



Site Details Map

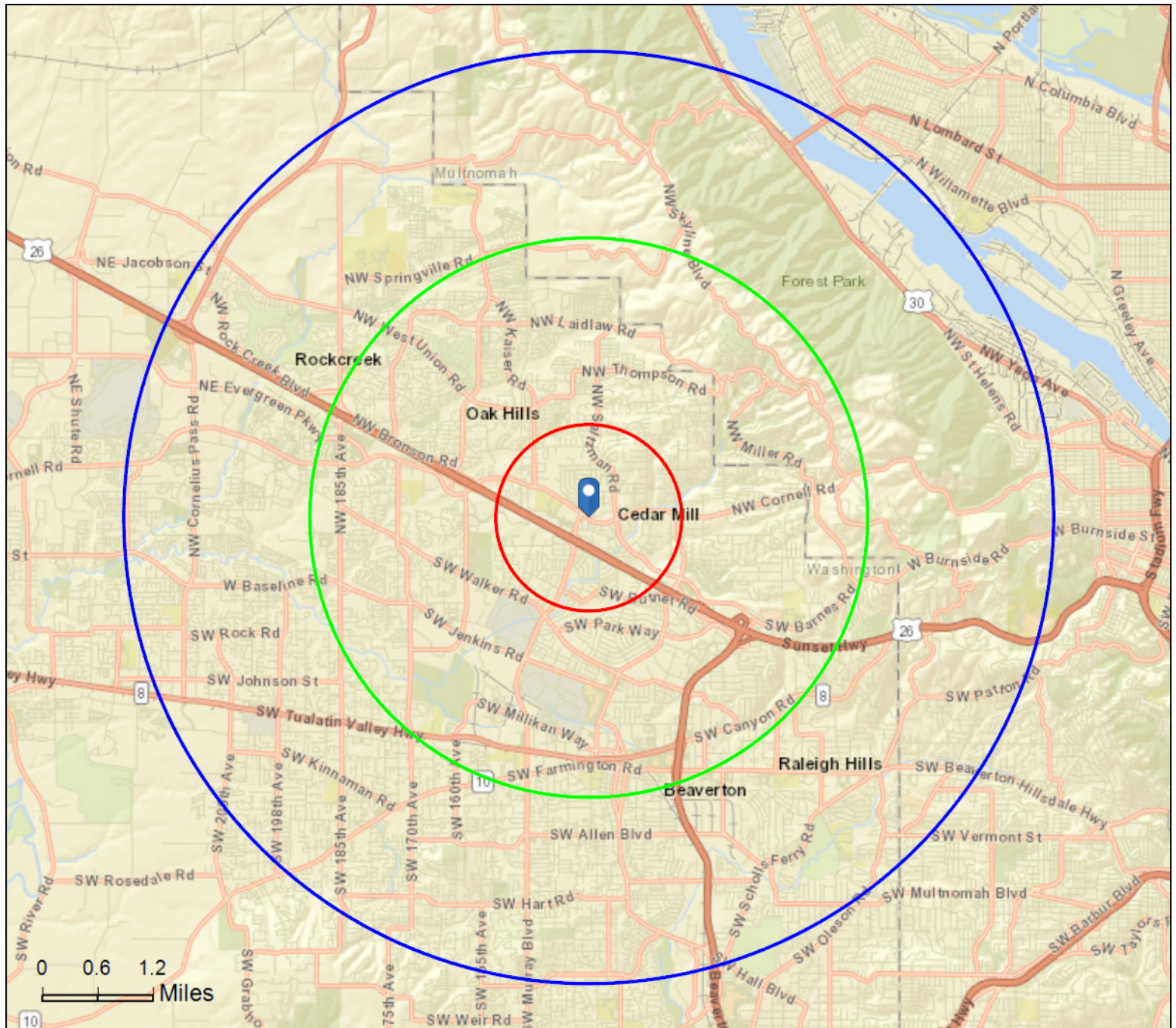
13305 NW Cornell Rd, Portland, Oregon, 97229

Rings: 1, 3, 5 mile radii

Site Details Map

Latitude: 45.52565

Longitude: -122.81243



This site is located in:

City: ---

County: Washington County

State: Oregon

ZIP Code: 97229

Census Tract: 41067031507

Census Block Group: 410670315073

CBSA: Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area

January 16, 2020



Business Summary

13305 NW Cornell Rd, Portland, Oregon, 97229
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.52565
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Data for all businesses in area				1 mile		3 miles		5 miles				
Total Businesses:				495		4,535		9,264				
Total Employees:				6,859		60,014		107,600				
Total Residential Population:				17,214		131,001		302,211				
Employee/Residential Population Ratio (per 100 Residents)				40		46		36				
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	11	2.2%	80	1.2%	59	1.3%	593	1.0%	153	1.7%	1,608	1.5%
Construction	33	6.7%	243	3.5%	209	4.6%	1,479	2.5%	589	6.4%	4,202	3.9%
Manufacturing	9	1.8%	202	2.9%	101	2.2%	8,469	14.1%	317	3.4%	13,656	12.7%
Transportation	11	2.2%	58	0.8%	66	1.5%	501	0.8%	180	1.9%	1,940	1.8%
Communication	3	0.6%	29	0.4%	34	0.7%	508	0.8%	73	0.8%	939	0.9%
Utility	1	0.2%	6	0.1%	8	0.2%	182	0.3%	18	0.2%	354	0.3%
Wholesale Trade	13	2.6%	497	7.2%	103	2.3%	2,618	4.4%	321	3.5%	5,269	4.9%
Retail Trade Summary	96	19.4%	2,145	31.3%	914	20.2%	15,170	25.3%	1,796	19.4%	26,547	24.7%
Home Improvement	8	1.6%	195	2.8%	57	1.3%	750	1.2%	139	1.5%	1,749	1.6%
General Merchandise Stores	2	0.4%	13	0.2%	20	0.4%	1,347	2.2%	47	0.5%	2,357	2.2%
Food Stores	8	1.6%	347	5.1%	82	1.8%	1,895	3.2%	171	1.8%	3,733	3.5%
Auto Dealers, Gas Stations, Auto Aftermarket	5	1.0%	47	0.7%	89	2.0%	2,623	4.4%	146	1.6%	3,505	3.3%
Apparel & Accessory Stores	5	1.0%	946	13.8%	57	1.3%	1,532	2.6%	104	1.1%	2,020	1.9%
Furniture & Home Furnishings	4	0.8%	17	0.2%	80	1.8%	674	1.1%	187	2.0%	1,457	1.4%
Eating & Drinking Places	44	8.9%	468	6.8%	331	7.3%	4,707	7.8%	599	6.5%	8,670	8.1%
Miscellaneous Retail	20	4.0%	111	1.6%	199	4.4%	1,642	2.7%	402	4.3%	3,055	2.8%
Finance, Insurance, Real Estate Summary	54	10.9%	273	4.0%	540	11.9%	4,053	6.8%	1,068	11.5%	7,425	6.9%
Banks, Savings & Lending Institutions	8	1.6%	64	0.9%	79	1.7%	580	1.0%	143	1.5%	1,106	1.0%
Securities Brokers	7	1.4%	17	0.2%	78	1.7%	299	0.5%	131	1.4%	495	0.5%
Insurance Carriers & Agents	8	1.6%	26	0.4%	96	2.1%	1,089	1.8%	211	2.3%	1,976	1.8%
Real Estate, Holding, Other Investment Offices	32	6.5%	166	2.4%	288	6.4%	2,085	3.5%	584	6.3%	3,847	3.6%
Services Summary	227	45.9%	2,793	40.7%	2,047	45.1%	24,715	41.2%	3,858	41.6%	42,853	39.8%
Hotels & Lodging	2	0.4%	98	1.4%	19	0.4%	484	0.8%	35	0.4%	993	0.9%
Automotive Services	9	1.8%	65	0.9%	108	2.4%	724	1.2%	188	2.0%	1,135	1.1%
Motion Pictures & Amusements	17	3.4%	761	11.1%	130	2.9%	3,228	5.4%	273	2.9%	4,604	4.3%
Health Services	67	13.5%	566	8.3%	511	11.3%	7,951	13.2%	759	8.2%	10,959	10.2%
Legal Services	3	0.6%	10	0.1%	61	1.3%	312	0.5%	104	1.1%	456	0.4%
Education Institutions & Libraries	12	2.4%	477	7.0%	96	2.1%	3,495	5.8%	174	1.9%	6,115	5.7%
Other Services	117	23.6%	815	11.9%	1,122	24.7%	8,520	14.2%	2,325	25.1%	18,590	17.3%
Government	1	0.2%	20	0.3%	40	0.9%	1,114	1.9%	76	0.8%	1,993	1.9%
Unclassified Establishments	36	7.3%	516	7.5%	413	9.1%	613	1.0%	814	8.8%	814	0.8%
Totals	495	100.0%	6,859	100.0%	4,535	100.0%	60,014	100.0%	9,264	100.0%	107,600	100.0%

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

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

January 16, 2020



Business Summary

13305 NW Cornell Rd, Portland, Oregon, 97229
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.52565

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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	3	0.6%	13	0.2%	8	0.2%	145	0.2%	21	0.2%	410	0.4%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.0%	7	0.0%
Utilities	1	0.2%	6	0.1%	6	0.1%	161	0.3%	10	0.1%	218	0.2%
Construction	35	7.1%	255	3.7%	244	5.4%	1,716	2.9%	654	7.1%	4,600	4.3%
Manufacturing	11	2.2%	212	3.1%	107	2.4%	8,587	14.3%	334	3.6%	13,863	12.9%
Wholesale Trade	13	2.6%	497	7.2%	94	2.1%	2,561	4.3%	300	3.2%	5,172	4.8%
Retail Trade	50	10.1%	1,668	24.3%	571	12.6%	10,288	17.1%	1,166	12.6%	17,559	16.3%
Motor Vehicle & Parts Dealers	3	0.6%	25	0.4%	62	1.4%	2,335	3.9%	97	1.0%	2,755	2.6%
Furniture & Home Furnishings Stores	2	0.4%	11	0.2%	38	0.8%	241	0.4%	81	0.9%	591	0.5%
Electronics & Appliance Stores	1	0.2%	4	0.1%	35	0.8%	389	0.6%	86	0.9%	755	0.7%
Bldg Material & Garden Equipment & Supplies Dealers	8	1.6%	195	2.8%	57	1.3%	750	1.2%	139	1.5%	1,749	1.6%
Food & Beverage Stores	9	1.8%	349	5.1%	69	1.5%	1,712	2.9%	149	1.6%	3,438	3.2%
Health & Personal Care Stores	3	0.6%	29	0.4%	53	1.2%	481	0.8%	100	1.1%	954	0.9%
Gasoline Stations	2	0.4%	21	0.3%	27	0.6%	288	0.5%	50	0.5%	755	0.7%
Clothing & Clothing Accessories Stores	5	1.0%	946	13.8%	66	1.5%	1,566	2.6%	127	1.4%	2,271	2.1%
Sport Goods, Hobby, Book, & Music Stores	1	0.2%	5	0.1%	45	1.0%	324	0.5%	92	1.0%	679	0.6%
General Merchandise Stores	2	0.4%	13	0.2%	20	0.4%	1,347	2.2%	47	0.5%	2,357	2.2%
Miscellaneous Store Retailers	12	2.4%	67	1.0%	91	2.0%	846	1.4%	171	1.8%	1,175	1.1%
Nonstore Retailers	2	0.4%	2	0.0%	8	0.2%	9	0.0%	28	0.3%	79	0.1%
Transportation & Warehousing	8	1.6%	54	0.8%	43	0.9%	482	0.8%	126	1.4%	1,772	1.6%
Information	17	3.4%	203	3.0%	120	2.6%	1,630	2.7%	255	2.8%	3,851	3.6%
Finance & Insurance	22	4.4%	108	1.6%	258	5.7%	1,997	3.3%	497	5.4%	3,620	3.4%
Central Bank/Credit Intermediation & Related Activities	8	1.6%	64	0.9%	80	1.8%	586	1.0%	144	1.6%	1,113	1.0%
Securities, Commodity Contracts & Other Financial	7	1.4%	18	0.3%	80	1.8%	316	0.5%	139	1.5%	523	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	8	1.6%	26	0.4%	98	2.2%	1,094	1.8%	215	2.3%	1,984	1.8%
Real Estate, Rental & Leasing	34	6.9%	139	2.0%	309	6.8%	1,976	3.3%	630	6.8%	3,723	3.5%
Professional, Scientific & Tech Services	43	8.7%	254	3.7%	464	10.2%	3,048	5.1%	996	10.8%	7,028	6.5%
Legal Services	3	0.6%	10	0.1%	69	1.5%	361	0.6%	120	1.3%	557	0.5%
Management of Companies & Enterprises	1	0.2%	23	0.3%	4	0.1%	89	0.1%	9	0.1%	165	0.2%
Administrative & Support & Waste Management & Remediation	14	2.8%	76	1.1%	168	3.7%	1,334	2.2%	358	3.9%	3,220	3.0%
Educational Services	11	2.2%	444	6.5%	125	2.8%	3,537	5.9%	226	2.4%	6,171	5.7%
Health Care & Social Assistance	78	15.8%	669	9.8%	629	13.9%	9,378	15.6%	988	10.7%	13,856	12.9%
Arts, Entertainment & Recreation	12	2.4%	737	10.7%	87	1.9%	3,067	5.1%	191	2.1%	4,479	4.2%
Accommodation & Food Services	46	9.3%	567	8.3%	357	7.9%	5,286	8.8%	644	7.0%	9,777	9.1%
Accommodation	2	0.4%	98	1.4%	19	0.4%	484	0.8%	35	0.4%	993	0.9%
Food Services & Drinking Places	45	9.1%	469	6.8%	338	7.5%	4,801	8.0%	609	6.6%	8,784	8.2%
Other Services (except Public Administration)	59	11.9%	400	5.8%	489	10.8%	3,004	5.0%	966	10.4%	5,304	4.9%
Automotive Repair & Maintenance	7	1.4%	55	0.8%	78	1.7%	556	0.9%	142	1.5%	891	0.8%
Public Administration	1	0.2%	20	0.3%	40	0.9%	1,114	1.9%	76	0.8%	1,993	1.9%
Unclassified Establishments	36	7.3%	516	7.5%	413	9.1%	613	1.0%	814	8.8%	814	0.8%
Total	495	100.0%	6,859	100.0%	4,535	100.0%	60,014	100.0%	9,264	100.0%	107,600	100.0%

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

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Executive Summary

13305 NW Cornell Rd, Portland, Oregon, 97229
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.52565

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	1 mile	3 miles	5 miles
Population			
2000 Population	12,952	92,244	224,042
2010 Population	14,339	114,858	262,773
2019 Population	17,214	131,001	302,211
2024 Population	18,692	141,257	325,987
2000-2010 Annual Rate	1.02%	2.22%	1.61%
2010-2019 Annual Rate	2.00%	1.43%	1.52%
2019-2024 Annual Rate	1.66%	1.52%	1.53%
2019 Male Population	49.1%	49.2%	49.0%
2019 Female Population	50.9%	50.8%	51.0%
2019 Median Age	37.2	36.7	37.1

In the identified area, the current year population is 302,211. In 2010, the Census count in the area was 262,773. The rate of change since 2010 was 1.52% annually. The five-year projection for the population in the area is 325,987 representing a change of 1.53% annually from 2019 to 2024. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 37.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	72.3%	65.3%	68.6%
2019 Black Alone	2.0%	2.6%	2.7%
2019 American Indian/Alaska Native Alone	0.6%	0.5%	0.6%
2019 Asian Alone	12.8%	19.5%	14.9%
2019 Pacific Islander Alone	0.4%	0.3%	0.4%
2019 Other Race	6.7%	6.6%	7.3%
2019 Two or More Races	5.3%	5.2%	5.3%
2019 Hispanic Origin (Any Race)	13.7%	13.5%	15.0%

Persons of Hispanic origin represent 15.0% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.2 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	119	144	129
2000 Households	5,402	36,258	88,559
2010 Households	5,971	44,640	103,420
2019 Total Households	7,183	50,145	117,595
2024 Total Households	7,795	53,809	126,380
2000-2010 Annual Rate	1.01%	2.10%	1.56%
2010-2019 Annual Rate	2.02%	1.27%	1.40%
2019-2024 Annual Rate	1.65%	1.42%	1.45%
2019 Average Household Size	2.39	2.60	2.55

The household count in this area has changed from 103,420 in 2010 to 117,595 in the current year, a change of 1.40% annually. The five-year projection of households is 126,380, a change of 1.45% annually from the current year total. Average household size is currently 2.55, compared to 2.52 in the year 2010. The number of families in the current year is 74,675 in the specified area.

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

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

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Mortgage Income			
2019 Percent of Income for Mortgage	26.6%	24.3%	24.1%
Median Household Income			
2019 Median Household Income	\$82,461	\$93,168	\$85,286
2024 Median Household Income	\$94,174	\$103,576	\$95,976
2019-2024 Annual Rate	2.69%	2.14%	2.39%
Average Household Income			
2019 Average Household Income	\$108,221	\$120,543	\$111,878
2024 Average Household Income	\$122,152	\$134,527	\$125,831
2019-2024 Annual Rate	2.45%	2.22%	2.38%
Per Capita Income			
2019 Per Capita Income	\$44,224	\$46,341	\$43,671
2024 Per Capita Income	\$49,889	\$51,456	\$48,934
2019-2024 Annual Rate	2.44%	2.12%	2.30%

Households by Income

Current median household income is \$85,286 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$95,976 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$111,878 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$125,831 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$43,671 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$48,934 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	86	94	95
2000 Total Housing Units	5,687	38,206	93,605
2000 Owner Occupied Housing Units	3,063	20,955	51,270
2000 Renter Occupied Housing Units	2,339	15,303	37,289
2000 Vacant Housing Units	285	1,948	5,046
2010 Total Housing Units	6,606	47,460	109,762
2010 Owner Occupied Housing Units	3,643	26,569	60,539
2010 Renter Occupied Housing Units	2,328	18,071	42,881
2010 Vacant Housing Units	635	2,820	6,342
2019 Total Housing Units	7,808	52,799	123,787
2019 Owner Occupied Housing Units	4,216	29,880	68,827
2019 Renter Occupied Housing Units	2,968	20,264	48,768
2019 Vacant Housing Units	625	2,654	6,192
2024 Total Housing Units	8,456	56,491	132,663
2024 Owner Occupied Housing Units	4,582	32,154	73,950
2024 Renter Occupied Housing Units	3,213	21,655	52,430
2024 Vacant Housing Units	661	2,682	6,283

Currently, 55.6% of the 123,787 housing units in the area are owner occupied; 39.4%, renter occupied; and 5.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 109,762 housing units in the area - 55.2% owner occupied, 39.1% renter occupied, and 5.8% vacant. The annual rate of change in housing units since 2010 is 5.49%. Median home value in the area is \$419,545, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.65% annually to \$455,400.

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

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

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Market Profile

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Population Summary			
2000 Total Population	12,952	92,244	224,042
2010 Total Population	14,339	114,858	262,773
2019 Total Population	17,214	131,001	302,211
2019 Group Quarters	70	834	2,227
2024 Total Population	18,692	141,257	325,987
2019-2024 Annual Rate	1.66%	1.52%	1.53%
2019 Total Daytime Population	16,851	141,895	285,713
Workers	9,122	78,253	139,580
Residents	7,729	63,642	146,133
Household Summary			
2000 Households	5,402	36,258	88,559
2000 Average Household Size	2.40	2.53	2.51
2010 Households	5,971	44,640	103,420
2010 Average Household Size	2.39	2.56	2.52
2019 Households	7,183	50,145	117,595
2019 Average Household Size	2.39	2.60	2.55
2024 Households	7,795	53,809	126,380
2024 Average Household Size	2.39	2.61	2.56
2019-2024 Annual Rate	1.65%	1.42%	1.45%
2010 Families	3,741	29,327	66,517
2010 Average Family Size	2.97	3.11	3.09
2019 Families	4,415	32,681	74,675
2019 Average Family Size	2.97	3.16	3.13
2024 Families	4,769	34,965	79,885
2024 Average Family Size	2.98	3.17	3.15
2019-2024 Annual Rate	1.55%	1.36%	1.36%
Housing Unit Summary			
2000 Housing Units	5,687	38,206	93,605
Owner Occupied Housing Units	53.9%	54.8%	54.8%
Renter Occupied Housing Units	41.1%	40.1%	39.8%
Vacant Housing Units	5.0%	5.1%	5.4%
2010 Housing Units	6,606	47,460	109,762
Owner Occupied Housing Units	55.1%	56.0%	55.2%
Renter Occupied Housing Units	35.2%	38.1%	39.1%
Vacant Housing Units	9.6%	5.9%	5.8%
2019 Housing Units	7,808	52,799	123,787
Owner Occupied Housing Units	54.0%	56.6%	55.6%
Renter Occupied Housing Units	38.0%	38.4%	39.4%
Vacant Housing Units	8.0%	5.0%	5.0%
2024 Housing Units	8,456	56,491	132,663
Owner Occupied Housing Units	54.2%	56.9%	55.7%
Renter Occupied Housing Units	38.0%	38.3%	39.5%
Vacant Housing Units	7.8%	4.7%	4.7%
Median Household Income			
2019	\$82,461	\$93,168	\$85,286
2024	\$94,174	\$103,576	\$95,976
Median Home Value			
2019	\$448,270	\$462,352	\$419,545
2024	\$489,379	\$490,506	\$455,400
Per Capita Income			
2019	\$44,224	\$46,341	\$43,671
2024	\$49,889	\$51,456	\$48,934
Median Age			
2010	35.8	35.2	35.4
2019	37.2	36.7	37.1
2024	38.3	37.2	37.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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

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	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	7,183	50,145	117,595
<\$15,000	4.4%	4.6%	5.2%
\$15,000 - \$24,999	4.5%	4.3%	5.0%
\$25,000 - \$34,999	6.5%	5.9%	6.2%
\$35,000 - \$49,999	10.9%	9.7%	10.3%
\$50,000 - \$74,999	18.5%	14.6%	15.9%
\$75,000 - \$99,999	14.2%	14.1%	15.2%
\$100,000 - \$149,999	18.4%	20.7%	20.3%
\$150,000 - \$199,999	13.0%	13.0%	11.0%
\$200,000+	9.6%	13.1%	10.9%
Average Household Income	\$108,221	\$120,543	\$111,878
2024 Households by Income			
Household Income Base	7,795	53,809	126,380
<\$15,000	3.1%	3.3%	3.9%
\$15,000 - \$24,999	3.3%	3.2%	3.8%
\$25,000 - \$34,999	5.2%	4.8%	5.1%
\$35,000 - \$49,999	9.1%	8.2%	8.7%
\$50,000 - \$74,999	17.6%	13.8%	15.0%
\$75,000 - \$99,999	14.4%	14.2%	15.5%
\$100,000 - \$149,999	20.1%	21.9%	21.9%
\$150,000 - \$199,999	16.6%	16.1%	14.0%
\$200,000+	10.6%	14.4%	12.1%
Average Household Income	\$122,152	\$134,527	\$125,831
2019 Owner Occupied Housing Units by Value			
Total	4,216	29,880	68,821
<\$50,000	0.6%	1.3%	1.2%
\$50,000 - \$99,999	0.5%	0.4%	0.5%
\$100,000 - \$149,999	1.0%	0.7%	0.8%
\$150,000 - \$199,999	1.7%	1.6%	2.1%
\$200,000 - \$249,999	5.4%	3.3%	4.4%
\$250,000 - \$299,999	9.7%	7.7%	10.9%
\$300,000 - \$399,999	20.2%	20.4%	25.8%
\$400,000 - \$499,999	22.6%	23.4%	21.6%
\$500,000 - \$749,999	30.2%	32.9%	25.5%
\$750,000 - \$999,999	5.2%	5.5%	4.3%
\$1,000,000 - \$1,499,999	2.4%	2.0%	1.9%
\$1,500,000 - \$1,999,999	0.3%	0.4%	0.4%
\$2,000,000 +	0.1%	0.4%	0.6%
Average Home Value	\$489,045	\$504,314	\$472,772
2024 Owner Occupied Housing Units by Value			
Total	4,582	32,154	73,944
<\$50,000	0.3%	0.8%	0.7%
\$50,000 - \$99,999	0.2%	0.2%	0.2%
\$100,000 - \$149,999	0.3%	0.3%	0.3%
\$150,000 - \$199,999	0.5%	0.6%	0.7%
\$200,000 - \$249,999	2.2%	1.6%	2.1%
\$250,000 - \$299,999	5.9%	5.6%	7.7%
\$300,000 - \$399,999	17.4%	18.1%	24.4%
\$400,000 - \$499,999	26.0%	25.3%	24.9%
\$500,000 - \$749,999	38.1%	38.1%	30.8%
\$750,000 - \$999,999	6.2%	6.1%	4.7%
\$1,000,000 - \$1,499,999	2.6%	2.4%	2.3%
\$1,500,000 - \$1,999,999	0.3%	0.5%	0.4%
\$2,000,000 +	0.1%	0.5%	0.8%
Average Home Value	\$532,762	\$539,351	\$511,578

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

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

January 16, 2020



Market Profile

13305 NW Cornell Rd, Portland, Oregon, 97229
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.52565
Longitude: -122.81243

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	14,340	114,857	262,772
0 - 4	7.1%	7.4%	7.2%
5 - 9	7.0%	7.6%	7.1%
10 - 14	6.2%	6.9%	6.6%
15 - 24	12.1%	11.7%	12.0%
25 - 34	16.2%	16.1%	16.4%
35 - 44	15.4%	16.4%	15.4%
45 - 54	14.2%	14.0%	13.9%
55 - 64	11.8%	10.4%	11.1%
65 - 74	5.8%	5.2%	5.5%
75 - 84	3.1%	2.9%	3.1%
85 +	1.0%	1.4%	1.6%
18 +	75.9%	74.1%	75.2%
2019 Population by Age			
Total	17,214	131,002	302,211
0 - 4	6.1%	6.6%	6.5%
5 - 9	6.2%	6.9%	6.6%
10 - 14	6.2%	7.0%	6.6%
15 - 24	11.8%	12.2%	12.2%
25 - 34	16.3%	14.3%	14.9%
35 - 44	14.4%	15.7%	15.0%
45 - 54	13.0%	13.5%	12.9%
55 - 64	12.6%	11.2%	11.7%
65 - 74	8.5%	7.5%	8.3%
75 - 84	3.5%	3.4%	3.6%
85 +	1.3%	1.6%	1.7%
18 +	78.0%	75.5%	76.7%
2024 Population by Age			
Total	18,691	141,258	325,986
0 - 4	6.1%	6.7%	6.5%
5 - 9	5.8%	6.7%	6.3%
10 - 14	5.8%	6.7%	6.3%
15 - 24	11.4%	12.1%	12.1%
25 - 34	15.7%	14.5%	15.4%
35 - 44	15.1%	15.3%	14.4%
45 - 54	12.5%	13.0%	12.6%
55 - 64	12.3%	10.9%	11.1%
65 - 74	9.3%	8.2%	8.9%
75 - 84	4.6%	4.2%	4.7%
85 +	1.3%	1.6%	1.8%
18 +	78.9%	76.2%	77.3%
2010 Population by Sex			
Males	7,074	56,601	128,764
Females	7,265	58,257	134,009
2019 Population by Sex			
Males	8,452	64,477	148,157
Females	8,762	66,524	154,054
2024 Population by Sex			
Males	9,177	69,339	159,457
Females	9,515	71,917	166,530

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

January 16, 2020



Market Profile

13305 NW Cornell Rd, Portland, Oregon, 97229
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.52565

Longitude: -122.81243

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	14,340	114,858	262,773
White Alone	77.5%	70.9%	73.9%
Black Alone	1.5%	2.1%	2.2%
American Indian Alone	0.6%	0.5%	0.6%
Asian Alone	9.6%	15.7%	11.7%
Pacific Islander Alone	0.4%	0.3%	0.4%
Some Other Race Alone	6.0%	5.9%	6.6%
Two or More Races	4.4%	4.5%	4.5%
Hispanic Origin	12.4%	12.3%	13.6%
Diversity Index	52.2	58.6	57.1
2019 Population by Race/Ethnicity			
Total	17,215	131,001	302,212
White Alone	72.3%	65.3%	68.6%
Black Alone	2.0%	2.6%	2.7%
American Indian Alone	0.6%	0.5%	0.6%
Asian Alone	12.8%	19.5%	14.9%
Pacific Islander Alone	0.4%	0.3%	0.4%
Some Other Race Alone	6.7%	6.6%	7.3%
Two or More Races	5.3%	5.2%	5.3%
Hispanic Origin	13.7%	13.5%	15.0%
Diversity Index	58.8	64.3	63.2
2024 Population by Race/Ethnicity			
Total	18,691	141,256	325,988
White Alone	69.2%	62.0%	65.5%
Black Alone	2.3%	2.9%	3.1%
American Indian Alone	0.6%	0.5%	0.6%
Asian Alone	14.6%	21.6%	16.8%
Pacific Islander Alone	0.5%	0.4%	0.4%
Some Other Race Alone	7.2%	7.0%	7.8%
Two or More Races	5.8%	5.7%	5.8%
Hispanic Origin	14.8%	14.3%	16.0%
Diversity Index	62.6	67.4	66.5
2010 Population by Relationship and Household Type			
Total	14,339	114,858	262,773
In Households	99.6%	99.3%	99.2%
In Family Households	79.7%	81.5%	80.6%
Householder	25.5%	25.6%	25.4%
Spouse	20.0%	20.3%	19.8%
Child	29.0%	30.0%	29.4%
Other relative	3.0%	3.3%	3.6%
Nonrelative	2.2%	2.2%	2.5%
In Nonfamily Households	19.8%	17.8%	18.6%
In Group Quarters	0.4%	0.7%	0.8%
Institutionalized Population	0.1%	0.3%	0.3%
Noninstitutionalized Population	0.3%	0.4%	0.5%

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

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

January 16, 2020



Market Profile

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Prepared by First American NCS

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	1 mile	3 miles	5 miles
2019 Population 25+ by Educational Attainment			
Total	12,006	87,982	206,060
Less than 9th Grade	2.1%	3.0%	3.3%
9th - 12th Grade, No Diploma	2.5%	2.4%	3.1%
High School Graduate	10.4%	9.8%	12.2%
GED/Alternative Credential	2.4%	2.2%	2.8%
Some College, No Degree	21.2%	17.0%	18.4%
Associate Degree	8.5%	7.9%	8.4%
Bachelor's Degree	33.4%	33.6%	31.1%
Graduate/Professional Degree	19.4%	24.2%	20.5%
2019 Population 15+ by Marital Status			
Total	14,036	104,009	242,968
Never Married	32.6%	30.6%	30.9%
Married	51.2%	55.7%	54.2%
Widowed	2.7%	3.3%	3.7%
Divorced	13.5%	10.4%	11.1%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	95.9%	96.4%	95.9%
Civilian Unemployed (Unemployment Rate)	4.0%	3.6%	4.1%
2019 Employed Population 16+ by Industry			
Total	9,654	68,457	158,805
Agriculture/Mining	0.1%	0.4%	0.7%
Construction	6.5%	5.0%	5.0%
Manufacturing	13.1%	18.1%	18.0%
Wholesale Trade	2.3%	2.8%	2.7%
Retail Trade	10.7%	10.2%	10.8%
Transportation/Utilities	4.2%	4.0%	3.7%
Information	1.7%	1.9%	2.3%
Finance/Insurance/Real Estate	6.1%	7.0%	7.5%
Services	52.6%	47.6%	46.0%
Public Administration	2.8%	2.9%	3.3%
2019 Employed Population 16+ by Occupation			
Total	9,655	68,461	158,805
White Collar	67.9%	72.0%	70.4%
Management/Business/Financial	17.9%	20.2%	18.9%
Professional	29.6%	31.2%	29.4%
Sales	9.8%	10.0%	10.1%
Administrative Support	10.6%	10.6%	12.0%
Services	18.1%	14.6%	15.2%
Blue Collar	14.0%	13.4%	14.4%
Farming/Forestry/Fishing	0.0%	0.3%	0.6%
Construction/Extraction	3.7%	3.4%	3.5%
Installation/Maintenance/Repair	2.2%	1.9%	2.0%
Production	4.0%	4.1%	4.7%
Transportation/Material Moving	4.1%	3.7%	3.6%
2010 Population By Urban/ Rural Status			
Total Population	14,339	114,858	262,773
Population Inside Urbanized Area	100.0%	99.6%	99.1%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.4%	0.9%

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

January 16, 2020



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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	5,971	44,640	103,421
Households with 1 Person	27.6%	25.3%	26.7%
Households with 2+ People	72.4%	74.7%	73.3%
Family Households	62.7%	65.7%	64.3%
Husband-wife Families	49.2%	52.2%	50.1%
With Related Children	23.8%	27.4%	24.8%
Other Family (No Spouse Present)	13.4%	13.5%	14.2%
Other Family with Male Householder	4.4%	4.1%	4.2%
With Related Children	2.4%	2.4%	2.5%
Other Family with Female Householder	9.1%	9.4%	10.0%
With Related Children	5.9%	6.4%	6.7%
Nonfamily Households	9.7%	9.0%	9.0%
All Households with Children	32.6%	36.6%	34.4%
Multigenerational Households	2.2%	2.6%	2.7%
Unmarried Partner Households	7.4%	7.5%	7.6%
Male-female	6.2%	6.4%	6.6%
Same-sex	1.2%	1.1%	1.1%
2010 Households by Size			
Total	5,972	44,640	103,420
1 Person Household	27.6%	25.3%	26.7%
2 Person Household	34.2%	33.0%	33.4%
3 Person Household	16.0%	16.8%	16.5%
4 Person Household	14.5%	16.0%	14.4%
5 Person Household	5.0%	5.8%	5.7%
6 Person Household	1.6%	2.0%	2.1%
7 + Person Household	1.0%	1.1%	1.3%
2010 Households by Tenure and Mortgage Status			
Total	5,971	44,640	103,420
Owner Occupied	61.0%	59.5%	58.5%
Owned with a Mortgage/Loan	48.5%	47.7%	47.1%
Owned Free and Clear	12.5%	11.8%	11.4%
Renter Occupied	39.0%	40.5%	41.5%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,606	47,460	109,762
Housing Units Inside Urbanized Area	100.0%	99.6%	99.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.4%	0.9%

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

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

January 16, 2020



Market Profile

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Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.52565

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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Emerald City (8B)	Professional Pride (1B)	Bright Young Professionals
2.	Professional Pride (1B)	Bright Young Professionals	Young and Restless (11B)
3.	Front Porches (8E)	Young and Restless (11B)	Professional Pride (1B)
2019 Consumer Spending			
Apparel & Services: Total \$	\$19,288,294	\$151,171,560	\$328,344,566
Average Spent	\$2,685.27	\$3,014.69	\$2,792.16
Spending Potential Index	125	141	130
Education: Total \$	\$14,518,449	\$112,408,779	\$241,607,834
Average Spent	\$2,021.22	\$2,241.67	\$2,054.58
Spending Potential Index	127	141	129
Entertainment/Recreation: Total \$	\$28,612,219	\$221,325,307	\$482,526,572
Average Spent	\$3,983.32	\$4,413.71	\$4,103.29
Spending Potential Index	122	135	126
Food at Home: Total \$	\$45,369,369	\$350,809,950	\$769,004,899
Average Spent	\$6,316.21	\$6,995.91	\$6,539.44
Spending Potential Index	122	135	126
Food Away from Home: Total \$	\$33,058,173	\$259,164,052	\$564,070,566
Average Spent	\$4,602.28	\$5,168.29	\$4,796.72
Spending Potential Index	125	141	131
Health Care: Total \$	\$50,418,222	\$387,297,971	\$851,674,477
Average Spent	\$7,019.10	\$7,723.56	\$7,242.44
Spending Potential Index	118	130	122
HH Furnishings & Equipment: Total \$	\$19,059,836	\$148,120,066	\$322,680,362
Average Spent	\$2,653.46	\$2,953.84	\$2,744.00
Spending Potential Index	124	139	129
Personal Care Products & Services: Total \$	\$7,999,642	\$62,728,428	\$136,272,040
Average Spent	\$1,113.69	\$1,250.94	\$1,158.83
Spending Potential Index	126	141	131
Shelter: Total \$	\$166,754,520	\$1,289,049,364	\$2,824,126,687
Average Spent	\$23,215.16	\$25,706.44	\$24,015.70
Spending Potential Index	125	139	130
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$21,682,860	\$167,662,821	\$366,496,790
Average Spent	\$3,018.64	\$3,343.56	\$3,116.60
Spending Potential Index	122	135	126
Travel: Total \$	\$20,058,275	\$156,122,594	\$339,187,922
Average Spent	\$2,792.46	\$3,113.42	\$2,884.37
Spending Potential Index	124	139	129
Vehicle Maintenance & Repairs: Total \$	\$10,329,402	\$78,951,567	\$173,560,572
Average Spent	\$1,438.03	\$1,574.47	\$1,475.92
Spending Potential Index	126	138	129

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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

January 16, 2020

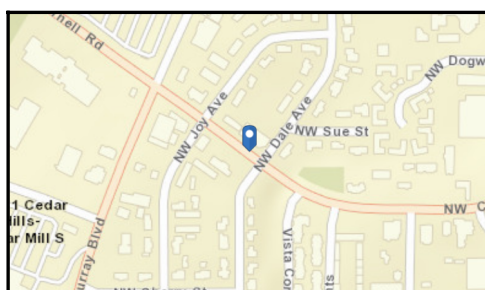
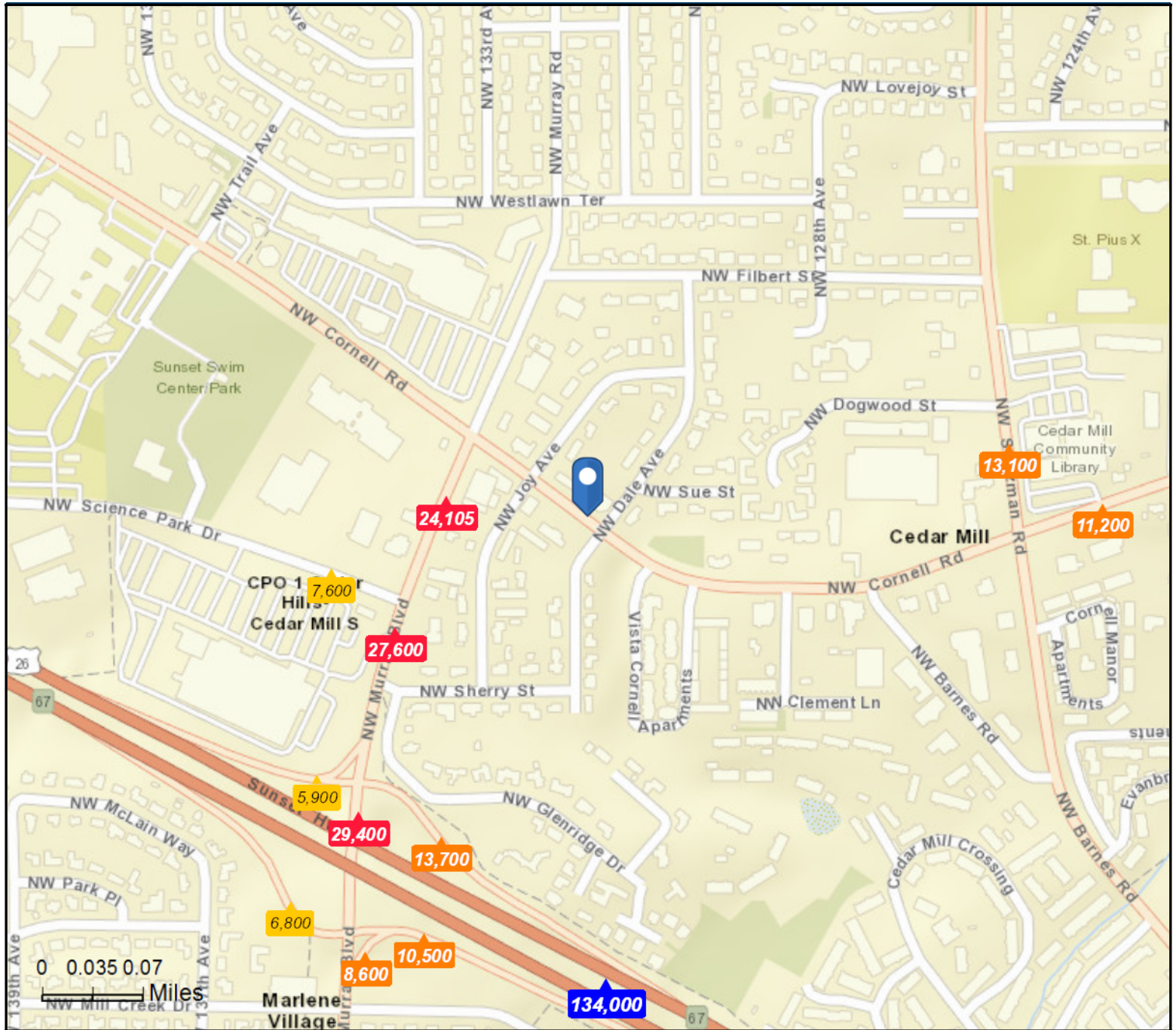
Traffic Count Map - Close Up

13305 NW Cornell Rd, Portland, Oregon, 97229
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

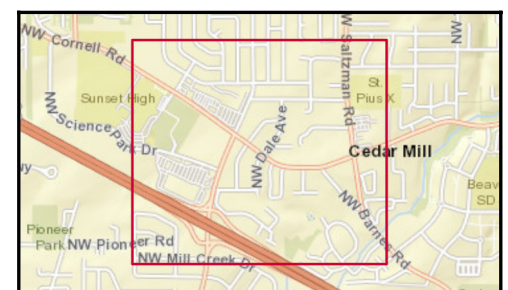
Latitude: 45.52565

Longitude: -122.81243



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

January 16, 2020



Traffic Count Profile

13305 NW Cornell Rd, Portland, Oregon, 97229
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Latitude: 45.52565

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	NW Murray Blvd	NW Cornell Rd (0.05 miles NE)	2016	24,105
0.15	NW Murray Blvd	NW Science Park Dr (0.02 miles N)	2017	27,600
0.18	NW Science Park Dr	NW Murray Blvd (0.05 miles SE)	2017	7,600
0.24	NW Glenridge Dr	NW Sherry St (0.11 miles N)	2017	13,700
0.26	NW Murray Blvd	NW Sunset Hwy (0.02 miles S)	2017	29,400
0.26	NW Sunset Hwy	NW Murray Blvd (0.05 miles SE)	2017	5,900
0.29	NW Saltzman Rd	NW Dogwood St (0.03 miles N)	2017	13,100
0.31	NW Sunset Hwy	NW Murray Blvd (0.07 miles NW)	2017	10,500
0.32	NW Sunset Hwy	NW Murray Blvd (0.19 miles NW)	2009	134,000
0.34		(0.0 miles)	2017	6,800
0.34	NW Murray Blvd	NW Mill Creek Dr (0.04 miles S)	2017	8,600
0.35	NW Cornell Rd	NW 123rd Ave (0.05 miles NE)	2017	11,200
0.57	NW Cornell Rd	NW 143rd Ave (0.1 miles W)	2017	17,400
0.62	NW Sunset Hwy	NW Murray Blvd (0.57999998 miles NW)	2017	143,200
0.63	NW 119th Ave	NW Cornell Rd (0.03 miles S)	2017	4,800
0.66	NW 119th Ave	NW Kearney St (0.04 miles N)	2016	5,413
0.67	NW 118th Ave	NW Cedar Falls Dr (0.04 miles SW)	2017	4,017
0.67	NW 118th Ave	NW Stone Mountain Ln (0.04 miles S)	2017	3,369
0.70	NW 118th Ave	NW Winter Park Ter (0.02 miles NE)	2017	2,881
0.73	NW 143rd Ave	NW Cornell Rd (0.1 miles S)	2017	14,200
0.77	NW Sunset Hwy	NW Cornell Rd (0.54000002 miles NW)	2017	142,000
0.77	SW Murray Blvd	SW Butner Rd (0.05 miles SW)	2017	28,300
0.83	SW Butner Rd	SW Murray Blvd (0.04 miles NW)	2017	3,800
0.85	SW Barnes Rd	NW 117th Ave (0.12 miles SE)	2017	19,700
0.86	SW Murray Blvd	SW Butner Rd (0.04 miles NE)	2017	21,900
0.90	SW Butner Rd	SW 126th Ave (0.03 miles W)	2014	5,497
0.96	NW 113th Ave	NW Reeves St (0.02 miles N)	2017	6,500
0.98	NW Greenbrier Pkwy	Blue Ridge Dr (0.04 miles SW)	2004	3,037
1.04	SW Huntington Ave	SW Westdale St (0.02 miles N)	2001	1,740
1.04	NW Greenbrier Pkwy	Blue Ridge Dr (0.04 miles NE)	2004	4,874

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2019 to 1963. Over 25% of the counts were taken between 2010 and 2019 and over 77% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2019 Kalibrate Technologies (Q3 2019).

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