



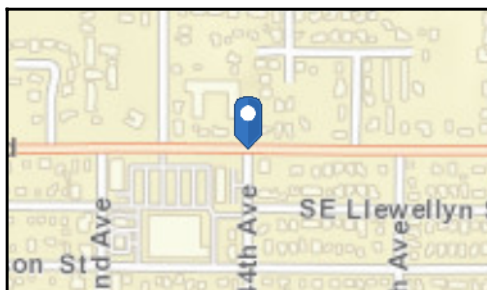
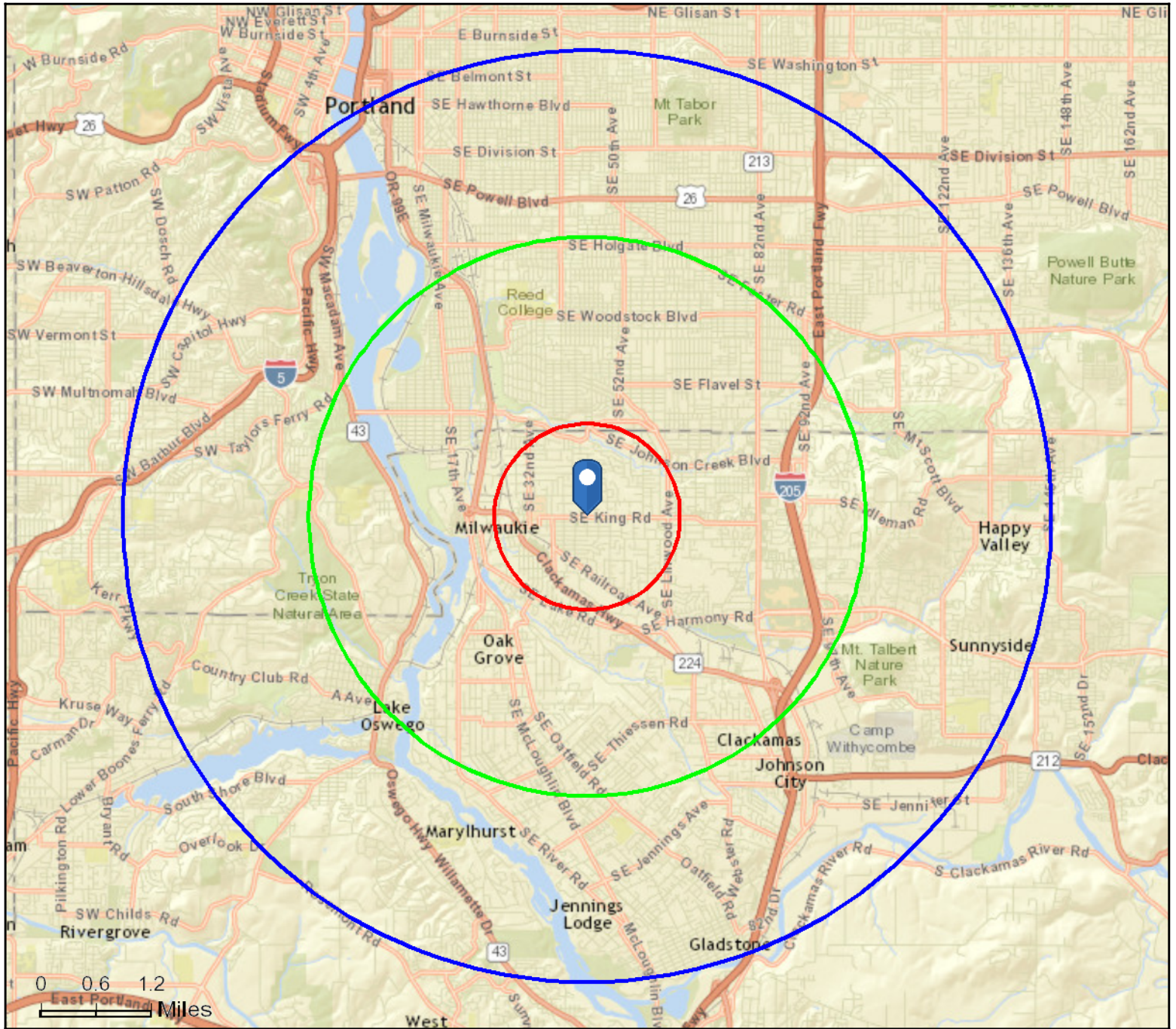
# Site Map

4401-4599 SE King Rd, Portland, Oregon, 97222  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.44803

Longitude: -122.61696



August 02, 2017

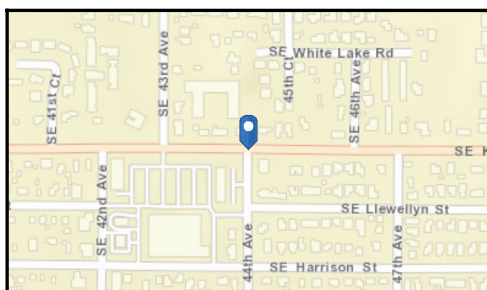
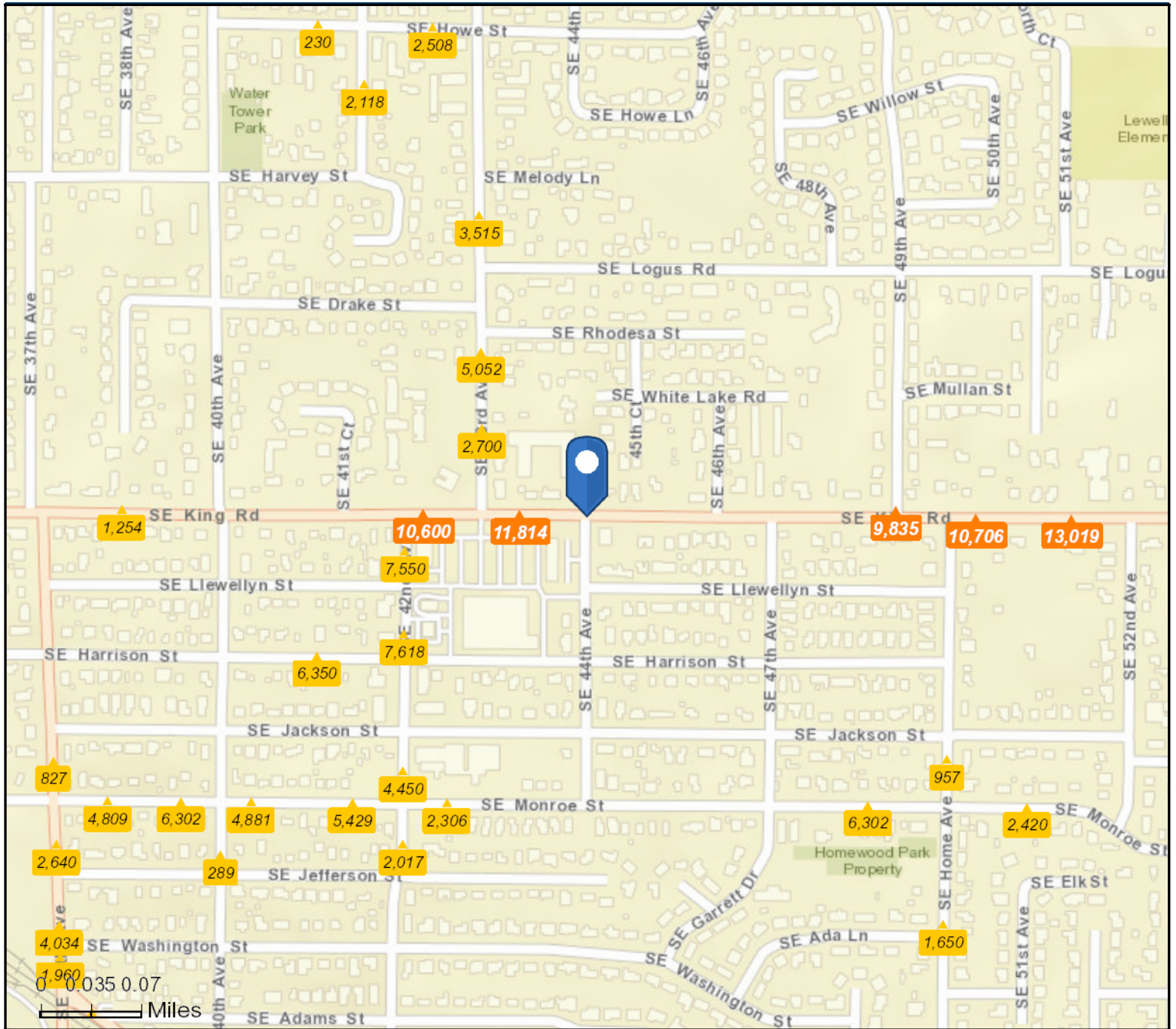




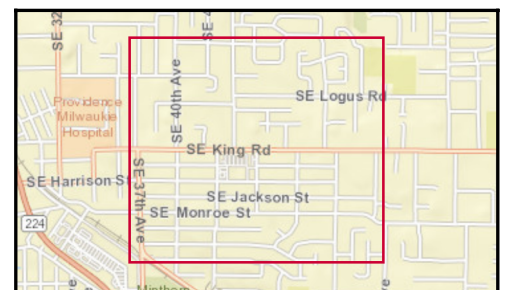
# Traffic Count Map - Close Up

4401-4599 SE King Rd, Portland, Oregon, 97222  
 Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS  
 Latitude: 45.44803  
 Longitude: -122.61696



- 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: ©2017 Kalibrate Technologies

August 02, 2017



# 2010 Census Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
 Ring: 1 mile radius

Prepared by First American Title NCS

Latitude: 45.44803  
 Longitude: -122.61696

	2000	2010	2000-2010 Annual Rate
Population	14,552	14,417	-0.09%
Households	5,911	5,961	0.08%
Housing Units	6,133	6,237	0.17%
<b>Population by Race</b>			
		<b>Number</b>	<b>Percent</b>
Total		14,417	100.0%
Population Reporting One Race		13,910	96.5%
White		12,816	88.9%
Black		178	1.2%
American Indian		191	1.3%
Asian		327	2.3%
Pacific Islander		36	0.2%
Some Other Race		362	2.5%
Population Reporting Two or More Races		507	3.5%
Total Hispanic Population		1,037	7.2%
<b>Population by Sex</b>			
Male		7,045	48.9%
Female		7,372	51.1%
<b>Population by Age</b>			
Total		14,416	100.0%
Age 0 - 4		858	6.0%
Age 5 - 9		824	5.7%
Age 10 - 14		882	6.1%
Age 15 - 19		824	5.7%
Age 20 - 24		768	5.3%
Age 25 - 29		1,015	7.0%
Age 30 - 34		1,142	7.9%
Age 35 - 39		1,035	7.2%
Age 40 - 44		1,015	7.0%
Age 45 - 49		1,060	7.4%
Age 50 - 54		1,117	7.7%
Age 55 - 59		1,071	7.4%
Age 60 - 64		893	6.2%
Age 65 - 69		573	4.0%
Age 70 - 74		412	2.9%
Age 75 - 79		347	2.4%
Age 80 - 84		311	2.2%
Age 85+		271	1.9%
Age 18+		11,316	78.5%
Age 65+		1,914	13.3%

**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



# 2010 Census Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
Ring: 1 mile radius

Prepared by First American Title NCS

Latitude: 45.44803  
Longitude: -122.61696

<b>Households by Type</b>		
Total	5,961	100.0%
Households with 1 Person	1,765	29.6%
Households with 2+ People	4,196	70.4%
Family Households	3,637	61.0%
Husband-wife Families	2,573	43.2%
With Own Children	1,011	17.0%
Other Family (No Spouse Present)	1,064	17.8%
With Own Children	570	9.6%
Nonfamily Households	559	9.4%
All Households with Children	1,777	29.8%
Multigenerational Households	197	3.3%
Unmarried Partner Households	536	9.0%
Male-female	466	7.8%
Same-sex	70	1.2%
Average Household Size	2.40	
<b>Family Households by Size</b>		
Total	3,637	100.0%
2 People	1,614	44.4%
3 People	905	24.9%
4 People	664	18.3%
5 People	292	8.0%
6 People	99	2.7%
7+ People	63	1.7%
Average Family Size	2.95	
<b>Nonfamily Households by Size</b>		
Total	2,324	100.0%
1 Person	1,765	75.9%
2 People	451	19.4%
3 People	75	3.2%
4 People	27	1.2%
5 People	3	0.1%
6 People	2	0.1%
7+ People	1	0.0%
Average Nonfamily Size	1.32	
<b>Population by Relationship and Household Type</b>		
Total	14,417	100.0%
In Households	14,279	99.0%
In Family Households	11,209	77.7%
Householder	3,654	25.3%
Spouse	2,582	17.9%
Child	4,035	28.0%
Other relative	464	3.2%
Nonrelative	473	3.3%
In Nonfamily Households	3,070	21.3%
In Group Quarters	138	1.0%
Institutionalized Population	37	0.3%
Noninstitutionalized Population	101	0.7%

**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. Average family size excludes nonrelatives.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



# 2010 Census Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
Ring: 1 mile radius

Prepared by First American Title NCS

Latitude: 45.44803  
Longitude: -122.61696

Family Households by Age of Householder		
Total		3,637 100.0%
Householder Age 15 - 44	1,499	41.2%
Householder Age 45 - 54	812	22.3%
Householder Age 55 - 64	682	18.8%
Householder Age 65 - 74	367	10.1%
Householder Age 75+	277	7.6%

Nonfamily Households by Age of Householder		
Total		2,323 100.0%
Householder Age 15 - 44	732	31.5%
Householder Age 45 - 54	420	18.1%
Householder Age 55 - 64	507	21.8%
Householder Age 65 - 74	286	12.3%
Householder Age 75+	378	16.3%

Households by Race of Householder		
Total		5,961 100.0%
Householder is White Alone	5,472	91.8%
Householder is Black Alone	61	1.0%
Householder is American Indian Alone	69	1.2%
Householder is Asian Alone	114	1.9%
Householder is Pacific Islander Alone	10	0.2%
Householder is Some Other Race Alone	98	1.6%
Householder is Two or More Races	137	2.3%
Households with Hispanic Householder	257	4.3%

Husband-wife Families by Race of Householder		
Total		2,572 100.0%
Householder is White Alone	2,368	92.1%
Householder is Black Alone	24	0.9%
Householder is American Indian Alone	32	1.2%
Householder is Asian Alone	49	1.9%
Householder is Pacific Islander Alone	5	0.2%
Householder is Some Other Race Alone	49	1.9%
Householder is Two or More Races	45	1.7%
Husband-wife Families with Hispanic Householder	123	4.8%

Other Families (No Spouse) by Race of Householder		
Total		1,065 100.0%
Householder is White Alone	949	89.1%
Householder is Black Alone	19	1.8%
Householder is American Indian Alone	13	1.2%
Householder is Asian Alone	22	2.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	25	2.3%
Householder is Two or More Races	37	3.5%
Other Families with Hispanic Householder	65	6.1%

Nonfamily Households by Race of Householder		
Total		2,323 100.0%
Householder is White Alone	2,156	92.8%
Householder is Black Alone	19	0.8%
Householder is American Indian Alone	24	1.0%
Householder is Asian Alone	42	1.8%
Householder is Pacific Islander Alone	4	0.2%
Householder is Some Other Race Alone	23	1.0%
Householder is Two or More Races	55	2.4%
Nonfamily Households with Hispanic Householder	69	3.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



# 2010 Census Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
Ring: 1 mile radius

Prepared by First American Title NCS

Latitude: 45.44803  
Longitude: -122.61696

## Total Housing Units by Occupancy

Total	6,260	100.0%
Occupied Housing Units	5,961	95.2%
Vacant Housing Units		
For Rent	117	1.9%
Rented, not Occupied	12	0.2%
For Sale Only	55	0.9%
Sold, not Occupied	9	0.1%
For Seasonal/Recreational/Occasional Use	16	0.3%
For Migrant Workers	1	0.0%
Other Vacant	89	1.4%
Total Vacancy Rate	4.4%	

## Households by Tenure and Mortgage Status

Total	5,961	100.0%
Owner Occupied	3,717	62.4%
Owned with a Mortgage/Loan	2,882	48.3%
Owned Free and Clear	835	14.0%
Average Household Size	2.50	
Renter Occupied	2,244	37.6%
Average Household Size	2.22	

## Owner-occupied Housing Units by Race of Householder

Total	3,716	100.0%
Householder is White Alone	3,474	93.5%
Householder is Black Alone	23	0.6%
Householder is American Indian Alone	29	0.8%
Householder is Asian Alone	71	1.9%
Householder is Pacific Islander Alone	5	0.1%
Householder is Some Other Race Alone	45	1.2%
Householder is Two or More Races	69	1.9%
Owner-occupied Housing Units with Hispanic Householder	119	3.2%

## Renter-occupied Housing Units by Race of Householder

Total	2,243	100.0%
Householder is White Alone	1,998	89.1%
Householder is Black Alone	39	1.7%
Householder is American Indian Alone	40	1.8%
Householder is Asian Alone	42	1.9%
Householder is Pacific Islander Alone	5	0.2%
Householder is Some Other Race Alone	52	2.3%
Householder is Two or More Races	67	3.0%
Renter-occupied Housing Units with Hispanic Householder	139	6.2%

## Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.36
Householder is Black Alone	2.57
Householder is American Indian Alone	3.04
Householder is Asian Alone	2.42
Householder is Pacific Islander Alone	2.50
Householder is Some Other Race Alone	3.53
Householder is Two or More Races	2.47
Householder is Hispanic	3.36

Source: U.S. Census Bureau, Census 2010 Summary File 1.





# 2010 Census Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
 Ring: 3 mile radius

Prepared by First American Title NCS

Latitude: 45.44803  
 Longitude: -122.61696

	2000	2010	2000-2010 Annual Rate
Population	116,741	123,545	0.57%
Households	47,909	50,771	0.58%
Housing Units	50,666	53,832	0.61%
<b>Population by Race</b>			
		<b>Number</b>	<b>Percent</b>
Total		123,545	100.0%
Population Reporting One Race		118,398	95.8%
White		103,292	83.6%
Black		2,227	1.8%
American Indian		1,280	1.0%
Asian		6,401	5.2%
Pacific Islander		350	0.3%
Some Other Race		4,848	3.9%
Population Reporting Two or More Races		5,147	4.2%
Total Hispanic Population		11,660	9.4%
<b>Population by Sex</b>			
Male		60,364	48.9%
Female		63,181	51.1%
<b>Population by Age</b>			
Total		123,547	100.0%
Age 0 - 4		7,434	6.0%
Age 5 - 9		7,079	5.7%
Age 10 - 14		6,796	5.5%
Age 15 - 19		7,587	6.1%
Age 20 - 24		8,369	6.8%
Age 25 - 29		9,521	7.7%
Age 30 - 34		10,042	8.1%
Age 35 - 39		9,261	7.5%
Age 40 - 44		8,635	7.0%
Age 45 - 49		8,543	6.9%
Age 50 - 54		8,725	7.1%
Age 55 - 59		8,604	7.0%
Age 60 - 64		7,029	5.7%
Age 65 - 69		4,703	3.8%
Age 70 - 74		3,200	2.6%
Age 75 - 79		2,652	2.1%
Age 80 - 84		2,371	1.9%
Age 85+		2,995	2.4%
Age 18+		98,100	79.4%
Age 65+		15,921	12.9%

**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



# 2010 Census Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
Ring: 3 mile radius

Prepared by First American Title NCS

Latitude: 45.44803  
Longitude: -122.61696

Households by Type		
Total	50,770	100.0%
Households with 1 Person	15,412	30.4%
Households with 2+ People	35,358	69.6%
Family Households	29,507	58.1%
Husband-wife Families	21,318	42.0%
With Own Children	8,566	16.9%
Other Family (No Spouse Present)	8,189	16.1%
With Own Children	4,429	8.7%
Nonfamily Households	5,851	11.5%
All Households with Children	14,345	28.3%
Multigenerational Households	1,499	3.0%
Unmarried Partner Households	4,956	9.8%
Male-female	4,287	8.4%
Same-sex	669	1.3%
Average Household Size	2.37	

Family Households by Size		
Total	29,506	100.0%
2 People	12,964	43.9%
3 People	7,258	24.6%
4 People	5,433	18.4%
5 People	2,337	7.9%
6 People	911	3.1%
7+ People	603	2.0%
Average Family Size	2.96	

Nonfamily Households by Size		
Total	21,263	100.0%
1 Person	15,412	72.5%
2 People	4,596	21.6%
3 People	800	3.8%
4 People	284	1.3%
5 People	90	0.4%
6 People	45	0.2%
7+ People	36	0.2%
Average Nonfamily Size	1.37	

Population by Relationship and Household Type		
Total	123,545	100.0%
In Households	120,494	97.5%
In Family Households	91,345	73.9%
Householder	29,504	23.9%
Spouse	21,325	17.3%
Child	32,187	26.1%
Other relative	4,346	3.5%
Nonrelative	3,982	3.2%
In Nonfamily Households	29,149	23.6%
In Group Quarters	3,051	2.5%
Institutionalized Population	399	0.3%
Noninstitutionalized Population	2,651	2.1%

**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. Average family size excludes nonrelatives.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1.





# 2010 Census Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
Ring: 3 mile radius

Prepared by First American Title NCS

Latitude: 45.44803  
Longitude: -122.61696

Family Households by Age of Householder		
Total		29,509 100.0%
Householder Age 15 - 44	12,697	43.0%
Householder Age 45 - 54	6,313	21.4%
Householder Age 55 - 64	5,567	18.9%
Householder Age 65 - 74	2,789	9.5%
Householder Age 75+	2,143	7.3%

Nonfamily Households by Age of Householder		
Total		21,263 100.0%
Householder Age 15 - 44	8,044	37.8%
Householder Age 45 - 54	3,559	16.7%
Householder Age 55 - 64	3,939	18.5%
Householder Age 65 - 74	2,361	11.1%
Householder Age 75+	3,360	15.8%

Households by Race of Householder		
Total		50,771 100.0%
Householder is White Alone	44,861	88.4%
Householder is Black Alone	789	1.6%
Householder is American Indian Alone	470	0.9%
Householder is Asian Alone	1,974	3.9%
Householder is Pacific Islander Alone	112	0.2%
Householder is Some Other Race Alone	1,241	2.4%
Householder is Two or More Races	1,324	2.6%
Households with Hispanic Householder	3,027	6.0%

Husband-wife Families by Race of Householder		
Total		21,319 100.0%
Householder is White Alone	18,718	87.8%
Householder is Black Alone	204	1.0%
Householder is American Indian Alone	171	0.8%
Householder is Asian Alone	1,088	5.1%
Householder is Pacific Islander Alone	49	0.2%
Householder is Some Other Race Alone	652	3.1%
Householder is Two or More Races	437	2.0%
Husband-wife Families with Hispanic Householder	1,448	6.8%

Other Families (No Spouse) by Race of Householder		
Total		8,190 100.0%
Householder is White Alone	6,780	82.8%
Householder is Black Alone	236	2.9%
Householder is American Indian Alone	117	1.4%
Householder is Asian Alone	347	4.2%
Householder is Pacific Islander Alone	30	0.4%
Householder is Some Other Race Alone	355	4.3%
Householder is Two or More Races	325	4.0%
Other Families with Hispanic Householder	808	9.9%

Nonfamily Households by Race of Householder		
Total		21,266 100.0%
Householder is White Alone	19,363	91.1%
Householder is Black Alone	349	1.6%
Householder is American Indian Alone	183	0.9%
Householder is Asian Alone	540	2.5%
Householder is Pacific Islander Alone	34	0.2%
Householder is Some Other Race Alone	234	1.1%
Householder is Two or More Races	563	2.6%
Nonfamily Households with Hispanic Householder	770	3.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



# 2010 Census Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
Ring: 3 mile radius

Prepared by First American Title NCS

Latitude: 45.44803  
Longitude: -122.61696

## Total Housing Units by Occupancy

Total	53,781	100.0%
Occupied Housing Units	50,771	94.4%
Vacant Housing Units		
For Rent	1,173	2.2%
Rented, not Occupied	94	0.2%
For Sale Only	642	1.2%
Sold, not Occupied	115	0.2%
For Seasonal/Recreational/Occasional Use	214	0.4%
For Migrant Workers	2	0.0%
Other Vacant	770	1.4%
Total Vacancy Rate	5.7%	

## Households by Tenure and Mortgage Status

Total	50,771	100.0%
Owner Occupied	29,982	59.1%
Owned with a Mortgage/Loan	22,974	45.3%
Owned Free and Clear	7,008	13.8%
Average Household Size	2.49	
Renter Occupied	20,789	40.9%
Average Household Size	2.20	

## Owner-occupied Housing Units by Race of Householder

Total	29,982	100.0%
Householder is White Alone	27,236	90.8%
Householder is Black Alone	206	0.7%
Householder is American Indian Alone	187	0.6%
Householder is Asian Alone	1,310	4.4%
Householder is Pacific Islander Alone	32	0.1%
Householder is Some Other Race Alone	451	1.5%
Householder is Two or More Races	560	1.9%
Owner-occupied Housing Units with Hispanic Householder	1,146	3.8%

## Renter-occupied Housing Units by Race of Householder

Total	20,790	100.0%
Householder is White Alone	17,625	84.8%
Householder is Black Alone	583	2.8%
Householder is American Indian Alone	284	1.4%
Householder is Asian Alone	664	3.2%
Householder is Pacific Islander Alone	80	0.4%
Householder is Some Other Race Alone	790	3.8%
Householder is Two or More Races	764	3.7%
Renter-occupied Housing Units with Hispanic Householder	1,880	9.0%

## Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.29
Householder is Black Alone	2.50
Householder is American Indian Alone	2.67
Householder is Asian Alone	2.95
Householder is Pacific Islander Alone	3.04
Householder is Some Other Race Alone	3.80
Householder is Two or More Races	2.60
Householder is Hispanic	3.40

Source: U.S. Census Bureau, Census 2010 Summary File 1.



# 2010 Census Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
 Ring: 5 mile radius

Prepared by First American Title NCS

Latitude: 45.44803  
 Longitude: -122.61696

	2000	2010	2000-2010 Annual Rate
Population	304,085	328,841	0.79%
Households	125,594	136,715	0.85%
Housing Units	132,425	145,096	0.92%
<b>Population by Race</b>			
		<b>Number</b>	<b>Percent</b>
Total		328,842	100.0%
Population Reporting One Race		315,461	95.9%
White		271,541	82.6%
Black		7,003	2.1%
American Indian		2,927	0.9%
Asian		22,132	6.7%
Pacific Islander		1,188	0.4%
Some Other Race		10,670	3.2%
Population Reporting Two or More Races		13,381	4.1%
Total Hispanic Population		26,621	8.1%
<b>Population by Sex</b>			
Male		160,888	48.9%
Female		167,953	51.1%
<b>Population by Age</b>			
Total		328,841	100.0%
Age 0 - 4		19,082	5.8%
Age 5 - 9		18,441	5.6%
Age 10 - 14		18,087	5.5%
Age 15 - 19		18,766	5.7%
Age 20 - 24		21,863	6.6%
Age 25 - 29		28,142	8.6%
Age 30 - 34		27,554	8.4%
Age 35 - 39		25,453	7.7%
Age 40 - 44		23,411	7.1%
Age 45 - 49		22,892	7.0%
Age 50 - 54		23,477	7.1%
Age 55 - 59		23,381	7.1%
Age 60 - 64		18,844	5.7%
Age 65 - 69		12,347	3.8%
Age 70 - 74		8,085	2.5%
Age 75 - 79		6,373	1.9%
Age 80 - 84		5,684	1.7%
Age 85+		6,958	2.1%
Age 18+		262,088	79.7%
Age 65+		39,447	12.0%

**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



# 2010 Census Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
Ring: 5 mile radius

Prepared by First American Title NCS

Latitude: 45.44803  
Longitude: -122.61696

Households by Type		
Total	136,715	100.0%
Households with 1 Person	41,013	30.0%
Households with 2+ People	95,702	70.0%
Family Households	78,094	57.1%
Husband-wife Families	58,096	42.5%
With Own Children	23,620	17.3%
Other Family (No Spouse Present)	19,999	14.6%
With Own Children	10,874	8.0%
Nonfamily Households	17,608	12.9%
All Households with Children	37,582	27.5%
Multigenerational Households	3,617	2.6%
Unmarried Partner Households	13,272	9.7%
Male-female	11,217	8.2%
Same-sex	2,055	1.5%
Average Household Size	2.36	

Family Households by Size		
Total	78,095	100.0%
2 People	34,686	44.4%
3 People	18,875	24.2%
4 People	14,731	18.9%
5 People	5,951	7.6%
6 People	2,290	2.9%
7+ People	1,562	2.0%
Average Family Size	2.96	

Nonfamily Households by Size		
Total	58,620	100.0%
1 Person	41,013	70.0%
2 People	13,670	23.3%
3 People	2,493	4.3%
4 People	919	1.6%
5 People	315	0.5%
6 People	125	0.2%
7+ People	85	0.1%
Average Nonfamily Size	1.41	

Population by Relationship and Household Type		
Total	328,841	100.0%
In Households	323,312	98.3%
In Family Households	240,738	73.2%
Householder	78,070	23.7%
Spouse	58,068	17.7%
Child	84,098	25.6%
Other relative	10,990	3.3%
Nonrelative	9,512	2.9%
In Nonfamily Households	82,574	25.1%
In Group Quarters	5,529	1.7%
Institutionalized Population	1,419	0.4%
Noninstitutionalized Population	4,110	1.2%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1.





# 2010 Census Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
Ring: 5 mile radius

Prepared by First American Title NCS

Latitude: 45.44803  
Longitude: -122.61696

Family Households by Age of Householder		
Total		78,094 100.0%
Householder Age	15 - 44	32,973 42.2%
Householder Age	45 - 54	17,368 22.2%
Householder Age	55 - 64	15,212 19.5%
Householder Age	65 - 74	7,372 9.4%
Householder Age	75+	5,169 6.6%

Nonfamily Households by Age of Householder		
Total		58,619 100.0%
Householder Age	15 - 44	25,771 44.0%
Householder Age	45 - 54	9,084 15.5%
Householder Age	55 - 64	10,328 17.6%
Householder Age	65 - 74	5,719 9.8%
Householder Age	75+	7,717 13.2%

Households by Race of Householder		
Total		136,716 100.0%
Householder is	White Alone	119,524 87.4%
Householder is	Black Alone	2,442 1.8%
Householder is	American Indian Alone	1,038 0.8%
Householder is	Asian Alone	7,013 5.1%
Householder is	Pacific Islander Alone	320 0.2%
Householder is	Some Other Race Alone	2,838 2.1%
Householder is	Two or More Races	3,541 2.6%
Households with	Hispanic Householder	7,206 5.3%

Husband-wife Families by Race of Householder		
Total		58,096 100.0%
Householder is	White Alone	50,442 86.8%
Householder is	Black Alone	649 1.1%
Householder is	American Indian Alone	367 0.6%
Householder is	Asian Alone	3,943 6.8%
Householder is	Pacific Islander Alone	155 0.3%
Householder is	Some Other Race Alone	1,390 2.4%
Householder is	Two or More Races	1,150 2.0%
Husband-wife Families with	Hispanic Householder	3,253 5.6%

Other Families (No Spouse) by Race of Householder		
Total		19,998 100.0%
Householder is	White Alone	16,074 80.4%
Householder is	Black Alone	788 3.9%
Householder is	American Indian Alone	256 1.3%
Householder is	Asian Alone	1,206 6.0%
Householder is	Pacific Islander Alone	91 0.5%
Householder is	Some Other Race Alone	790 4.0%
Householder is	Two or More Races	793 4.0%
Other Families with	Hispanic Householder	1,780 8.9%

Nonfamily Households by Race of Householder		
Total		58,621 100.0%
Householder is	White Alone	53,009 90.4%
Householder is	Black Alone	1,004 1.7%
Householder is	American Indian Alone	415 0.7%
Householder is	Asian Alone	1,864 3.2%
Householder is	Pacific Islander Alone	73 0.1%
Householder is	Some Other Race Alone	658 1.1%
Householder is	Two or More Races	1,598 2.7%
Nonfamily Households with	Hispanic Householder	2,173 3.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



# 2010 Census Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
Ring: 5 mile radius

Prepared by First American Title NCS

Latitude: 45.44803  
Longitude: -122.61696

<b>Total Housing Units by Occupancy</b>		
Total	145,054	100.0%
Occupied Housing Units	136,715	94.3%
Vacant Housing Units		
For Rent	3,139	2.2%
Rented, not Occupied	252	0.2%
For Sale Only	1,909	1.3%
Sold, not Occupied	354	0.2%
For Seasonal/Recreational/Occasional Use	806	0.6%
For Migrant Workers	2	0.0%
Other Vacant	1,877	1.3%
Total Vacancy Rate	5.8%	

<b>Households by Tenure and Mortgage Status</b>		
Total	136,715	100.0%
Owner Occupied	80,104	58.6%
Owned with a Mortgage/Loan	61,873	45.3%
Owned Free and Clear	18,231	13.3%
Average Household Size	2.50	
Renter Occupied	56,611	41.4%
Average Household Size	2.18	

<b>Owner-occupied Housing Units by Race of Householder</b>		
Total	80,104	100.0%
Householder is White Alone	72,036	89.9%
Householder is Black Alone	600	0.7%
Householder is American Indian Alone	402	0.5%
Householder is Asian Alone	4,586	5.7%
Householder is Pacific Islander Alone	88	0.1%
Householder is Some Other Race Alone	969	1.2%
Householder is Two or More Races	1,423	1.8%
Owner-occupied Housing Units with Hispanic Householder	2,679	3.3%

<b>Renter-occupied Housing Units by Race of Householder</b>		
Total	56,611	100.0%
Householder is White Alone	47,488	83.9%
Householder is Black Alone	1,842	3.3%
Householder is American Indian Alone	635	1.1%
Householder is Asian Alone	2,427	4.3%
Householder is Pacific Islander Alone	232	0.4%
Householder is Some Other Race Alone	1,869	3.3%
Householder is Two or More Races	2,118	3.7%
Renter-occupied Housing Units with Hispanic Householder	4,527	8.0%

<b>Average Household Size by Race/Hispanic Origin of Householder</b>		
Householder is White Alone	2.28	
Householder is Black Alone	2.64	
Householder is American Indian Alone	2.67	
Householder is Asian Alone	2.96	
Householder is Pacific Islander Alone	3.64	
Householder is Some Other Race Alone	3.66	
Householder is Two or More Races	2.54	
Householder is Hispanic	3.26	

Source: U.S. Census Bureau, Census 2010 Summary File 1.



# Demographic and Income Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
 Ring: 1 mile radius

Prepared by First American Title NCS  
 Latitude: 45.44803  
 Longitude: -122.61696

Summary	Census 2010	2017	2022
Population	14,417	15,125	15,752
Households	5,961	6,221	6,466
Families	3,637	3,739	3,861
Average Household Size	2.40	2.41	2.41
Owner Occupied Housing Units	3,717	3,747	3,891
Renter Occupied Housing Units	2,244	2,474	2,575
Median Age	39.3	41.2	42.2
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.82%	1.03%	0.83%
Households	0.78%	0.98%	0.79%
Families	0.64%	0.87%	0.71%
Owner HHs	0.76%	0.94%	0.72%
Median Household Income	2.76%	2.63%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	574	9.2%	551	8.5%
\$15,000 - \$24,999	680	10.9%	616	9.5%
\$25,000 - \$34,999	562	9.0%	480	7.4%
\$35,000 - \$49,999	801	12.9%	653	10.1%
\$50,000 - \$74,999	1,382	22.2%	1,362	21.1%
\$75,000 - \$99,999	1,156	18.6%	1,460	22.6%
\$100,000 - \$149,999	798	12.8%	998	15.4%
\$150,000 - \$199,999	201	3.2%	262	4.1%
\$200,000+	67	1.1%	84	1.3%
Median Household Income	\$56,570		\$64,825	
Average Household Income	\$65,162		\$74,615	
Per Capita Income	\$27,202		\$31,023	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	858	6.0%	822	5.4%	843	5.4%
5 - 9	824	5.7%	848	5.6%	836	5.3%
10 - 14	882	6.1%	854	5.6%	885	5.6%
15 - 19	824	5.7%	819	5.4%	840	5.3%
20 - 24	768	5.3%	850	5.6%	845	5.4%
25 - 34	2,157	15.0%	1,995	13.2%	2,078	13.2%
35 - 44	2,050	14.2%	2,181	14.4%	2,202	14.0%
45 - 54	2,177	15.1%	2,076	13.7%	2,087	13.3%
55 - 64	1,964	13.6%	2,132	14.1%	2,132	13.5%
65 - 74	985	6.8%	1,524	10.1%	1,802	11.4%
75 - 84	658	4.6%	688	4.5%	869	5.5%
85+	271	1.9%	337	2.2%	331	2.1%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,816	88.9%	13,122	86.8%	13,396	85.0%
Black Alone	178	1.2%	247	1.6%	301	1.9%
American Indian Alone	191	1.3%	203	1.3%	218	1.4%
Asian Alone	327	2.3%	419	2.8%	505	3.2%
Pacific Islander Alone	36	0.2%	44	0.3%	52	0.3%
Some Other Race Alone	362	2.5%	445	2.9%	519	3.3%
Two or More Races	507	3.5%	645	4.3%	761	4.8%
Hispanic Origin (Any Race)	1,037	7.2%	1,270	8.4%	1,498	9.5%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

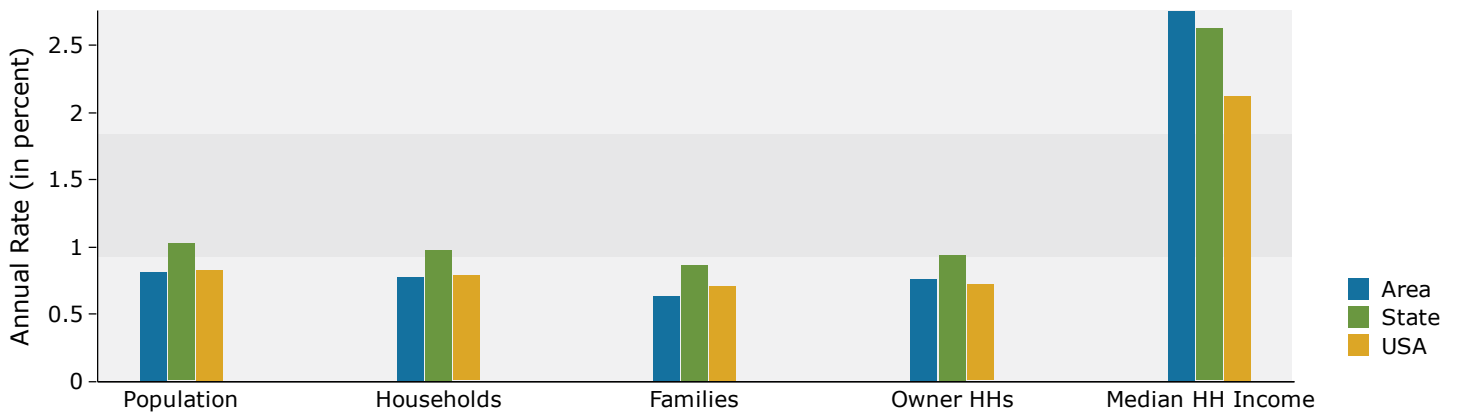


# Demographic and Income Profile

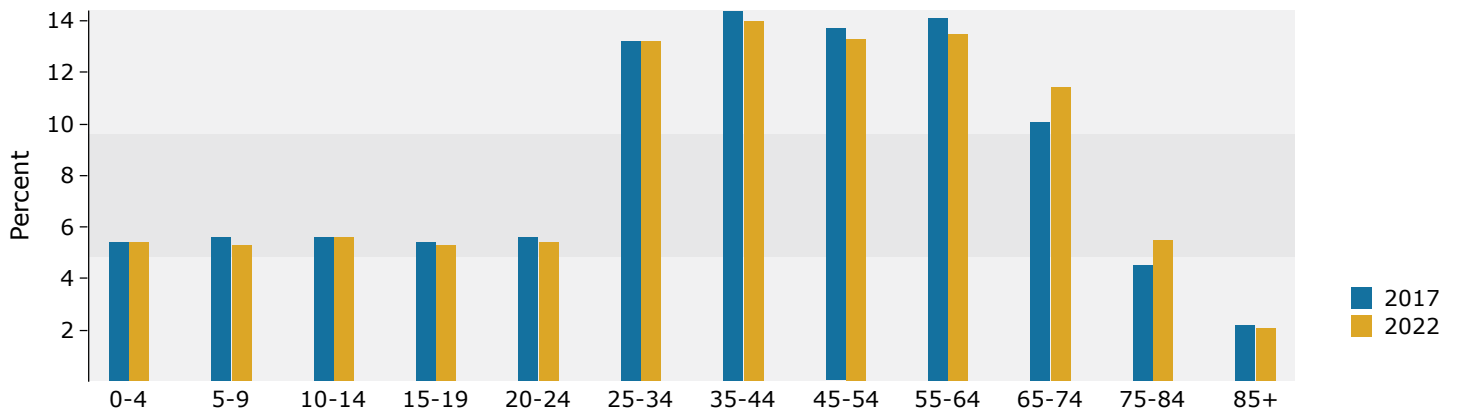
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 Ring: 1 mile radius

Prepared by First American Title NCS  
 Latitude: 45.44803  
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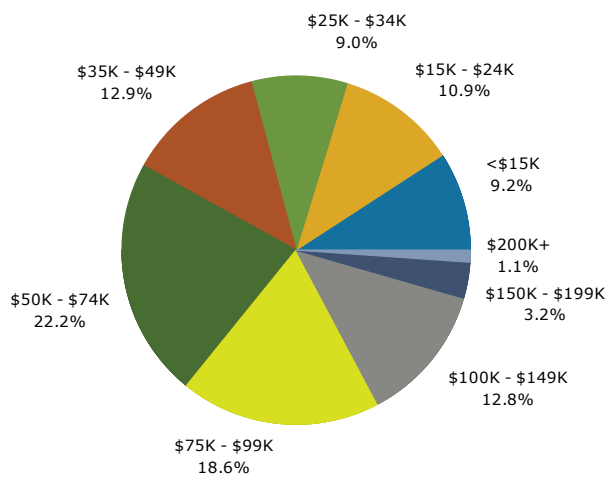
## Trends 2017-2022



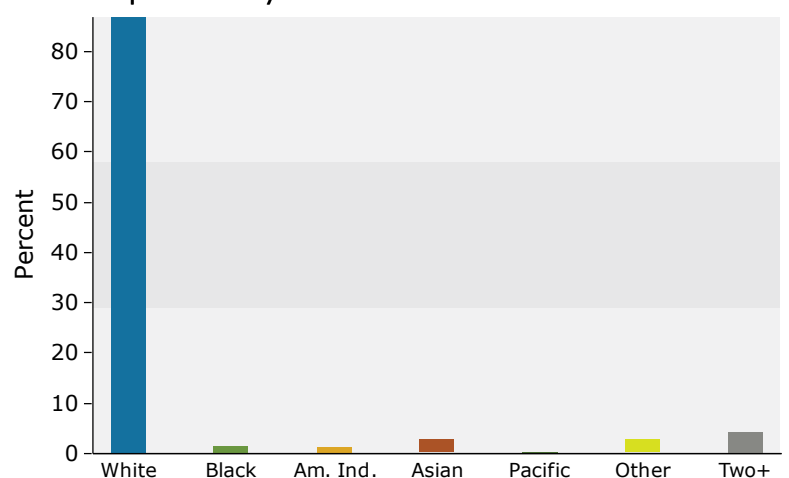
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 8.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.





# Demographic and Income Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
 Ring: 3 mile radius

Prepared by First American Title NCS

Latitude: 45.44803  
 Longitude: -122.61696

Summary	Census 2010	2017	2022
Population	123,545	132,501	139,301
Households	50,771	53,923	56,564
Families	29,507	30,922	32,247
Average Household Size	2.37	2.40	2.41
Owner Occupied Housing Units	29,982	30,502	31,941
Renter Occupied Housing Units	20,789	23,421	24,623
Median Age	37.7	39.4	40.2
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.01%	1.03%	0.83%
Households	0.96%	0.98%	0.79%
Families	0.84%	0.87%	0.71%
Owner HHs	0.93%	0.94%	0.72%
Median Household Income	3.05%	2.63%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	5,430	10.1%	5,263	9.3%
\$15,000 - \$24,999	5,034	9.3%	4,588	8.1%
\$25,000 - \$34,999	5,444	10.1%	4,787	8.5%
\$35,000 - \$49,999	7,267	13.5%	6,115	10.8%
\$50,000 - \$74,999	10,415	19.3%	10,397	18.4%
\$75,000 - \$99,999	7,735	14.3%	9,798	17.3%
\$100,000 - \$149,999	7,651	14.2%	9,610	17.0%
\$150,000 - \$199,999	2,414	4.5%	2,967	5.2%
\$200,000+	2,533	4.7%	3,040	5.4%
Median Household Income	\$56,875		\$66,095	
Average Household Income	\$76,913		\$88,058	
Per Capita Income	\$32,009		\$36,427	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,434	6.0%	7,326	5.5%	7,648	5.5%
5 - 9	7,079	5.7%	7,158	5.4%	7,275	5.2%
10 - 14	6,796	5.5%	7,155	5.4%	7,329	5.3%
15 - 19	7,587	6.1%	7,672	5.8%	7,886	5.7%
20 - 24	8,369	6.8%	9,054	6.8%	9,012	6.5%
25 - 34	19,563	15.8%	19,367	14.6%	20,557	14.8%
35 - 44	17,896	14.5%	18,622	14.1%	19,007	13.6%
45 - 54	17,268	14.0%	17,364	13.1%	17,606	12.6%
55 - 64	15,633	12.7%	17,340	13.1%	17,420	12.5%
65 - 74	7,903	6.4%	12,200	9.2%	14,519	10.4%
75 - 84	5,023	4.1%	5,739	4.3%	7,450	5.3%
85+	2,995	2.4%	3,506	2.6%	3,592	2.6%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	103,292	83.6%	107,788	81.3%	110,931	79.6%
Black Alone	2,227	1.8%	2,637	2.0%	2,961	2.1%
American Indian Alone	1,280	1.0%	1,354	1.0%	1,417	1.0%
Asian Alone	6,401	5.2%	8,210	6.2%	9,685	7.0%
Pacific Islander Alone	350	0.3%	442	0.3%	520	0.4%
Some Other Race Alone	4,848	3.9%	5,762	4.3%	6,546	4.7%
Two or More Races	5,147	4.2%	6,309	4.8%	7,241	5.2%
Hispanic Origin (Any Race)	11,660	9.4%	13,861	10.5%	15,982	11.5%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

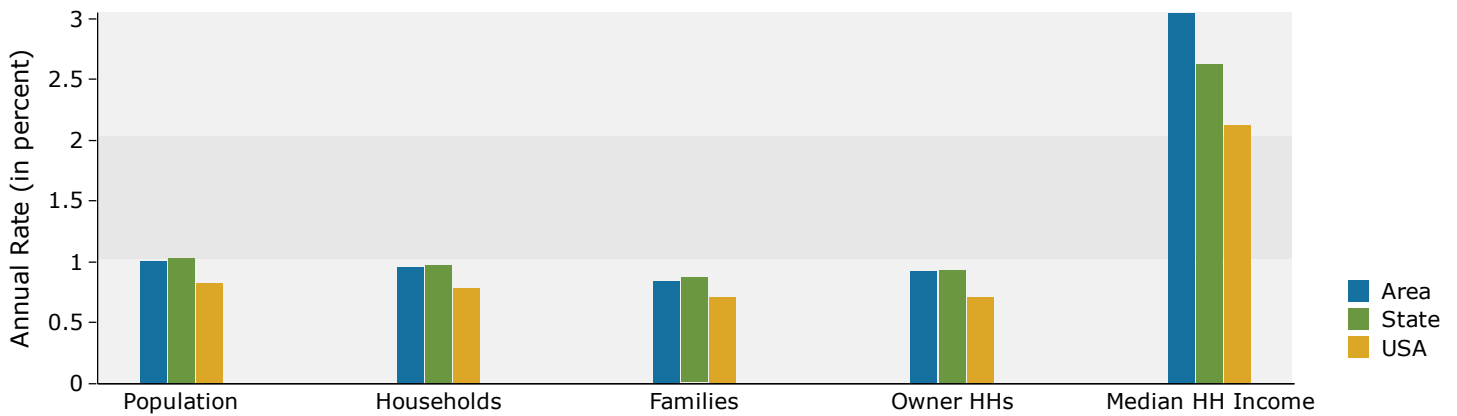


# Demographic and Income Profile

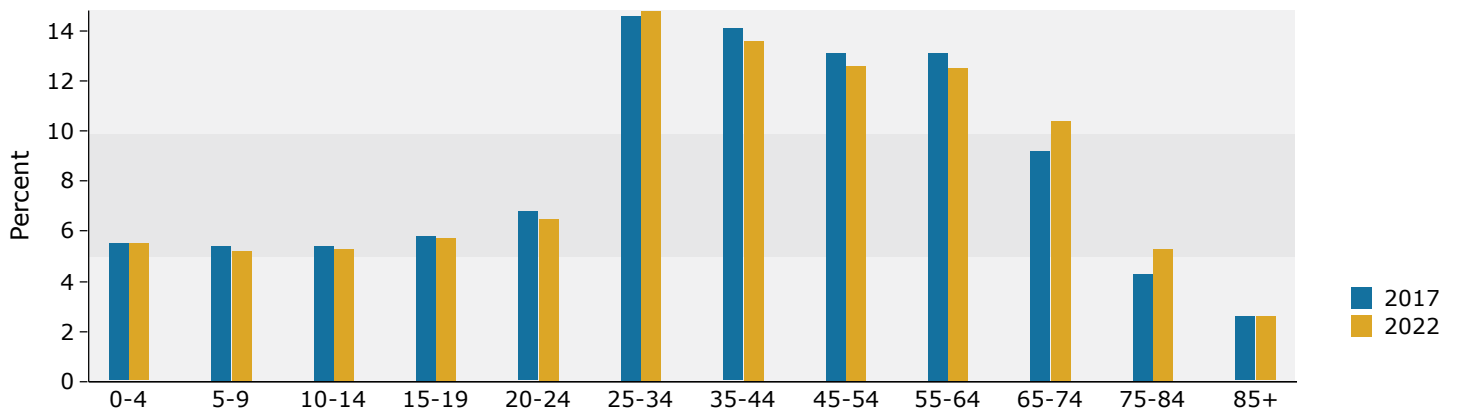
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 Ring: 3 mile radius

Prepared by First American Title NCS  
 Latitude: 45.44803  
 Longitude: -122.61696

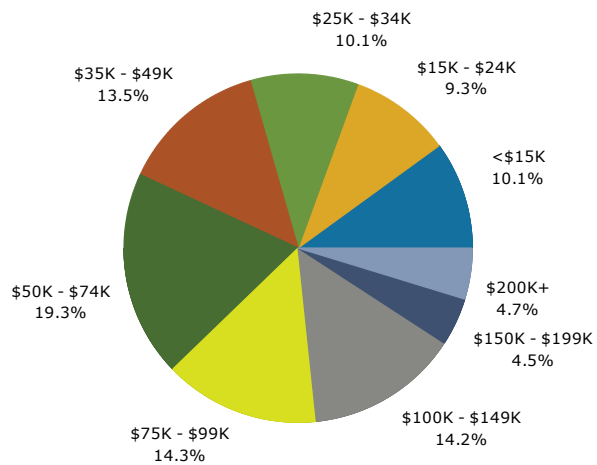
## Trends 2017-2022



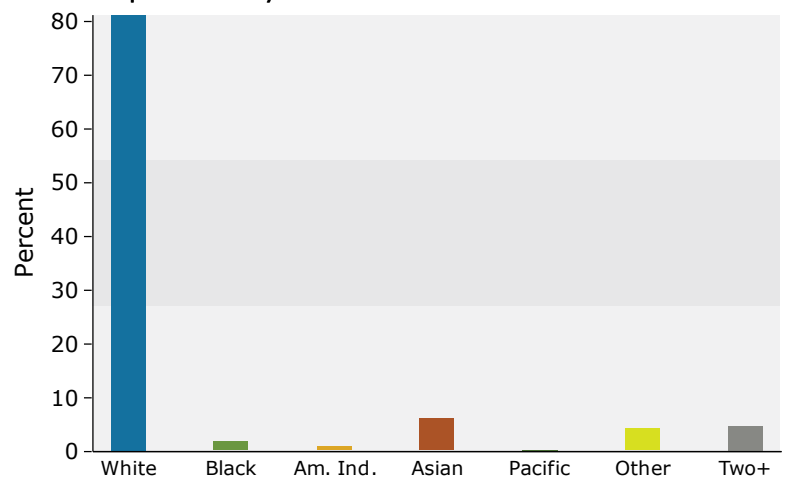
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 10.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Demographic and Income Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
 Ring: 5 mile radius

Prepared by First American Title NCS  
 Latitude: 45.44803  
 Longitude: -122.61696

Summary	Census 2010	2017	2022
Population	328,841	356,722	377,421
Households	136,715	146,712	154,790
Families	78,094	82,590	86,597
Average Household Size	2.36	2.39	2.40
Owner Occupied Housing Units	80,104	82,108	86,549
Renter Occupied Housing Units	56,611	64,604	68,241
Median Age	37.5	38.9	39.7
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.13%	1.03%	0.83%
Households	1.08%	0.98%	0.79%
Families	0.95%	0.87%	0.71%
Owner HHs	1.06%	0.94%	0.72%
Median Household Income	3.73%	2.63%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	13,926	9.5%	13,149	8.5%
\$15,000 - \$24,999	12,906	8.8%	11,610	7.5%
\$25,000 - \$34,999	13,536	9.2%	11,632	7.5%
\$35,000 - \$49,999	18,015	12.3%	14,886	9.6%
\$50,000 - \$74,999	27,074	18.5%	27,081	17.5%
\$75,000 - \$99,999	20,243	13.8%	25,679	16.6%
\$100,000 - \$149,999	21,676	14.8%	27,076	17.5%
\$150,000 - \$199,999	8,576	5.8%	10,605	6.9%
\$200,000+	10,761	7.3%	13,072	8.4%
Median Household Income	\$61,423		\$73,755	
Average Household Income	\$86,865		\$100,338	
Per Capita Income	\$36,130		\$41,530	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	19,082	5.8%	19,000	5.3%	20,034	5.3%
5 - 9	18,441	5.6%	18,903	5.3%	19,142	5.1%
10 - 14	18,087	5.5%	18,990	5.3%	19,373	5.1%
15 - 19	18,766	5.7%	19,066	5.3%	19,344	5.1%
20 - 24	21,863	6.6%	23,424	6.6%	23,406	6.2%
25 - 34	55,696	16.9%	57,667	16.2%	61,409	16.3%
35 - 44	48,864	14.9%	51,496	14.4%	54,145	14.3%
45 - 54	46,369	14.1%	46,484	13.0%	47,258	12.5%
55 - 64	42,225	12.8%	47,469	13.3%	47,341	12.5%
65 - 74	20,432	6.2%	32,148	9.0%	39,046	10.3%
75 - 84	12,057	3.7%	14,003	3.9%	18,649	4.9%
85+	6,958	2.1%	8,073	2.3%	8,274	2.2%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	271,541	82.6%	286,408	80.3%	296,524	78.6%
Black Alone	7,003	2.1%	7,929	2.2%	8,653	2.3%
American Indian Alone	2,927	0.9%	3,090	0.9%	3,236	0.9%
Asian Alone	22,132	6.7%	28,700	8.0%	33,998	9.0%
Pacific Islander Alone	1,188	0.4%	1,495	0.4%	1,778	0.5%
Some Other Race Alone	10,670	3.2%	12,602	3.5%	14,277	3.8%
Two or More Races	13,381	4.1%	16,496	4.6%	18,956	5.0%
Hispanic Origin (Any Race)	26,621	8.1%	31,644	8.9%	36,524	9.7%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

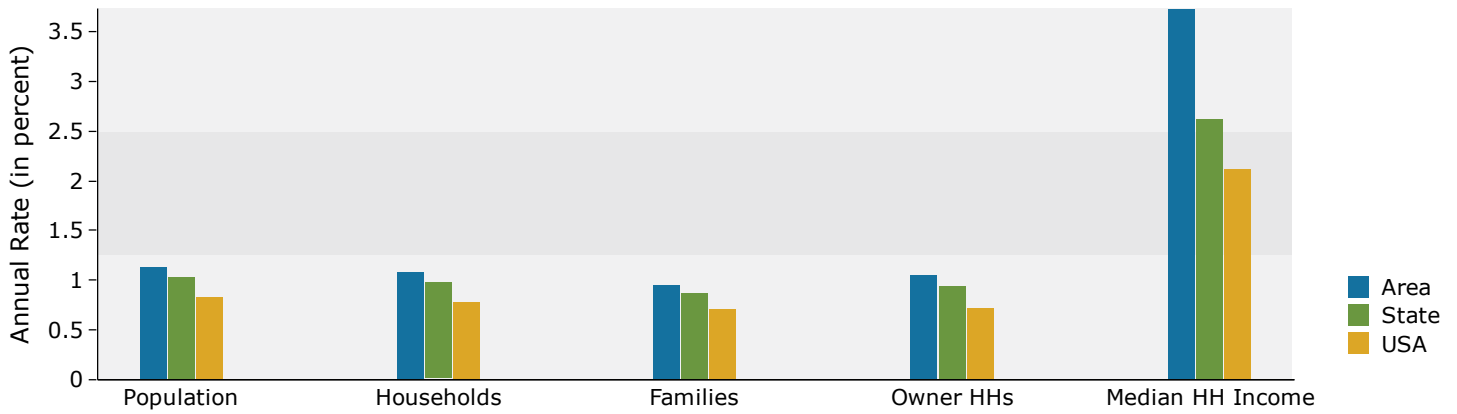


# Demographic and Income Profile

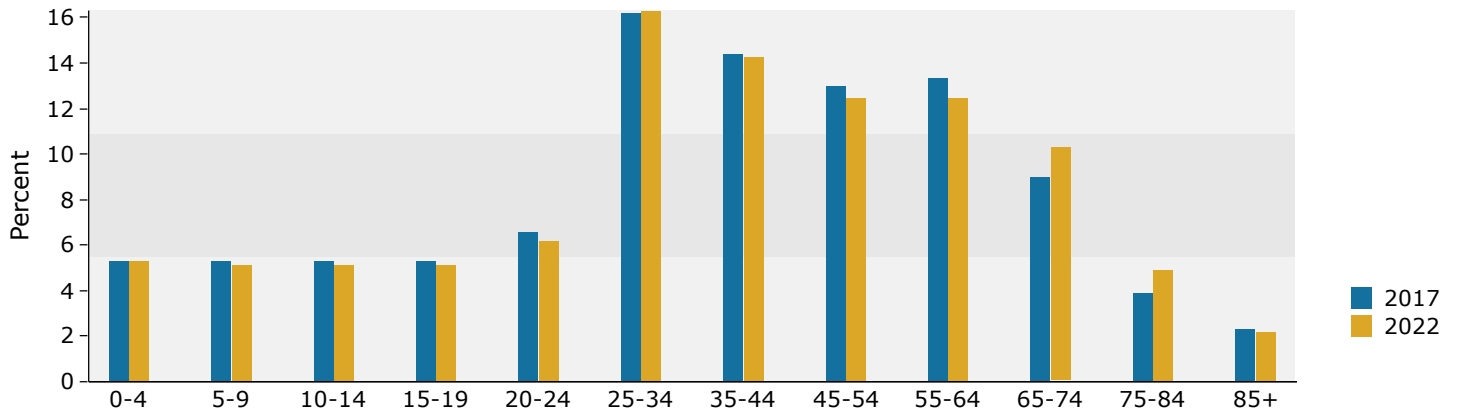
4401-4599 SE King Rd, Portland, Oregon, 97222  
 Ring: 5 mile radius

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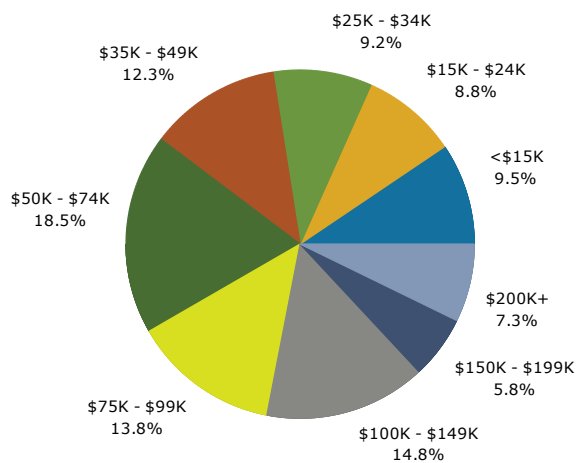
## Trends 2017-2022



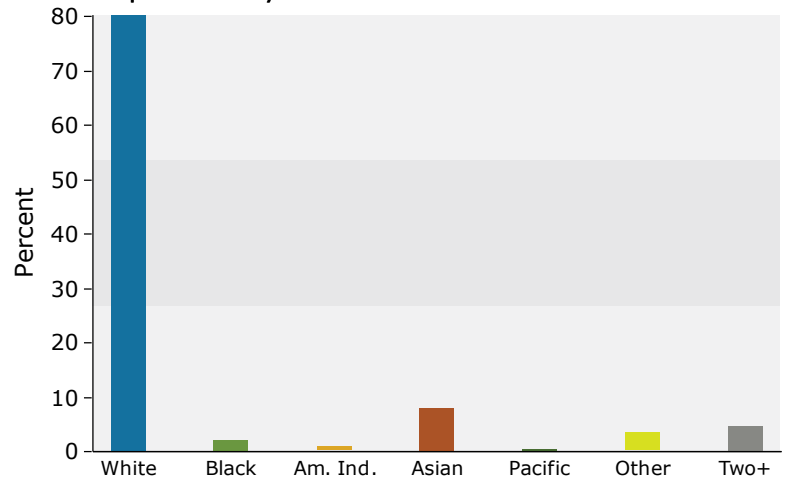
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 8.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



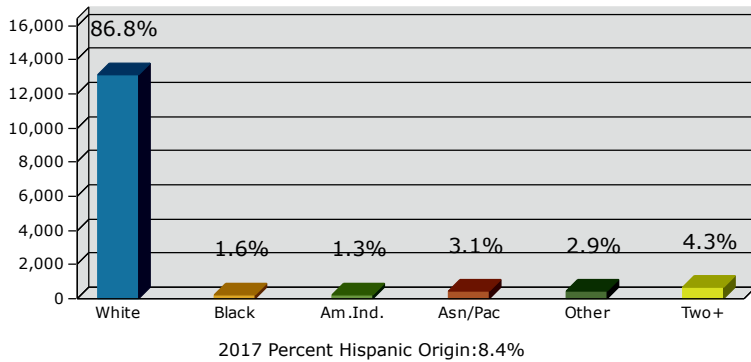


# Graphic Profile

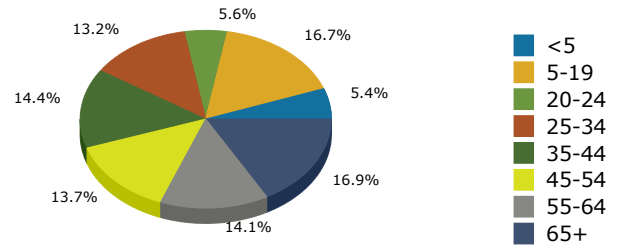
4401-4599 SE King Rd, Portland, Oregon, 97222  
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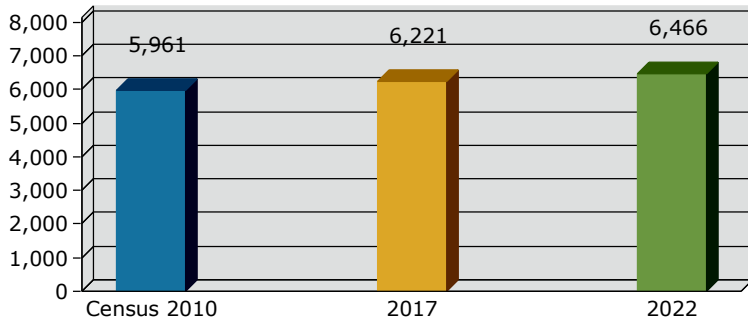
2017 Population by Race



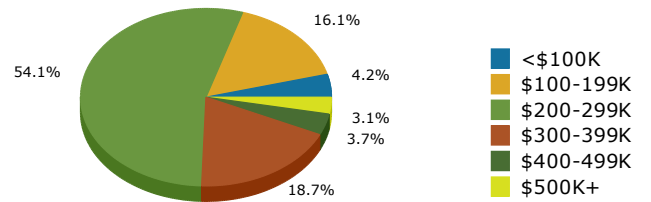
2017 Population by Age



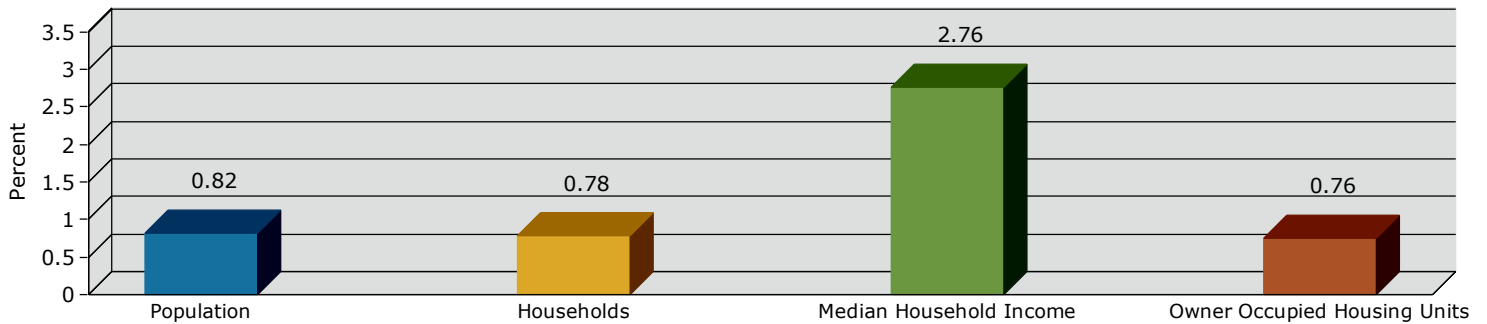
Households



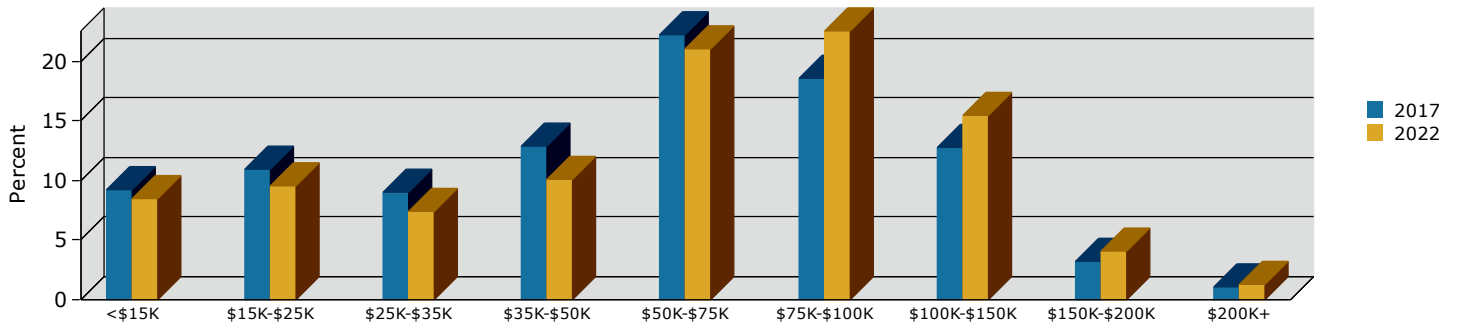
2017 Home Value



2017-2022 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

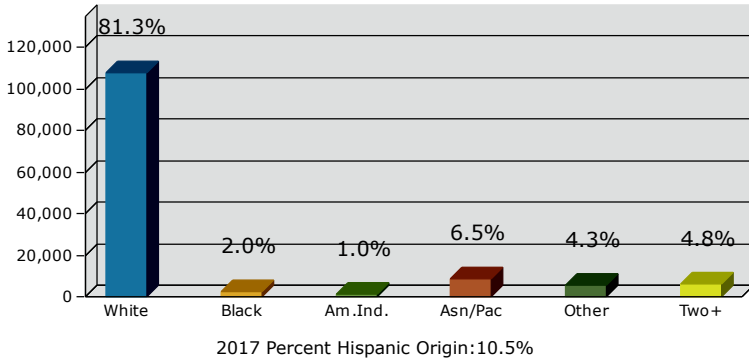


# Graphic Profile

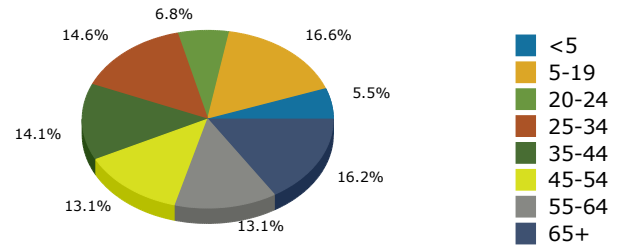
4401-4599 SE King Rd, Portland, Oregon, 97222  
 Ring: 3 mile radius

Prepared by First American Title NCS  
 Latitude: 45.44803  
 Longitude: -122.61696

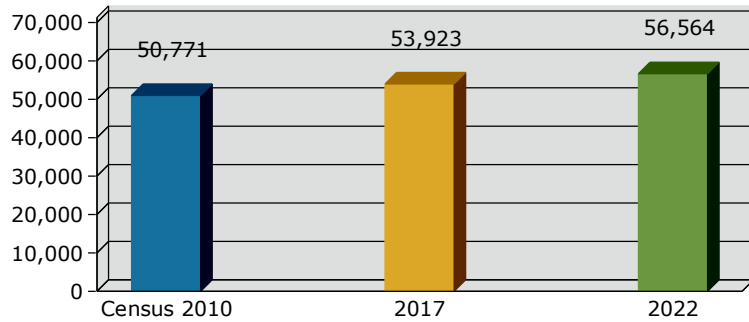
2017 Population by Race



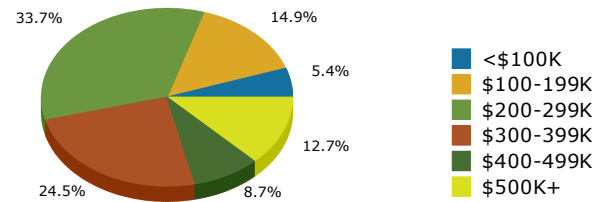
2017 Population by Age



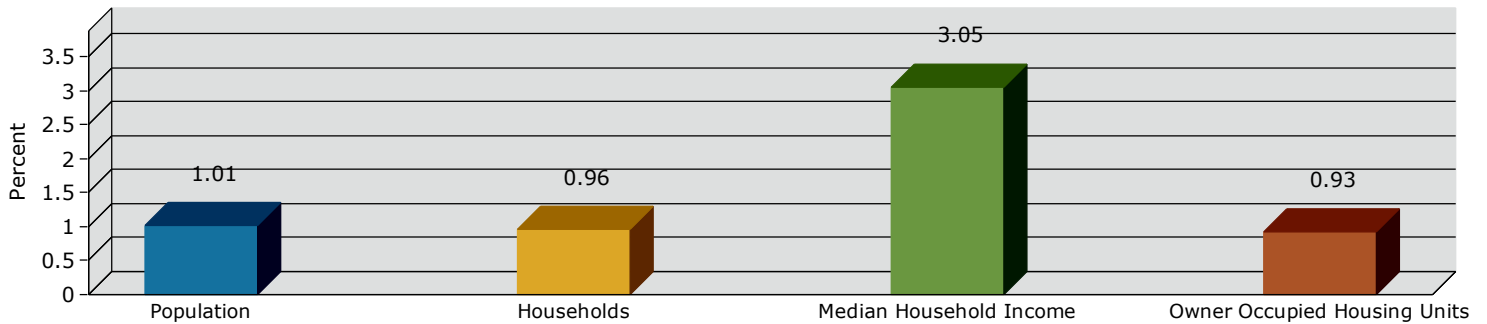
Households



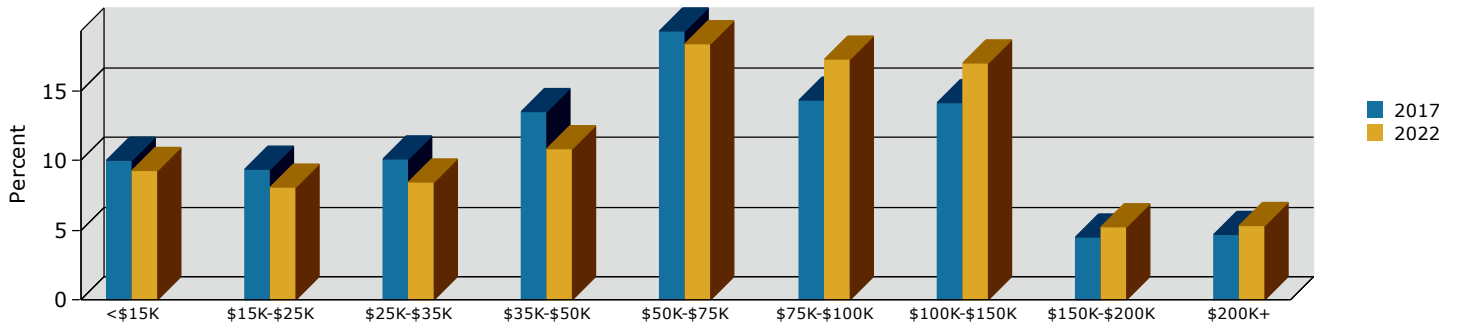
2017 Home Value



2017-2022 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

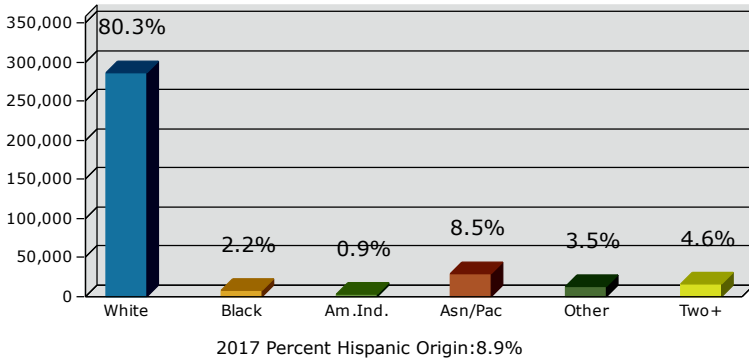


# Graphic Profile

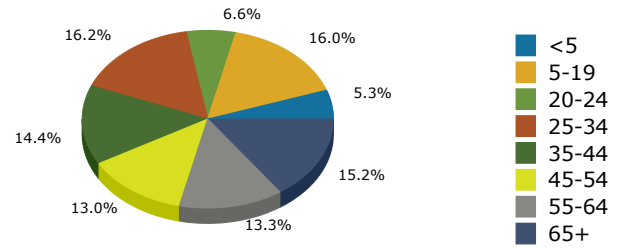
4401-4599 SE King Rd, Portland, Oregon, 97222  
 Ring: 5 mile radius

Prepared by First American Title NCS  
 Latitude: 45.44803  
 Longitude: -122.61696

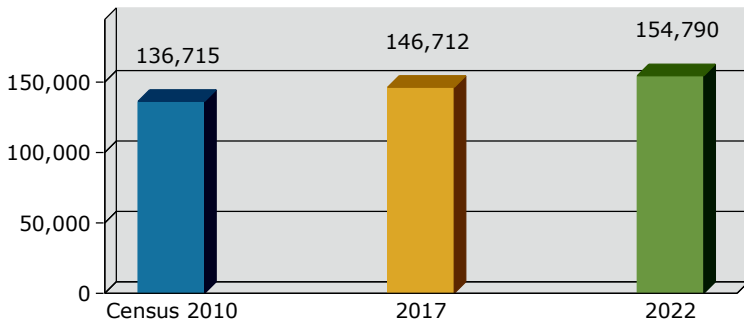
2017 Population by Race



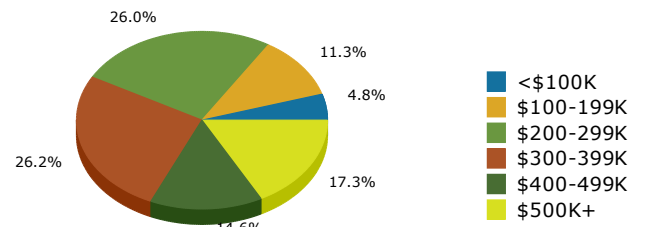
2017 Population by Age



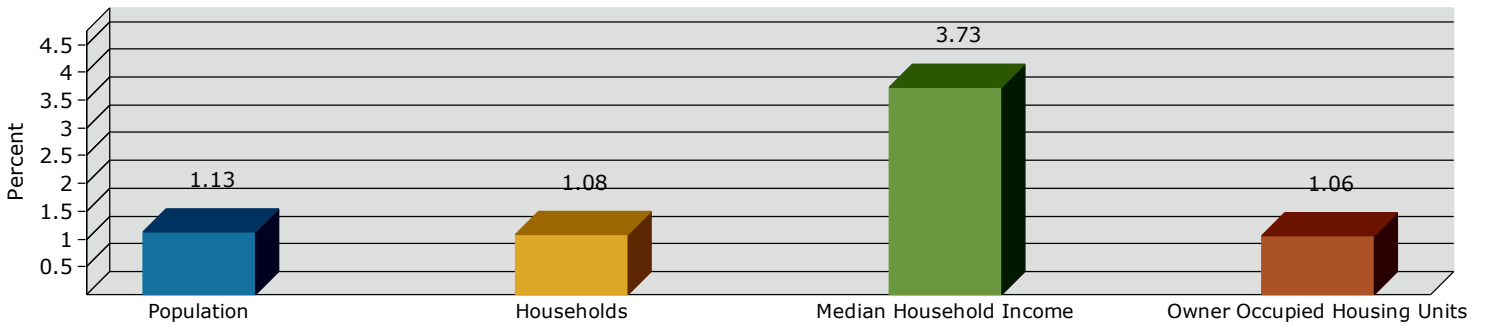
Households



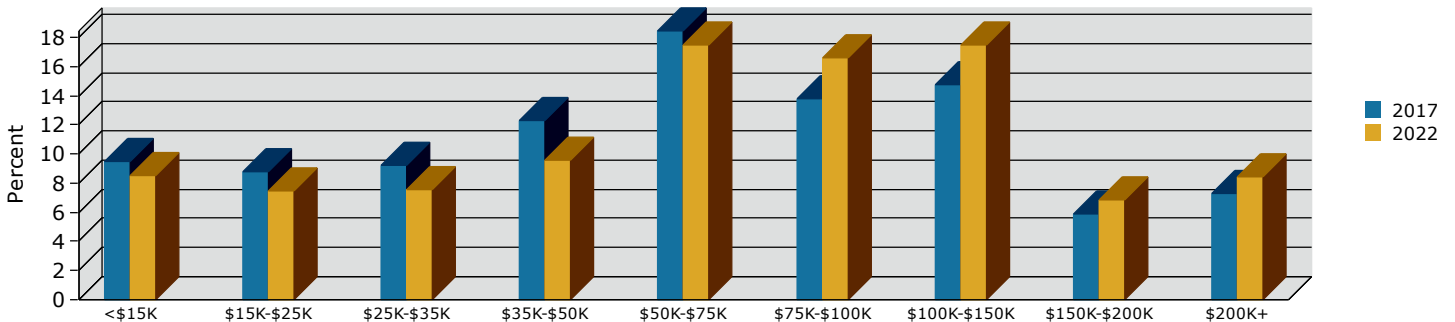
2017 Home Value



2017-2022 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Market Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.44803  
Longitude: -122.61696

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	14,552	116,741	304,085
2010 Total Population	14,417	123,545	328,841
2017 Total Population	15,125	132,501	356,722
2017 Group Quarters	146	3,090	5,594
2022 Total Population	15,752	139,301	377,421
2017-2022 Annual Rate	0.82%	1.01%	1.13%
2017 Total Daytime Population	18,030	121,235	328,495
Workers	10,477	57,315	161,891
Residents	7,553	63,920	166,604
<b>Household Summary</b>			
2000 Households	5,911	47,909	125,594
2000 Average Household Size	2.43	2.38	2.38
2010 Households	5,961	50,771	136,715
2010 Average Household Size	2.40	2.37	2.36
2017 Households	6,221	53,923	146,712
2017 Average Household Size	2.41	2.40	2.39
2022 Households	6,466	56,564	154,790
2022 Average Household Size	2.41	2.41	2.40
2017-2022 Annual Rate	0.78%	0.96%	1.08%
2010 Families	3,637	29,507	78,094
2010 Average Family Size	2.95	2.96	2.96
2017 Families	3,739	30,922	82,590
2017 Average Family Size	2.97	2.99	3.00
2022 Families	3,861	32,247	86,597
2022 Average Family Size	2.98	3.00	3.01
2017-2022 Annual Rate	0.64%	0.84%	0.95%
<b>Housing Unit Summary</b>			
2000 Housing Units	6,133	50,666	132,425
Owner Occupied Housing Units	61.2%	57.5%	57.2%
Renter Occupied Housing Units	35.2%	37.1%	37.6%
Vacant Housing Units	3.6%	5.4%	5.2%
2010 Housing Units	6,237	53,832	145,096
Owner Occupied Housing Units	59.6%	55.7%	55.2%
Renter Occupied Housing Units	36.0%	38.6%	39.0%
Vacant Housing Units	4.4%	5.7%	5.8%
2017 Housing Units	6,473	56,759	154,486
Owner Occupied Housing Units	57.9%	53.7%	53.1%
Renter Occupied Housing Units	38.2%	41.3%	41.8%
Vacant Housing Units	3.9%	5.0%	5.0%
2022 Housing Units	6,722	59,432	162,670
Owner Occupied Housing Units	57.9%	53.7%	53.2%
Renter Occupied Housing Units	38.3%	41.4%	42.0%
Vacant Housing Units	3.8%	4.8%	4.8%
<b>Median Household Income</b>			
2017	\$56,570	\$56,875	\$61,423
2022	\$64,825	\$66,095	\$73,755
<b>Median Home Value</b>			
2017	\$250,082	\$287,193	\$330,466
2022	\$290,797	\$338,672	\$376,924
<b>Per Capita Income</b>			
2017	\$27,202	\$32,009	\$36,130
2022	\$31,023	\$36,427	\$41,530
<b>Median Age</b>			
2010	39.3	37.7	37.5
2017	41.2	39.4	38.9
2022	42.2	40.2	39.7

**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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



# Market Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS  
Latitude: 45.44803  
Longitude: -122.61696

	1 mile	3 miles	5 miles
<b>2017 Households by Income</b>			
Household Income Base	6,221	53,923	146,712
<\$15,000	9.2%	10.1%	9.5%
\$15,000 - \$24,999	10.9%	9.3%	8.8%
\$25,000 - \$34,999	9.0%	10.1%	9.2%
\$35,000 - \$49,999	12.9%	13.5%	12.3%
\$50,000 - \$74,999	22.2%	19.3%	18.5%
\$75,000 - \$99,999	18.6%	14.3%	13.8%
\$100,000 - \$149,999	12.8%	14.2%	14.8%
\$150,000 - \$199,999	3.2%	4.5%	5.8%
\$200,000+	1.1%	4.7%	7.3%
Average Household Income	\$65,162	\$76,913	\$86,865
<b>2022 Households by Income</b>			
Household Income Base	6,466	56,564	154,790
<\$15,000	8.5%	9.3%	8.5%
\$15,000 - \$24,999	9.5%	8.1%	7.5%
\$25,000 - \$34,999	7.4%	8.5%	7.5%
\$35,000 - \$49,999	10.1%	10.8%	9.6%
\$50,000 - \$74,999	21.1%	18.4%	17.5%
\$75,000 - \$99,999	22.6%	17.3%	16.6%
\$100,000 - \$149,999	15.4%	17.0%	17.5%
\$150,000 - \$199,999	4.1%	5.2%	6.9%
\$200,000+	1.3%	5.4%	8.4%
Average Household Income	\$74,615	\$88,058	\$100,338
<b>2017 Owner Occupied Housing Units by Value</b>			
Total	3,747	30,502	82,108
<\$50,000	2.9%	4.2%	3.9%
\$50,000 - \$99,999	1.4%	1.2%	0.9%
\$100,000 - \$149,999	3.7%	4.2%	3.2%
\$150,000 - \$199,999	12.4%	10.7%	8.0%
\$200,000 - \$249,999	29.6%	18.0%	13.2%
\$250,000 - \$299,999	24.5%	15.8%	12.7%
\$300,000 - \$399,999	18.7%	24.5%	26.2%
\$400,000 - \$499,999	3.7%	8.7%	14.6%
\$500,000 - \$749,999	1.8%	7.3%	10.7%
\$750,000 - \$999,999	0.3%	3.3%	4.0%
\$1,000,000 +	1.1%	2.1%	2.6%
Average Home Value	\$271,224	\$335,982	\$375,648
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	3,891	31,941	86,549
<\$50,000	1.4%	2.6%	2.4%
\$50,000 - \$99,999	0.6%	0.8%	0.5%
\$100,000 - \$149,999	1.8%	2.3%	1.7%
\$150,000 - \$199,999	6.7%	6.5%	4.7%
\$200,000 - \$249,999	20.0%	12.6%	8.8%
\$250,000 - \$299,999	23.9%	13.7%	10.3%
\$300,000 - \$399,999	28.8%	29.7%	28.1%
\$400,000 - \$499,999	8.3%	12.4%	18.6%
\$500,000 - \$749,999	4.6%	10.9%	15.1%
\$750,000 - \$999,999	1.3%	5.3%	6.1%
\$1,000,000 +	2.6%	3.2%	3.7%
Average Home Value	\$335,977	\$395,986	\$435,684

**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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



# Market Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.44803  
Longitude: -122.61696

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	14,416	123,547	328,841
0 - 4	6.0%	6.0%	5.8%
5 - 9	5.7%	5.7%	5.6%
10 - 14	6.1%	5.5%	5.5%
15 - 24	11.0%	12.9%	12.4%
25 - 34	15.0%	15.8%	16.9%
35 - 44	14.2%	14.5%	14.9%
45 - 54	15.1%	14.0%	14.1%
55 - 64	13.6%	12.7%	12.8%
65 - 74	6.8%	6.4%	6.2%
75 - 84	4.6%	4.1%	3.7%
85 +	1.9%	2.4%	2.1%
18 +	78.5%	79.4%	79.7%
<b>2017 Population by Age</b>			
Total	15,126	132,503	356,723
0 - 4	5.4%	5.5%	5.3%
5 - 9	5.6%	5.4%	5.3%
10 - 14	5.6%	5.4%	5.3%
15 - 24	11.0%	12.6%	11.9%
25 - 34	13.2%	14.6%	16.2%
35 - 44	14.4%	14.1%	14.4%
45 - 54	13.7%	13.1%	13.0%
55 - 64	14.1%	13.1%	13.3%
65 - 74	10.1%	9.2%	9.0%
75 - 84	4.5%	4.3%	3.9%
85 +	2.2%	2.6%	2.3%
18 +	79.8%	80.5%	80.9%
<b>2022 Population by Age</b>			
Total	15,750	139,301	377,421
0 - 4	5.4%	5.5%	5.3%
5 - 9	5.3%	5.2%	5.1%
10 - 14	5.6%	5.3%	5.1%
15 - 24	10.7%	12.1%	11.3%
25 - 34	13.2%	14.8%	16.3%
35 - 44	14.0%	13.6%	14.3%
45 - 54	13.3%	12.6%	12.5%
55 - 64	13.5%	12.5%	12.5%
65 - 74	11.4%	10.4%	10.3%
75 - 84	5.5%	5.3%	4.9%
85 +	2.1%	2.6%	2.2%
18 +	80.3%	80.9%	81.5%
<b>2010 Population by Sex</b>			
Males	7,045	60,364	160,888
Females	7,372	63,181	167,953
<b>2017 Population by Sex</b>			
Males	7,413	64,798	174,930
Females	7,712	67,703	181,792
<b>2022 Population by Sex</b>			
Males	7,748	68,227	185,488
Females	8,004	71,075	191,933

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.





# Market Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.44803  
Longitude: -122.61696

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	14,417	123,545	328,842
White Alone	88.9%	83.6%	82.6%
Black Alone	1.2%	1.8%	2.1%
American Indian Alone	1.3%	1.0%	0.9%
Asian Alone	2.3%	5.2%	6.7%
Pacific Islander Alone	0.2%	0.3%	0.4%
Some Other Race Alone	2.5%	3.9%	3.2%
Two or More Races	3.5%	4.2%	4.1%
Hispanic Origin	7.2%	9.4%	8.1%
Diversity Index	31.5	41.8	41.5
<b>2017 Population by Race/Ethnicity</b>			
Total	15,125	132,502	356,720
White Alone	86.8%	81.3%	80.3%
Black Alone	1.6%	2.0%	2.2%
American Indian Alone	1.3%	1.0%	0.9%
Asian Alone	2.8%	6.2%	8.0%
Pacific Islander Alone	0.3%	0.3%	0.4%
Some Other Race Alone	2.9%	4.3%	3.5%
Two or More Races	4.3%	4.8%	4.6%
Hispanic Origin	8.4%	10.5%	8.9%
Diversity Index	36.2	45.9	45.4
<b>2022 Population by Race/Ethnicity</b>			
Total	15,752	139,301	377,422
White Alone	85.0%	79.6%	78.6%
Black Alone	1.9%	2.1%	2.3%
American Indian Alone	1.4%	1.0%	0.9%
Asian Alone	3.2%	7.0%	9.0%
Pacific Islander Alone	0.3%	0.4%	0.5%
Some Other Race Alone	3.3%	4.7%	3.8%
Two or More Races	4.8%	5.2%	5.0%
Hispanic Origin	9.5%	11.5%	9.7%
Diversity Index	40.0	49.0	48.3
<b>2010 Population by Relationship and Household Type</b>			
Total	14,417	123,545	328,841
In Households	99.0%	97.5%	98.3%
In Family Households	77.7%	73.9%	73.2%
Householder	25.3%	23.9%	23.7%
Spouse	17.9%	17.3%	17.7%
Child	28.0%	26.1%	25.6%
Other relative	3.2%	3.5%	3.3%
Nonrelative	3.3%	3.2%	2.9%
In Nonfamily Households	21.3%	23.6%	25.1%
In Group Quarters	1.0%	2.5%	1.7%
Institutionalized Population	0.3%	0.3%	0.4%
Noninstitutionalized Population	0.7%	2.1%	1.2%

**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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



# Market Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.44803  
Longitude: -122.61696

	1 mile	3 miles	5 miles
<b>2017 Population 25+ by Educational Attainment</b>			
Total	10,932	94,138	257,337
Less than 9th Grade	1.9%	3.0%	3.0%
9th - 12th Grade, No Diploma	4.6%	5.4%	4.4%
High School Graduate	21.3%	16.8%	14.1%
GED/Alternative Credential	4.2%	4.0%	3.2%
Some College, No Degree	30.4%	25.4%	22.8%
Associate Degree	9.5%	8.4%	8.0%
Bachelor's Degree	20.2%	23.4%	27.3%
Graduate/Professional Degree	8.0%	13.6%	17.2%
<b>2017 Population 15+ by Marital Status</b>			
Total	12,601	110,863	299,828
Never Married	31.8%	34.1%	36.3%
Married	44.8%	46.6%	45.9%
Widowed	6.9%	5.4%	4.6%
Divorced	16.6%	13.9%	13.2%
<b>2017 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	94.8%	95.3%	95.6%
Civilian Unemployed (Unemployment Rate)	5.2%	4.7%	4.4%
<b>2017 Employed Population 16+ by Industry</b>			
Total	7,737	69,850	193,572
Agriculture/Mining	0.5%	0.6%	0.6%
Construction	5.8%	5.5%	4.9%
Manufacturing	13.2%	10.9%	10.2%
Wholesale Trade	4.9%	3.8%	3.4%
Retail Trade	11.5%	11.4%	11.2%
Transportation/Utilities	3.8%	4.1%	4.0%
Information	0.9%	1.9%	1.9%
Finance/Insurance/Real Estate	7.3%	6.3%	6.4%
Services	49.0%	52.6%	54.4%
Public Administration	3.1%	2.9%	3.0%
<b>2017 Employed Population 16+ by Occupation</b>			
Total	7,736	69,851	193,574
White Collar	63.8%	63.7%	66.9%
Management/Business/Financial	14.6%	14.8%	16.6%
Professional	21.4%	24.6%	27.2%
Sales	11.2%	11.0%	11.1%
Administrative Support	16.6%	13.2%	11.9%
Services	18.1%	18.3%	17.4%
Blue Collar	18.1%	18.0%	15.7%
Farming/Forestry/Fishing	0.2%	0.5%	0.3%
Construction/Extraction	4.7%	4.0%	3.4%
Installation/Maintenance/Repair	2.3%	2.4%	2.0%
Production	6.2%	5.2%	4.6%
Transportation/Material Moving	4.6%	5.9%	5.3%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	14,417	123,545	328,841
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

August 02, 2017



# Market Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.44803  
Longitude: -122.61696

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	5,961	50,770	136,715
Households with 1 Person	29.6%	30.4%	30.0%
Households with 2+ People	70.4%	69.6%	70.0%
Family Households	61.0%	58.1%	57.1%
Husband-wife Families	43.2%	42.0%	42.5%
With Related Children	18.5%	17.9%	18.1%
Other Family (No Spouse Present)	17.8%	16.1%	14.6%
Other Family with Male Householder	5.1%	5.0%	4.4%
With Related Children	2.9%	2.9%	2.5%
Other Family with Female Householder	12.7%	11.1%	10.2%
With Related Children	7.8%	6.9%	6.4%
Nonfamily Households	9.4%	11.5%	12.9%
All Households with Children	29.8%	28.3%	27.5%
Multigenerational Households	3.3%	3.0%	2.6%
Unmarried Partner Households	9.0%	9.8%	9.7%
Male-female	7.8%	8.4%	8.2%
Same-sex	1.2%	1.3%	1.5%
<b>2010 Households by Size</b>			
Total	5,961	50,769	136,715
1 Person Household	29.6%	30.4%	30.0%
2 Person Household	34.6%	34.6%	35.4%
3 Person Household	16.4%	15.9%	15.6%
4 Person Household	11.6%	11.3%	11.4%
5 Person Household	4.9%	4.8%	4.6%
6 Person Household	1.7%	1.9%	1.8%
7 + Person Household	1.1%	1.3%	1.2%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	5,961	50,771	136,715
Owner Occupied	62.4%	59.1%	58.6%
Owned with a Mortgage/Loan	48.3%	45.3%	45.3%
Owned Free and Clear	14.0%	13.8%	13.3%
Renter Occupied	37.6%	40.9%	41.4%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	6,237	53,832	145,096
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

**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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



# Market Profile

4401-4599 SE King Rd, Portland, Oregon, 97222  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.44803  
Longitude: -122.61696

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
<b>1.</b>	Parks and Rec (5C)	Front Porches (8E)	Emerald City (8B)
<b>2.</b>	Small Town Simplicity	Parks and Rec (5C)	Front Porches (8E)
<b>3.</b>	Front Porches (8E)	Emerald City (8B)	Metro Renters (3B)
<b>2017 Consumer Spending</b>			
Apparel & Services: Total \$	\$10,613,577	\$111,368,649	\$344,821,394
Average Spent	\$1,706.09	\$2,065.33	\$2,350.33
Spending Potential Index	79	96	109
Education: Total \$	\$7,839,350	\$78,610,547	\$243,178,420
Average Spent	\$1,260.14	\$1,457.83	\$1,657.52
Spending Potential Index	87	100	114
Entertainment/Recreation: Total \$	\$15,612,858	\$159,391,464	\$487,541,123
Average Spent	\$2,509.70	\$2,955.91	\$3,323.12
Spending Potential Index	80	95	107
Food at Home: Total \$	\$25,014,151	\$258,348,334	\$785,915,340
Average Spent	\$4,020.92	\$4,791.06	\$5,356.86
Spending Potential Index	80	95	106
Food Away from Home: Total \$	\$16,264,810	\$171,856,538	\$531,187,730
Average Spent	\$2,614.50	\$3,187.07	\$3,620.62
Spending Potential Index	78	96	109
Health Care: Total \$	\$28,123,773	\$280,473,880	\$845,039,657
Average Spent	\$4,520.78	\$5,201.38	\$5,759.85
Spending Potential Index	81	93	103
HH Furnishings & Equipment: Total \$	\$9,517,701	\$98,890,810	\$303,857,188
Average Spent	\$1,529.93	\$1,833.93	\$2,071.11
Spending Potential Index	79	94	107
Personal Care Products & Services: Total \$	\$3,907,520	\$41,028,354	\$126,471,015
Average Spent	\$628.12	\$760.87	\$862.04
Spending Potential Index	79	96	108
Shelter: Total \$	\$83,348,196	\$863,214,275	\$2,653,292,213
Average Spent	\$13,397.88	\$16,008.28	\$18,085.04
Spending Potential Index	83	99	111
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$11,498,939	\$118,196,311	\$360,590,616
Average Spent	\$1,848.41	\$2,191.95	\$2,457.81
Spending Potential Index	79	94	105
Travel: Total \$	\$10,429,056	\$106,555,915	\$330,049,491
Average Spent	\$1,676.43	\$1,976.08	\$2,249.64
Spending Potential Index	81	95	109
Vehicle Maintenance & Repairs: Total \$	\$5,371,083	\$54,639,871	\$165,846,529
Average Spent	\$863.38	\$1,013.29	\$1,130.42
Spending Potential Index	81	95	105

**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 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.