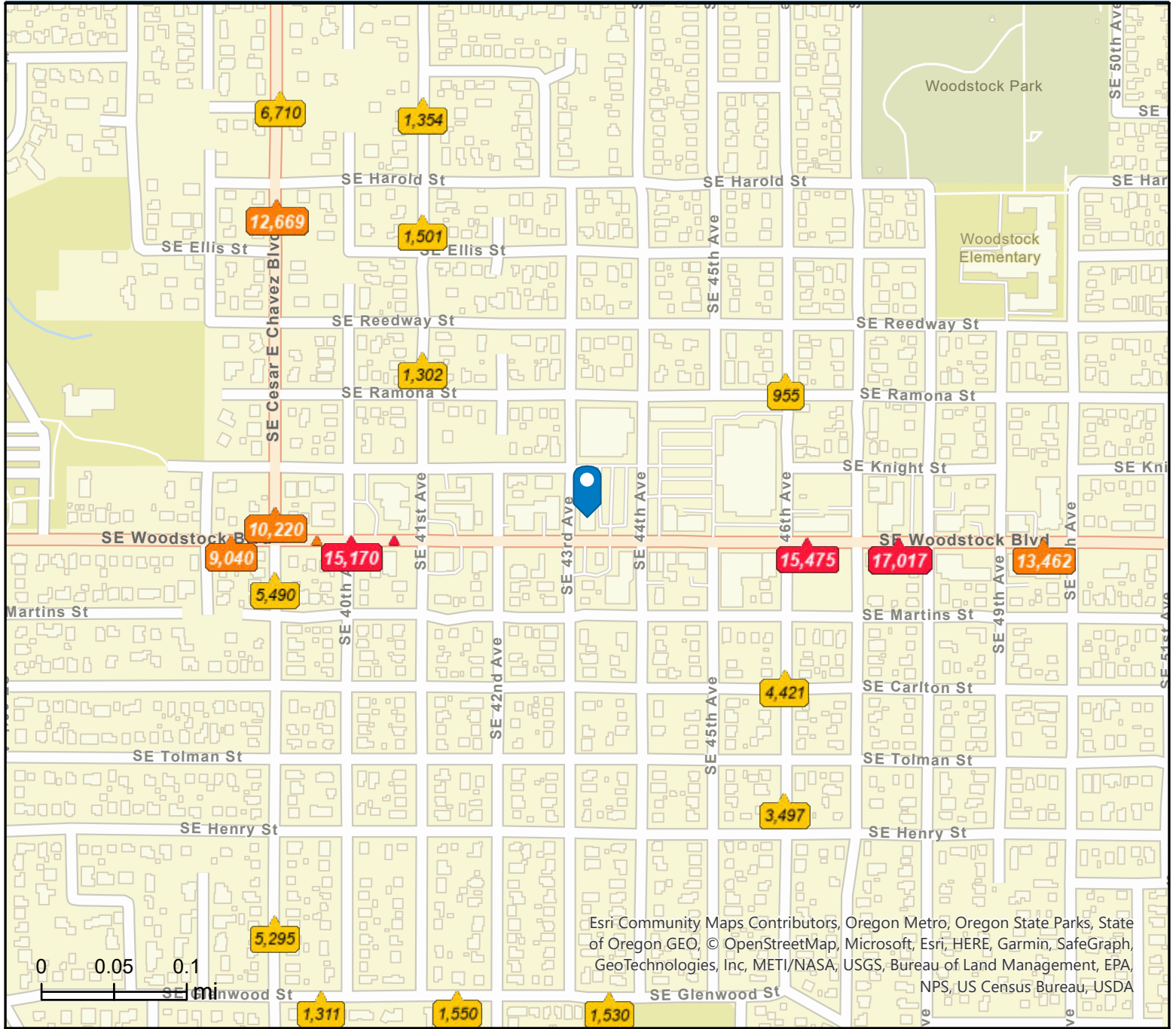


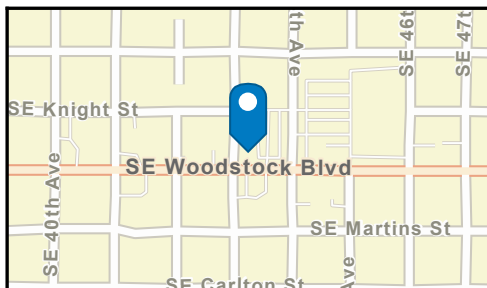
Traffic Count Map - Close Up

4309 SE Woodstock Blvd, Portland, Oregon, 97206 2
 4309 SE Woodstock Blvd, Portland, Oregon, 97206
 Rings: 1, 3, 5 mile radii

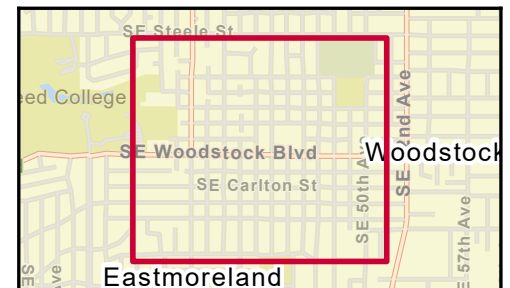
Prepared by First American NCS
 Latitude: 45.47945
 Longitude: -122.61825



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- 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

4309 SE Woodstock Blvd, Portland, Oregon, 97206 2
 4309 SE Woodstock Blvd, Portland, Oregon, 97206
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS
 Latitude: 45.47945
 Longitude: -122.61825

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.13	SE Woodstock Blvd	SE 41st Ave (0.02 miles E)	2000	16,924
0.15	SE Woodstock Blvd	SE 46th Ave (0.01 miles W)	2006	15,475
0.16	SE 41st Ave	SE Reedway St (0.02 miles N)	2009	1,302
0.16	Southeast Woodstock Boulevard	SE 41st Ave (0.02 miles E)	2018	15,170
0.17	SE 46th Ave	SE Ramona St (0.01 miles S)	2011	955
0.17	SE 46th Ave	SE Carlton St (0.01 miles S)	2002	4,421
0.19	SE Woodstock Blvd	SE 40th Ave (0.02 miles E)	2011	11,610
0.21	SE 39th Ave	SE Woodstock Blvd (0.02 miles S)	2011	10,220
0.21	SE Woodstock Blvd	SE 48th Ave (0.02 miles E)	2000	17,017
0.22	SE 39th Ave	SE Woodstock Blvd (0.03 miles N)	2011	5,490
0.23	SE 41st Ave	SE Ellis St (0.02 miles S)	2009	1,501
0.24	SE 46th Ave	SE Henry St (0.02 miles S)	2011	3,497
0.25	SE Woodstock Blvd	SE 38th Ave (0.02 miles W)	2011	9,040
0.30	SE 39th Ave	SE Harold St (0.02 miles N)	2002	12,669
0.30	SE 41st Ave	SE Insley St (0.02 miles N)	2009	1,354
0.31	SE Woodstock Blvd	SE 50th Ave (0.02 miles E)	2015	13,462
0.33	SE Glenwood St	SE 44th Ave (0.02 miles E)	2005	1,530
0.34	SE Glenwood St	SE 41st Ave (0.03 miles W)	2003	1,550
0.35	SE Cesar Chavez Boulevard	SE Henry St (0.05 miles N)	2020	5,295
0.36	Southeast Cesar E. Chavez Boulevard	SE Steele St (0.01 miles N)	2018	6,710
0.38	SE Glenwood St	SE 40th Ave (0.02 miles E)	2001	1,311
0.38	Southeast Steele Street	SE 46th Ave (0.01 miles E)	2018	6,170
0.39	SE Steele St	SE 41st Ave (0.02 miles E)	2000	6,290
0.41	SE Steele St	SE 40th Ave (0.02 miles E)	2006	7,193
0.42	SE 39th Ave	SE Steele St (0.01 miles N)	2006	12,897
0.42	Southeast Cesar E. Chavez Boulevard	SE Glenwood St-Cooper St Aly (0.01 miles N)	2018	6,100
0.42	SE 39th Ave	SE Glenwood St-Cooper St Aly (0.01 miles N)	2006	5,756
0.42	SE 45th Ave	SE Evergreen St (0.02 miles S)	2008	4,710
0.46	SE 45th Ave	SE Evergreen St (0.02 miles N)	2008	4,884
0.47	SE Steele St	SE 49th Ave (0.02 miles W)	2013	5,314

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).



Business Summary

4309 SE Woodstock Blvd, Portland, Oregon, 97206 2
 4309 SE Woodstock Blvd, Portland, Oregon, 97206
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS
 Latitude: 45.47945
 Longitude: -122.61825

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	548		9,120		30,336							
Total Employees:	3,654		79,114		412,873							
Total Residential Population:	24,449		186,515		480,522							
Employee/Residential Population Ratio (per 100 Residents)	15		42		86							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	5	0.9%	34	0.9%	117	1.3%	663	0.8%	324	1.1%	2,121	0.5%
Construction	52	9.5%	324	8.9%	527	5.8%	4,046	5.1%	1,288	4.2%	10,171	2.5%
Manufacturing	22	4.0%	222	6.1%	329	3.6%	6,551	8.3%	786	2.6%	17,613	4.3%
Transportation	6	1.1%	34	0.9%	117	1.3%	3,438	4.3%	402	1.3%	9,730	2.4%
Communication	1	0.2%	8	0.2%	58	0.6%	1,632	2.1%	215	0.7%	4,559	1.1%
Utility	0	0.0%	0	0.0%	13	0.1%	144	0.2%	40	0.1%	3,102	0.8%
Wholesale Trade	17	3.1%	98	2.7%	308	3.4%	2,729	3.4%	781	2.6%	7,515	1.8%
Retail Trade Summary	112	20.4%	979	26.8%	2,041	22.4%	21,939	27.7%	6,012	19.8%	64,778	15.7%
Home Improvement	11	2.0%	83	2.3%	115	1.3%	1,008	1.3%	309	1.0%	2,824	0.7%
General Merchandise Stores	2	0.4%	80	2.2%	39	0.4%	2,989	3.8%	152	0.5%	5,923	1.4%
Food Stores	17	3.1%	320	8.8%	250	2.7%	3,654	4.6%	644	2.1%	10,129	2.5%
Auto Dealers, Gas Stations, Auto Aftermarket	6	1.1%	25	0.7%	160	1.8%	971	1.2%	403	1.3%	3,132	0.8%
Apparel & Accessory Stores	3	0.5%	8	0.2%	62	0.7%	308	0.4%	335	1.1%	2,872	0.7%
Furniture & Home Furnishings	6	1.1%	20	0.5%	134	1.5%	1,083	1.4%	369	1.2%	2,664	0.6%
Eating & Drinking Places	40	7.3%	320	8.8%	802	8.8%	7,922	10.0%	2,336	7.7%	26,034	6.3%
Miscellaneous Retail	27	4.9%	123	3.4%	480	5.3%	4,006	5.1%	1,466	4.8%	11,200	2.7%
Finance, Insurance, Real Estate Summary	35	6.4%	181	5.0%	800	8.8%	4,156	5.3%	3,288	10.8%	31,061	7.5%
Banks, Savings & Lending Institutions	6	1.1%	37	1.0%	108	1.2%	949	1.2%	437	1.4%	3,708	0.9%
Securities Brokers	2	0.4%	6	0.2%	83	0.9%	397	0.5%	441	1.5%	4,339	1.1%
Insurance Carriers & Agents	4	0.7%	8	0.2%	107	1.2%	536	0.7%	417	1.4%	8,894	2.2%
Real Estate, Holding, Other Investment Offices	22	4.0%	129	3.5%	502	5.5%	2,274	2.9%	1,993	6.6%	14,120	3.4%
Services Summary	228	41.6%	1,733	47.4%	3,687	40.4%	31,435	39.7%	13,187	43.5%	236,432	57.3%
Hotels & Lodging	0	0.0%	0	0.0%	33	0.4%	255	0.3%	176	0.6%	5,360	1.3%
Automotive Services	7	1.3%	22	0.6%	191	2.1%	1,051	1.3%	588	1.9%	23,258	5.6%
Motion Pictures & Amusements	17	3.1%	89	2.4%	275	3.0%	2,610	3.3%	800	2.6%	9,569	2.3%
Health Services	35	6.4%	276	7.6%	831	9.1%	7,416	9.4%	2,920	9.6%	89,689	21.7%
Legal Services	8	1.5%	24	0.7%	160	1.8%	680	0.9%	996	3.3%	8,098	2.0%
Education Institutions & Libraries	14	2.6%	341	9.3%	157	1.7%	3,763	4.8%	504	1.7%	24,309	5.9%
Other Services	147	26.8%	982	26.9%	2,040	22.4%	15,660	19.8%	7,203	23.7%	76,149	18.4%
Government	1	0.2%	7	0.2%	56	0.6%	1,590	2.0%	512	1.7%	22,559	5.5%
Unclassified Establishments	69	12.6%	34	0.9%	1,067	11.7%	789	1.0%	3,501	11.5%	3,230	0.8%
Totals	548	100.0%	3,654	100.0%	9,120	100.0%	79,114	100.0%	30,336	100.0%	412,873	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

4309 SE Woodstock Blvd, Portland, Oregon, 97206 2
 4309 SE Woodstock Blvd, Portland, Oregon, 97206
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS
 Latitude: 45.47945
 Longitude: -122.61825

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%	2	0.1%	28	0.3%	85	0.1%	67	0.2%	297	0.1%
Mining	0	0.0%	0	0.0%	1	0.0%	5	0.0%	5	0.0%	28	0.0%
Utilities	0	0.0%	0	0.0%	2	0.0%	73	0.1%	16	0.1%	2,445	0.6%
Construction	56	10.2%	400	10.9%	563	6.2%	4,498	5.7%	1,394	4.6%	11,097	2.7%
Manufacturing	20	3.6%	220	6.0%	360	3.9%	7,024	8.9%	821	2.7%	18,132	4.4%
Wholesale Trade	13	2.4%	72	2.0%	278	3.0%	2,562	3.2%	708	2.3%	7,133	1.7%
Retail Trade	75	13.7%	675	18.5%	1,190	13.0%	13,578	17.2%	3,526	11.6%	36,860	8.9%
Motor Vehicle & Parts Dealers	4	0.7%	19	0.5%	126	1.4%	736	0.9%	311	1.0%	2,542	0.6%
Furniture & Home Furnishings Stores	4	0.7%	16	0.4%	60	0.7%	459	0.6%	186	0.6%	1,238	0.3%
Electronics & Appliance Stores	1	0.2%	3	0.1%	52	0.6%	526	0.7%	123	0.4%	1,135	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	11	2.0%	83	2.3%	115	1.3%	1,008	1.3%	310	1.0%	2,825	0.7%
Food & Beverage Stores	16	2.9%	314	8.6%	227	2.5%	3,248	4.1%	587	1.9%	8,528	2.1%
Health & Personal Care Stores	5	0.9%	35	1.0%	81	0.9%	1,257	1.6%	263	0.9%	4,205	1.0%
Gasoline Stations	2	0.4%	6	0.2%	34	0.4%	234	0.3%	92	0.3%	590	0.1%
Clothing & Clothing Accessories Stores	3	0.5%	8	0.2%	81	0.9%	523	0.7%	430	1.4%	3,412	0.8%
Sport Goods, Hobby, Book, & Music Stores	7	1.3%	37	1.0%	110	1.2%	964	1.2%	310	1.0%	2,456	0.6%
General Merchandise Stores	2	0.4%	80	2.2%	39	0.4%	2,989	3.8%	152	0.5%	5,923	1.4%
Miscellaneous Store Retailers	15	2.7%	74	2.0%	216	2.4%	1,547	2.0%	627	2.1%	3,652	0.9%
Nonstore Retailers	3	0.5%	0	0.0%	50	0.5%	87	0.1%	137	0.5%	354	0.1%
Transportation & Warehousing	6	1.1%	36	1.0%	88	1.0%	3,399	4.3%	303	1.0%	8,822	2.1%
Information	10	1.8%	66	1.8%	212	2.3%	3,090	3.9%	814	2.7%	13,540	3.3%
Finance & Insurance	12	2.2%	52	1.4%	309	3.4%	1,923	2.4%	1,344	4.4%	17,257	4.2%
Central Bank/Credit Intermediation & Related Activities	6	1.1%	37	1.0%	108	1.2%	961	1.2%	437	1.4%	3,774	0.9%
Securities, Commodity Contracts & Other Financial	2	0.4%	6	0.2%	91	1.0%	416	0.5%	482	1.6%	4,478	1.1%
Insurance Carriers & Related Activities; Funds, Trusts &	4	0.7%	8	0.2%	109	1.2%	547	0.7%	425	1.4%	9,005	2.2%
Real Estate, Rental & Leasing	22	4.0%	113	3.1%	541	5.9%	2,347	3.0%	2,021	6.7%	13,710	3.3%
Professional, Scientific & Tech Services	64	11.7%	231	6.3%	911	10.0%	5,787	7.3%	3,908	12.9%	34,308	8.3%
Legal Services	8	1.5%	24	0.7%	172	1.9%	720	0.9%	1,058	3.5%	8,514	2.1%
Management of Companies & Enterprises	1	0.2%	10	0.3%	20	0.2%	184	0.2%	79	0.3%	808	0.2%
Administrative & Support & Waste Management & Remediation	18	3.3%	126	3.4%	249	2.7%	2,069	2.6%	834	2.7%	6,692	1.6%
Educational Services	18	3.3%	340	9.3%	199	2.2%	3,716	4.7%	639	2.1%	24,099	5.8%
Health Care & Social Assistance	48	8.8%	580	15.9%	1,037	11.4%	10,223	12.9%	3,671	12.1%	101,237	24.5%
Arts, Entertainment & Recreation	12	2.2%	68	1.9%	200	2.2%	2,416	3.1%	624	2.1%	9,078	2.2%
Accommodation & Food Services	41	7.5%	323	8.8%	868	9.5%	8,311	10.5%	2,595	8.6%	31,835	7.7%
Accommodation	0	0.0%	0	0.0%	33	0.4%	255	0.3%	176	0.6%	5,360	1.3%
Food Services & Drinking Places	41	7.5%	323	8.8%	835	9.2%	8,056	10.2%	2,419	8.0%	26,475	6.4%
Other Services (except Public Administration)	62	11.3%	302	8.3%	946	10.4%	5,453	6.9%	2,958	9.8%	49,660	12.0%
Automotive Repair & Maintenance	6	1.1%	16	0.4%	159	1.7%	829	1.0%	406	1.3%	2,324	0.6%
Public Administration	1	0.2%	7	0.2%	56	0.6%	1,590	2.0%	512	1.7%	22,614	5.5%
Unclassified Establishments	68	12.4%	31	0.8%	1,064	11.7%	781	1.0%	3,498	11.5%	3,219	0.8%
Total	548	100.0%	3,654	100.0%	9,120	100.0%	79,114	100.0%	30,336	100.0%	412,873	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.



Executive Summary

4309 SE Woodstock Blvd, Portland, Oregon, 97206 2
 4309 SE Woodstock Blvd, Portland, Oregon, 97206
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS
 Latitude: 45.47945
 Longitude: -122.61825

	1 mile	3 miles	5 miles
Population			
2010 Population	22,233	166,595	421,811
2020 Population	24,383	184,561	472,149
2022 Population	24,449	186,515	480,522
2027 Population	24,515	187,211	483,483
2010-2020 Annual Rate	0.93%	1.03%	1.13%
2020-2022 Annual Rate	0.12%	0.47%	0.78%
2022-2027 Annual Rate	0.05%	0.07%	0.12%
2022 Male Population	49.3%	49.4%	49.7%
2022 Female Population	50.7%	50.6%	50.3%
2022 Median Age	39.7	38.6	38.7

In the identified area, the current year population is 480,522. In 2020, the Census count in the area was 472,149. The rate of change since 2020 was 0.78% annually. The five-year projection for the population in the area is 483,483 representing a change of 0.12% annually from 2022 to 2027. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 38.7, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	77.9%	73.1%	71.8%
2022 Black Alone	1.4%	2.7%	3.7%
2022 American Indian/Alaska Native Alone	0.5%	1.0%	1.0%
2022 Asian Alone	6.8%	7.9%	8.1%
2022 Pacific Islander Alone	0.3%	0.4%	0.5%
2022 Other Race	2.3%	3.9%	4.1%
2022 Two or More Races	10.9%	11.0%	10.8%
2022 Hispanic Origin (Any Race)	7.1%	9.7%	10.0%

Persons of Hispanic origin represent 10.0% 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 56.0 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	133	92	101
2010 Households	9,113	71,681	185,479
2020 Households	9,685	79,956	209,152
2022 Households	9,736	80,874	213,204
2027 Households	9,713	81,001	214,659
2010-2020 Annual Rate	0.61%	1.10%	1.21%
2020-2022 Annual Rate	0.23%	0.51%	0.86%
2022-2027 Annual Rate	-0.05%	0.03%	0.14%
2022 Average Household Size	2.39	2.26	2.19

The household count in this area has changed from 209,152 in 2020 to 213,204 in the current year, a change of 0.86% annually. The five-year projection of households is 214,659, a change of 0.14% annually from the current year total. Average household size is currently 2.19, compared to 2.19 in the year 2020. The number of families in the current year is 99,131 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

4309 SE Woodstock Blvd, Portland, Oregon, 97206 2
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 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	26.0%	29.8%	31.5%
Median Household Income			
2022 Median Household Income	\$99,838	\$84,503	\$82,184
2027 Median Household Income	\$113,692	\$102,919	\$103,112
2022-2027 Annual Rate	2.63%	4.02%	4.64%
Average Household Income			
2022 Average Household Income	\$137,066	\$117,040	\$118,572
2027 Average Household Income	\$159,742	\$139,192	\$141,039
2022-2027 Annual Rate	3.11%	3.53%	3.53%
Per Capita Income			
2022 Per Capita Income	\$54,631	\$50,912	\$52,600
2027 Per Capita Income	\$63,381	\$60,414	\$62,589
2022-2027 Annual Rate	3.02%	3.48%	3.54%

Households by Income

Current median household income is \$82,184 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$103,112 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$118,572 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$141,039 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$52,600 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$62,589 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	91	79	74
2010 Total Housing Units	9,494	75,989	198,460
2010 Owner Occupied Housing Units	6,060	38,382	93,941
2010 Renter Occupied Housing Units	3,053	33,298	91,541
2010 Vacant Housing Units	381	4,308	12,981
2020 Total Housing Units	10,132	84,706	224,459
2020 Vacant Housing Units	447	4,750	15,307
2022 Total Housing Units	10,167	85,372	229,224
2022 Owner Occupied Housing Units	6,417	43,340	105,194
2022 Renter Occupied Housing Units	3,319	37,534	108,010
2022 Vacant Housing Units	431	4,498	16,020
2027 Total Housing Units	10,465	87,783	236,634
2027 Owner Occupied Housing Units	6,370	43,657	105,991
2027 Renter Occupied Housing Units	3,344	37,345	108,668
2027 Vacant Housing Units	752	6,782	21,975

Currently, 45.9% of the 229,224 housing units in the area are owner occupied; 47.1%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 224,459 housing units in the area and 6.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.94%. Median home value in the area is \$491,022, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.93% annually to \$567,238.

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

4309 SE Woodstock Blvd, Portland, Oregon, 97206 2
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 Rings: 1, 3, 5 mile radii

Prepared by First American NCS
 Latitude: 45.47945
 Longitude: -122.61825

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	22,233	166,595	421,811
2020 Total Population	24,383	184,561	472,149
2020 Group Quarters	1,183	4,010	13,938
2022 Total Population	24,449	186,515	480,522
2022 Group Quarters	1,183	4,009	13,935
2027 Total Population	24,515	187,211	483,483
2022-2027 Annual Rate	0.05%	0.07%	0.12%
2022 Total Daytime Population	16,319	169,669	591,199
Workers	6,118	94,934	385,718
Residents	10,201	74,735	205,481
Household Summary			
2010 Households	9,113	71,681	185,479
2010 Average Household Size	2.32	2.29	2.21
2020 Total Households	9,685	79,956	209,152
2020 Average Household Size	2.40	2.26	2.19
2022 Total Households	9,736	80,874	213,204
2022 Average Household Size	2.39	2.26	2.19
2027 Total Households	9,713	81,001	214,659
2027 Average Household Size	2.40	2.26	2.19
2022-2027 Annual Rate	-0.05%	0.03%	0.14%
2010 Families	5,030	36,397	91,773
2010 Average Family Size	2.88	2.92	2.93
2022 Families	5,250	39,448	99,131
2022 Average Family Size	3.01	2.94	2.99
2027 Families	5,228	39,380	98,866
2027 Average Family Size	3.02	2.95	2.99
2022-2027 Annual Rate	-0.08%	-0.03%	-0.05%
Housing Unit Summary			
2000 Housing Units	9,162	70,619	176,799
Owner Occupied Housing Units	63.7%	52.2%	49.8%
Renter Occupied Housing Units	32.0%	42.7%	44.7%
Vacant Housing Units	4.2%	5.1%	5.5%
2010 Housing Units	9,494	75,989	198,460
Owner Occupied Housing Units	63.8%	50.5%	47.3%
Renter Occupied Housing Units	32.2%	43.8%	46.1%
Vacant Housing Units	4.0%	5.7%	6.5%
2020 Housing Units	10,132	84,706	224,459
Vacant Housing Units	4.4%	5.6%	6.8%
2022 Housing Units	10,167	85,372	229,224
Owner Occupied Housing Units	63.1%	50.8%	45.9%
Renter Occupied Housing Units	32.6%	44.0%	47.1%
Vacant Housing Units	4.2%	5.3%	7.0%
2027 Housing Units	10,465	87,783	236,634
Owner Occupied Housing Units	60.9%	49.7%	44.8%
Renter Occupied Housing Units	32.0%	42.5%	45.9%
Vacant Housing Units	7.2%	7.7%	9.3%
Median Household Income			
2022	\$99,838	\$84,503	\$82,184
2027	\$113,692	\$102,919	\$103,112
Median Home Value			
2022	\$492,118	\$477,012	\$491,022
2027	\$563,987	\$545,564	\$567,238
Per Capita Income			
2022	\$54,631	\$50,912	\$52,600
2027	\$63,381	\$60,414	\$62,589
Median Age			
2010	36.9	35.8	36.5
2022	39.7	38.6	38.7
2027	40.6	39.4	39.4

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



Market Profile

4309 SE Woodstock Blvd, Portland, Oregon, 97206 2
 4309 SE Woodstock Blvd, Portland, Oregon, 97206
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS
 Latitude: 45.47945
 Longitude: -122.61825

	1 mile	3 miles	5 miles
2022 Households by Income			
Household Income Base	9,736	80,874	213,204
<\$15,000	4.1%	6.6%	8.5%
\$15,000 - \$24,999	3.5%	4.7%	5.3%
\$25,000 - \$34,999	3.7%	5.4%	5.8%
\$35,000 - \$49,999	9.3%	9.6%	9.9%
\$50,000 - \$74,999	16.1%	17.4%	16.2%
\$75,000 - \$99,999	13.3%	14.1%	12.4%
\$100,000 - \$149,999	23.8%	20.2%	19.2%
\$150,000 - \$199,999	11.3%	11.0%	10.3%
\$200,000+	14.8%	11.1%	12.4%
Average Household Income	\$137,066	\$117,040	\$118,572
2027 Households by Income			
Household Income Base	9,713	81,001	214,659
<\$15,000	2.5%	4.3%	6.0%
\$15,000 - \$24,999	1.8%	2.7%	3.5%
\$25,000 - \$34,999	1.9%	3.4%	4.1%
\$35,000 - \$49,999	6.1%	6.8%	7.8%
\$50,000 - \$74,999	14.9%	15.8%	14.2%
\$75,000 - \$99,999	12.6%	14.8%	12.2%
\$100,000 - \$149,999	26.9%	23.5%	23.0%
\$150,000 - \$199,999	16.5%	15.4%	14.4%
\$200,000+	16.9%	13.3%	14.9%
Average Household Income	\$159,742	\$139,192	\$141,039
2022 Owner Occupied Housing Units by Value			
Total	6,417	43,340	105,194
<\$50,000	0.2%	0.8%	0.8%
\$50,000 - \$99,999	0.1%	0.6%	0.5%
\$100,000 - \$149,999	0.0%	0.3%	0.3%
\$150,000 - \$199,999	0.3%	0.4%	0.4%
\$200,000 - \$249,999	0.7%	1.3%	1.2%
\$250,000 - \$299,999	1.9%	3.7%	3.4%
\$300,000 - \$399,999	17.9%	21.8%	21.0%
\$400,000 - \$499,999	31.3%	27.5%	24.6%
\$500,000 - \$749,999	33.0%	33.2%	33.1%
\$750,000 - \$999,999	13.3%	8.1%	10.7%
\$1,000,000 - \$1,499,999	1.0%	1.4%	2.5%
\$1,500,000 - \$1,999,999	0.0%	0.3%	0.8%
\$2,000,000 +	0.2%	0.7%	0.6%
Average Home Value	\$551,262	\$530,605	\$559,060
2027 Owner Occupied Housing Units by Value			
Total	6,370	43,657	105,991
<\$50,000	0.0%	0.4%	0.1%
\$50,000 - \$99,999	0.0%	0.2%	0.1%
\$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	0.2%	0.3%	0.4%
\$300,000 - \$399,999	7.0%	12.8%	12.6%
\$400,000 - \$499,999	31.5%	28.2%	25.1%
\$500,000 - \$749,999	44.2%	44.4%	43.1%
\$750,000 - \$999,999	15.5%	9.5%	11.8%
\$1,000,000 - \$1,499,999	1.5%	2.4%	4.0%
\$1,500,000 - \$1,999,999	0.0%	0.8%	1.9%
\$2,000,000 +	0.1%	1.0%	0.8%
Average Home Value	\$600,232	\$599,531	\$631,982

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

4309 SE Woodstock Blvd, Portland, Oregon, 97206 2
 4309 SE Woodstock Blvd, Portland, Oregon, 97206
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS
 Latitude: 45.47945
 Longitude: -122.61825

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	22,233	166,598	421,812
0 - 4	5.6%	5.9%	5.7%
5 - 9	5.1%	5.2%	5.2%
10 - 14	4.5%	4.5%	4.7%
15 - 24	14.2%	11.8%	12.7%
25 - 34	17.2%	21.1%	19.2%
35 - 44	16.2%	16.6%	15.4%
45 - 54	13.0%	13.1%	13.6%
55 - 64	12.1%	11.6%	12.4%
65 - 74	5.7%	5.2%	5.7%
75 - 84	3.9%	3.2%	3.4%
85 +	2.4%	1.7%	2.0%
18 +	82.0%	81.6%	81.6%
2022 Population by Age			
Total	24,450	186,515	480,521
0 - 4	4.8%	5.0%	4.8%
5 - 9	4.9%	4.9%	4.8%
10 - 14	4.8%	4.7%	4.7%
15 - 24	12.6%	11.1%	11.8%
25 - 34	15.2%	18.0%	17.8%
35 - 44	15.9%	16.8%	15.3%
45 - 54	12.8%	12.8%	12.5%
55 - 64	12.7%	11.9%	12.2%
65 - 74	9.5%	8.9%	9.6%
75 - 84	4.4%	4.0%	4.4%
85 +	2.4%	2.0%	2.2%
18 +	82.7%	82.7%	82.9%
2027 Population by Age			
Total	24,516	187,212	483,482
0 - 4	4.6%	4.9%	4.8%
5 - 9	4.6%	4.6%	4.6%
10 - 14	4.5%	4.4%	4.5%
15 - 24	12.7%	11.5%	12.0%
25 - 34	14.7%	17.5%	17.4%
35 - 44	15.2%	15.9%	14.9%
45 - 54	13.4%	13.4%	12.6%
55 - 64	11.8%	11.2%	11.4%
65 - 74	10.1%	9.5%	9.9%
75 - 84	5.8%	5.2%	5.7%
85 +	2.4%	2.0%	2.3%
18 +	83.6%	83.5%	83.5%
2010 Population by Sex			
Males	10,878	82,083	209,117
Females	11,355	84,512	212,694
2022 Population by Sex			
Males	12,047	92,223	239,000
Females	12,402	94,291	241,521
2027 Population by Sex			
Males	12,117	92,582	240,373
Females	12,398	94,630	243,110

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

4309 SE Woodstock Blvd, Portland, Oregon, 97206 2
 4309 SE Woodstock Blvd, Portland, Oregon, 97206
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS
 Latitude: 45.47945
 Longitude: -122.61825

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	22,234	166,595	421,810
White Alone	85.6%	81.2%	80.7%
Black Alone	1.5%	2.4%	3.3%
American Indian Alone	0.7%	1.0%	0.9%
Asian Alone	6.0%	7.3%	7.1%
Pacific Islander Alone	0.2%	0.4%	0.4%
Some Other Race Alone	1.6%	3.3%	3.3%
Two or More Races	4.2%	4.3%	4.3%
Hispanic Origin	5.7%	8.1%	8.1%
Diversity Index	33.9	43.1	43.8
2020 Population by Race/Ethnicity			
Total	24,383	184,561	472,149
White Alone	78.4%	73.6%	72.3%
Black Alone	1.4%	2.7%	3.7%
American Indian Alone	0.5%	1.0%	1.0%
Asian Alone	6.6%	7.8%	8.0%
Pacific Islander Alone	0.3%	0.4%	0.5%
Some Other Race Alone	2.2%	3.8%	4.0%
Two or More Races	10.5%	10.7%	10.5%
Hispanic Origin	7.2%	9.7%	10.0%
Diversity Index	45.3	53.6	55.5
2022 Population by Race/Ethnicity			
Total	24,448	186,514	480,522
White Alone	77.9%	73.1%	71.8%
Black Alone	1.4%	2.7%	3.7%
American Indian Alone	0.5%	1.0%	1.0%
Asian Alone	6.8%	7.9%	8.1%
Pacific Islander Alone	0.3%	0.4%	0.5%
Some Other Race Alone	2.3%	3.9%	4.1%
Two or More Races	10.9%	11.0%	10.8%
Hispanic Origin	7.1%	9.7%	10.0%
Diversity Index	45.9	54.1	56.0
2027 Population by Race/Ethnicity			
Total	24,515	187,212	483,482
White Alone	76.3%	71.6%	70.3%
Black Alone	1.5%	2.6%	3.7%
American Indian Alone	0.5%	1.0%	1.0%
Asian Alone	7.0%	8.2%	8.5%
Pacific Islander Alone	0.3%	0.4%	0.5%
Some Other Race Alone	2.4%	4.0%	4.2%
Two or More Races	12.0%	12.1%	11.8%
Hispanic Origin	7.1%	9.7%	10.1%
Diversity Index	47.7	55.7	57.5
2010 Population by Relationship and Household Type			
Total	22,233	166,595	421,812
In Households	95.1%	98.4%	97.1%
In Family Households	67.7%	67.0%	66.5%
Householder	22.7%	21.9%	21.7%
Spouse	17.1%	15.6%	15.9%
Child	22.6%	23.0%	22.9%
Other relative	2.7%	3.3%	3.2%
Nonrelative	2.6%	3.2%	2.7%
In Nonfamily Households	27.4%	31.3%	30.6%
In Group Quarters	4.9%	1.6%	2.9%
Institutionalized Population	0.5%	0.4%	0.6%
Noninstitutionalized Population	4.4%	1.3%	2.3%

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

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



Market Profile

4309 SE Woodstock Blvd, Portland, Oregon, 97206 2
 4309 SE Woodstock Blvd, Portland, Oregon, 97206
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS
 Latitude: 45.47945
 Longitude: -122.61825

	1 mile	3 miles	5 miles
2022 Population 25+ by Educational Attainment			
Total	17,845	138,689	354,906
Less than 9th Grade	1.4%	2.4%	2.3%
9th - 12th Grade, No Diploma	2.4%	3.1%	3.2%
High School Graduate	10.5%	11.4%	11.8%
GED/Alternative Credential	3.4%	3.0%	3.0%
Some College, No Degree	16.1%	18.3%	17.9%
Associate Degree	5.7%	7.2%	7.4%
Bachelor's Degree	34.0%	32.1%	31.8%
Graduate/Professional Degree	26.4%	22.5%	22.7%
2022 Population 15+ by Marital Status			
Total	20,915	159,462	411,752
Never Married	38.1%	42.1%	42.2%
Married	47.8%	42.0%	41.8%
Widowed	4.0%	3.9%	3.9%
Divorced	10.1%	12.0%	12.1%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	14,826	117,806	291,536
Population 16+ Employed	96.8%	96.0%	95.5%
Population 16+ Unemployment rate	3.2%	4.0%	4.5%
Population 16-24 Employed	11.8%	11.0%	11.7%
Population 16-24 Unemployment rate	7.3%	8.7%	9.6%
Population 25-54 Employed	66.6%	69.4%	67.2%
Population 25-54 Unemployment rate	3.2%	3.5%	3.9%
Population 55-64 Employed	15.1%	13.8%	14.5%
Population 55-64 Unemployment rate	1.1%	2.4%	2.6%
Population 65+ Employed	6.5%	5.9%	6.5%
Population 65+ Unemployment rate	0.8%	5.0%	5.2%
2022 Employed Population 16+ by Industry			
Total	14,347	113,088	278,349
Agriculture/Mining	0.6%	0.6%	0.6%
Construction	4.9%	4.9%	4.6%
Manufacturing	8.0%	8.0%	8.5%
Wholesale Trade	2.7%	2.4%	2.5%
Retail Trade	9.3%	10.5%	10.4%
Transportation/Utilities	5.4%	5.0%	5.0%
Information	2.6%	2.2%	2.1%
Finance/Insurance/Real Estate	5.4%	5.7%	6.5%
Services	57.4%	57.1%	56.1%
Public Administration	3.7%	3.6%	3.7%
2022 Employed Population 16+ by Occupation			
Total	14,345	113,088	278,350
White Collar	73.8%	69.8%	70.9%
Management/Business/Financial	20.5%	19.0%	20.1%
Professional	35.6%	33.3%	32.5%
Sales	8.4%	7.8%	8.4%
Administrative Support	9.2%	9.6%	9.9%
Services	12.3%	15.1%	14.8%
Blue Collar	13.9%	15.1%	14.3%
Farming/Forestry/Fishing	0.4%	0.4%	0.3%
Construction/Extraction	2.7%	3.2%	2.9%
Installation/Maintenance/Repair	1.7%	1.5%	1.6%
Production	4.0%	4.4%	4.0%
Transportation/Material Moving	5.0%	5.6%	5.6%

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

4309 SE Woodstock Blvd, Portland, Oregon, 97206 2
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 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
2010 Households by Type			
Total	9,114	71,680	185,481
Households with 1 Person	29.5%	32.4%	36.2%
Households with 2+ People	70.5%	67.6%	63.8%
Family Households	55.2%	50.8%	49.5%
Husband-wife Families	41.7%	36.2%	36.3%
With Related Children	18.0%	15.6%	15.4%
Other Family (No Spouse Present)	13.5%	14.6%	13.2%
Other Family with Male Householder	4.1%	4.4%	4.0%
With Related Children	2.2%	2.4%	2.2%
Other Family with Female Householder	9.4%	10.1%	9.2%
With Related Children	5.5%	6.3%	5.8%
Nonfamily Households	15.3%	16.9%	14.3%
All Households with Children	26.2%	24.8%	23.8%
Multigenerational Households	1.9%	2.4%	2.2%
Unmarried Partner Households	10.9%	11.9%	10.2%
Male-female	9.1%	9.9%	8.4%
Same-sex	1.8%	1.9%	1.8%
2010 Households by Size			
Total	9,115	71,681	185,479
1 Person Household	29.5%	32.4%	36.2%
2 Person Household	36.7%	35.4%	33.8%
3 Person Household	16.1%	15.4%	13.8%
4 Person Household	11.7%	10.3%	9.8%
5 Person Household	4.0%	4.0%	3.8%
6 Person Household	1.3%	1.5%	1.5%
7 + Person Household	0.8%	1.1%	1.1%
2010 Households by Tenure and Mortgage Status			
Total	9,113	71,680	185,482
Owner Occupied	66.5%	53.5%	50.6%
Owned with a Mortgage/Loan	51.2%	42.1%	39.3%
Owned Free and Clear	15.3%	11.4%	11.3%
Renter Occupied	33.5%	46.5%	49.4%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	91	79	74
Percent of Income for Mortgage	26.0%	29.8%	31.5%
Wealth Index	133	92	101
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	9,494	75,989	198,460
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%
2010 Population By Urban/ Rural Status			
Total Population	22,233	166,595	421,811
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%

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

4309 SE Woodstock Blvd, Portland, Oregon, 97206 2
 4309 SE Woodstock Blvd, Portland, Oregon, 97206
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS
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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Emerald City (8B)	Emerald City (8B)	Metro Renters (3B)
2.	Parks and Rec (5C)	Metro Renters (3B)	Emerald City (8B)
3.	Front Porches (8E)	Front Porches (8E)	Front Porches (8E)
2022 Consumer Spending			
Apparel & Services: Total \$	\$30,692,795	\$222,663,653	\$595,404,162
Average Spent	\$3,152.51	\$2,753.22	\$2,792.65
Spending Potential Index	131	114	116
Education: Total \$	\$26,960,948	\$189,246,181	\$511,304,607
Average Spent	\$2,769.20	\$2,340.01	\$2,398.19
Spending Potential Index	141	119	122
Entertainment/Recreation: Total \$	\$45,750,005	\$323,449,326	\$861,505,809
Average Spent	\$4,699.06	\$3,999.42	\$4,040.76
Spending Potential Index	128	109	110
Food at Home: Total \$	\$76,787,329	\$555,685,625	\$1,480,825,550
Average Spent	\$7,886.95	\$6,871.00	\$6,945.58
Spending Potential Index	127	111	112
Food Away from Home: Total \$	\$54,622,089	\$398,715,678	\$1,067,231,748
Average Spent	\$5,610.32	\$4,930.08	\$5,005.68
Spending Potential Index	130	114	116
Health Care: Total \$	\$85,458,815	\$599,645,232	\$1,593,230,575
Average Spent	\$8,777.61	\$7,414.56	\$7,472.80
Spending Potential Index	124	105	105
HH Furnishings & Equipment: Total \$	\$32,134,698	\$226,270,688	\$602,313,481
Average Spent	\$3,300.61	\$2,797.82	\$2,825.06
Spending Potential Index	129	109	110
Personal Care Products & Services: Total \$	\$12,971,381	\$92,945,991	\$248,033,161
Average Spent	\$1,332.31	\$1,149.27	\$1,163.36
Spending Potential Index	131	113	114
Shelter: Total \$	\$299,477,686	\$2,160,307,101	\$5,773,131,012
Average Spent	\$30,759.83	\$26,712.01	\$27,077.97
Spending Potential Index	134	117	118
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$33,585,054	\$230,325,695	\$609,380,370
Average Spent	\$3,449.57	\$2,847.96	\$2,858.20
Spending Potential Index	127	105	105
Travel: Total \$	\$36,886,538	\$255,969,760	\$682,625,820
Average Spent	\$3,788.67	\$3,165.04	\$3,201.75
Spending Potential Index	132	110	111
Vehicle Maintenance & Repairs: Total \$	\$15,515,499	\$111,039,917	\$295,011,126
Average Spent	\$1,593.62	\$1,373.00	\$1,383.70
Spending Potential Index	127	109	110

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.