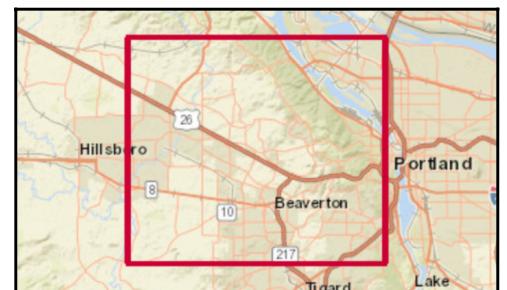
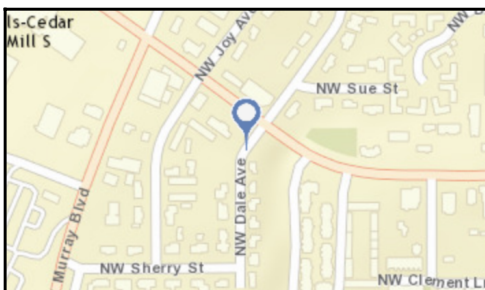
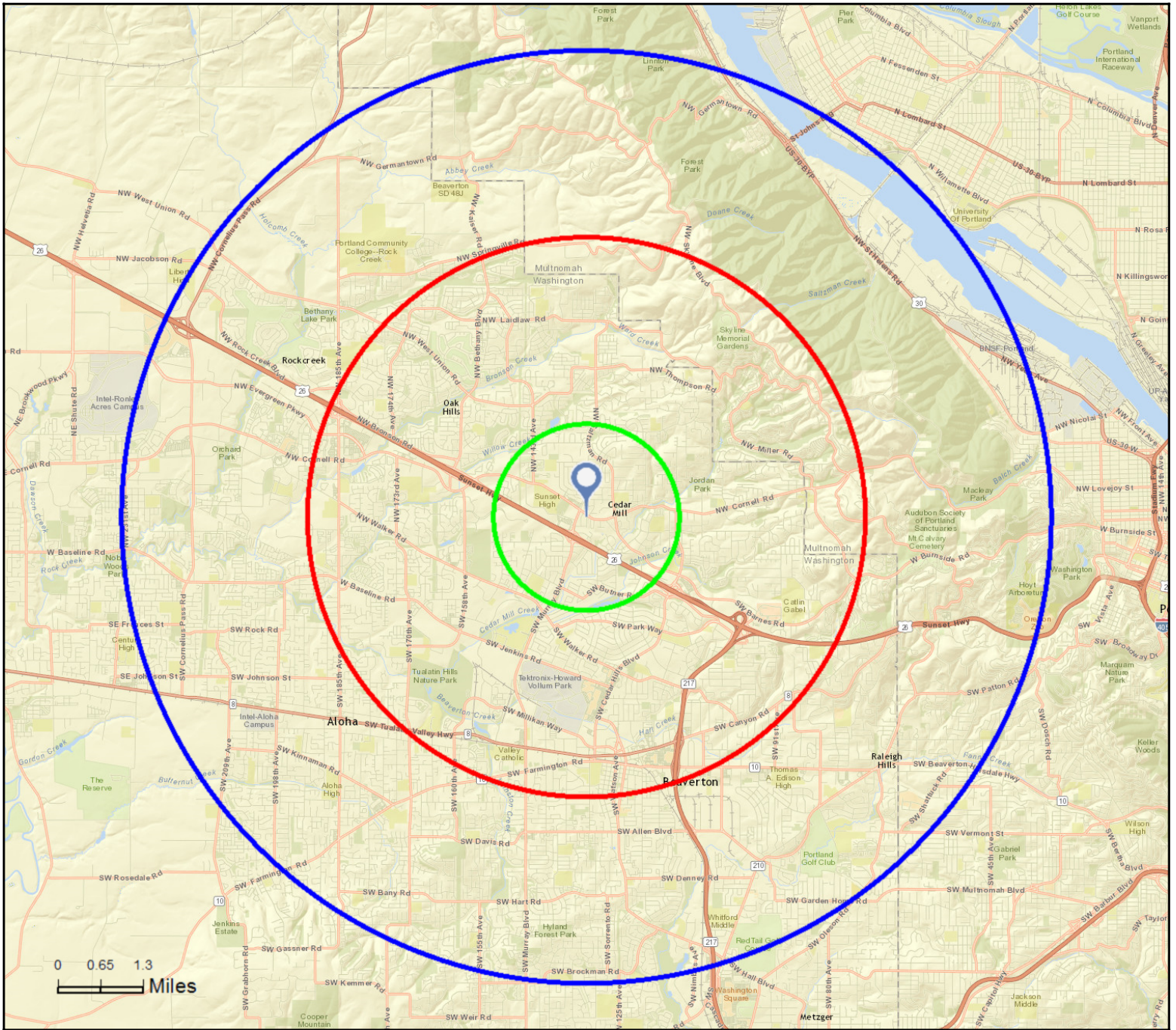




# Site Map

760 NW Dale Ave, Portland, Oregon, 97229  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

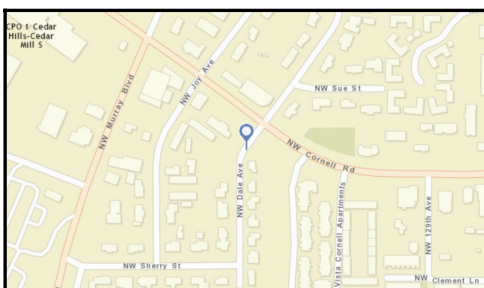




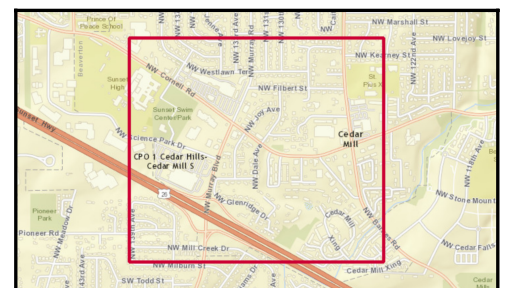
# Traffic Count Map - Close Up

760 NW Dale Ave, Portland, Oregon, 97229  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248



- 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: ©2016 Kalibrate Technologies

August 26, 2016



# 2010 Census Profile

760 NW Dale Ave, Portland, Oregon, 97229  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

	2000	2010	2000-2010 Annual Rate
Population	12,933	14,305	1.01%
Households	5,395	5,959	1.00%
Housing Units	5,680	6,594	1.50%

Population by Race	Number	Percent
Total	14,304	100.0%
Population Reporting One Race	13,673	95.6%
White	11,089	77.5%
Black	215	1.5%
American Indian	83	0.6%
Asian	1,376	9.6%
Pacific Islander	53	0.4%
Some Other Race	857	6.0%
Population Reporting Two or More Races	631	4.4%
Total Hispanic Population	1,773	12.4%

Population by Sex	Number	Percent
Male	7,058	49.3%
Female	7,247	50.7%

Population by Age	Number	Percent
Total	14,305	100.0%
Age 0 - 4	1,012	7.1%
Age 5 - 9	1,001	7.0%
Age 10 - 14	891	6.2%
Age 15 - 19	848	5.9%
Age 20 - 24	886	6.2%
Age 25 - 29	1,175	8.2%
Age 30 - 34	1,153	8.1%
Age 35 - 39	1,142	8.0%
Age 40 - 44	1,053	7.4%
Age 45 - 49	1,081	7.6%
Age 50 - 54	952	6.7%
Age 55 - 59	941	6.6%
Age 60 - 64	750	5.2%
Age 65 - 69	503	3.5%
Age 70 - 74	327	2.3%
Age 75 - 79	259	1.8%
Age 80 - 84	191	1.3%
Age 85+	142	1.0%
Age 18+	10,862	75.9%
Age 65+	1,422	9.9%

**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

760 NW Dale Ave, Portland, Oregon, 97229  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

Households by Type		
Total	5,958	100.0%
Households with 1 Person	1,649	27.7%
Households with 2+ People	4,309	72.3%
Family Households	3,730	62.6%
Husband-wife Families	2,928	49.1%
With Own Children	1,387	23.3%
Other Family (No Spouse Present)	802	13.5%
With Own Children	452	7.6%
Nonfamily Households	579	9.7%
All Households with Children	1,940	32.6%
Multigenerational Households	130	2.2%
Unmarried Partner Households	443	7.4%
Male-female	372	6.2%
Same-sex	71	1.2%
Average Household Size	2.39	

Family Households by Size		
Total	3,730	100.0%
2 People	1,539	41.3%
3 People	889	23.8%
4 People	852	22.8%
5 People	297	8.0%
6 People	94	2.5%
7+ People	59	1.6%
Average Family Size	2.97	

Nonfamily Households by Size		
Total	2,230	100.0%
1 Person	1,649	73.9%
2 People	499	22.4%
3 People	65	2.9%
4 People	12	0.5%
5 People	3	0.1%
6 People	1	0.0%
7+ People	1	0.0%
Average Nonfamily Size	1.28	

Population by Relationship and Household Type		
Total	14,305	100.0%
In Households	14,242	99.6%
In Family Households	11,399	79.7%
Householder	3,648	25.5%
Spouse	2,864	20.0%
Child	4,142	29.0%
Other relative	432	3.0%
Nonrelative	311	2.2%
In Nonfamily Households	2,843	19.9%
In Group Quarters	63	0.4%
Institutionalized Population	14	0.1%
Noninstitutionalized Population	49	0.3%

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

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



# 2010 Census Profile

760 NW Dale Ave, Portland, Oregon, 97229  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

Family Households by Age of Householder		
Total	3,731	100.0%
Householder Age 15 - 44	1,696	45.5%
Householder Age 45 - 54	850	22.8%
Householder Age 55 - 64	649	17.4%
Householder Age 65 - 74	316	8.5%
Householder Age 75+	220	5.9%

Nonfamily Households by Age of Householder		
Total	2,229	100.0%
Householder Age 15 - 44	1,055	47.3%
Householder Age 45 - 54	361	16.2%
Householder Age 55 - 64	397	17.8%
Householder Age 65 - 74	218	9.8%
Householder Age 75+	198	8.9%

Households by Race of Householder		
Total	5,959	100.0%
Householder is White Alone	4,925	82.6%
Householder is Black Alone	98	1.6%
Householder is American Indian Alone	28	0.5%
Householder is Asian Alone	498	8.4%
Householder is Pacific Islander Alone	18	0.3%
Householder is Some Other Race Alone	230	3.9%
Householder is Two or More Races	162	2.7%
Households with Hispanic Householder	499	8.4%

Husband-wife Families by Race of Householder		
Total	2,929	100.0%
Householder is White Alone	2,372	81.0%
Householder is Black Alone	25	0.9%
Householder is American Indian Alone	12	0.4%
Householder is Asian Alone	315	10.8%
Householder is Pacific Islander Alone	9	0.3%
Householder is Some Other Race Alone	124	4.2%
Householder is Two or More Races	72	2.5%
Husband-wife Families with Hispanic Householder	254	8.7%

Other Families (No Spouse) by Race of Householder		
Total	802	100.0%
Householder is White Alone	635	79.2%
Householder is Black Alone	20	2.5%
Householder is American Indian Alone	6	0.7%
Householder is Asian Alone	53	6.6%
Householder is Pacific Islander Alone	3	0.4%
Householder is Some Other Race Alone	58	7.2%
Householder is Two or More Races	27	3.4%
Other Families with Hispanic Householder	114	14.2%

Nonfamily Households by Race of Householder		
Total	2,228	100.0%
Householder is White Alone	1,918	86.1%
Householder is Black Alone	54	2.4%
Householder is American Indian Alone	9	0.4%
Householder is Asian Alone	130	5.8%
Householder is Pacific Islander Alone	5	0.2%
Householder is Some Other Race Alone	49	2.2%
Householder is Two or More Races	63	2.8%
Nonfamily Households with Hispanic Householder	131	5.9%

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



# 2010 Census Profile

760 NW Dale Ave, Portland, Oregon, 97229  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

## Total Housing Units by Occupancy

Total	6,561	100.0%
Occupied Housing Units	5,959	90.8%
Vacant Housing Units		
For Rent	397	6.1%
Rented, not Occupied	12	0.2%
For Sale Only	114	1.7%
Sold, not Occupied	20	0.3%
For Seasonal/Recreational/Occasional Use	17	0.3%
For Migrant Workers	0	0.0%
Other Vacant	42	0.6%
Total Vacancy Rate	9.6%	

## Households by Tenure and Mortgage Status

Total	5,959	100.0%
Owner Occupied	3,632	60.9%
Owned with a Mortgage/Loan	2,885	48.4%
Owned Free and Clear	747	12.5%
Average Household Size	2.50	
Renter Occupied	2,327	39.1%
Average Household Size	2.22	

## Owner-occupied Housing Units by Race of Householder

Total	3,631	100.0%
Householder is White Alone	3,127	86.1%
Householder is Black Alone	28	0.8%
Householder is American Indian Alone	15	0.4%
Householder is Asian Alone	343	9.4%
Householder is Pacific Islander Alone	7	0.2%
Householder is Some Other Race Alone	40	1.1%
Householder is Two or More Races	71	2.0%
Owner-occupied Housing Units with Hispanic Householder	135	3.7%

## Renter-occupied Housing Units by Race of Householder

Total	2,328	100.0%
Householder is White Alone	1,798	77.2%
Householder is Black Alone	70	3.0%
Householder is American Indian Alone	13	0.6%
Householder is Asian Alone	155	6.7%
Householder is Pacific Islander Alone	11	0.5%
Householder is Some Other Race Alone	190	8.2%
Householder is Two or More Races	91	3.9%
Renter-occupied Housing Units with Hispanic Householder	364	15.6%

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

Householder is White Alone	2.29
Householder is Black Alone	2.21
Householder is American Indian Alone	2.86
Householder is Asian Alone	2.69
Householder is Pacific Islander Alone	3.33
Householder is Some Other Race Alone	3.66
Householder is Two or More Races	2.56
Householder is Hispanic	3.33

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



# 2010 Census Profile

760 NW Dale Ave, Portland, Oregon, 97229  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 45.52520  
 Longitude: -122.81248

	2000	2010	2000-2010 Annual Rate
Population	92,887	115,339	2.19%
Households	36,723	45,057	2.07%
Housing Units	38,704	47,904	2.16%
<b>Population by Race</b>			
		<b>Number</b>	<b>Percent</b>
Total		115,338	100.0%
Population Reporting One Race		110,151	95.5%
White		81,821	70.9%
Black		2,479	2.1%
American Indian		605	0.5%
Asian		17,787	15.4%
Pacific Islander		372	0.3%
Some Other Race		7,087	6.1%
Population Reporting Two or More Races		5,187	4.5%
Total Hispanic Population		14,522	12.6%
<b>Population by Sex</b>			
Male		56,802	49.2%
Female		58,537	50.8%
<b>Population by Age</b>			
Total		115,340	100.0%
Age 0 - 4		8,510	7.4%
Age 5 - 9		8,628	7.5%
Age 10 - 14		7,923	6.9%
Age 15 - 19		6,770	5.9%
Age 20 - 24		6,813	5.9%
Age 25 - 29		9,438	8.2%
Age 30 - 34		9,289	8.1%
Age 35 - 39		9,658	8.4%
Age 40 - 44		9,101	7.9%
Age 45 - 49		8,533	7.4%
Age 50 - 54		7,490	6.5%
Age 55 - 59		6,707	5.8%
Age 60 - 64		5,305	4.6%
Age 65 - 69		3,619	3.1%
Age 70 - 74		2,477	2.1%
Age 75 - 79		1,897	1.6%
Age 80 - 84		1,568	1.4%
Age 85+		1,614	1.4%
Age 18+		85,744	74.3%
Age 65+		11,175	9.7%

**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

760 NW Dale Ave, Portland, Oregon, 97229  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

Households by Type		
Total	45,057	100.0%
Households with 1 Person	11,606	25.8%
Households with 2+ People	33,451	74.2%
Family Households	29,359	65.2%
Husband-wife Families	23,204	51.5%
With Own Children	11,835	26.3%
Other Family (No Spouse Present)	6,155	13.7%
With Own Children	3,652	8.1%
Nonfamily Households	4,092	9.1%
All Households with Children	16,287	36.1%
Multigenerational Households	1,152	2.6%
Unmarried Partner Households	3,396	7.5%
Male-female	2,906	6.4%
Same-sex	490	1.1%
Average Household Size	2.54	

Family Households by Size		
Total	29,360	100.0%
2 People	11,494	39.1%
3 People	7,047	24.0%
4 People	6,930	23.6%
5 People	2,528	8.6%
6 People	879	3.0%
7+ People	482	1.6%
Average Family Size	3.10	

Nonfamily Households by Size		
Total	15,698	100.0%
1 Person	11,606	73.9%
2 People	3,396	21.6%
3 People	492	3.1%
4 People	133	0.8%
5 People	43	0.3%
6 People	22	0.1%
7+ People	6	0.0%
Average Nonfamily Size	1.33	

Population by Relationship and Household Type		
Total	115,339	100.0%
In Households	114,530	99.3%
In Family Households	93,610	81.2%
Householder	29,427	25.5%
Spouse	23,272	20.2%
Child	34,406	29.8%
Other relative	3,873	3.4%
Nonrelative	2,631	2.3%
In Nonfamily Households	20,920	18.1%
In Group Quarters	809	0.7%
Institutionalized Population	374	0.3%
Noninstitutionalized Population	435	0.4%

**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

760 NW Dale Ave, Portland, Oregon, 97229  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

Family Households by Age of Householder		
Total	29,358	100.0%
Householder Age 15 - 44	14,189	48.3%
Householder Age 45 - 54	6,807	23.2%
Householder Age 55 - 64	4,590	15.6%
Householder Age 65 - 74	2,298	7.8%
Householder Age 75+	1,474	5.0%

Nonfamily Households by Age of Householder		
Total	15,698	100.0%
Householder Age 15 - 44	7,562	48.2%
Householder Age 45 - 54	2,489	15.9%
Householder Age 55 - 64	2,562	16.3%
Householder Age 65 - 74	1,403	8.9%
Householder Age 75+	1,682	10.7%

Households by Race of Householder		
Total	45,057	100.0%
Householder is White Alone	34,820	77.3%
Householder is Black Alone	933	2.1%
Householder is American Indian Alone	208	0.5%
Householder is Asian Alone	5,917	13.1%
Householder is Pacific Islander Alone	125	0.3%
Householder is Some Other Race Alone	1,860	4.1%
Householder is Two or More Races	1,194	2.6%
Households with Hispanic Householder	3,883	8.6%

Husband-wife Families by Race of Householder		
Total	23,204	100.0%
Householder is White Alone	17,172	74.0%
Householder is Black Alone	322	1.4%
Householder is American Indian Alone	78	0.3%
Householder is Asian Alone	4,174	18.0%
Householder is Pacific Islander Alone	63	0.3%
Householder is Some Other Race Alone	903	3.9%
Householder is Two or More Races	492	2.1%
Husband-wife Families with Hispanic Householder	1,860	8.0%

Other Families (No Spouse) by Race of Householder		
Total	6,155	100.0%
Householder is White Alone	4,463	72.5%
Householder is Black Alone	221	3.6%
Householder is American Indian Alone	56	0.9%
Householder is Asian Alone	545	8.9%
Householder is Pacific Islander Alone	23	0.4%
Householder is Some Other Race Alone	585	9.5%
Householder is Two or More Races	262	4.3%
Other Families with Hispanic Householder	1,122	18.2%

Nonfamily Households by Race of Householder		
Total	15,698	100.0%
Householder is White Alone	13,185	84.0%
Householder is Black Alone	390	2.5%
Householder is American Indian Alone	74	0.5%
Householder is Asian Alone	1,198	7.6%
Householder is Pacific Islander Alone	39	0.2%
Householder is Some Other Race Alone	372	2.4%
Householder is Two or More Races	440	2.8%
Nonfamily Households with Hispanic Householder	901	5.7%

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



# 2010 Census Profile

760 NW Dale Ave, Portland, Oregon, 97229  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 45.52520  
 Longitude: -122.81248

<b>Total Housing Units by Occupancy</b>		
Total	47,904	100.0%
Occupied Housing Units	45,057	94.1%
Vacant Housing Units		
For Rent	1,521	3.2%
Rented, not Occupied	85	0.2%
For Sale Only	588	1.2%
Sold, not Occupied	103	0.2%
For Seasonal/Recreational/Occasional Use	223	0.5%
For Migrant Workers	0	0.0%
Other Vacant	327	0.7%
Total Vacancy Rate	5.9%	
<b>Households by Tenure and Mortgage Status</b>		
Total	45,057	100.0%
Owner Occupied	26,398	58.6%
Owned with a Mortgage/Loan	21,117	46.9%
Owned Free and Clear	5,281	11.7%
Average Household Size	2.68	
Renter Occupied	18,659	41.4%
Average Household Size	2.34	
<b>Owner-occupied Housing Units by Race of Householder</b>		
Total	26,398	100.0%
Householder is White Alone	21,276	80.6%
Householder is Black Alone	275	1.0%
Householder is American Indian Alone	77	0.3%
Householder is Asian Alone	3,929	14.9%
Householder is Pacific Islander Alone	43	0.2%
Householder is Some Other Race Alone	314	1.2%
Householder is Two or More Races	484	1.8%
Owner-occupied Housing Units with Hispanic Householder	944	3.6%
<b>Renter-occupied Housing Units by Race of Householder</b>		
Total	18,659	100.0%
Householder is White Alone	13,544	72.6%
Householder is Black Alone	658	3.5%
Householder is American Indian Alone	131	0.7%
Householder is Asian Alone	1,988	10.7%
Householder is Pacific Islander Alone	82	0.4%
Householder is Some Other Race Alone	1,546	8.3%
Householder is Two or More Races	710	3.8%
Renter-occupied Housing Units with Hispanic Householder	2,939	15.8%
<b>Average Household Size by Race/Hispanic Origin of Householder</b>		
Householder is White Alone	2.40	
Householder is Black Alone	2.69	
Householder is American Indian Alone	2.71	
Householder is Asian Alone	2.96	
Householder is Pacific Islander Alone	3.14	
Householder is Some Other Race Alone	3.73	
Householder is Two or More Races	2.67	
Householder is Hispanic	3.47	

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



# 2010 Census Profile

760 NW Dale Ave, Portland, Oregon, 97229  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 45.52520  
 Longitude: -122.81248

	2000	2010	2000-2010 Annual Rate
Population	225,400	264,526	1.61%
Households	89,096	104,122	1.57%
Housing Units	94,178	110,501	1.61%
<b>Population by Race</b>			
		<b>Number</b>	<b>Percent</b>
Total		264,525	100.0%
Population Reporting One Race		252,601	95.5%
White		195,612	73.9%
Black		5,813	2.2%
American Indian		1,691	0.6%
Asian		30,955	11.7%
Pacific Islander		1,040	0.4%
Some Other Race		17,490	6.6%
Population Reporting Two or More Races		11,924	4.5%
Total Hispanic Population		35,939	13.6%
<b>Population by Sex</b>			
Male		129,612	49.0%
Female		134,914	51.0%
<b>Population by Age</b>			
Total		264,525	100.0%
Age 0 - 4		19,015	7.2%
Age 5 - 9		18,659	7.1%
Age 10 - 14		17,580	6.6%
Age 15 - 19		15,874	6.0%
Age 20 - 24		15,835	6.0%
Age 25 - 29		21,847	8.3%
Age 30 - 34		21,549	8.1%
Age 35 - 39		21,038	8.0%
Age 40 - 44		19,804	7.5%
Age 45 - 49		19,085	7.2%
Age 50 - 54		17,814	6.7%
Age 55 - 59		16,216	6.1%
Age 60 - 64		13,179	5.0%
Age 65 - 69		8,707	3.3%
Age 70 - 74		5,814	2.2%
Age 75 - 79		4,447	1.7%
Age 80 - 84		3,721	1.4%
Age 85+		4,343	1.6%
Age 18+		198,940	75.2%
Age 65+		27,032	10.2%

**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

760 NW Dale Ave, Portland, Oregon, 97229  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

Households by Type		
Total	104,122	100.0%
Households with 1 Person	27,714	26.6%
Households with 2+ People	76,408	73.4%
Family Households	67,018	64.4%
Husband-wife Families	52,221	50.2%
With Own Children	25,138	24.1%
Other Family (No Spouse Present)	14,797	14.2%
With Own Children	8,663	8.3%
Nonfamily Households	9,390	9.0%
All Households with Children	35,876	34.5%
Multigenerational Households	2,828	2.7%
Unmarried Partner Households	7,951	7.6%
Male-female	6,819	6.5%
Same-sex	1,132	1.1%
Average Household Size	2.52	

Family Households by Size		
Total	67,017	100.0%
2 People	26,978	40.3%
3 People	16,084	24.0%
4 People	14,637	21.8%
5 People	5,832	8.7%
6 People	2,154	3.2%
7+ People	1,332	2.0%
Average Family Size	3.09	

Nonfamily Households by Size		
Total	37,104	100.0%
1 Person	27,714	74.7%
2 People	7,748	20.9%
3 People	1,122	3.0%
4 People	343	0.9%
5 People	114	0.3%
6 People	41	0.1%
7+ People	22	0.1%
Average Nonfamily Size	1.32	

Population by Relationship and Household Type		
Total	264,526	100.0%
In Households	262,400	99.2%
In Family Households	213,280	80.6%
Householder	67,080	25.4%
Spouse	52,271	19.8%
Child	77,903	29.5%
Other relative	9,520	3.6%
Nonrelative	6,506	2.5%
In Nonfamily Households	49,120	18.6%
In Group Quarters	2,126	0.8%
Institutionalized Population	796	0.3%
Noninstitutionalized Population	1,330	0.5%

**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

760 NW Dale Ave, Portland, Oregon, 97229  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

Family Households by Age of Householder		
Total	67,017	100.0%
Householder Age 15 - 44	31,614	47.2%
Householder Age 45 - 54	15,330	22.9%
Householder Age 55 - 64	11,190	16.7%
Householder Age 65 - 74	5,385	8.0%
Householder Age 75+	3,498	5.2%

Nonfamily Households by Age of Householder		
Total	37,104	100.0%
Householder Age 15 - 44	16,753	45.2%
Householder Age 45 - 54	5,975	16.1%
Householder Age 55 - 64	6,382	17.2%
Householder Age 65 - 74	3,552	9.6%
Householder Age 75+	4,442	12.0%

Households by Race of Householder		
Total	104,123	100.0%
Householder is White Alone	83,459	80.2%
Householder is Black Alone	2,158	2.1%
Householder is American Indian Alone	591	0.6%
Householder is Asian Alone	10,406	10.0%
Householder is Pacific Islander Alone	348	0.3%
Householder is Some Other Race Alone	4,384	4.2%
Householder is Two or More Races	2,777	2.7%
Households with Hispanic Householder	9,205	8.8%

Husband-wife Families by Race of Householder		
Total	52,222	100.0%
Householder is White Alone	40,696	77.9%
Householder is Black Alone	778	1.5%
Householder is American Indian Alone	225	0.4%
Householder is Asian Alone	6,913	13.2%
Householder is Pacific Islander Alone	164	0.3%
Householder is Some Other Race Alone	2,281	4.4%
Householder is Two or More Races	1,165	2.2%
Husband-wife Families with Hispanic Householder	4,661	8.9%

Other Families (No Spouse) by Race of Householder		
Total	14,797	100.0%
Householder is White Alone	11,050	74.7%
Householder is Black Alone	527	3.6%
Householder is American Indian Alone	152	1.0%
Householder is Asian Alone	1,075	7.3%
Householder is Pacific Islander Alone	83	0.6%
Householder is Some Other Race Alone	1,302	8.8%
Householder is Two or More Races	608	4.1%
Other Families with Hispanic Householder	2,522	17.0%

Nonfamily Households by Race of Householder		
Total	37,103	100.0%
Householder is White Alone	31,713	85.5%
Householder is Black Alone	853	2.3%
Householder is American Indian Alone	215	0.6%
Householder is Asian Alone	2,418	6.5%
Householder is Pacific Islander Alone	101	0.3%
Householder is Some Other Race Alone	800	2.2%
Householder is Two or More Races	1,003	2.7%
Nonfamily Households with Hispanic Householder	2,022	5.4%

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



# 2010 Census Profile

760 NW Dale Ave, Portland, Oregon, 97229  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

<b>Total Housing Units by Occupancy</b>		
Total	110,534	100.0%
Occupied Housing Units	104,122	94.2%
Vacant Housing Units		
For Rent	3,274	3.0%
Rented, not Occupied	210	0.2%
For Sale Only	1,342	1.2%
Sold, not Occupied	216	0.2%
For Seasonal/Recreational/Occasional Use	538	0.5%
For Migrant Workers	0	0.0%
Other Vacant	832	0.8%
Total Vacancy Rate	5.8%	

<b>Households by Tenure and Mortgage Status</b>		
Total	104,122	100.0%
Owner Occupied	61,064	58.6%
Owned with a Mortgage/Loan	49,176	47.2%
Owned Free and Clear	11,888	11.4%
Average Household Size	2.64	
Renter Occupied	43,058	41.4%
Average Household Size	2.35	

<b>Owner-occupied Housing Units by Race of Householder</b>		
Total	61,064	100.0%
Householder is White Alone	51,133	83.7%
Householder is Black Alone	654	1.1%
Householder is American Indian Alone	208	0.3%
Householder is Asian Alone	6,716	11.0%
Householder is Pacific Islander Alone	124	0.2%
Householder is Some Other Race Alone	1,066	1.7%
Householder is Two or More Races	1,163	1.9%
Owner-occupied Housing Units with Hispanic Householder	2,740	4.5%

<b>Renter-occupied Housing Units by Race of Householder</b>		
Total	43,058	100.0%
Householder is White Alone	32,326	75.1%
Householder is Black Alone	1,504	3.5%
Householder is American Indian Alone	383	0.9%
Householder is Asian Alone	3,690	8.6%
Householder is Pacific Islander Alone	224	0.5%
Householder is Some Other Race Alone	3,317	7.7%
Householder is Two or More Races	1,614	3.7%
Renter-occupied Housing Units with Hispanic Householder	6,465	15.0%

<b>Average Household Size by Race/Hispanic Origin of Householder</b>		
Householder is White Alone	2.38	
Householder is Black Alone	2.73	
Householder is American Indian Alone	2.84	
Householder is Asian Alone	2.88	
Householder is Pacific Islander Alone	3.19	
Householder is Some Other Race Alone	3.92	
Householder is Two or More Races	2.70	
Householder is Hispanic	3.61	

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



# Demographic and Income Profile

760 NW Dale Ave, Portland, Oregon, 97229  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 45.52520  
 Longitude: -122.81248

Summary	Census 2010	2016	2021
Population	14,305	15,955	17,271
Households	5,959	6,660	7,206
Families	3,730	4,090	4,392
Average Household Size	2.39	2.39	2.39
Owner Occupied Housing Units	3,632	3,793	4,063
Renter Occupied Housing Units	2,327	2,867	3,143
Median Age	35.8	36.3	37.1
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.60%	0.92%	0.84%
Households	1.59%	0.87%	0.79%
Families	1.43%	0.75%	0.72%
Owner HHs	1.38%	0.82%	0.73%
Median Household Income	2.03%	2.35%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	442	6.6%	453	6.3%
\$15,000 - \$24,999	621	9.3%	619	8.6%
\$25,000 - \$34,999	630	9.5%	655	9.1%
\$35,000 - \$49,999	729	10.9%	563	7.8%
\$50,000 - \$74,999	1,048	15.7%	1,118	15.5%
\$75,000 - \$99,999	1,091	16.4%	1,219	16.9%
\$100,000 - \$149,999	1,055	15.8%	1,348	18.7%
\$150,000 - \$199,999	528	7.9%	661	9.2%
\$200,000+	516	7.7%	570	7.9%
Median Household Income	\$70,540		\$77,996	
Average Household Income	\$92,200		\$99,428	
Per Capita Income	\$37,748		\$40,695	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,012	7.1%	1,025	6.4%	1,091	6.3%
5 - 9	1,001	7.0%	1,030	6.5%	1,035	6.0%
10 - 14	891	6.2%	1,019	6.4%	1,036	6.0%
15 - 19	848	5.9%	899	5.6%	992	5.7%
20 - 24	886	6.2%	1,086	6.8%	1,051	6.1%
25 - 34	2,328	16.3%	2,607	16.3%	2,866	16.6%
35 - 44	2,195	15.3%	2,281	14.3%	2,490	14.4%
45 - 54	2,033	14.2%	2,150	13.5%	2,213	12.8%
55 - 64	1,691	11.8%	1,962	12.3%	2,134	12.4%
65 - 74	830	5.8%	1,198	7.5%	1,517	8.8%
75 - 84	450	3.1%	515	3.2%	633	3.7%
85+	142	1.0%	182	1.1%	213	1.2%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,089	77.5%	11,832	74.2%	12,297	71.2%
Black Alone	215	1.5%	288	1.8%	359	2.1%
American Indian Alone	83	0.6%	96	0.6%	110	0.6%
Asian Alone	1,376	9.6%	1,839	11.5%	2,264	13.1%
Pacific Islander Alone	53	0.4%	70	0.4%	82	0.5%
Some Other Race Alone	857	6.0%	1,035	6.5%	1,206	7.0%
Two or More Races	631	4.4%	796	5.0%	953	5.5%
Hispanic Origin (Any Race)	1,773	12.4%	2,128	13.3%	2,501	14.5%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

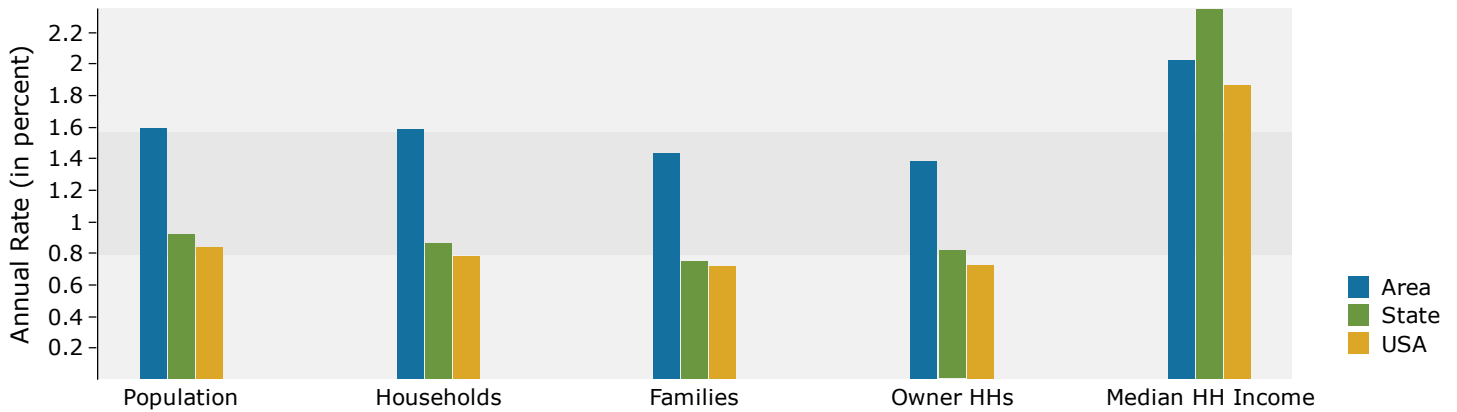


# Demographic and Income Profile

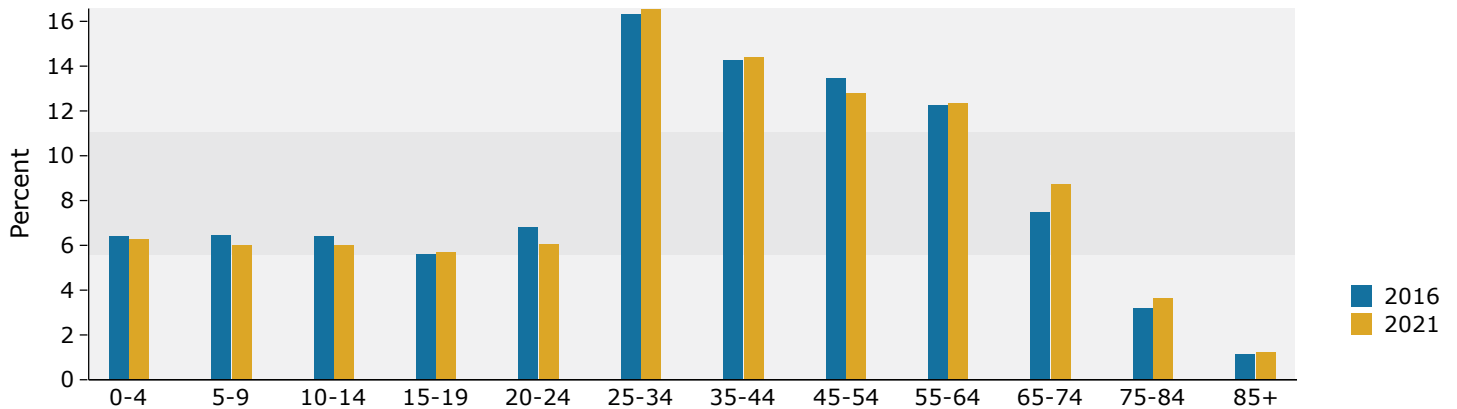
760 NW Dale Ave, Portland, Oregon, 97229  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 45.52520  
 Longitude: -122.81248

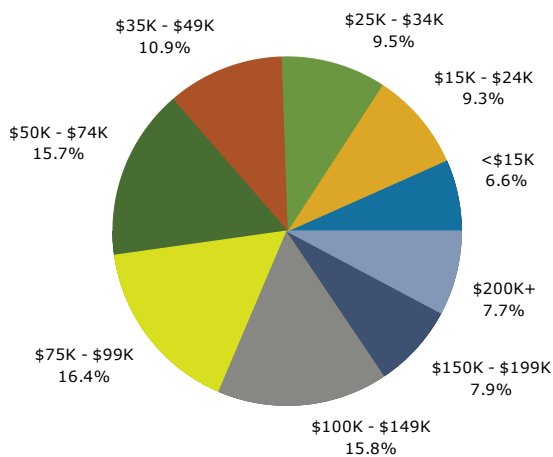
## Trends 2016-2021



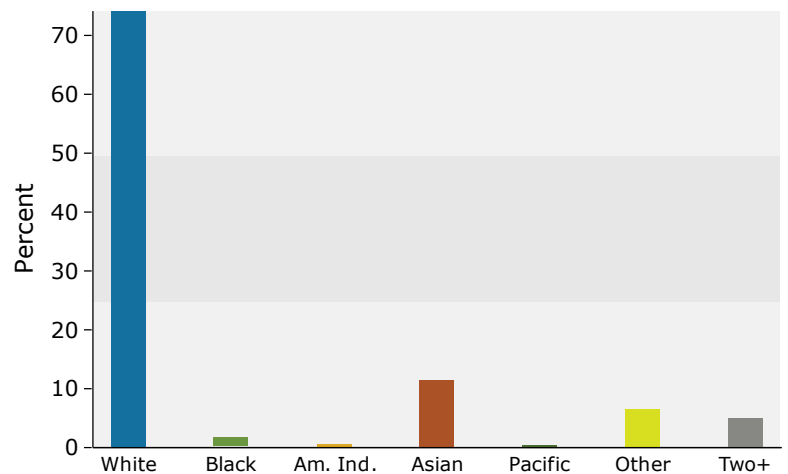
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 13.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.





# Demographic and Income Profile

760 NW Dale Ave, Portland, Oregon, 97229  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 45.52520  
 Longitude: -122.81248

Summary	Census 2010	2016	2021
Population	115,339	124,991	134,295
Households	45,057	48,368	51,726
Families	29,359	31,204	33,215
Average Household Size	2.54	2.57	2.58
Owner Occupied Housing Units	26,398	26,953	28,817
Renter Occupied Housing Units	18,659	21,414	22,909
Median Age	35.2	36.1	36.7
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.45%	0.92%	0.84%
Households	1.35%	0.87%	0.79%
Families	1.26%	0.75%	0.72%
Owner HHs	1.35%	0.82%	0.73%
Median Household Income	1.70%	2.35%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	3,298	6.8%	3,334	6.4%
\$15,000 - \$24,999	3,388	7.0%	3,349	6.5%
\$25,000 - \$34,999	3,784	7.8%	3,961	7.7%
\$35,000 - \$49,999	5,221	10.8%	3,137	6.1%
\$50,000 - \$74,999	7,832	16.2%	9,043	17.5%
\$75,000 - \$99,999	6,955	14.4%	7,397	14.3%
\$100,000 - \$149,999	8,945	18.5%	10,909	21.1%
\$150,000 - \$199,999	4,372	9.0%	5,581	10.8%
\$200,000+	4,574	9.5%	5,014	9.7%
Median Household Income	\$76,794		\$83,561	
Average Household Income	\$101,306		\$109,397	
Per Capita Income	\$39,552		\$42,483	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,510	7.4%	8,524	6.8%	9,031	6.7%
5 - 9	8,628	7.5%	8,921	7.1%	8,858	6.6%
10 - 14	7,923	6.9%	9,029	7.2%	9,263	6.9%
15 - 19	6,770	5.9%	7,642	6.1%	8,498	6.3%
20 - 24	6,813	5.9%	8,038	6.4%	8,529	6.4%
25 - 34	18,727	16.2%	18,261	14.6%	19,732	14.7%
35 - 44	18,759	16.3%	19,405	15.5%	19,541	14.6%
45 - 54	16,023	13.9%	17,044	13.6%	18,217	13.6%
55 - 64	12,012	10.4%	13,896	11.1%	15,139	11.3%
65 - 74	6,096	5.3%	8,483	6.8%	10,546	7.9%
75 - 84	3,465	3.0%	3,890	3.1%	4,898	3.6%
85+	1,614	1.4%	1,857	1.5%	2,043	1.5%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	81,821	70.9%	84,324	67.5%	86,497	64.4%
Black Alone	2,479	2.1%	2,995	2.4%	3,584	2.7%
American Indian Alone	605	0.5%	671	0.5%	742	0.6%
Asian Alone	17,787	15.4%	22,111	17.7%	26,304	19.6%
Pacific Islander Alone	372	0.3%	427	0.3%	488	0.4%
Some Other Race Alone	7,087	6.1%	8,223	6.6%	9,371	7.0%
Two or More Races	5,187	4.5%	6,241	5.0%	7,309	5.4%
Hispanic Origin (Any Race)	14,522	12.6%	16,742	13.4%	19,212	14.3%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

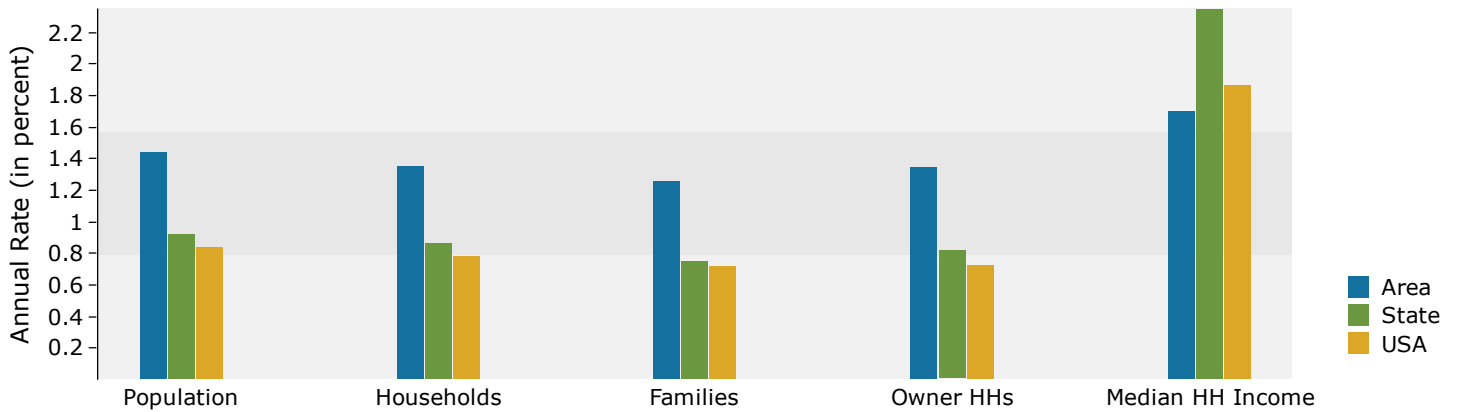


# Demographic and Income Profile

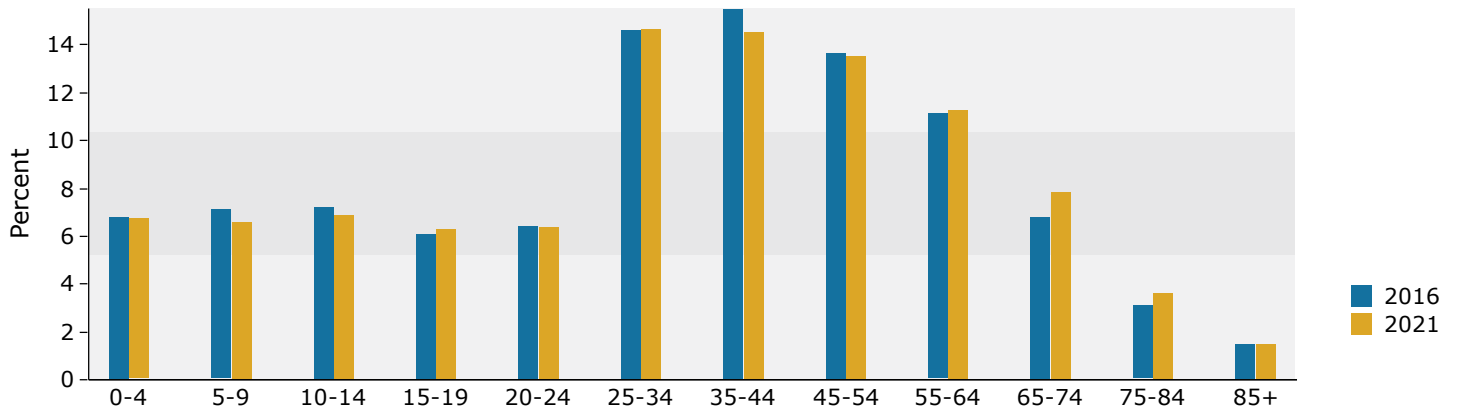
760 NW Dale Ave, Portland, Oregon, 97229  
 Ring: 3 mile radius

Prepared by Esri  
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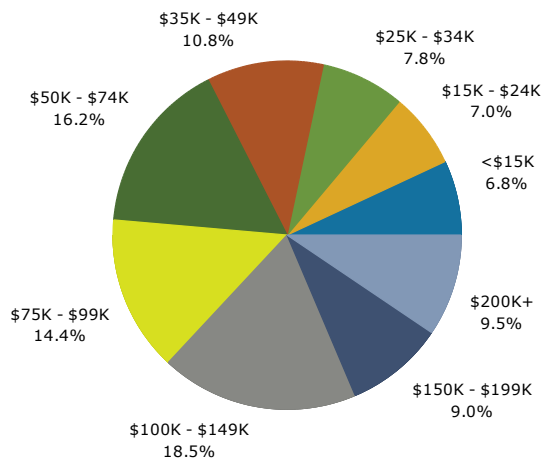
## Trends 2016-2021



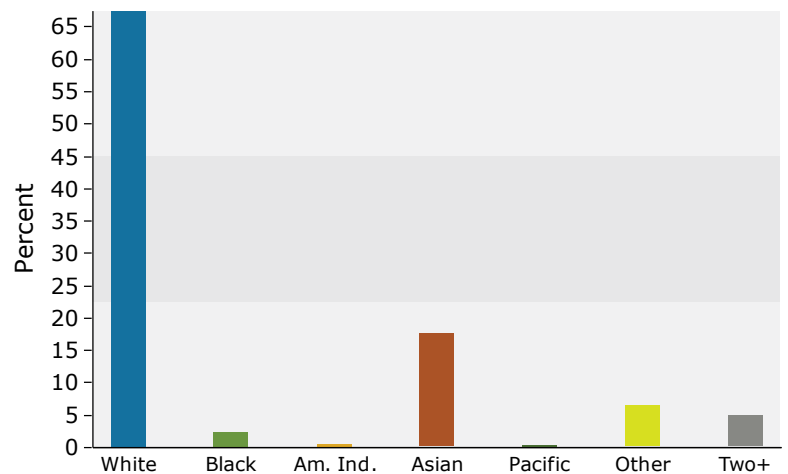
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 13.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



# Demographic and Income Profile

760 NW Dale Ave, Portland, Oregon, 97229  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

Summary	Census 2010	2016	2021
Population	264,526	286,477	307,645
Households	104,122	111,830	119,594
Families	67,018	71,125	75,624
Average Household Size	2.52	2.54	2.55
Owner Occupied Housing Units	61,064	61,988	66,141
Renter Occupied Housing Units	43,058	49,841	53,454
Median Age	35.5	36.5	37.0
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.44%	0.92%	0.84%
Households	1.35%	0.87%	0.79%
Families	1.23%	0.75%	0.72%
Owner HHs	1.31%	0.82%	0.73%
Median Household Income	2.21%	2.35%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	8,478	7.6%	8,623	7.2%
\$15,000 - \$24,999	7,832	7.0%	7,793	6.5%
\$25,000 - \$34,999	9,777	8.7%	10,099	8.4%
\$35,000 - \$49,999	13,369	12.0%	8,001	6.7%
\$50,000 - \$74,999	19,597	17.5%	22,728	19.0%
\$75,000 - \$99,999	16,246	14.5%	17,972	15.0%
\$100,000 - \$149,999	19,556	17.5%	24,010	20.1%
\$150,000 - \$199,999	8,337	7.5%	10,629	8.9%
\$200,000+	8,639	7.7%	9,739	8.1%
Median Household Income	\$69,640		\$77,700	
Average Household Income	\$93,664		\$102,026	
Per Capita Income	\$36,864		\$39,955	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	19,015	7.2%	19,169	6.7%	20,400	6.6%
5 - 9	18,659	7.1%	19,486	6.8%	19,659	6.4%
10 - 14	17,580	6.6%	19,331	6.7%	20,117	6.5%
15 - 19	15,874	6.0%	17,118	6.0%	18,451	6.0%
20 - 24	15,835	6.0%	18,705	6.5%	19,573	6.4%
25 - 34	43,396	16.4%	42,743	14.9%	46,395	15.1%
35 - 44	40,842	15.4%	43,138	15.1%	44,517	14.5%
45 - 54	36,899	13.9%	37,995	13.3%	39,723	12.9%
55 - 64	29,395	11.1%	33,530	11.7%	35,306	11.5%
65 - 74	14,521	5.5%	21,091	7.4%	26,294	8.5%
75 - 84	8,168	3.1%	9,349	3.3%	12,000	3.9%
85+	4,343	1.6%	4,821	1.7%	5,209	1.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	195,612	73.9%	202,461	70.7%	208,512	67.8%
Black Alone	5,813	2.2%	7,144	2.5%	8,607	2.8%
American Indian Alone	1,691	0.6%	1,870	0.7%	2,060	0.7%
Asian Alone	30,955	11.7%	39,079	13.6%	46,973	15.3%
Pacific Islander Alone	1,040	0.4%	1,183	0.4%	1,353	0.4%
Some Other Race Alone	17,490	6.6%	20,300	7.1%	23,172	7.5%
Two or More Races	11,924	4.5%	14,440	5.0%	16,968	5.5%
Hispanic Origin (Any Race)	35,939	13.6%	41,522	14.5%	47,742	15.5%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

August 26, 2016

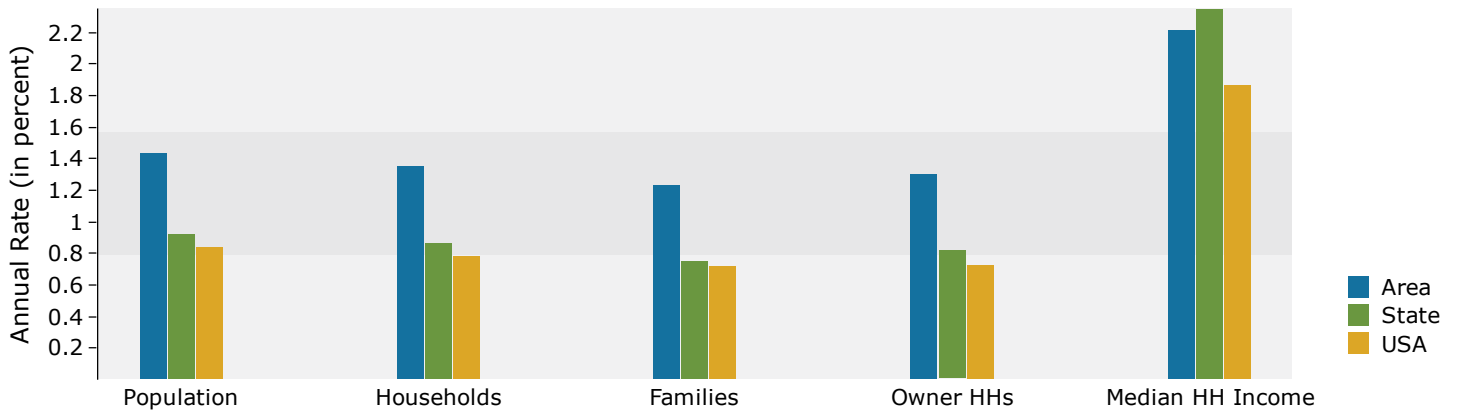


# Demographic and Income Profile

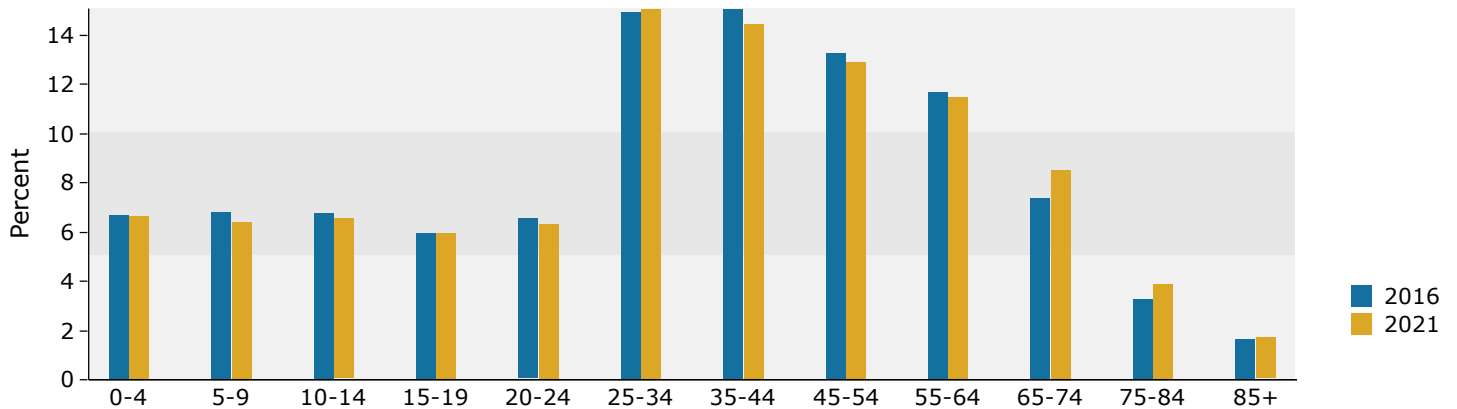
760 NW Dale Ave, Portland, Oregon, 97229  
 Ring: 5 mile radius

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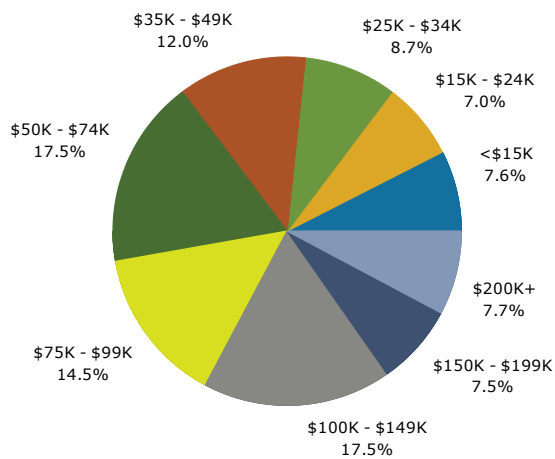
## Trends 2016-2021



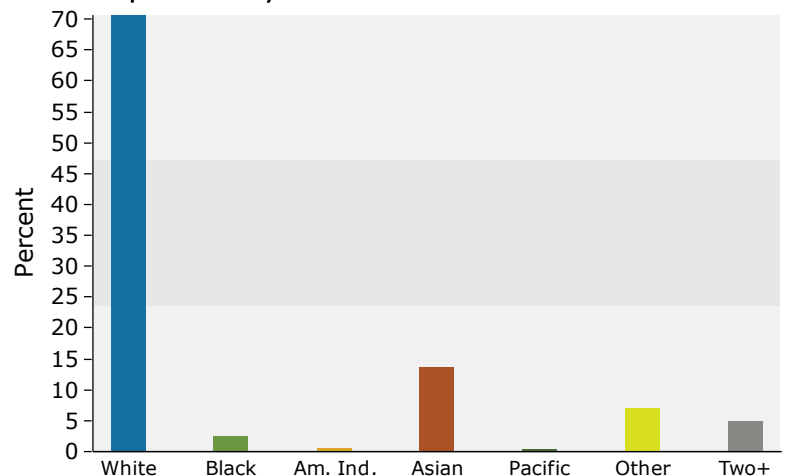
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 14.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

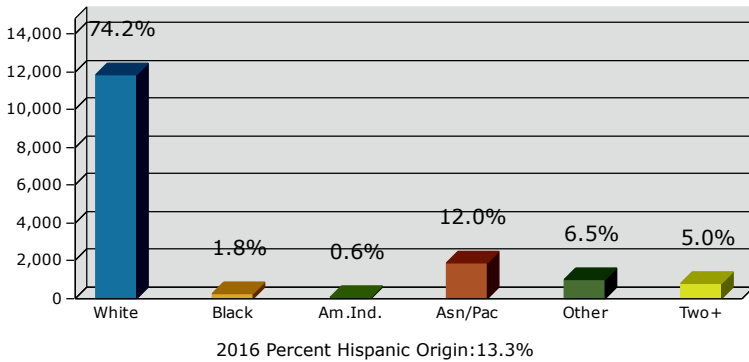


# Graphic Profile

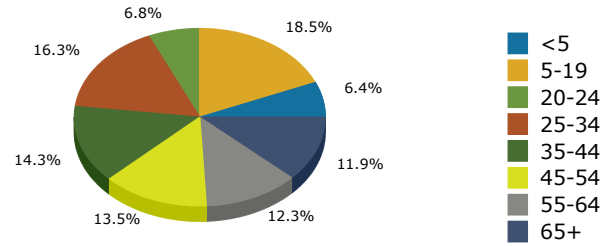
760 NW Dale Ave, Portland, Oregon, 97229  
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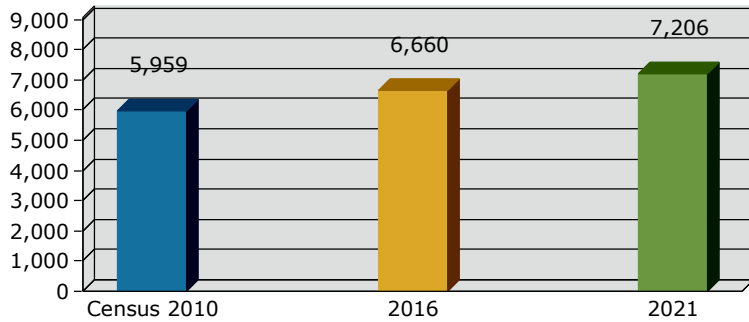
2016 Population by Race



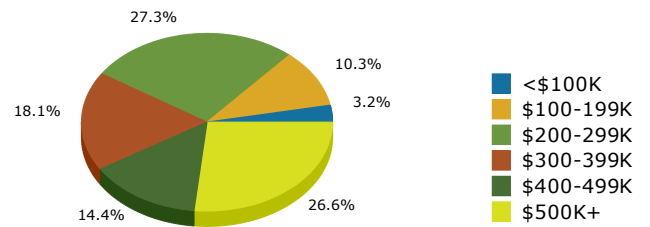
2016 Population by Age



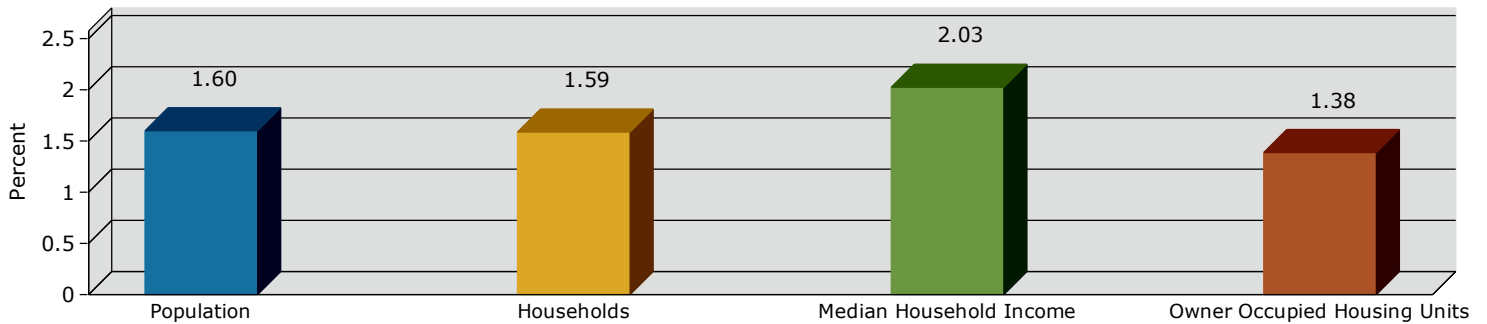
Households



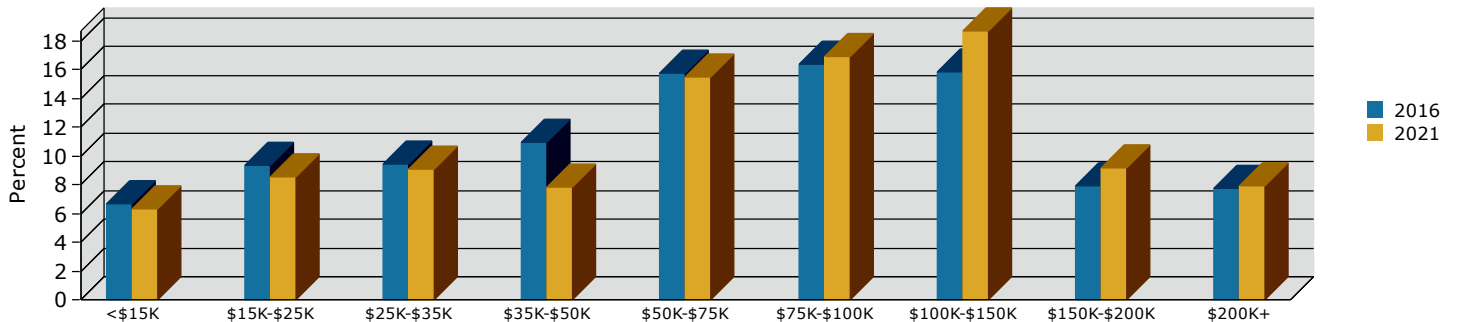
2016 Home Value



2016-2021 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

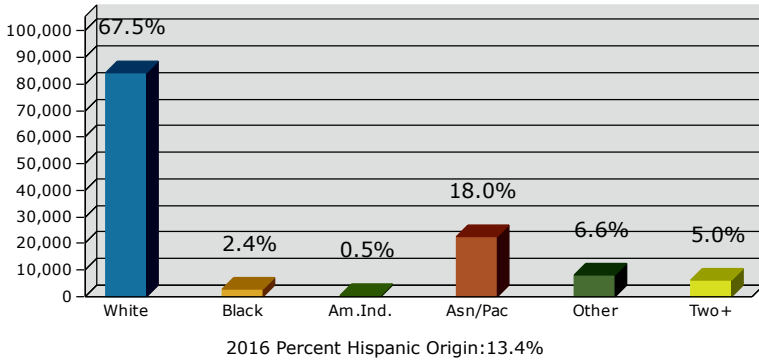


# Graphic Profile

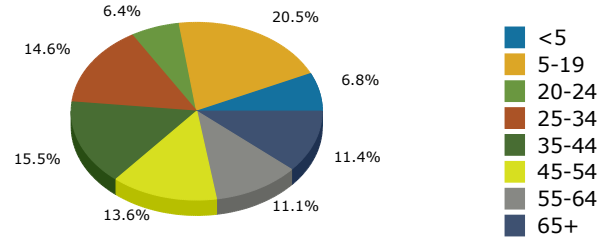
760 NW Dale Ave, Portland, Oregon, 97229  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 45.52520  
 Longitude: -122.81248

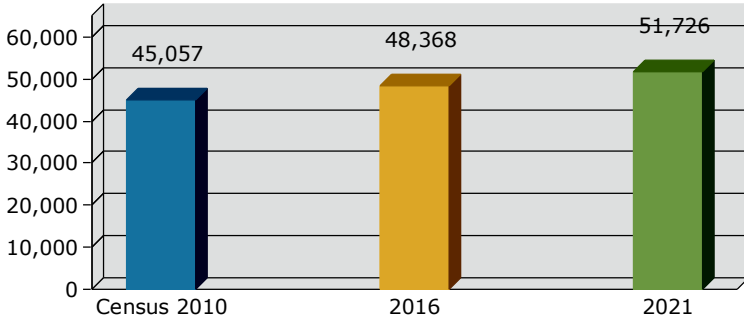
2016 Population by Race



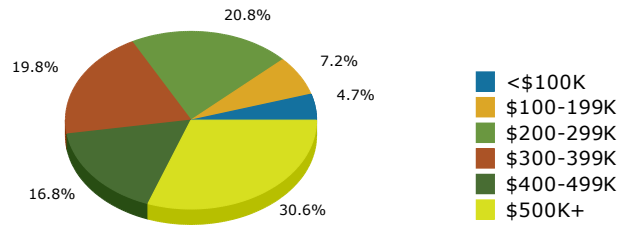
2016 Population by Age



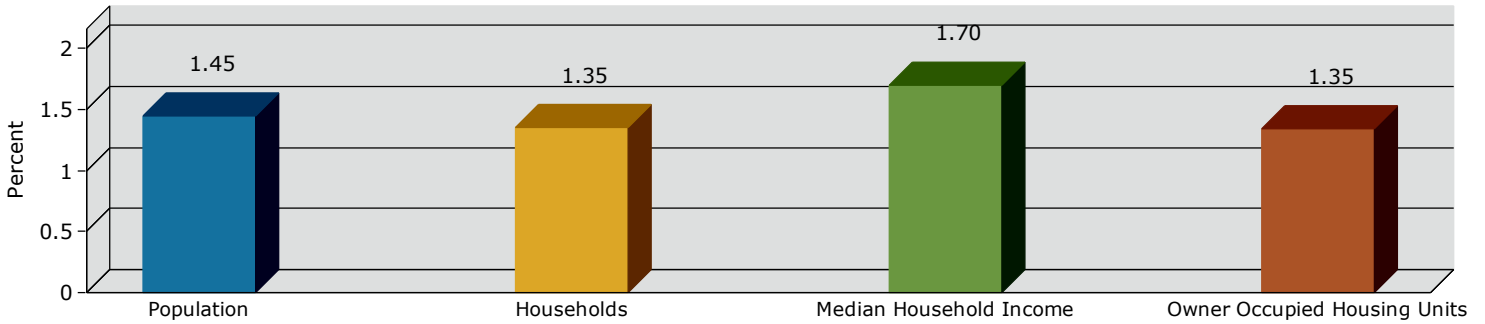
Households



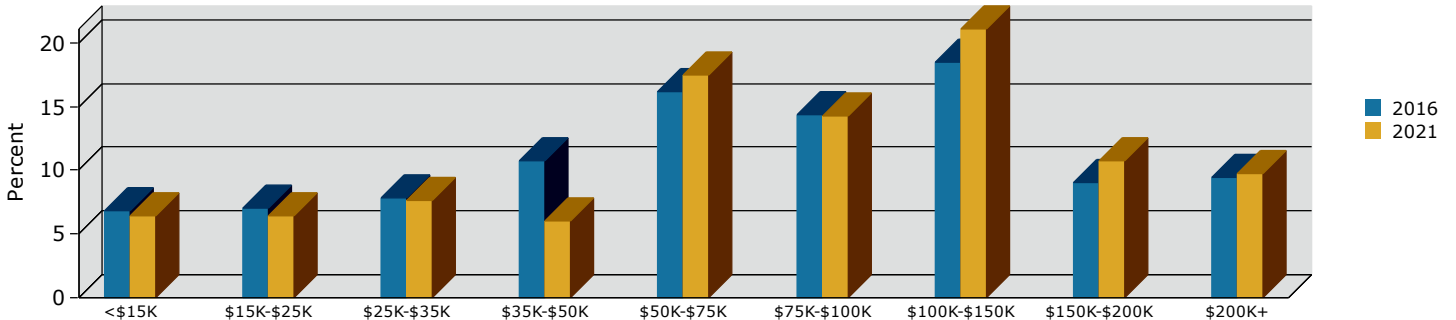
2016 Home Value



2016-2021 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

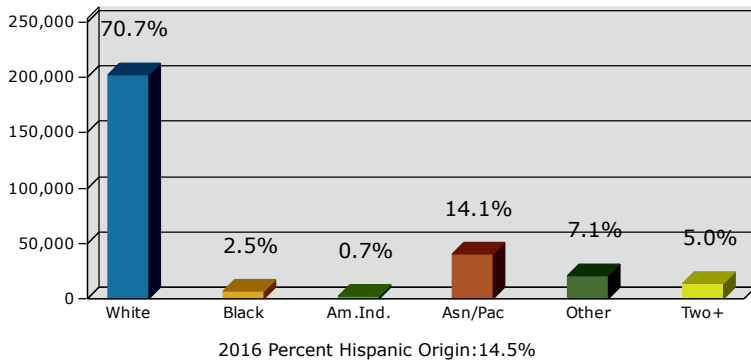


# Graphic Profile

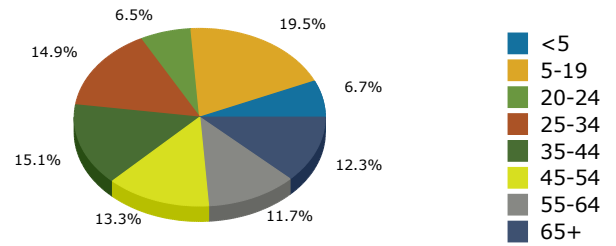
760 NW Dale Ave, Portland, Oregon, 97229  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 45.52520  
 Longitude: -122.81248

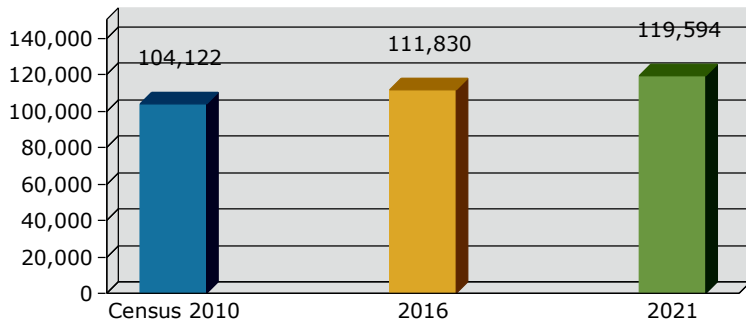
2016 Population by Race



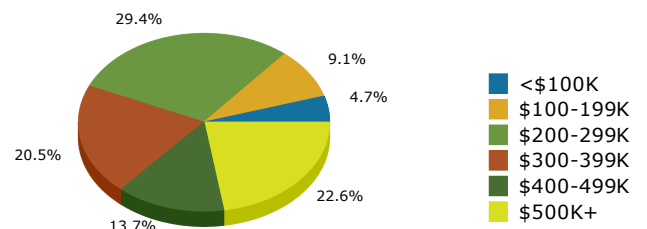
2016 Population by Age



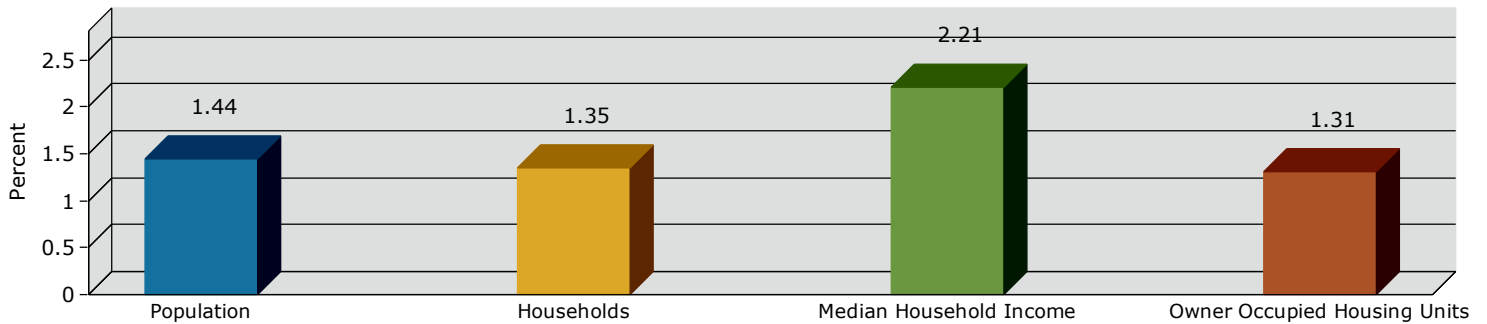
Households



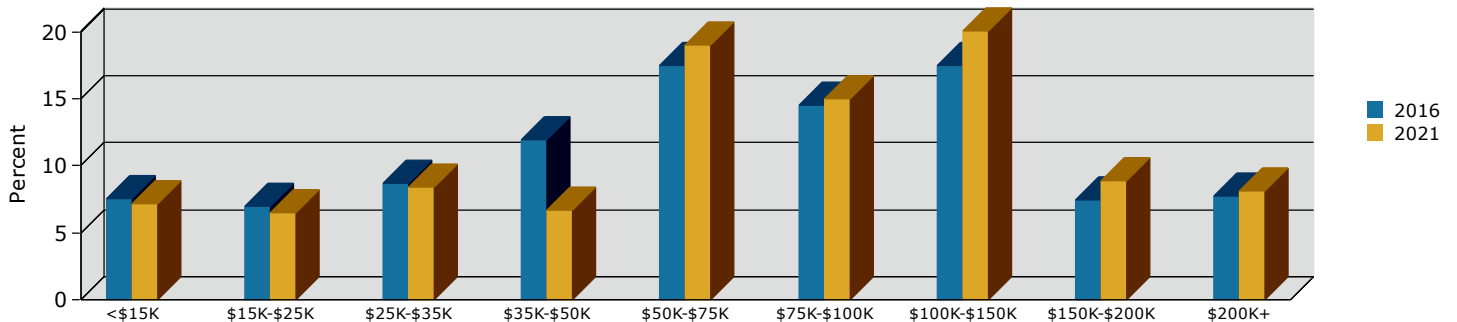
2016 Home Value



2016-2021 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



# Market Profile

760 NW Dale Ave, Portland, Oregon, 97229  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	12,933	92,887	225,400
2010 Total Population	14,305	115,339	264,526
2016 Total Population	15,955	124,991	286,477
2016 Group Quarters	67	856	2,201
2021 Total Population	17,271	134,295	307,645
2016-2021 Annual Rate	1.60%	1.45%	1.44%
<b>Household Summary</b>			
2000 Households	5,395	36,723	89,096
2000 Average Household Size	2.40	2.51	2.51
2010 Households	5,959	45,057	104,122
2010 Average Household Size	2.39	2.54	2.52
2016 Households	6,660	48,368	111,830
2016 Average Household Size	2.39	2.57	2.54
2021 Households	7,206	51,726	119,594
2021 Average Household Size	2.39	2.58	2.55
2016-2021 Annual Rate	1.59%	1.35%	1.35%
2010 Families	3,730	29,359	67,018
2010 Average Family Size	2.97	3.10	3.09
2016 Families	4,090	31,204	71,125
2016 Average Family Size	2.98	3.13	3.12
2021 Families	4,392	33,215	75,624
2021 Average Family Size	2.98	3.15	3.14
2016-2021 Annual Rate	1.43%	1.26%	1.23%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,680	38,704	94,178
Owner Occupied Housing Units	53.8%	53.9%	54.9%
Renter Occupied Housing Units	41.2%	40.9%	39.8%
Vacant Housing Units	5.0%	5.1%	5.4%
2010 Housing Units	6,594	47,904	110,501
Owner Occupied Housing Units	55.1%	55.1%	55.3%
Renter Occupied Housing Units	35.3%	39.0%	39.0%
Vacant Housing Units	9.6%	5.9%	5.8%
2016 Housing Units	7,394	51,282	118,372
Owner Occupied Housing Units	51.3%	52.6%	52.4%
Renter Occupied Housing Units	38.8%	41.8%	42.1%
Vacant Housing Units	9.9%	5.7%	5.5%
2021 Housing Units	8,015	54,757	126,468
Owner Occupied Housing Units	50.7%	52.6%	52.3%
Renter Occupied Housing Units	39.2%	41.8%	42.3%
Vacant Housing Units	10.1%	5.5%	5.4%
<b>Median Household Income</b>			
2016	\$70,540	\$76,794	\$69,640
2021	\$77,996	\$83,561	\$77,700
<b>Median Home Value</b>			
2016	\$350,436	\$386,986	\$332,995
2021	\$371,077	\$396,149	\$354,179
<b>Per Capita Income</b>			
2016	\$37,748	\$39,552	\$36,864
2021	\$40,695	\$42,483	\$39,955
<b>Median Age</b>			
2010	35.8	35.2	35.5
2016	36.3	36.1	36.5
2021	37.1	36.7	37.0

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.





# Market Profile

760 NW Dale Ave, Portland, Oregon, 97229  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

	1 mile	3 miles	5 miles
<b>2016 Households by Income</b>			
Household Income Base	6,660	48,368	111,830
<\$15,000	6.6%	6.8%	7.6%
\$15,000 - \$24,999	9.3%	7.0%	7.0%
\$25,000 - \$34,999	9.5%	7.8%	8.7%
\$35,000 - \$49,999	10.9%	10.8%	12.0%
\$50,000 - \$74,999	15.7%	16.2%	17.5%
\$75,000 - \$99,999	16.4%	14.4%	14.5%
\$100,000 - \$149,999	15.8%	18.5%	17.5%
\$150,000 - \$199,999	7.9%	9.0%	7.5%
\$200,000+	7.7%	9.5%	7.7%
Average Household Income	\$92,200	\$101,306	\$93,664
<b>2021 Households by Income</b>			
Household Income Base	7,206	51,726	119,594
<\$15,000	6.3%	6.4%	7.2%
\$15,000 - \$24,999	8.6%	6.5%	6.5%
\$25,000 - \$34,999	9.1%	7.7%	8.4%
\$35,000 - \$49,999	7.8%	6.1%	6.7%
\$50,000 - \$74,999	15.5%	17.5%	19.0%
\$75,000 - \$99,999	16.9%	14.3%	15.0%
\$100,000 - \$149,999	18.7%	21.1%	20.1%
\$150,000 - \$199,999	9.2%	10.8%	8.9%
\$200,000+	7.9%	9.7%	8.1%
Average Household Income	\$99,428	\$109,397	\$102,026
<b>2016 Owner Occupied Housing Units by Value</b>			
Total	3,793	26,953	61,982
<\$50,000	1.3%	2.9%	3.2%
\$50,000 - \$99,999	1.8%	1.8%	1.5%
\$100,000 - \$149,999	3.5%	2.3%	2.5%
\$150,000 - \$199,999	6.8%	4.9%	6.7%
\$200,000 - \$249,999	14.4%	9.7%	13.6%
\$250,000 - \$299,999	12.9%	11.2%	15.8%
\$300,000 - \$399,999	18.1%	19.8%	20.5%
\$400,000 - \$499,999	14.4%	16.8%	13.7%
\$500,000 - \$749,999	16.9%	21.4%	14.7%
\$750,000 - \$999,999	7.6%	7.5%	6.1%
\$1,000,000 +	2.1%	1.6%	1.8%
Average Home Value	\$412,507	\$431,426	\$391,836
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	4,063	28,817	66,135
<\$50,000	0.8%	1.9%	2.1%
\$50,000 - \$99,999	2.4%	2.4%	2.1%
\$100,000 - \$149,999	3.8%	2.5%	2.8%
\$150,000 - \$199,999	5.7%	4.3%	5.8%
\$200,000 - \$249,999	10.9%	7.5%	10.9%
\$250,000 - \$299,999	9.7%	8.4%	12.2%
\$300,000 - \$399,999	23.5%	24.0%	25.8%
\$400,000 - \$499,999	15.4%	17.4%	14.3%
\$500,000 - \$749,999	14.8%	19.2%	13.2%
\$750,000 - \$999,999	10.6%	10.6%	8.6%
\$1,000,000 +	2.4%	1.9%	2.1%
Average Home Value	\$434,648	\$451,575	\$412,254

**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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.



# Market Profile

760 NW Dale Ave, Portland, Oregon, 97229  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	14,305	115,340	264,525
0 - 4	7.1%	7.4%	7.2%
5 - 9	7.0%	7.5%	7.1%
10 - 14	6.2%	6.9%	6.6%
15 - 24	12.1%	11.8%	12.0%
25 - 34	16.3%	16.2%	16.4%
35 - 44	15.3%	16.3%	15.4%
45 - 54	14.2%	13.9%	13.9%
55 - 64	11.8%	10.4%	11.1%
65 - 74	5.8%	5.3%	5.5%
75 - 84	3.1%	3.0%	3.1%
85 +	1.0%	1.4%	1.6%
18 +	75.9%	74.3%	75.2%
<b>2016 Population by Age</b>			
Total	15,954	124,990	286,476
0 - 4	6.4%	6.8%	6.7%
5 - 9	6.5%	7.1%	6.8%
10 - 14	6.4%	7.2%	6.7%
15 - 24	12.4%	12.5%	12.5%
25 - 34	16.3%	14.6%	14.9%
35 - 44	14.3%	15.5%	15.1%
45 - 54	13.5%	13.6%	13.3%
55 - 64	12.3%	11.1%	11.7%
65 - 74	7.5%	6.8%	7.4%
75 - 84	3.2%	3.1%	3.3%
85 +	1.1%	1.5%	1.7%
18 +	77.3%	75.0%	76.0%
<b>2021 Population by Age</b>			
Total	17,271	134,295	307,644
0 - 4	6.3%	6.7%	6.6%
5 - 9	6.0%	6.6%	6.4%
10 - 14	6.0%	6.9%	6.5%
15 - 24	11.8%	12.7%	12.4%
25 - 34	16.6%	14.7%	15.1%
35 - 44	14.4%	14.6%	14.5%
45 - 54	12.8%	13.6%	12.9%
55 - 64	12.4%	11.3%	11.5%
65 - 74	8.8%	7.9%	8.5%
75 - 84	3.7%	3.6%	3.9%
85 +	1.2%	1.5%	1.7%
18 +	78.2%	75.8%	76.7%
<b>2010 Population by Sex</b>			
Males	7,058	56,802	129,612
Females	7,247	58,537	134,914
<b>2016 Population by Sex</b>			
Males	7,838	61,500	140,452
Females	8,117	63,491	146,024
<b>2021 Population by Sex</b>			
Males	8,469	65,889	150,612
Females	8,802	68,406	157,033

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

August 26, 2016



# Market Profile

760 NW Dale Ave, Portland, Oregon, 97229  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	14,304	115,338	264,525
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%	15.4%	11.7%
Pacific Islander Alone	0.4%	0.3%	0.4%
Some Other Race Alone	6.0%	6.1%	6.6%
Two or More Races	4.4%	4.5%	4.5%
Hispanic Origin	12.4%	12.6%	13.6%
Diversity Index	52.2	58.9	57.1
<b>2016 Population by Race/Ethnicity</b>			
Total	15,956	124,992	286,477
White Alone	74.2%	67.5%	70.7%
Black Alone	1.8%	2.4%	2.5%
American Indian Alone	0.6%	0.5%	0.7%
Asian Alone	11.5%	17.7%	13.6%
Pacific Islander Alone	0.4%	0.3%	0.4%
Some Other Race Alone	6.5%	6.6%	7.1%
Two or More Races	5.0%	5.0%	5.0%
Hispanic Origin	13.3%	13.4%	14.5%
Diversity Index	56.7	62.6	61.0
<b>2021 Population by Race/Ethnicity</b>			
Total	17,271	134,295	307,645
White Alone	71.2%	64.4%	67.8%
Black Alone	2.1%	2.7%	2.8%
American Indian Alone	0.6%	0.6%	0.7%
Asian Alone	13.1%	19.6%	15.3%
Pacific Islander Alone	0.5%	0.4%	0.4%
Some Other Race Alone	7.0%	7.0%	7.5%
Two or More Races	5.5%	5.4%	5.5%
Hispanic Origin	14.5%	14.3%	15.5%
Diversity Index	60.5	65.7	64.3
<b>2010 Population by Relationship and Household Type</b>			
Total	14,305	115,339	264,526
In Households	99.6%	99.3%	99.2%
In Family Households	79.7%	81.2%	80.6%
Householder	25.5%	25.5%	25.4%
Spouse	20.0%	20.2%	19.8%
Child	29.0%	29.8%	29.5%
Other relative	3.0%	3.4%	3.6%
Nonrelative	2.2%	2.3%	2.5%
In Nonfamily Households	19.9%	18.1%	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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.



# Market Profile

760 NW Dale Ave, Portland, Oregon, 97229  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

	1 mile	3 miles	5 miles
<b>2016 Population 25+ by Educational Attainment</b>			
Total	10,896	82,837	192,668
Less than 9th Grade	3.6%	3.3%	3.8%
9th - 12th Grade, No Diploma	3.6%	3.3%	3.7%
High School Graduate	10.5%	11.1%	13.1%
GED/Alternative Credential	2.6%	2.3%	2.8%
Some College, No Degree	23.1%	18.9%	20.8%
Associate Degree	8.6%	7.2%	7.9%
Bachelor's Degree	30.6%	32.5%	29.5%
Graduate/Professional Degree	17.5%	21.5%	18.4%
<b>2016 Population 15+ by Marital Status</b>			
Total	12,881	98,517	228,492
Never Married	32.2%	30.8%	31.1%
Married	49.4%	54.1%	52.5%
Widowed	3.2%	3.6%	4.1%
Divorced	15.2%	11.4%	12.3%
<b>2016 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	94.2%	95.7%	95.3%
Civilian Unemployed	5.8%	4.3%	4.7%
<b>2016 Employed Population 16+ by Industry</b>			
Total	8,322	64,410	149,808
Agriculture/Mining	0.2%	0.6%	0.8%
Construction	4.3%	4.0%	4.5%
Manufacturing	15.4%	18.4%	17.8%
Wholesale Trade	2.5%	2.8%	2.7%
Retail Trade	10.4%	11.0%	10.6%
Transportation/Utilities	5.4%	3.9%	3.4%
Information	1.6%	1.7%	1.8%
Finance/Insurance/Real Estate	5.9%	7.3%	7.8%
Services	51.7%	48.0%	47.8%
Public Administration	2.6%	2.3%	2.7%
<b>2016 Employed Population 16+ by Occupation</b>			
Total	8,323	64,411	149,805
White Collar	68.4%	72.2%	69.9%
Management/Business/Financial	18.1%	20.0%	19.5%
Professional	28.3%	30.8%	28.2%
Sales	9.8%	10.7%	10.7%
Administrative Support	12.2%	10.7%	11.5%
Services	17.3%	14.8%	15.9%
Blue Collar	14.3%	13.0%	14.2%
Farming/Forestry/Fishing	0.2%	0.3%	0.5%
Construction/Extraction	3.4%	3.1%	3.5%
Installation/Maintenance/Repair	1.6%	1.9%	2.1%
Production	4.4%	3.5%	4.4%
Transportation/Material Moving	4.7%	4.1%	3.8%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	14,305	115,339	264,526
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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

August 26, 2016



# Market Profile

760 NW Dale Ave, Portland, Oregon, 97229  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	5,958	45,057	104,122
Households with 1 Person	27.7%	25.8%	26.6%
Households with 2+ People	72.3%	74.2%	73.4%
Family Households	62.6%	65.2%	64.4%
Husband-wife Families	49.1%	51.5%	50.2%
With Related Children	23.8%	26.9%	24.8%
Other Family (No Spouse Present)	13.5%	13.7%	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%	9.5%	10.0%
With Related Children	5.9%	6.5%	6.7%
Nonfamily Households	9.7%	9.1%	9.0%
All Households with Children	32.6%	36.1%	34.5%
Multigenerational Households	2.2%	2.6%	2.7%
Unmarried Partner Households	7.4%	7.5%	7.6%
Male-female	6.2%	6.4%	6.5%
Same-sex	1.2%	1.1%	1.1%
<b>2010 Households by Size</b>			
Total	5,960	45,058	104,121
1 Person Household	27.7%	25.8%	26.6%
2 Person Household	34.2%	33.0%	33.4%
3 Person Household	16.0%	16.7%	16.5%
4 Person Household	14.5%	15.7%	14.4%
5 Person Household	5.0%	5.7%	5.7%
6 Person Household	1.6%	2.0%	2.1%
7 + Person Household	1.0%	1.1%	1.3%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	5,959	45,057	104,122
Owner Occupied	60.9%	58.6%	58.6%
Owned with a Mortgage/Loan	48.4%	46.9%	47.2%
Owned Free and Clear	12.5%	11.7%	11.4%
Renter Occupied	39.1%	41.4%	41.4%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	6,594	47,904	110,501
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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.



# Market Profile

760 NW Dale Ave, Portland, Oregon, 97229  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.52520  
Longitude: -122.81248

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
<b>1.</b>	Emerald City (8B)	Professional Pride (1B)	Bright Young Professionals
<b>2.</b>	Professional Pride (1B)	Bright Young Professionals	Young and Restless (11B)
<b>3.</b>	Front Porches (8E)	Young and Restless (11B)	Professional Pride (1B)
<b>2016 Consumer Spending</b>			
Apparel & Services: Total \$	\$16,345,566	\$130,678,797	\$278,646,283
Average Spent	\$2,454.29	\$2,701.76	\$2,491.70
Spending Potential Index	122	134	124
Education: Total \$	\$11,960,977	\$94,290,805	\$199,526,317
Average Spent	\$1,795.94	\$1,949.45	\$1,784.19
Spending Potential Index	127	138	126
Entertainment/Recreation: Total \$	\$22,945,817	\$182,793,157	\$391,686,457
Average Spent	\$3,445.32	\$3,779.22	\$3,502.52
Spending Potential Index	118	130	120
Food at Home: Total \$	\$38,974,598	\$309,455,325	\$664,974,648
Average Spent	\$5,852.04	\$6,397.94	\$5,946.30
Spending Potential Index	117	128	119
Food Away from Home: Total \$	\$25,025,912	\$200,684,765	\$428,244,148
Average Spent	\$3,757.64	\$4,149.12	\$3,829.42
Spending Potential Index	121	134	124
Health Care: Total \$	\$39,619,996	\$313,590,775	\$678,347,276
Average Spent	\$5,948.95	\$6,483.43	\$6,065.88
Spending Potential Index	112	122	114
HH Furnishings & Equipment: Total \$	\$14,087,270	\$112,412,397	\$240,623,117
Average Spent	\$2,115.21	\$2,324.11	\$2,151.69
Spending Potential Index	120	132	122
Personal Care Products & Services: Total \$	\$5,831,571	\$46,568,997	\$99,897,070
Average Spent	\$875.61	\$962.81	\$893.29
Spending Potential Index	119	131	122
Shelter: Total \$	\$127,982,237	\$1,013,600,798	\$2,173,184,702
Average Spent	\$19,216.55	\$20,956.02	\$19,432.93
Spending Potential Index	123	135	125
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$17,744,573	\$141,743,260	\$305,531,677
Average Spent	\$2,664.35	\$2,930.52	\$2,732.11
Spending Potential Index	115	126	118
Travel: Total \$	\$14,936,697	\$119,329,497	\$255,058,388
Average Spent	\$2,242.75	\$2,467.12	\$2,280.77
Spending Potential Index	120	133	123
Vehicle Maintenance & Repairs: Total \$	\$8,071,607	\$64,042,427	\$137,641,308
Average Spent	\$1,211.95	\$1,324.07	\$1,230.81
Spending Potential Index	117	128	119

**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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.