 7.6%    |
| 5 - 9                         | 7.3%   | 7.1%    | 7.2%    |
| 10 - 14                       | 6.8%   | 7.4%    | 7.2%    |
| 15 - 24                       | 15.5%  | 14.6%   | 14.2%   |
| 25 - 34                       | 16.9%  | 15.1%   | 14.8%   |
| 35 - 44                       | 12.5%  | 13.0%   | 13.0%   |
| 45 - 54                       | 12.0%  | 13.8%   | 13.8%   |
| 55 - 64                       | 9.2%   | 11.3%   | 11.4%   |
| 65 - 74                       | 5.7%   | 5.6%    | 5.8%    |
| 75 - 84                       | 3.7%   | 3.0%    | 3.4%    |
| 85 +                          | 2.1%   | 1.5%    | 1.6%    |
| 18 +                          | 73.8%  | 73.6%   | 73.7%   |
| <b>2022 Population by Age</b> |        |         |         |
| Total                         | 21,924 | 114,518 | 193,015 |
| 0 - 4                         | 7.5%   | 6.9%    | 6.8%    |
| 5 - 9                         | 6.9%   | 6.7%    | 6.7%    |
| 10 - 14                       | 6.3%   | 6.5%    | 6.6%    |
| 15 - 24                       | 14.1%  | 12.9%   | 12.8%   |
| 25 - 34                       | 17.5%  | 16.2%   | 15.6%   |
| 35 - 44                       | 13.2%  | 13.5%   | 13.3%   |
| 45 - 54                       | 10.4%  | 11.0%   | 11.2%   |
| 55 - 64                       | 10.0%  | 11.7%   | 11.9%   |
| 65 - 74                       | 7.6%   | 9.0%    | 9.2%    |
| 75 - 84                       | 4.3%   | 4.1%    | 4.4%    |
| 85 +                          | 2.3%   | 1.6%    | 1.7%    |
| 18 +                          | 75.8%  | 76.2%   | 76.2%   |
| <b>2027 Population by Age</b> |        |         |         |
| Total                         | 21,629 | 113,618 | 191,554 |
| 0 - 4                         | 7.5%   | 6.9%    | 6.9%    |
| 5 - 9                         | 6.9%   | 6.5%    | 6.5%    |
| 10 - 14                       | 6.4%   | 6.5%    | 6.5%    |
| 15 - 24                       | 13.4%  | 12.3%   | 12.1%   |
| 25 - 34                       | 17.1%  | 15.5%   | 15.0%   |
| 35 - 44                       | 13.7%  | 14.5%   | 14.2%   |
| 45 - 54                       | 10.7%  | 11.2%   | 11.3%   |
| 55 - 64                       | 9.1%   | 10.2%   | 10.5%   |
| 65 - 74                       | 7.9%   | 9.4%    | 9.7%    |
| 75 - 84                       | 5.1%   | 5.2%    | 5.5%    |
| 85 +                          | 2.2%   | 1.6%    | 1.8%    |
| 18 +                          | 76.1%  | 76.4%   | 76.5%   |
| <b>2010 Population by Sex</b> |        |         |         |
| Males                         | 10,002 | 50,830  | 86,345  |
| Females                       | 10,433 | 52,880  | 89,306  |
| <b>2022 Population by Sex</b> |        |         |         |
| Males                         | 10,904 | 56,559  | 95,494  |
| Females                       | 11,020 | 57,958  | 97,519  |
| <b>2027 Population by Sex</b> |        |         |         |
| Males                         | 10,747 | 56,153  | 94,831  |
| Females                       | 10,882 | 57,463  | 96,724  |

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

January 12, 2023





# Market Profile

1925 NE Division St, Gresham, Oregon, 97030  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.50528  
Longitude: -122.41313

|   | 1 mile | 3 miles | 5 miles |
|---|--------|---------|---------|
| <b>2010 Population by Race/Ethnicity</b>                  |        |         |         |
| Total   | 20,435 | 103,711 | 175,653 |
| White Alone   | 76.0%  | 79.2%   | 75.6%   |
| Black Alone   | 2.8%   | 2.7%    | 3.7%    |
| American Indian Alone                                     | 1.5%   | 1.3%    | 1.2%    |
| Asian Alone   | 2.0%   | 3.6%    | 5.3%    |
| Pacific Islander Alone                                    | 0.5%   | 0.5%    | 0.7%    |
| Some Other Race Alone                                     | 12.4%  | 8.4%    | 9.1%    |
| Two or More Races   | 4.8%   | 4.4%    | 4.4%    |
| Hispanic Origin   | 23.8%  | 16.7%   | 17.4%   |
| Diversity Index   | 61.9   | 53.9    | 58.2    |
| <b>2020 Population by Race/Ethnicity</b>                  |        |         |         |
| Total   | 21,594 | 112,013 | 189,618 |
| White Alone   | 63.9%  | 66.7%   | 62.9%   |
| Black Alone   | 3.8%   | 3.8%    | 5.3%    |
| American Indian Alone                                     | 2.1%   | 1.7%    | 1.6%    |
| Asian Alone   | 2.9%   | 4.7%    | 7.1%    |
| Pacific Islander Alone                                    | 1.1%   | 0.8%    | 1.1%    |
| Some Other Race Alone                                     | 13.5%  | 10.5%   | 10.6%   |
| Two or More Races   | 12.6%  | 11.7%   | 11.4%   |
| Hispanic Origin   | 24.0%  | 20.0%   | 19.8%   |
| Diversity Index   | 71.7   | 67.7    | 70.8    |
| <b>2022 Population by Race/Ethnicity</b>                  |        |         |         |
| Total   | 21,924 | 114,516 | 193,012 |
| White Alone   | 63.4%  | 66.2%   | 62.4%   |
| Black Alone   | 3.8%   | 3.8%    | 5.2%    |
| American Indian Alone                                     | 2.1%   | 1.8%    | 1.7%    |
| Asian Alone   | 2.9%   | 4.8%    | 7.2%    |
| Pacific Islander Alone                                    | 1.2%   | 0.8%    | 1.1%    |
| Some Other Race Alone                                     | 13.6%  | 10.6%   | 10.7%   |
| Two or More Races   | 12.9%  | 12.0%   | 11.6%   |
| Hispanic Origin   | 24.2%  | 20.1%   | 19.9%   |
| Diversity Index   | 72.1   | 68.2    | 71.2    |
| <b>2027 Population by Race/Ethnicity</b>                  |        |         |         |
| Total   | 21,629 | 113,616 | 191,555 |
| White Alone   | 61.7%  | 64.6%   | 60.8%   |
| Black Alone   | 3.8%   | 3.8%    | 5.2%    |
| American Indian Alone                                     | 2.2%   | 1.9%    | 1.7%    |
| Asian Alone   | 3.1%   | 5.0%    | 7.5%    |
| Pacific Islander Alone                                    | 1.2%   | 0.9%    | 1.2%    |
| Some Other Race Alone                                     | 14.0%  | 10.9%   | 11.0%   |
| Two or More Races   | 13.9%  | 13.0%   | 12.6%   |
| Hispanic Origin   | 24.5%  | 20.4%   | 20.1%   |
| Diversity Index   | 73.3   | 69.6    | 72.4    |
| <b>2010 Population by Relationship and Household Type</b> |        |         |         |
| Total   | 20,434 | 103,710 | 175,651 |
| In Households   | 98.4%  | 98.9%   | 98.8%   |
| In Family Households                                      | 78.0%  | 83.2%   | 83.2%   |
| Householder   | 23.2%  | 24.9%   | 24.7%   |
| Spouse  | 14.7%  | 17.7%   | 17.4%   |
| Child   | 31.1%  | 32.6%   | 32.5%   |
| Other relative  | 4.6%   | 4.4%    | 4.9%    |
| Nonrelative   | 4.3%   | 3.5%    | 3.7%    |
| In Nonfamily Households                                   | 20.4%  | 15.7%   | 15.6%   |
| In Group Quarters   | 1.6%   | 1.1%    | 1.2%    |
| Institutionalized Population                              | 0.5%   | 0.4%    | 0.4%    |
| Noninstitutionalized Population                           | 1.1%   | 0.7%    | 0.9%    |

**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

1925 NE Division St, Gresham, Oregon, 97030  
Rings: 1, 3, 5 mile radii

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|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| <b>2022 Population 25+ by Educational Attainment</b> |        |         |         |
| Total  | 14,310 | 76,725  | 129,659 |
| Less than 9th Grade                                  | 6.7%   | 4.2%    | 5.2%    |
| 9th - 12th Grade, No Diploma                         | 8.4%   | 5.8%    | 6.5%    |
| High School Graduate                                 | 22.7%  | 22.9%   | 22.7%   |
| GED/Alternative Credential                           | 5.6%   | 5.0%    | 5.0%    |
| Some College, No Degree                              | 23.4%  | 24.8%   | 25.3%   |
| Associate Degree                                     | 12.2%  | 12.1%   | 10.9%   |
| Bachelor's Degree                                    | 13.8%  | 17.0%   | 16.2%   |
| Graduate/Professional Degree                         | 7.3%   | 8.3%    | 8.1%    |
| <b>2022 Population 15+ by Marital Status</b>         |        |         |         |
| Total  | 17,393 | 91,508  | 154,269 |
| Never Married  | 40.8%  | 35.1%   | 35.1%   |
| Married  | 40.3%  | 47.7%   | 47.9%   |
| Widowed  | 6.2%   | 4.6%    | 4.8%    |
| Divorced   | 12.7%  | 12.6%   | 12.2%   |
| <b>2022 Civilian Population 16+ in Labor Force</b>   |        |         |         |
| Civilian Population 16+                              | 11,789 | 62,787  | 102,967 |
| Population 16+ Employed                              | 92.8%  | 94.8%   | 94.4%   |
| Population 16+ Unemployment rate                     | 7.2%   | 5.2%    | 5.6%    |
| Population 16-24 Employed                            | 14.2%  | 13.1%   | 13.1%   |
| Population 16-24 Unemployment rate                   | 22.1%  | 15.5%   | 13.8%   |
| Population 25-54 Employed                            | 68.6%  | 65.7%   | 65.3%   |
| Population 25-54 Unemployment rate                   | 3.0%   | 3.5%    | 4.4%    |
| Population 55-64 Employed                            | 12.4%  | 15.8%   | 16.0%   |
| Population 55-64 Unemployment rate                   | 2.4%   | 1.6%    | 2.2%    |
| Population 65+ Employed                              | 4.9%   | 5.4%    | 5.6%    |
| Population 65+ Unemployment rate                     | 21.3%  | 8.5%    | 7.4%    |
| <b>2022 Employed Population 16+ by Industry</b>      |        |         |         |
| Total  | 10,936 | 59,507  | 97,205  |
| Agriculture/Mining                                   | 4.0%   | 1.7%    | 1.5%    |
| Construction   | 7.4%   | 7.7%    | 7.5%    |
| Manufacturing  | 7.1%   | 9.8%    | 10.3%   |
| Wholesale Trade                                      | 3.1%   | 3.3%    | 3.5%    |
| Retail Trade   | 12.8%  | 11.8%   | 11.5%   |
| Transportation/Utilities                             | 8.1%   | 8.7%    | 8.7%    |
| Information  | 1.0%   | 1.0%    | 1.2%    |
| Finance/Insurance/Real Estate                        | 6.8%   | 5.7%    | 5.7%    |
| Services   | 46.7%  | 46.3%   | 46.2%   |
| Public Administration                                | 2.9%   | 4.1%    | 3.9%    |
| <b>2022 Employed Population 16+ by Occupation</b>    |        |         |         |
| Total  | 10,936 | 59,509  | 97,205  |
| White Collar   | 48.6%  | 54.4%   | 51.8%   |
| Management/Business/Financial                        | 12.2%  | 14.2%   | 13.4%   |
| Professional   | 17.3%  | 19.4%   | 18.1%   |
| Sales  | 8.7%   | 8.2%    | 8.2%    |
| Administrative Support                               | 10.4%  | 12.6%   | 12.0%   |
| Services   | 18.5%  | 18.2%   | 19.8%   |
| Blue Collar  | 32.9%  | 27.4%   | 28.4%   |
| Farming/Forestry/Fishing                             | 2.9%   | 0.9%    | 0.9%    |
| Construction/Extraction                              | 5.3%   | 5.6%    | 5.4%    |
| Installation/Maintenance/Repair                      | 3.9%   | 3.1%    | 3.1%    |
| Production   | 6.4%   | 6.5%    | 7.3%    |
| Transportation/Material Moving                       | 14.4%  | 11.3%   | 11.8%   |

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

1925 NE Division St, Gresham, Oregon, 97030  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.50528  
Longitude: -122.41313

|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| <b>2010 Households by Type</b>                       |        |         |         |
| Total  | 7,865  | 38,160  | 63,710  |
| Households with 1 Person                             | 30.8%  | 24.3%   | 24.1%   |
| Households with 2+ People                            | 69.2%  | 75.7%   | 75.9%   |
| Family Households                                    | 59.9%  | 67.9%   | 68.0%   |
| Husband-wife Families                                | 38.1%  | 48.2%   | 47.9%   |
| With Related Children                                | 19.4%  | 23.1%   | 22.7%   |
| Other Family (No Spouse Present)                     | 21.8%  | 19.7%   | 20.0%   |
| Other Family with Male Householder                   | 6.0%   | 5.7%    | 6.0%    |
| With Related Children                                | 3.7%   | 3.6%    | 3.7%    |
| Other Family with Female Householder                 | 15.8%  | 14.0%   | 14.0%   |
| With Related Children                                | 11.0%  | 9.7%    | 9.7%    |
| Nonfamily Households                                 | 9.3%   | 7.8%    | 7.9%    |
| All Households with Children                         | 34.8%  | 37.1%   | 36.9%   |
| Multigenerational Households                         | 3.5%   | 4.1%    | 4.4%    |
| Unmarried Partner Households                         | 9.7%   | 8.4%    | 8.4%    |
| Male-female  | 9.0%   | 7.7%    | 7.6%    |
| Same-sex   | 0.7%   | 0.7%    | 0.8%    |
| <b>2010 Households by Size</b>                       |        |         |         |
| Total  | 7,866  | 38,159  | 63,711  |
| 1 Person Household                                   | 30.8%  | 24.3%   | 24.1%   |
| 2 Person Household                                   | 29.8%  | 32.0%   | 31.9%   |
| 3 Person Household                                   | 15.2%  | 16.9%   | 16.7%   |
| 4 Person Household                                   | 12.5%  | 14.2%   | 14.1%   |
| 5 Person Household                                   | 6.6%   | 7.0%    | 7.2%    |
| 6 Person Household                                   | 2.8%   | 3.1%    | 3.3%    |
| 7 + Person Household                                 | 2.3%   | 2.4%    | 2.8%    |
| <b>2010 Households by Tenure and Mortgage Status</b> |        |         |         |
| Total  | 7,866  | 38,160  | 63,710  |
| Owner Occupied                                       | 40.8%  | 56.1%   | 56.6%   |
| Owned with a Mortgage/Loan                           | 30.9%  | 44.8%   | 44.1%   |
| Owned Free and Clear                                 | 9.9%   | 11.3%   | 12.5%   |
| Renter Occupied                                      | 59.2%  | 43.9%   | 43.4%   |
| <b>2022 Affordability, Mortgage and Wealth</b>       |        |         |         |
| Housing Affordability Index                          | 73     | 86      | 82      |
| Percent of Income for Mortgage                       | 32.1%  | 27.1%   | 28.4%   |
| Wealth Index   | 45     | 77      | 76      |
| <b>2010 Housing Units By Urban/ Rural Status</b>     |        |         |         |
| Total Housing Units                                  | 8,413  | 40,370  | 67,460  |
| Housing Units Inside Urbanized Area                  | 100.0% | 99.3%   | 97.6%   |
| Housing Units Inside Urbanized Cluster               | 0.0%   | 0.0%    | 0.0%    |
| Rural Housing Units                                  | 0.0%   | 0.7%    | 2.4%    |
| <b>2010 Population By Urban/ Rural Status</b>        |        |         |         |
| Total Population                                     | 20,435 | 103,710 | 175,652 |
| Population Inside Urbanized Area                     | 100.0% | 99.3%   | 97.7%   |
| Population Inside Urbanized Cluster                  | 0.0%   | 0.0%    | 0.0%    |
| Rural Population                                     | 0.0%   | 0.7%    | 2.3%    |

**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

1925 NE Division St, Gresham, Oregon, 97030  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

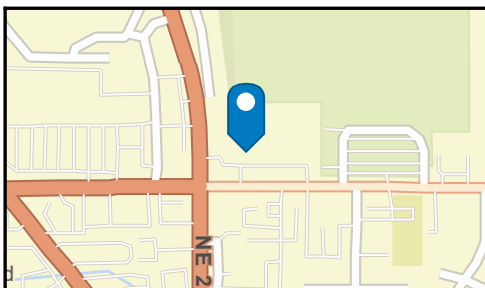
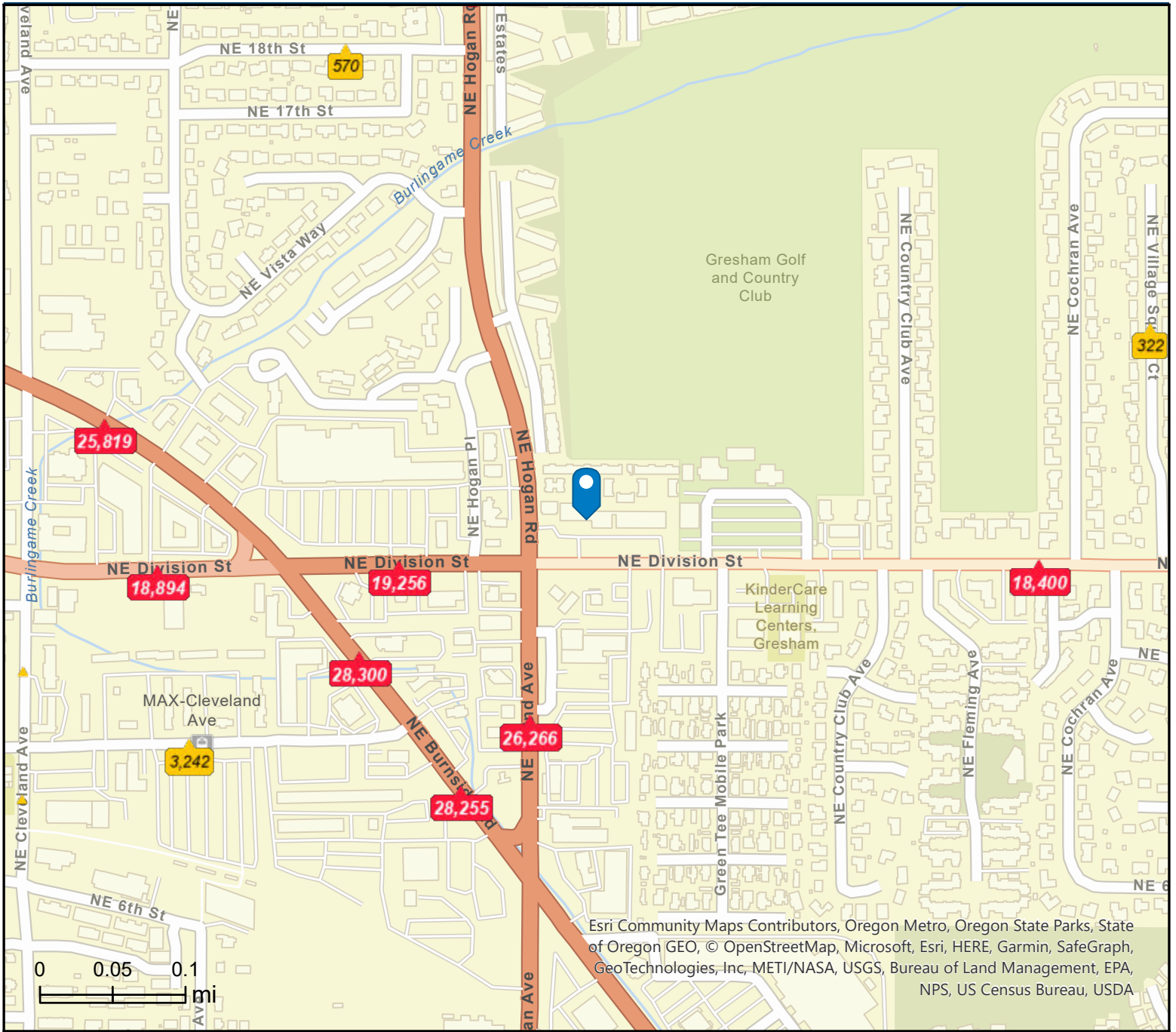
Latitude: 45.50528  
Longitude: -122.41313

|   | 1 mile                          | 3 miles                         | 5 miles                         |
|---|---------------------------------|---------------------------------|---------------------------------|
| <b>Top 3 Tapestry Segments</b>                              |                                 |                                 |                                 |
| 1.  | Metro Fusion (11C)              | Bright Young Professionals (8C) | Front Porches (8E)              |
| 2.  | Front Porches (8E)              | Metro Fusion (11C)              | Bright Young Professionals (8C) |
| 3.  | Bright Young Professionals (8C) | Front Porches (8E)              | Metro Fusion (11C)              |
| <b>2022 Consumer Spending</b>                               |                                 |                                 |                                 |
| Apparel & Services: Total \$                                | \$14,354,217                    | \$91,368,018                    | \$147,331,112                   |
| Average Spent   | \$1,698.12                      | \$2,195.82                      | \$2,130.45                      |
| Spending Potential Index                                    | 70                              | 91                              | 88                              |
| Education: Total \$   | \$11,511,960                    | \$73,659,374                    | \$121,402,272                   |
| Average Spent   | \$1,361.88                      | \$1,770.23                      | \$1,755.51                      |
| Spending Potential Index                                    | 69                              | 90                              | 90                              |
| Entertainment/Recreation: Total \$                          | \$20,558,502                    | \$134,383,838                   | \$216,758,549                   |
| Average Spent   | \$2,432.10                      | \$3,229.60                      | \$3,134.39                      |
| Spending Potential Index                                    | 66                              | 88                              | 85                              |
| Food at Home: Total \$                                      | \$36,736,324                    | \$232,105,043                   | \$375,625,966                   |
| Average Spent   | \$4,345.95                      | \$5,578.11                      | \$5,431.65                      |
| Spending Potential Index                                    | 70                              | 90                              | 88                              |
| Food Away from Home: Total \$                               | \$25,859,966                    | \$163,871,483                   | \$263,981,006                   |
| Average Spent   | \$3,059.26                      | \$3,938.27                      | \$3,817.24                      |
| Spending Potential Index                                    | 71                              | 91                              | 89                              |
| Health Care: Total \$                                       | \$39,228,420                    | \$257,090,242                   | \$413,135,364                   |
| Average Spent   | \$4,640.77                      | \$6,178.57                      | \$5,974.05                      |
| Spending Potential Index                                    | 65                              | 87                              | 84                              |
| HH Furnishings & Equipment: Total \$                        | \$14,485,259                    | \$95,540,368                    | \$153,164,412                   |
| Average Spent   | \$1,713.62                      | \$2,296.09                      | \$2,214.80                      |
| Spending Potential Index                                    | 67                              | 90                              | 86                              |
| Personal Care Products & Services: Total \$                 | \$5,995,904                     | \$38,529,762                    | \$61,984,315                    |
| Average Spent   | \$709.32                        | \$925.97                        | \$896.31                        |
| Spending Potential Index                                    | 70                              | 91                              | 88                              |
| Shelter: Total \$   | \$136,923,614                   | \$869,874,308                   | \$1,414,128,512                 |
| Average Spent   | \$16,198.23                     | \$20,905.41                     | \$20,448.68                     |
| Spending Potential Index                                    | 71                              | 91                              | 89                              |
| Support Payments/Cash Contributions/Gifts in Kind: Total \$ | \$14,804,642                    | \$99,379,993                    | \$157,915,646                   |
| Average Spent   | \$1,751.41                      | \$2,388.37                      | \$2,283.50                      |
| Spending Potential Index                                    | 64                              | 88                              | 84                              |
| Travel: Total \$  | \$15,838,235                    | \$106,156,855                   | \$170,779,464                   |
| Average Spent   | \$1,873.68                      | \$2,551.23                      | \$2,469.52                      |
| Spending Potential Index                                    | 65                              | 89                              | 86                              |
| Vehicle Maintenance & Repairs: Total \$                     | \$7,410,726                     | \$47,374,487                    | \$75,680,499                    |
| Average Spent   | \$876.70                        | \$1,138.54                      | \$1,094.36                      |
| Spending Potential Index                                    | 70                              | 90                              | 87                              |

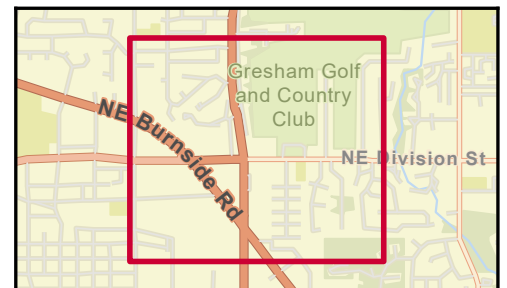
**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household 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.



- 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: ©2022 Kalibrate Technologies (Q3 2022).



# Traffic Count Profile

1925 NE Division St, Gresham, Oregon, 97030  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.50528  
Longitude: -122.41313

| Distance: | Street:                   | Closest Cross-street:               | Year of Count: | Count: |
|-----------|---------------------------|-------------------------------------|----------------|--------|
| 0.13      | NE Division St            | NE Hogan Pl (0.05 miles E)          | 2010           | 19,256 |
| 0.14      | NE Hogan Drive            | NE Division St (0.08 miles N)       | 2020           | 26,266 |
| 0.18      | NE Burnside Rd            | NE 8th St (0.07 miles SE)           | 2017           | 28,300 |
| 0.21      | NE Burnside Rd            | NE 8th St (0.05 miles NW)           | 2004           | 28,255 |
| 0.30      | NE Division Street        | NE Cleveland Ave (0.08 miles W)     | 2020           | 18,894 |
| 0.31      | NE Division St            | NE Cochran Dr (0.03 miles E)        | 2015           | 18,400 |
| 0.31      | NE 8th St                 | NE Cleveland Ave (0.11 miles W)     | 2003           | 3,242  |
| 0.34      | NE Burnside Rd            | NE Cleveland Ave (0.06 miles NW)    | 2010           | 25,819 |
| 0.36      | NE 18th St                | NE Vista Ave (0.04 miles E)         | 2016           | 570    |
| 0.36      | NE Hogan Dr               | NE 19th St (0.01 miles N)           | 2011           | 28,446 |
| 0.37      | NE Hogan Drive            | NE Burnside Rd (0.12 miles N)       | 2020           | 15,435 |
| 0.39      | NE Burnside Road          | NE 5th St (0.02 miles NW)           | 2020           | 32,684 |
| 0.40      | NE Cleveland Ave          | NE 10th St (0.05 miles N)           | 2010           | 7,070  |
| 0.41      | NE Village Squire Ct      | NE 15th St (0.03 miles N)           | 2014           | 322    |
| 0.41      | NE Division St            | NE Village Squire Ct (0.01 miles W) | 2017           | 18,800 |
| 0.43      | NE Cleveland Ave          | Max RR (0.02 miles S)               | 2003           | 7,593  |
| 0.46      | NE Burnside Rd            | NE 5th St (0.2 miles NW)            | 2017           | 31,300 |
| 0.46      | Northeast Division Street | NE Linden Ave (0.05 miles W)        | 2018           | 20,900 |
| 0.47      | NE 8th St                 | NE Cleveland Ave (0.05 miles E)     | 2015           | 1,548  |
| 0.49      | NE Liberty Ave            | E Powell Blvd (0.09 miles S)        | 2016           | 338    |
| 0.51      | NE 5th St                 | NE Cleveland Ave (0.04 miles E)     | 2016           | 328    |
| 0.51      | East Powell Boulevard     | NE Hogan Dr (0.01 miles SE)         | 2018           | 23,800 |
| 0.53      | E Powell Boulevard        | SE Vista Ave (0.01 miles W)         | 2020           | 20,789 |
| 0.53      | NE Cleveland Ave          | NE 3rd St (0.02 miles S)            | 2017           | 2,500  |
| 0.57      | E Powell Blvd             | SE 1st St (0.06 miles NW)           | 2003           | 21,900 |
| 0.57      | NE Burnside Rd            | NE Linden Ave (0.05 miles E)        | 2020           | 22,559 |
| 0.59      | NE Cleveland Ave          | NE 22nd St (0.02 miles N)           | 2004           | 7,003  |
| 0.60      | NE Palmlad Dr             | NE 4th St (0.02 miles SW)           | 2015           | 256    |
| 0.60      | NE 8th St                 | NE Kelly Ave (0.06 miles W)         | 2016           | 2,220  |
| 0.60      | East Powell Boulevard     | SE 3rd St (0.06 miles SE)           | 2018           | 15,900 |

**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).