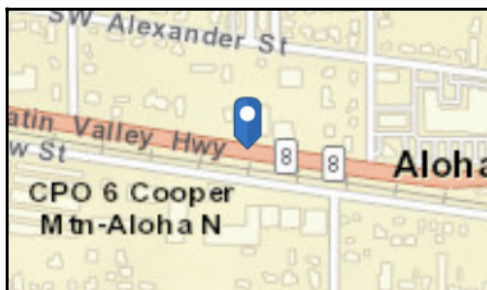
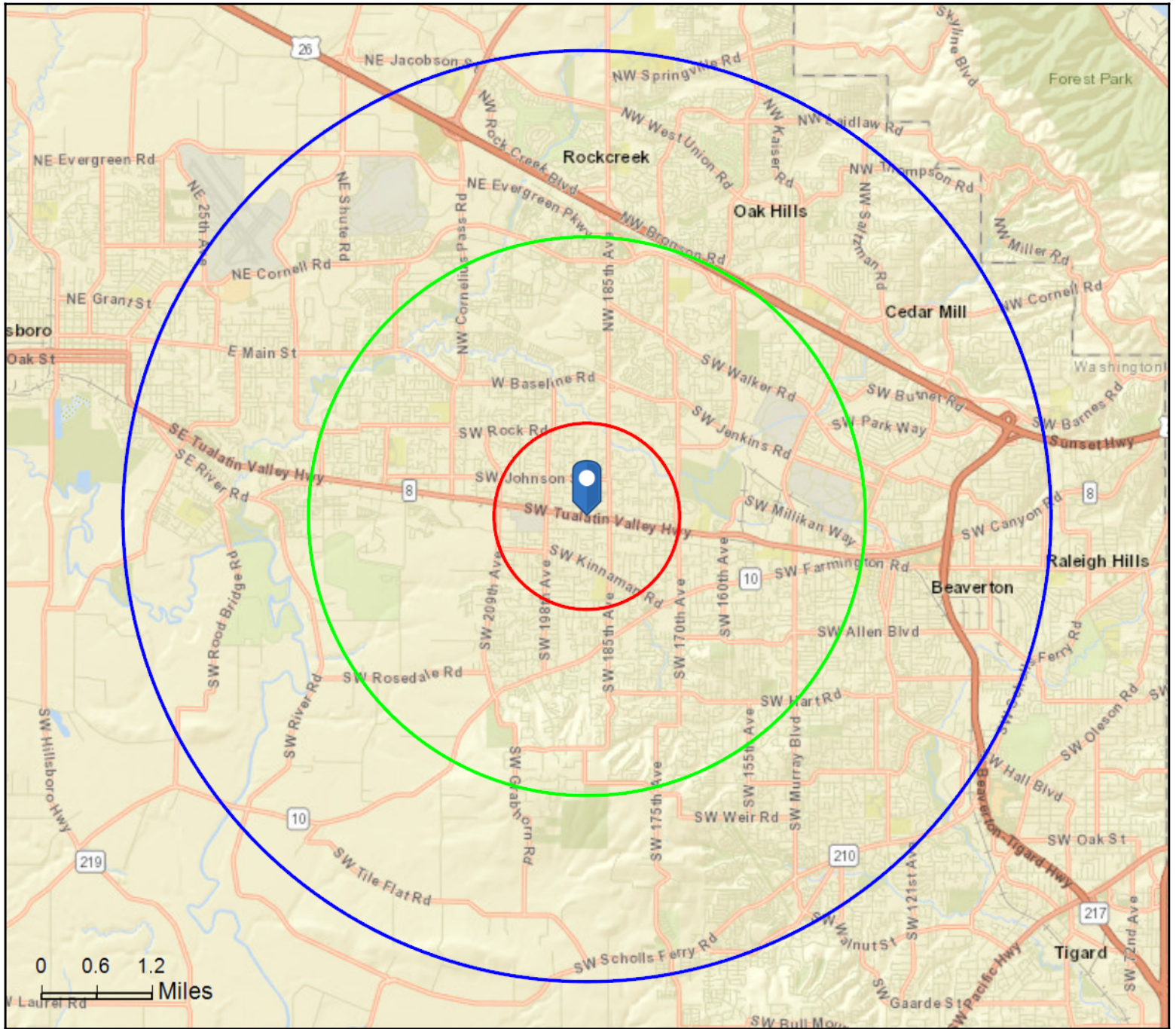




Site Map

18879 SW Tualatin Valley Hwy, Beaverton, Oregon, 97003
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS
Latitude: 45.49438
Longitude: -122.87219



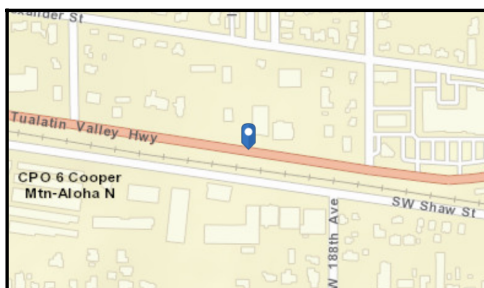
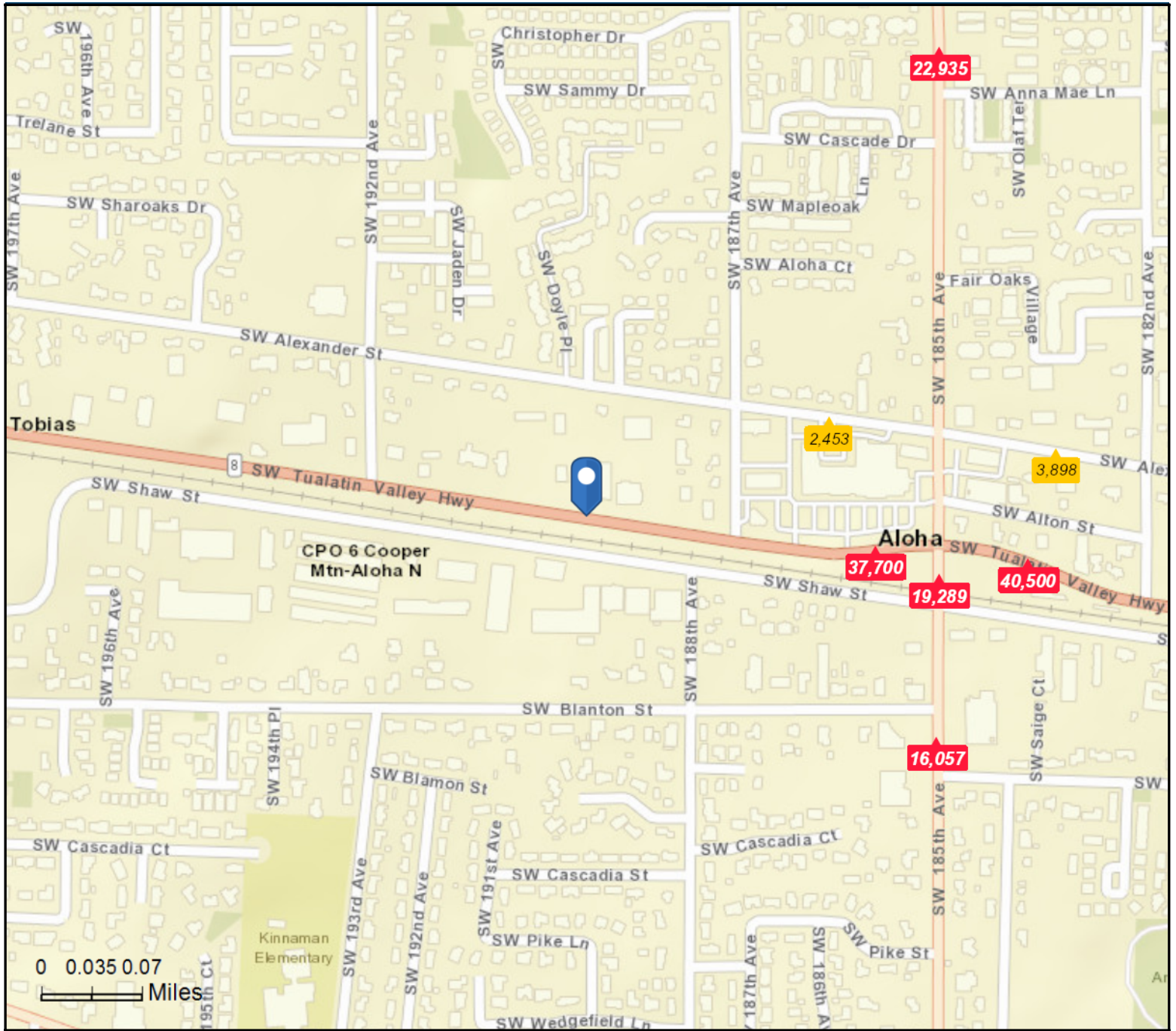
June 28, 2019



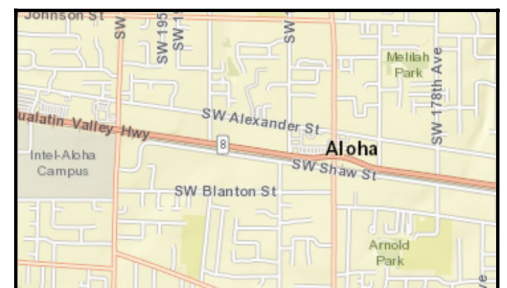
Traffic Count Map - Close Up

18879 SW Tualatin Valley Hwy, Beaverton, Oregon, 97003
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS
Latitude: 45.49438
Longitude: -122.87219



- 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: ©2019 Kalibrate Technologies (Q1 2019).

June 28, 2019



Traffic Count Profile

18879 SW Tualatin Valley Hwy, Beaverton, Oregon, 97003
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.49438
Longitude: -122.87219

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.18	SW Alexander St	SW 187th Ave (0.07 miles W)	2016	2,453
0.20	SW Tualatin Valley Hwy	SW 185th Ave (0.04 miles E)	2016	37,700
0.25	SW 185th Ave	SW Shaw St (0.02 miles S)	2016	19,289
0.28	SW 185th Ave	SW Blanton St (0.02 miles N)	2007	16,057
0.30	SW Tualatin Valley Hwy	SW 185th Ave (0.06 miles W)	2016	40,500
0.33	SW Alexander St	SW 182nd Ave (0.06 miles E)	2016	3,898
0.40	SW 185th Ave	SW Annamae (0.03 miles S)	2016	22,935
0.42	SW Shaw St	SW 198th Ave (0.02 miles W)	2007	17,134
0.44	SW 198th Ave	SW Tualatin Valley Hwy (0.05 miles N)	2016	17,823
0.49	SW 198th Ave	SW Alvina Pl (0.01 miles N)	2016	13,878
0.51	SW Johnson St	SW 183rd Pl (0.01 miles E)	2016	3,851
0.53	SW 198th Ave	SW Trelane St (0.05 miles S)	2016	10,493
0.54	SW Alexander St	SW 199th Ter (0.03 miles E)	2016	2,641
0.56	SE Johnson St	SW 196th Ct (0.03 miles E)	2016	4,096
0.57	SW 185th Ave	SW Sandra Ln (0.04 miles N)	2016	26,711
0.62	SW 198th Ave	SE Johnson St (0.03 miles S)	2015	6,100
0.62	SW Kinnaman Rd	SW 186th Ave (0.03 miles NW)	2016	9,120
0.76	SW 185th Ave	SW Kinnaman Rd (0.1 miles N)	2016	13,516
0.76	SW 175th Ave	SW Johnson St (0.02 miles N)	2012	636
0.79	SW 175th Ave	SW Johnson St (0.02 miles S)	2012	227
0.86	SW Alexander St	SW 172nd Ave (0.02 miles E)	2016	4,038
0.91	SW Tualatin Valley Hwy	SW 209th Ave (0.05 miles W)	2016	35,400
0.91	SW Kinnaman Rd	SW Pars Pl (0.05 miles SE)	2015	9,700
0.92	SW Kinnaman Rd	SW 206th Pl (0.03 miles E)	2016	1,445
0.95	SW 209th Ave	SW Industrial Way (0.05 miles S)	2016	13,539
0.96	SW 170th Ave	SW Nyssen Rd (0.12 miles N)	2010	14,441
0.96	SW 209th Ave	SW Alexander St (0.03 miles N)	2016	7,270
0.97	SW Tualatin Valley Hwy	SW 170th Ave (0.03 miles E)	2016	40,600
0.97	SW Florence St	SW Riviera Pl (0.02 miles W)	2014	874
0.97	SW 173rd Ave	SW Florence St (0.04 miles S)	2014	787

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 2019 to 1963. Over 25% of the counts were taken between 2010 and 2019 and over 77% of the counts were taken between 2000 and 2019. 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: ©2019 Kalibrate Technologies (Q1 2019).



Business Summary

18879 SW Tualatin Valley Hwy, Beaverton, Oregon, 97003
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS
Latitude: 45.49438
Longitude: -122.87219

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	457		3,243		9,312							
Total Employees:	3,314		44,432		118,689							
Total Residential Population:	20,547		152,750		334,405							
Employee/Residential Population Ratio (per 100 Residents)	16		29		35							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	10	2.2%	87	2.6%	59	1.8%	545	1.2%	159	1.7%	1,740	1.5%
Construction	51	11.2%	294	8.9%	279	8.6%	1,668	3.8%	627	6.7%	4,480	3.8%
Manufacturing	14	3.1%	91	2.7%	111	3.4%	8,805	19.8%	326	3.5%	20,613	17.4%
Transportation	11	2.4%	116	3.5%	57	1.8%	336	0.8%	158	1.7%	1,499	1.3%
Communication	3	0.7%	19	0.6%	27	0.8%	390	0.9%	77	0.8%	902	0.8%
Utility	1	0.2%	33	1.0%	9	0.3%	206	0.5%	18	0.2%	444	0.4%
Wholesale Trade	10	2.2%	89	2.7%	89	2.7%	2,033	4.6%	292	3.1%	4,542	3.8%
Retail Trade Summary	94	20.6%	786	23.7%	686	21.2%	10,946	24.6%	1,902	20.4%	29,203	24.6%
Home Improvement	6	1.3%	40	1.2%	48	1.5%	308	0.7%	138	1.5%	1,858	1.6%
General Merchandise Stores	2	0.4%	45	1.4%	19	0.6%	1,277	2.9%	52	0.6%	2,668	2.2%
Food Stores	13	2.8%	103	3.1%	77	2.4%	1,875	4.2%	184	2.0%	4,363	3.7%
Auto Dealers, Gas Stations, Auto Aftermarket	13	2.8%	114	3.4%	57	1.8%	1,432	3.2%	158	1.7%	3,651	3.1%
Apparel & Accessory Stores	2	0.4%	20	0.6%	42	1.3%	522	1.2%	111	1.2%	2,039	1.7%
Furniture & Home Furnishings	11	2.4%	43	1.3%	72	2.2%	591	1.3%	191	2.1%	1,450	1.2%
Eating & Drinking Places	29	6.3%	349	10.5%	232	7.2%	3,490	7.9%	657	7.1%	9,647	8.1%
Miscellaneous Retail	18	3.9%	72	2.2%	139	4.3%	1,452	3.3%	411	4.4%	3,528	3.0%
Finance, Insurance, Real Estate Summary	44	9.6%	171	5.2%	349	10.8%	3,060	6.9%	1,001	10.7%	7,478	6.3%
Banks, Savings & Lending Institutions	4	0.9%	30	0.9%	45	1.4%	357	0.8%	147	1.6%	1,188	1.0%
Securities Brokers	2	0.4%	6	0.2%	36	1.1%	131	0.3%	117	1.3%	414	0.3%
Insurance Carriers & Agents	9	2.0%	24	0.7%	66	2.0%	1,198	2.7%	194	2.1%	1,918	1.6%
Real Estate, Holding, Other Investment Offices	29	6.3%	111	3.3%	202	6.2%	1,374	3.1%	543	5.8%	3,958	3.3%
Services Summary	184	40.3%	1,259	38.0%	1,294	39.9%	15,286	34.4%	3,852	41.4%	44,893	37.8%
Hotels & Lodging	0	0.0%	7	0.2%	14	0.4%	332	0.7%	42	0.5%	1,130	1.0%
Automotive Services	16	3.5%	84	2.5%	108	3.3%	607	1.4%	211	2.3%	1,226	1.0%
Motion Pictures & Amusements	10	2.2%	31	0.9%	96	3.0%	2,165	4.9%	297	3.2%	5,368	4.5%
Health Services	40	8.8%	241	7.3%	208	6.4%	2,406	5.4%	749	8.0%	10,308	8.7%
Legal Services	5	1.1%	13	0.4%	19	0.6%	66	0.1%	94	1.0%	439	0.4%
Education Institutions & Libraries	8	1.8%	380	11.5%	74	2.3%	3,082	6.9%	189	2.0%	6,835	5.8%
Other Services	105	23.0%	503	15.2%	775	23.9%	6,627	14.9%	2,270	24.4%	19,586	16.5%
Government	6	1.3%	337	10.2%	19	0.6%	763	1.7%	81	0.9%	2,027	1.7%
Unclassified Establishments	28	6.1%	33	1.0%	263	8.1%	396	0.9%	819	8.8%	868	0.7%
Totals	457	100.0%	3,314	100.0%	3,243	100.0%	44,432	100.0%	9,312	100.0%	118,689	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

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

18879 SW Tualatin Valley Hwy, Beaverton, Oregon, 97003
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS
Latitude: 45.49438
Longitude: -122.87219

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	1	0.2%	3	0.1%	8	0.2%	90	0.2%	28	0.3%	249	0.2%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	0	0.0%	2	0.1%	3	0.1%	78	0.2%	8	0.1%	231	0.2%
Construction	54	11.8%	310	9.4%	310	9.6%	1,844	4.2%	697	7.5%	4,951	4.2%
Manufacturing	18	3.9%	104	3.1%	122	3.8%	8,867	20.0%	345	3.7%	20,805	17.5%
Wholesale Trade	9	2.0%	83	2.5%	82	2.5%	2,009	4.5%	270	2.9%	4,436	3.7%
Retail Trade	63	13.8%	437	13.2%	443	13.7%	7,338	16.5%	1,210	13.0%	19,217	16.2%
Motor Vehicle & Parts Dealers	12	2.6%	96	2.9%	40	1.2%	1,269	2.9%	114	1.2%	2,943	2.5%
Furniture & Home Furnishings Stores	5	1.1%	21	0.6%	33	1.0%	177	0.4%	82	0.9%	525	0.4%
Electronics & Appliance Stores	5	1.1%	20	0.6%	33	1.0%	381	0.9%	88	0.9%	778	0.7%
Bldg Material & Garden Equipment & Supplies Dealers	6	1.3%	40	1.2%	48	1.5%	308	0.7%	138	1.5%	1,857	1.6%
Food & Beverage Stores	11	2.4%	98	3.0%	67	2.1%	1,764	4.0%	156	1.7%	4,069	3.4%
Health & Personal Care Stores	4	0.9%	35	1.1%	42	1.3%	479	1.1%	112	1.2%	1,193	1.0%
Gasoline Stations	2	0.4%	22	0.7%	18	0.6%	166	0.4%	45	0.5%	712	0.6%
Clothing & Clothing Accessories Stores	2	0.4%	20	0.6%	48	1.5%	891	2.0%	130	1.4%	2,465	2.1%
Sport Goods, Hobby, Book, & Music Stores	4	0.9%	11	0.3%	31	1.0%	170	0.4%	95	1.0%	738	0.6%
General Merchandise Stores	2	0.4%	45	1.4%	19	0.6%	1,277	2.9%	52	0.6%	2,668	2.2%
Miscellaneous Store Retailers	9	2.0%	28	0.8%	52	1.6%	440	1.0%	169	1.8%	1,210	1.0%
Nonstore Retailers	1	0.2%	1	0.0%	12	0.4%	17	0.0%	30	0.3%	59	0.0%
Transportation & Warehousing	9	2.0%	113	3.4%	41	1.3%	311	0.7%	99	1.1%	1,281	1.1%
Information	3	0.7%	21	0.6%	77	2.4%	1,560	3.5%	255	2.7%	4,437	3.7%
Finance & Insurance	16	3.5%	61	1.8%	150	4.6%	1,700	3.8%	469	5.0%	3,566	3.0%
Central Bank/Credit Intermediation & Related Activities	4	0.9%	30	0.9%	45	1.4%	357	0.8%	149	1.6%	1,200	1.0%
Securities, Commodity Contracts & Other Financial	3	0.7%	8	0.2%	38	1.2%	143	0.3%	125	1.3%	443	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	9	2.0%	24	0.7%	67	2.1%	1,200	2.7%	196	2.1%	1,923	1.6%
Real Estate, Rental & Leasing	33	7.2%	110	3.3%	235	7.2%	1,369	3.1%	628	6.7%	4,102	3.5%
Professional, Scientific & Tech Services	34	7.4%	140	4.2%	304	9.4%	2,160	4.9%	937	10.1%	7,787	6.6%
Legal Services	5	1.1%	14	0.4%	27	0.8%	119	0.3%	107	1.1%	528	0.4%
Management of Companies & Enterprises	0	0.0%	0	0.0%	2	0.1%	46	0.1%	8	0.1%	179	0.2%
Administrative & Support & Waste Management & Remediation	14	3.1%	92	2.8%	122	3.8%	1,238	2.8%	352	3.8%	3,335	2.8%
Educational Services	10	2.2%	384	11.6%	87	2.7%	3,149	7.1%	252	2.7%	6,966	5.9%
Health Care & Social Assistance	53	11.6%	383	11.6%	290	8.9%	3,437	7.7%	981	10.5%	13,379	11.3%
Arts, Entertainment & Recreation	6	1.3%	27	0.8%	65	2.0%	2,055	4.6%	193	2.1%	4,631	3.9%
Accommodation & Food Services	29	6.3%	356	10.7%	250	7.7%	3,900	8.8%	710	7.6%	10,904	9.2%
Accommodation	0	0.0%	7	0.2%	14	0.4%	332	0.7%	42	0.5%	1,130	1.0%
Food Services & Drinking Places	29	6.3%	349	10.5%	236	7.3%	3,568	8.0%	668	7.2%	9,774	8.2%
Other Services (except Public Administration)	70	15.3%	319	9.6%	369	11.4%	2,122	4.8%	972	10.4%	5,336	4.5%
Automotive Repair & Maintenance	15	3.3%	79	2.4%	84	2.6%	476	1.1%	152	1.6%	923	0.8%
Public Administration	6	1.3%	337	10.2%	19	0.6%	763	1.7%	81	0.9%	2,027	1.7%
Unclassified Establishments	28	6.1%	33	1.0%	263	8.1%	396	0.9%	819	8.8%	868	0.7%
Total	457	100.0%	3,314	100.0%	3,243	100.0%	44,432	100.0%	9,312	100.0%	118,689	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

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

18879 SW Tualatin Valley Hwy, Beaverton, Oregon, 97003
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.49438
Longitude: -122.87219

	1 mile	3 miles	5 miles
Population			
2000 Population	16,486	109,842	246,058
2010 Population	18,751	131,187	294,531
2019 Population	20,547	152,750	334,405
2024 Population	21,864	165,739	360,319
2000-2010 Annual Rate	1.30%	1.79%	1.81%
2010-2019 Annual Rate	0.99%	1.66%	1.38%
2019-2024 Annual Rate	1.25%	1.65%	1.50%
2019 Male Population	49.9%	49.4%	49.2%
2019 Female Population	50.1%	50.6%	50.8%
2019 Median Age	34.4	35.1	36.1

In the identified area, the current year population is 334,405. In 2010, the Census count in the area was 294,531. The rate of change since 2010 was 1.38% annually. The five-year projection for the population in the area is 360,319 representing a change of 1.50% annually from 2019 to 2024. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 34.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	63.9%	65.2%	67.7%
2019 Black Alone	3.0%	3.5%	2.8%
2019 American Indian/Alaska Native Alone	1.1%	0.8%	0.7%
2019 Asian Alone	9.6%	14.2%	14.4%
2019 Pacific Islander Alone	0.5%	0.5%	0.5%
2019 Other Race	15.6%	10.1%	8.5%
2019 Two or More Races	6.2%	5.7%	5.4%
2019 Hispanic Origin (Any Race)	28.3%	19.8%	17.7%

Persons of Hispanic origin represent 17.7% of the population in the identified area compared to 18.6% 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 66.0 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	65	96	110
2000 Households	5,662	41,031	93,708
2010 Households	6,319	48,775	113,037
2019 Total Households	6,813	56,345	127,363
2024 Total Households	7,211	61,005	136,905
2000-2010 Annual Rate	1.10%	1.74%	1.89%
2010-2019 Annual Rate	0.82%	1.57%	1.30%
2019-2024 Annual Rate	1.14%	1.60%	1.46%
2019 Average Household Size	2.99	2.69	2.61

The household count in this area has changed from 113,037 in 2010 to 127,363 in the current year, a change of 1.30% annually. The five-year projection of households is 136,905, a change of 1.46% annually from the current year total. Average household size is currently 2.61, compared to 2.59 in the year 2010. The number of families in the current year is 82,491 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, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Executive Summary

18879 SW Tualatin Valley Hwy, Beaverton, Oregon, 97003
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS
Latitude: 45.49438
Longitude: -122.87219

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	24.8%	21.7%	22.6%
Median Household Income			
2019 Median Household Income	\$63,092	\$77,341	\$82,164
2024 Median Household Income	\$72,666	\$86,098	\$92,208
2019-2024 Annual Rate	2.87%	2.17%	2.33%
Average Household Income			
2019 Average Household Income	\$75,656	\$94,611	\$101,887
2024 Average Household Income	\$87,349	\$108,948	\$115,950
2019-2024 Annual Rate	2.92%	2.86%	2.62%
Per Capita Income			
2019 Per Capita Income	\$25,385	\$34,926	\$38,815
2024 Per Capita Income	\$29,160	\$40,129	\$44,055
2019-2024 Annual Rate	2.81%	2.82%	2.56%

Households by Income

Current median household income is \$82,164 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$92,208 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$101,887 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$115,950 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$38,815 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$44,055 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	93	105	101
2000 Total Housing Units	5,947	43,378	99,163
2000 Owner Occupied Housing Units	3,263	23,419	53,697
2000 Renter Occupied Housing Units	2,398	17,612	40,011
2000 Vacant Housing Units	286	2,347	5,455
2010 Total Housing Units	6,699	51,376	119,682
2010 Owner Occupied Housing Units	3,753	28,158	65,796
2010 Renter Occupied Housing Units	2,566	20,617	47,241
2010 Vacant Housing Units	380	2,601	6,645
2019 Total Housing Units	7,146	58,914	133,829
2019 Owner Occupied Housing Units	4,060	32,378	73,644
2019 Renter Occupied Housing Units	2,753	23,967	53,718
2019 Vacant Housing Units	333	2,569	6,466
2024 Total Housing Units	7,541	63,628	143,451
2024 Owner Occupied Housing Units	4,322	35,009	79,014
2024 Renter Occupied Housing Units	2,889	25,996	57,890
2024 Vacant Housing Units	330	2,623	6,546

Currently, 55.0% of the 133,829 housing units in the area are owner occupied; 40.1%, renter occupied; and 4.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 119,682 housing units in the area - 55.0% owner occupied, 39.5% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 5.09%. Median home value in the area is \$379,713, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.01% annually to \$419,533.

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, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Market Profile

18879 SW Tualatin Valley Hwy, Beaverton, Oregon, 97003
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.49438
Longitude: -122.87219

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	16,486	109,842	246,058
2010 Total Population	18,751	131,187	294,531
2019 Total Population	20,547	152,750	334,405
2019 Group Quarters	190	1,245	2,088
2024 Total Population	21,864	165,739	360,319
2019-2024 Annual Rate	1.25%	1.65%	1.50%
2019 Total Daytime Population	14,504	130,086	315,048
Workers	4,223	55,700	152,939
Residents	10,281	74,386	162,109
Household Summary			
2000 Households	5,662	41,031	93,708
2000 Average Household Size	2.90	2.66	2.61
2010 Households	6,319	48,775	113,037
2010 Average Household Size	2.94	2.67	2.59
2019 Households	6,813	56,345	127,363
2019 Average Household Size	2.99	2.69	2.61
2024 Households	7,211	61,005	136,905
2024 Average Household Size	3.01	2.70	2.62
2019-2024 Annual Rate	1.14%	1.60%	1.46%
2010 Families	4,574	32,699	74,434
2010 Average Family Size	3.35	3.18	3.13
2019 Families	4,883	37,115	82,491
2019 Average Family Size	3.41	3.22	3.17
2024 Families	5,150	39,929	88,164
2024 Average Family Size	3.43	3.23	3.18
2019-2024 Annual Rate	1.07%	1.47%	1.34%
Housing Unit Summary			
2000 Housing Units	5,947	43,378	99,163
Owner Occupied Housing Units	54.9%	54.0%	54.2%
Renter Occupied Housing Units	40.3%	40.6%	40.3%
Vacant Housing Units	4.8%	5.4%	5.5%
2010 Housing Units	6,699	51,376	119,682
Owner Occupied Housing Units	56.0%	54.8%	55.0%
Renter Occupied Housing Units	38.3%	40.1%	39.5%
Vacant Housing Units	5.7%	5.1%	5.6%
2019 Housing Units	7,146	58,914	133,829
Owner Occupied Housing Units	56.8%	55.0%	55.0%
Renter Occupied Housing Units	38.5%	40.7%	40.1%
Vacant Housing Units	4.7%	4.4%	4.8%
2024 Housing Units	7,541	63,628	143,451
Owner Occupied Housing Units	57.3%	55.0%	55.1%
Renter Occupied Housing Units	38.3%	40.9%	40.4%
Vacant Housing Units	4.4%	4.1%	4.6%
Median Household Income			
2019	\$63,092	\$77,341	\$82,164
2024	\$72,666	\$86,098	\$92,208
Median Home Value			
2019	\$319,537	\$343,014	\$379,713
2024	\$352,440	\$377,163	\$419,533
Per Capita Income			
2019	\$25,385	\$34,926	\$38,815
2024	\$29,160	\$40,129	\$44,055
Median Age			
2010	32.1	33.0	34.2
2019	34.4	35.1	36.1
2024	34.6	34.9	36.4

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Households by Income			
Household Income Base	6,813	56,345	127,363
<\$15,000	7.7%	5.6%	5.3%
\$15,000 - \$24,999	6.1%	5.0%	5.1%
\$25,000 - \$34,999	7.5%	6.8%	6.4%
\$35,000 - \$49,999	14.3%	11.6%	10.6%
\$50,000 - \$74,999	22.9%	18.7%	16.8%
\$75,000 - \$99,999	18.7%	17.6%	16.5%
\$100,000 - \$149,999	15.2%	19.5%	21.1%
\$150,000 - \$199,999	5.2%	8.6%	10.4%
\$200,000+	2.4%	6.5%	7.9%
Average Household Income	\$75,656	\$94,611	\$101,887
2024 Households by Income			
Household Income Base	7,211	61,005	136,905
<\$15,000	5.8%	4.0%	3.9%
\$15,000 - \$24,999	4.7%	3.7%	3.8%
\$25,000 - \$34,999	6.3%	5.4%	5.2%
\$35,000 - \$49,999	12.3%	9.7%	8.9%
\$50,000 - \$74,999	22.2%	17.6%	15.7%
\$75,000 - \$99,999	19.9%	18.1%	16.8%
\$100,000 - \$149,999	18.1%	22.0%	23.0%
\$150,000 - \$199,999	7.5%	11.6%	13.6%
\$200,000+	3.1%	7.9%	9.1%
Average Household Income	\$87,349	\$108,948	\$115,950
2019 Owner Occupied Housing Units by Value			
Total	4,060	32,377	73,638
<\$50,000	0.9%	1.6%	1.5%
\$50,000 - \$99,999	0.6%	0.8%	0.6%
\$100,000 - \$149,999	1.1%	1.5%	1.1%
\$150,000 - \$199,999	5.8%	4.2%	3.0%
\$200,000 - \$249,999	9.6%	7.9%	5.7%
\$250,000 - \$299,999	23.8%	18.9%	13.4%
\$300,000 - \$399,999	42.0%	35.1%	31.0%
\$400,000 - \$499,999	9.5%	16.8%	22.4%
\$500,000 - \$749,999	5.6%	10.9%	18.0%
\$750,000 - \$999,999	0.8%	1.3%	1.9%
\$1,000,000 - \$1,499,999	0.2%	0.7%	0.9%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.0%	0.2%	0.3%
Average Home Value	\$333,931	\$372,003	\$416,755
2024 Owner Occupied Housing Units by Value			
Total	4,322	35,007	79,008
<\$50,000	0.5%	0.9%	0.9%
\$50,000 - \$99,999	0.3%	0.4%	0.3%
\$100,000 - \$149,999	0.4%	0.5%	0.4%
\$150,000 - \$199,999	2.1%	1.5%	1.0%
\$200,000 - \$249,999	4.8%	3.9%	2.8%
\$250,000 - \$299,999	17.1%	14.1%	9.4%
\$300,000 - \$399,999	47.4%	37.1%	29.8%
\$400,000 - \$499,999	15.0%	22.4%	27.4%
\$500,000 - \$749,999	10.5%	15.8%	23.6%
\$750,000 - \$999,999	1.6%	2.1%	2.7%
\$1,000,000 - \$1,499,999	0.3%	0.9%	1.1%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.0%	0.3%	0.5%
Average Home Value	\$379,594	\$417,867	\$459,619

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
2010 Population by Age			
Total	18,751	131,184	294,532
0 - 4	8.2%	7.9%	7.5%
5 - 9	8.1%	7.2%	7.1%
10 - 14	7.9%	7.0%	6.8%
15 - 24	12.9%	13.0%	12.5%
25 - 34	18.2%	18.7%	17.3%
35 - 44	14.7%	15.2%	15.4%
45 - 54	12.8%	13.0%	13.6%
55 - 64	10.0%	10.0%	10.4%
65 - 74	4.5%	4.5%	5.1%
75 - 84	2.0%	2.5%	2.8%
85 +	0.7%	1.2%	1.4%
18 +	71.4%	73.9%	74.5%
2019 Population by Age			
Total	20,550	152,752	334,404
0 - 4	7.4%	7.1%	6.8%
5 - 9	7.2%	6.9%	6.7%
10 - 14	7.2%	6.7%	6.6%
15 - 24	14.0%	13.0%	12.6%
25 - 34	15.0%	16.1%	15.6%
35 - 44	15.6%	15.7%	15.3%
45 - 54	12.1%	12.4%	12.7%
55 - 64	10.5%	10.6%	11.2%
65 - 74	7.3%	7.2%	7.8%
75 - 84	2.7%	2.9%	3.3%
85 +	0.9%	1.2%	1.5%
18 +	73.9%	75.5%	76.2%
2024 Population by Age			
Total	21,865	165,740	360,318
0 - 4	7.3%	7.1%	6.8%
5 - 9	6.9%	6.7%	6.4%
10 - 14	6.9%	6.6%	6.3%
15 - 24	13.7%	13.0%	12.4%
25 - 34	15.8%	16.8%	16.1%
35 - 44	14.3%	14.5%	14.6%
45 - 54	12.7%	12.5%	12.5%
55 - 64	10.1%	10.0%	10.7%
65 - 74	7.7%	7.7%	8.4%
75 - 84	3.8%	3.8%	4.3%
85 +	0.9%	1.3%	1.5%
18 +	74.8%	75.8%	76.8%
2010 Population by Sex			
Males	9,343	64,665	144,786
Females	9,408	66,522	149,745
2019 Population by Sex			
Males	10,252	75,394	164,513
Females	10,295	77,355	169,892
2024 Population by Sex			
Males	10,912	81,537	176,855
Females	10,952	84,202	183,464

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	18,751	131,186	294,532
White Alone	68.9%	70.6%	72.9%
Black Alone	2.5%	2.8%	2.2%
American Indian Alone	1.2%	0.8%	0.7%
Asian Alone	7.6%	11.4%	11.4%
Pacific Islander Alone	0.4%	0.4%	0.4%
Some Other Race Alone	14.0%	9.1%	7.7%
Two or More Races	5.4%	4.9%	4.7%
Hispanic Origin	25.6%	17.9%	16.2%
Diversity Index	70.2	63.8	60.3
2019 Population by Race/Ethnicity			
Total	20,547	152,749	334,405
White Alone	63.9%	65.2%	67.7%
Black Alone	3.0%	3.5%	2.8%
American Indian Alone	1.1%	0.8%	0.7%
Asian Alone	9.6%	14.2%	14.4%
Pacific Islander Alone	0.5%	0.5%	0.5%
Some Other Race Alone	15.6%	10.1%	8.5%
Two or More Races	6.2%	5.7%	5.4%
Hispanic Origin	28.3%	19.8%	17.7%
Diversity Index	75.1	69.5	66.0
2024 Population by Race/Ethnicity			
Total	21,865	165,740	360,320
White Alone	61.0%	62.0%	64.5%
Black Alone	3.4%	3.9%	3.2%
American Indian Alone	1.1%	0.8%	0.7%
Asian Alone	10.8%	15.9%	16.2%
Pacific Islander Alone	0.5%	0.5%	0.5%
Some Other Race Alone	16.6%	10.7%	9.0%
Two or More Races	6.6%	6.2%	5.9%
Hispanic Origin	30.1%	21.0%	18.8%
Diversity Index	77.7	72.5	69.2
2010 Population by Relationship and Household Type			
Total	18,751	131,187	294,531
In Households	99.1%	99.1%	99.3%
In Family Households	85.4%	82.3%	81.9%
Householder	24.6%	24.9%	25.3%
Spouse	17.7%	18.7%	19.4%
Child	33.8%	31.2%	30.5%
Other relative	5.5%	4.5%	3.9%
Nonrelative	3.7%	3.0%	2.7%
In Nonfamily Households	13.7%	16.8%	17.5%
In Group Quarters	0.9%	0.9%	0.7%
Institutionalized Population	0.1%	0.3%	0.2%
Noninstitutionalized Population	0.9%	0.6%	0.4%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Population 25+ by Educational Attainment			
Total	13,190	101,119	225,326
Less than 9th Grade	6.8%	4.4%	3.9%
9th - 12th Grade, No Diploma	5.5%	4.4%	3.7%
High School Graduate	19.2%	15.9%	13.8%
GED/Alternative Credential	5.2%	3.5%	3.0%
Some College, No Degree	24.0%	21.3%	19.8%
Associate Degree	10.8%	10.2%	9.3%
Bachelor's Degree	22.4%	27.4%	29.4%
Graduate/Professional Degree	6.0%	12.9%	17.1%
2019 Population 15+ by Marital Status			
Total	16,069	121,019	267,326
Never Married	34.7%	33.4%	31.7%
Married	48.9%	52.2%	53.6%
Widowed	3.2%	3.5%	3.5%
Divorced	13.2%	10.9%	11.2%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	95.3%	95.5%	95.7%
Civilian Unemployed (Unemployment Rate)	4.7%	4.5%	4.3%
2019 Employed Population 16+ by Industry			
Total	10,480	79,768	175,471
Agriculture/Mining	1.1%	1.0%	1.1%
Construction	6.0%	5.4%	5.4%
Manufacturing	17.6%	18.6%	18.7%
Wholesale Trade	1.7%	2.4%	2.7%
Retail Trade	11.3%	11.7%	10.6%
Transportation/Utilities	4.1%	3.5%	3.7%
Information	1.4%	2.6%	2.1%
Finance/Insurance/Real Estate	5.7%	6.7%	7.0%
Services	46.9%	44.6%	45.2%
Public Administration	4.2%	3.6%	3.4%
2019 Employed Population 16+ by Occupation			
Total	10,480	79,769	175,473
White Collar	53.1%	63.6%	67.0%
Management/Business/Financial	11.4%	15.6%	17.0%
Professional	20.0%	24.9%	27.5%
Sales	8.6%	9.8%	9.7%
Administrative Support	13.0%	13.3%	12.7%
Services	23.5%	17.9%	16.3%
Blue Collar	23.5%	18.4%	16.7%
Farming/Forestry/Fishing	1.3%	0.9%	1.0%
Construction/Extraction	4.1%	3.9%	3.9%
Installation/Maintenance/Repair	2.5%	2.8%	2.4%
Production	8.5%	6.5%	5.4%
Transportation/Material Moving	7.0%	4.4%	4.0%
2010 Population By Urban/ Rural Status			
Total Population	18,751	131,187	294,531
Population Inside Urbanized Area	100.0%	99.4%	99.2%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.6%	0.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

June 28, 2019



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2010 Households by Type			
Total	6,319	48,774	113,038
Households with 1 Person	18.9%	23.7%	25.4%
Households with 2+ People	81.1%	76.3%	74.6%
Family Households	72.4%	67.0%	65.8%
Husband-wife Families	52.0%	50.3%	50.6%
With Related Children	27.3%	25.7%	25.5%
Other Family (No Spouse Present)	20.3%	16.8%	15.2%
Other Family with Male Householder	6.3%	5.1%	4.6%
With Related Children	3.9%	3.0%	2.7%
Other Family with Female Householder	14.1%	11.7%	10.7%
With Related Children	10.4%	8.0%	7.3%
Nonfamily Households	8.7%	9.3%	8.8%
All Households with Children	42.6%	37.3%	36.0%
Multigenerational Households	4.8%	3.6%	3.1%
Unmarried Partner Households	9.7%	8.4%	7.7%
Male-female	8.6%	7.4%	6.7%
Same-sex	1.1%	1.0%	1.0%
2010 Households by Size			
Total	6,318	48,774	113,037
1 Person Household	18.9%	23.7%	25.4%
2 Person Household	30.4%	32.2%	32.7%
3 Person Household	19.4%	18.0%	17.0%
4 Person Household	15.8%	14.6%	14.6%
5 Person Household	8.6%	6.7%	6.2%
6 Person Household	3.9%	2.8%	2.5%
7 + Person Household	3.1%	2.0%	1.6%
2010 Households by Tenure and Mortgage Status			
Total	6,319	48,775	113,037
Owner Occupied	59.4%	57.7%	58.2%
Owned with a Mortgage/Loan	50.6%	48.5%	48.0%
Owned Free and Clear	8.8%	9.2%	10.2%
Renter Occupied	40.6%	42.3%	41.8%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,699	51,376	119,682
Housing Units Inside Urbanized Area	100.0%	99.5%	99.2%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.5%	0.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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Top 3 Tapestry Segments			
1.	Home Improvement (4B)	Young and Restless (11B)	Bright Young Professionals
2.	Bright Young Professionals (8C)	Home Improvement (4B)	Enterprising Professionals
3.	Front Porches (8E)	Bright Young Professionals	Young and Restless (11B)
2019 Consumer Spending			
Apparel & Services: Total \$	\$12,901,485	\$135,288,945	\$326,895,758
Average Spent	\$1,893.66	\$2,401.08	\$2,566.65
Spending Potential Index	88	112	120
Education: Total \$	\$9,015,489	\$93,694,617	\$233,853,081
Average Spent	\$1,323.28	\$1,662.87	\$1,836.11
Spending Potential Index	83	104	115
Entertainment/Recreation: Total \$	\$19,041,200	\$196,556,238	\$476,514,156
Average Spent	\$2,794.83	\$3,488.44	\$3,741.39
Spending Potential Index	85	107	114
Food at Home: Total \$	\$30,764,147	\$319,512,261	\$767,820,315
Average Spent	\$4,515.51	\$5,670.64	\$6,028.60
Spending Potential Index	87	110	117
Food Away from Home: Total \$	\$22,134,126	\$232,678,960	\$561,853,921
Average Spent	\$3,248.81	\$4,129.54	\$4,411.44
Spending Potential Index	88	112	120
Health Care: Total \$	\$34,169,028	\$350,166,494	\$843,147,200
Average Spent	\$5,015.27	\$6,214.69	\$6,620.03
Spending Potential Index	85	105	112
HH Furnishings & Equipment: Total \$	\$12,863,893	\$132,748,074	\$320,110,124
Average Spent	\$1,888.14	\$2,355.99	\$2,513.37
Spending Potential Index	89	110	118
Personal Care Products & Services: Total \$	\$5,361,513	\$56,062,569	\$135,291,486
Average Spent	\$786.95	\$994.99	\$1,062.25
Spending Potential Index	89	112	120
Shelter: Total \$	\$111,495,894	\$1,147,802,310	\$2,794,525,390
Average Spent	\$16,365.17	\$20,370.97	\$21,941.42
Spending Potential Index	88	110	119
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$14,296,433	\$147,475,795	\$358,033,707
Average Spent	\$2,098.40	\$2,617.37	\$2,811.13
Spending Potential Index	85	106	113
Travel: Total \$	\$13,275,619	\$135,257,858	\$331,713,035
Average Spent	\$1,948.57	\$2,400.53	\$2,604.47
Spending Potential Index	87	107	116
Vehicle Maintenance & Repairs: Total \$	\$6,812,317	\$71,374,544	\$171,867,230
Average Spent	\$999.90	\$1,266.74	\$1,349.43
Spending Potential Index	87	111	118

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 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.