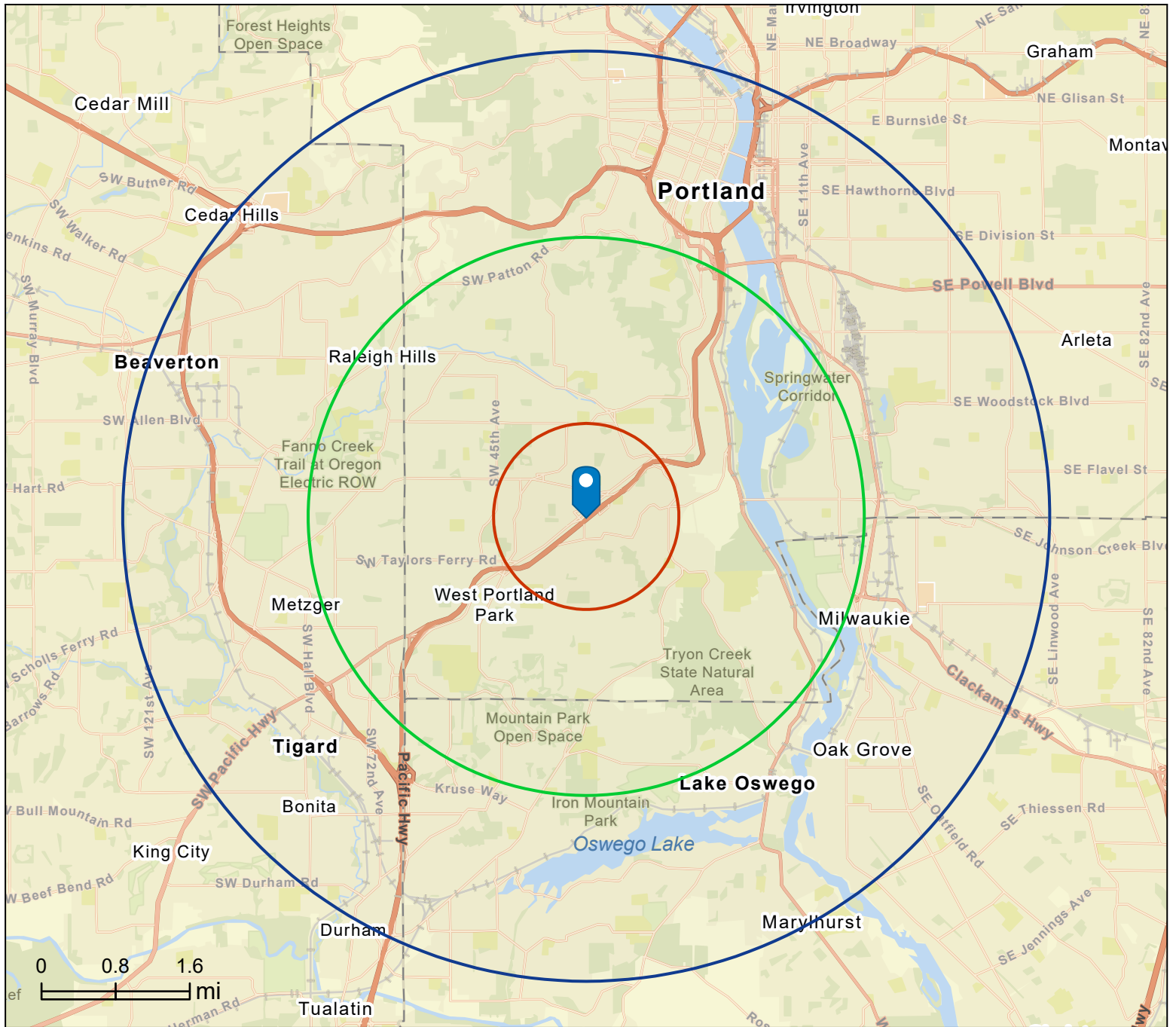




# Site Details Map

8700 SW Barbur Ct, Portland, Oregon, 97219  
Rings: 1, 3, 5 mile radii

Site Details Map  
Latitude: 45.46163  
Longitude: -122.70329



### This site is located in:

- City:** Portland
- County:** Multnomah County
- State:** Oregon
- ZIP Code:** 97219
- Census Tract:** 41051006502
- Census Block Group:** 410510065021
- CBSA:** Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area

February 22, 2021



# Business Summary

8700 SW Barbur Ct, Portland, Oregon, 97219  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.46163  
Longitude: -122.70329

Data for all businesses in area		1 mile		3 miles		5 miles						
Total Businesses:		799		4,510		25,477						
Total Employees:		6,217		92,979		347,402						
Total Residential Population:		16,072		110,173		355,944						
Employee/Residential Population Ratio (per 100 Residents)		39		84		98						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	17	2.1%	135	2.2%	79	1.8%	738	0.8%	302	1.2%	2,764	0.8%
Construction	51	6.4%	280	4.5%	240	5.3%	1,544	1.7%	1,218	4.8%	11,340	3.3%
Manufacturing	17	2.1%	97	1.6%	103	2.3%	1,212	1.3%	748	2.9%	18,309	5.3%
Transportation	9	1.1%	44	0.7%	63	1.4%	402	0.4%	346	1.4%	8,451	2.4%
Communication	8	1.0%	27	0.4%	41	0.9%	1,357	1.5%	189	0.7%	4,289	1.2%
Utility	1	0.1%	5	0.1%	5	0.1%	41	0.0%	34	0.1%	2,355	0.7%
Wholesale Trade	22	2.8%	93	1.5%	135	3.0%	1,080	1.2%	794	3.1%	8,196	2.4%
Retail Trade Summary	138	17.3%	1,191	19.2%	721	16.0%	7,894	8.5%	4,723	18.5%	59,292	17.1%
Home Improvement	11	1.4%	59	0.9%	55	1.2%	411	0.4%	291	1.1%	3,239	0.9%
General Merchandise Stores	5	0.6%	212	3.4%	18	0.4%	765	0.8%	120	0.5%	6,154	1.8%
Food Stores	18	2.3%	175	2.8%	65	1.4%	1,125	1.2%	396	1.6%	6,372	1.8%
Auto Dealers, Gas Stations, Auto Aftermarket	8	1.0%	57	0.9%	47	1.0%	554	0.6%	277	1.1%	3,928	1.1%
Apparel & Accessory Stores	4	0.5%	23	0.4%	20	0.4%	107	0.1%	305	1.2%	3,881	1.1%
Furniture & Home Furnishings	5	0.6%	23	0.4%	50	1.1%	219	0.2%	375	1.5%	3,165	0.9%
Eating & Drinking Places	47	5.9%	496	8.0%	257	5.7%	2,916	3.1%	1,746	6.9%	22,843	6.6%
Miscellaneous Retail	39	4.9%	145	2.3%	209	4.6%	1,796	1.9%	1,214	4.8%	9,711	2.8%
Finance, Insurance, Real Estate Summary	88	11.0%	491	7.9%	587	13.0%	3,584	3.9%	3,213	12.6%	30,143	8.7%
Banks, Savings & Lending Institutions	10	1.3%	71	1.1%	67	1.5%	582	0.6%	419	1.6%	4,655	1.3%
Securities Brokers	15	1.9%	63	1.0%	90	2.0%	534	0.6%	566	2.2%	4,305	1.2%
Insurance Carriers & Agents	19	2.4%	78	1.3%	114	2.5%	802	0.9%	534	2.1%	9,756	2.8%
Real Estate, Holding, Other Investment Offices	44	5.5%	279	4.5%	316	7.0%	1,666	1.8%	1,694	6.6%	11,427	3.3%
Services Summary	370	46.3%	3,795	61.0%	2,033	45.1%	70,773	76.1%	10,679	41.9%	185,402	53.4%
Hotels & Lodging	0	0.0%	0	0.0%	15	0.3%	500	0.5%	127	0.5%	5,143	1.5%
Automotive Services	20	2.5%	98	1.6%	68	1.5%	346	0.4%	419	1.6%	6,367	1.8%
Motion Pictures & Amusements	22	2.8%	701	11.3%	119	2.6%	1,967	2.1%	681	2.7%	8,195	2.4%
Health Services	65	8.1%	486	7.8%	388	8.6%	35,193	37.9%	1,776	7.0%	58,843	16.9%
Legal Services	16	2.0%	45	0.7%	105	2.3%	454	0.5%	849	3.3%	8,187	2.4%
Education Institutions & Libraries	18	2.3%	384	6.2%	105	2.3%	12,139	13.1%	408	1.6%	22,623	6.5%
Other Services	229	28.7%	2,081	33.5%	1,233	27.3%	20,173	21.7%	6,418	25.2%	76,043	21.9%
Government	2	0.3%	23	0.4%	15	0.3%	4,084	4.4%	392	1.5%	15,349	4.4%
Unclassified Establishments	77	9.6%	35	0.6%	489	10.8%	269	0.3%	2,840	11.1%	1,512	0.4%
Totals	799	100.0%	6,217	100.0%	4,510	100.0%	92,979	100.0%	25,477	100.0%	347,402	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

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

8700 SW Barbur Ct, Portland, Oregon, 97219  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.46163  
Longitude: -122.70329

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	2	0.3%	38	0.6%	12	0.3%	264	0.3%	61	0.2%	941	0.3%
Mining	0	0.0%	0	0.0%	2	0.0%	6	0.0%	8	0.0%	40	0.0%
Utilities	0	0.0%	0	0.0%	2	0.0%	4	0.0%	15	0.1%	1,642	0.5%
Construction	57	7.1%	353	5.7%	260	5.8%	1,701	1.8%	1,329	5.2%	12,458	3.6%
Manufacturing	23	2.9%	134	2.2%	112	2.5%	1,283	1.4%	759	3.0%	18,555	5.3%
Wholesale Trade	17	2.1%	67	1.1%	117	2.6%	958	1.0%	739	2.9%	7,871	2.3%
Retail Trade	91	11.4%	685	11.0%	463	10.3%	4,978	5.4%	2,906	11.4%	35,457	10.2%
Motor Vehicle & Parts Dealers	4	0.5%	20	0.3%	27	0.6%	416	0.4%	203	0.8%	3,399	1.0%
Furniture & Home Furnishings Stores	2	0.3%	12	0.2%	26	0.6%	128	0.1%	198	0.8%	1,737	0.5%
Electronics & Appliance Stores	3	0.4%	15	0.2%	17	0.4%	78	0.1%	133	0.5%	1,141	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	11	1.4%	59	0.9%	55	1.2%	411	0.4%	292	1.1%	3,240	0.9%
Food & Beverage Stores	16	2.0%	146	2.3%	70	1.6%	1,073	1.2%	369	1.4%	5,550	1.6%
Health & Personal Care Stores	11	1.4%	57	0.9%	49	1.1%	1,045	1.1%	249	1.0%	3,486	1.0%
Gasoline Stations	4	0.5%	37	0.6%	20	0.4%	138	0.1%	74	0.3%	528	0.2%
Clothing & Clothing Accessories Stores	7	0.9%	29	0.5%	33	0.7%	147	0.2%	410	1.6%	4,533	1.3%
Sport Goods, Hobby, Book, & Music Stores	9	1.1%	51	0.8%	38	0.8%	243	0.3%	259	1.0%	2,225	0.6%
General Merchandise Stores	5	0.6%	212	3.4%	18	0.4%	765	0.8%	120	0.5%	6,154	1.8%
Miscellaneous Store Retailers	17	2.1%	45	0.7%	85	1.9%	480	0.5%	476	1.9%	2,851	0.8%
Nonstore Retailers	2	0.3%	3	0.0%	26	0.6%	52	0.1%	123	0.5%	613	0.2%
Transportation & Warehousing	6	0.8%	31	0.5%	39	0.9%	303	0.3%	240	0.9%	7,456	2.1%
Information	18	2.3%	118	1.9%	115	2.5%	2,097	2.3%	746	2.9%	13,051	3.8%
Finance & Insurance	45	5.6%	220	3.5%	273	6.1%	1,939	2.1%	1,558	6.1%	18,990	5.5%
Central Bank/Credit Intermediation & Related Activities	10	1.3%	71	1.1%	67	1.5%	582	0.6%	410	1.6%	4,559	1.3%
Securities, Commodity Contracts & Other Financial	15	1.9%	63	1.0%	90	2.0%	537	0.6%	603	2.4%	4,561	1.3%
Insurance Carriers & Related Activities; Funds, Trusts &	20	2.5%	86	1.4%	116	2.6%	820	0.9%	545	2.1%	9,869	2.8%
Real Estate, Rental & Leasing	47	5.9%	289	4.6%	331	7.3%	1,576	1.7%	1,713	6.7%	10,881	3.1%
Professional, Scientific & Tech Services	102	12.8%	461	7.4%	629	13.9%	4,300	4.6%	3,656	14.4%	37,874	10.9%
Legal Services	20	2.5%	51	0.8%	117	2.6%	481	0.5%	910	3.6%	8,607	2.5%
Management of Companies & Enterprises	0	0.0%	0	0.0%	6	0.1%	91	0.1%	57	0.2%	728	0.2%
Administrative & Support & Waste Management & Remediation	30	3.8%	144	2.3%	149	3.3%	1,378	1.5%	833	3.3%	7,235	2.1%
Educational Services	23	2.9%	573	9.2%	127	2.8%	12,340	13.3%	546	2.1%	23,246	6.7%
Health Care & Social Assistance	96	12.0%	1,408	22.6%	535	11.9%	38,263	41.2%	2,345	9.2%	68,612	19.8%
Arts, Entertainment & Recreation	17	2.1%	517	8.3%	90	2.0%	1,634	1.8%	501	2.0%	8,343	2.4%
Accommodation & Food Services	49	6.1%	504	8.1%	277	6.1%	3,445	3.7%	1,903	7.5%	28,259	8.1%
Accommodation	0	0.0%	0	0.0%	15	0.3%	500	0.5%	127	0.5%	5,143	1.5%
Food Services & Drinking Places	49	6.1%	504	8.1%	262	5.8%	2,944	3.2%	1,775	7.0%	23,116	6.7%
Other Services (except Public Administration)	98	12.3%	617	9.9%	468	10.4%	12,075	13.0%	2,335	9.2%	28,995	8.3%
Automotive Repair & Maintenance	17	2.1%	87	1.4%	52	1.2%	288	0.3%	266	1.0%	5,596	1.6%
Public Administration	2	0.3%	23	0.4%	14	0.3%	4,077	4.4%	390	1.5%	15,333	4.4%
Unclassified Establishments	77	9.6%	35	0.6%	489	10.8%	269	0.3%	2,837	11.1%	1,437	0.4%
<b>Total</b>	<b>799</b>	<b>100.0%</b>	<b>6,217</b>	<b>100.0%</b>	<b>4,510</b>	<b>100.0%</b>	<b>92,979</b>	<b>100.0%</b>	<b>25,477</b>	<b>100.0%</b>	<b>347,402</b>	<b>100.0%</b>

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

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.

February 22, 2021



# Executive Summary

8700 SW Barbur Ct, Portland, Oregon, 97219  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.46163  
Longitude: -122.70329

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	14,107	95,054	296,258
2010 Population	14,931	100,423	320,828
2020 Population	16,072	110,173	355,944
2025 Population	16,657	115,582	379,916
2000-2010 Annual Rate	0.57%	0.55%	0.80%
2010-2020 Annual Rate	0.72%	0.91%	1.02%
2020-2025 Annual Rate	0.72%	0.96%	1.31%
2020 Male Population	49.3%	48.5%	49.7%
2020 Female Population	50.7%	51.5%	50.3%
2020 Median Age	39.2	41.8	39.8

In the identified area, the current year population is 355,944. In 2010, the Census count in the area was 320,828. The rate of change since 2010 was 1.02% annually. The five-year projection for the population in the area is 379,916 representing a change of 1.31% annually from 2020 to 2025. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 39.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	85.3%	84.8%	82.3%
2020 Black Alone	2.4%	1.9%	2.3%
2020 American Indian/Alaska Native Alone	0.5%	0.5%	0.7%
2020 Asian Alone	4.7%	6.3%	6.4%
2020 Pacific Islander Alone	0.6%	0.3%	0.4%
2020 Other Race	1.4%	1.5%	3.2%
2020 Two or More Races	5.2%	4.7%	4.7%
2020 Hispanic Origin (Any Race)	6.0%	5.6%	8.6%

Persons of Hispanic origin represent 8.6% of the population in the identified area compared to 18.8% 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 42.5 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	147	182	138
2000 Households	6,363	41,969	135,167
2010 Households	6,845	44,946	147,923
2020 Total Households	7,308	49,380	165,068
2025 Total Households	7,506	51,612	176,942
2000-2010 Annual Rate	0.73%	0.69%	0.91%
2010-2020 Annual Rate	0.64%	0.92%	1.08%
2020-2025 Annual Rate	0.54%	0.89%	1.40%
2020 Average Household Size	2.19	2.19	2.10

The household count in this area has changed from 147,923 in 2010 to 165,068 in the current year, a change of 1.08% annually. The five-year projection of households is 176,942, a change of 1.40% annually from the current year total. Average household size is currently 2.10, compared to 2.10 in the year 2010. The number of families in the current year is 77,818 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

8700 SW Barbur Ct, Portland, Oregon, 97219  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.46163  
Longitude: -122.70329

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	21.6%	22.4%	25.5%
<b>Median Household Income</b>			
2020 Median Household Income	\$95,320	\$104,157	\$82,430
2025 Median Household Income	\$104,184	\$113,942	\$90,941
2020-2025 Annual Rate	1.79%	1.81%	1.98%
<b>Average Household Income</b>			
2020 Average Household Income	\$123,833	\$143,894	\$120,307
2025 Average Household Income	\$139,505	\$161,485	\$133,897
2020-2025 Annual Rate	2.41%	2.33%	2.16%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$56,373	\$64,724	\$55,914
2025 Per Capita Income	\$62,936	\$72,364	\$62,472
2020-2025 Annual Rate	2.23%	2.26%	2.24%

### Households by Income

Current median household income is \$82,430 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$90,941 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$120,307 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$133,897 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$55,914 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$62,472 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	100	97	87
2000 Total Housing Units	6,664	44,088	143,367
2000 Owner Occupied Housing Units	3,845	26,490	71,094
2000 Renter Occupied Housing Units	2,518	15,480	64,073
2000 Vacant Housing Units	301	2,118	8,200
2010 Total Housing Units	7,197	48,087	158,977
2010 Owner Occupied Housing Units	4,076	27,879	76,542
2010 Renter Occupied Housing Units	2,769	17,067	71,381
2010 Vacant Housing Units	352	3,141	11,054
2020 Total Housing Units	7,622	52,333	176,539
2020 Owner Occupied Housing Units	4,303	29,727	82,387
2020 Renter Occupied Housing Units	3,005	19,653	82,682
2020 Vacant Housing Units	314	2,953	11,471
2025 Total Housing Units	7,811	54,623	188,554
2025 Owner Occupied Housing Units	4,463	30,844	85,790
2025 Renter Occupied Housing Units	3,044	20,768	91,152
2025 Vacant Housing Units	305	3,011	11,612

Currently, 46.7% of the 176,539 housing units in the area are owner occupied; 46.8%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 158,977 housing units in the area - 48.1% owner occupied, 44.9% renter occupied, and 7.0% vacant. The annual rate of change in housing units since 2010 is 4.77%. Median home value in the area is \$502,593, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.41% annually to \$566,254.

**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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



# Market Profile

8700 SW Barbur Ct, Portland, Oregon, 97219  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.46163  
Longitude: -122.70329

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	14,107	95,054	296,258
2010 Total Population	14,931	100,423	320,828
2020 Total Population	16,072	110,173	355,944
2020 Group Quarters	47	1,872	9,626
2025 Total Population	16,657	115,582	379,916
2020-2025 Annual Rate	0.72%	0.96%	1.31%
2020 Total Daytime Population	15,390	121,240	465,083
Workers	8,586	68,616	296,680
Residents	6,804	52,624	168,403
<b>Household Summary</b>			
2000 Households	6,363	41,969	135,167
2000 Average Household Size	2.21	2.23	2.13
2010 Households	6,845	44,946	147,923
2010 Average Household Size	2.17	2.19	2.10
2020 Households	7,308	49,380	165,068
2020 Average Household Size	2.19	2.19	2.10
2025 Households	7,506	51,612	176,942
2025 Average Household Size	2.21	2.20	2.09
2020-2025 Annual Rate	0.54%	0.89%	1.40%
2010 Families	3,566	24,701	72,218
2010 Average Family Size	2.78	2.82	2.83
2020 Families	3,791	26,592	77,818
2020 Average Family Size	2.78	2.82	2.84
2025 Families	3,920	27,777	82,193
2025 Average Family Size	2.79	2.82	2.84
2020-2025 Annual Rate	0.67%	0.88%	1.10%
<b>Housing Unit Summary</b>			
2000 Housing Units	6,664	44,088	143,367
Owner Occupied Housing Units	57.7%	60.1%	49.6%
Renter Occupied Housing Units	37.8%	35.1%	44.7%
Vacant Housing Units	4.5%	4.8%	5.7%
2010 Housing Units	7,197	48,087	158,977
Owner Occupied Housing Units	56.6%	58.0%	48.1%
Renter Occupied Housing Units	38.5%	35.5%	44.9%
Vacant Housing Units	4.9%	6.5%	7.0%
2020 Housing Units	7,622	52,333	176,539
Owner Occupied Housing Units	56.5%	56.8%	46.7%
Renter Occupied Housing Units	39.4%	37.6%	46.8%
Vacant Housing Units	4.1%	5.6%	6.5%
2025 Housing Units	7,811	54,623	188,554
Owner Occupied Housing Units	57.1%	56.5%	45.5%
Renter Occupied Housing Units	39.0%	38.0%	48.3%
Vacant Housing Units	3.9%	5.5%	6.2%
<b>Median Household Income</b>			
2020	\$95,320	\$104,157	\$82,430
2025	\$104,184	\$113,942	\$90,941
<b>Median Home Value</b>			
2020	\$492,649	\$558,753	\$502,593
2025	\$564,248	\$607,233	\$566,254
<b>Per Capita Income</b>			
2020	\$56,373	\$64,724	\$55,914
2025	\$62,936	\$72,364	\$62,472
<b>Median Age</b>			
2010	37.4	40.2	38.2
2020	39.2	41.8	39.8
2025	39.6	42.1	40.2

**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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



# Market Profile

8700 SW Barbur Ct, Portland, Oregon, 97219  
Rings: 1, 3, 5 mile radii

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Longitude: -122.70329

	1 mile	3 miles	5 miles
<b>2020 Households by Income</b>			
Household Income Base	7,308	49,380	165,068
<\$15,000	4.8%	5.1%	8.3%
\$15,000 - \$24,999	4.9%	4.4%	6.4%
\$25,000 - \$34,999	6.1%	5.5%	6.8%
\$35,000 - \$49,999	8.4%	7.8%	10.0%
\$50,000 - \$74,999	14.1%	12.6%	14.1%
\$75,000 - \$99,999	13.6%	12.2%	12.4%
\$100,000 - \$149,999	23.8%	19.6%	17.5%
\$150,000 - \$199,999	9.6%	12.3%	9.3%
\$200,000+	14.6%	20.5%	15.2%
Average Household Income	\$123,833	\$143,894	\$120,307
<b>2025 Households by Income</b>			
Household Income Base	7,506	51,612	176,942
<\$15,000	3.7%	4.0%	7.0%
\$15,000 - \$24,999	4.0%	3.6%	5.6%
\$25,000 - \$34,999	5.2%	4.6%	6.1%
\$35,000 - \$49,999	7.2%	6.8%	9.1%
\$50,000 - \$74,999	13.0%	11.6%	13.6%
\$75,000 - \$99,999	13.5%	11.8%	12.5%
\$100,000 - \$149,999	25.6%	20.4%	18.6%
\$150,000 - \$199,999	11.1%	14.0%	10.6%
\$200,000+	16.8%	23.2%	17.1%
Average Household Income	\$139,505	\$161,485	\$133,897
<b>2020 Owner Occupied Housing Units by Value</b>			
Total	4,303	29,727	82,367
<\$50,000	0.2%	0.3%	0.7%
\$50,000 - \$99,999	0.0%	0.2%	0.4%
\$100,000 - \$149,999	0.2%	0.2%	0.5%
\$150,000 - \$199,999	0.5%	0.4%	1.1%
\$200,000 - \$249,999	1.2%	0.9%	2.4%
\$250,000 - \$299,999	3.3%	2.5%	4.9%
\$300,000 - \$399,999	17.9%	12.7%	18.0%
\$400,000 - \$499,999	28.8%	23.3%	21.6%
\$500,000 - \$749,999	39.0%	40.5%	32.2%
\$750,000 - \$999,999	8.3%	13.7%	11.7%
\$1,000,000 - \$1,499,999	0.4%	3.5%	4.0%
\$1,500,000 - \$1,999,999	0.0%	1.1%	1.1%
\$2,000,000 +	0.2%	0.8%	1.2%
Average Home Value	\$531,076	\$612,450	\$583,951
<b>2025 Owner Occupied Housing Units by Value</b>			
Total	4,463	30,844	85,770
<\$50,000	0.0%	0.1%	0.3%
\$50,000 - \$99,999	0.0%	0.0%	0.2%
\$100,000 - \$149,999	0.0%	0.1%	0.2%
\$150,000 - \$199,999	0.1%	0.1%	0.5%
\$200,000 - \$249,999	0.2%	0.2%	0.9%
\$250,000 - \$299,999	1.0%	0.8%	2.5%
\$300,000 - \$399,999	9.4%	7.0%	13.3%
\$400,000 - \$499,999	26.0%	20.8%	21.7%
\$500,000 - \$749,999	51.3%	48.9%	39.3%
\$750,000 - \$999,999	11.4%	17.0%	14.5%
\$1,000,000 - \$1,499,999	0.4%	3.2%	4.1%
\$1,500,000 - \$1,999,999	0.0%	1.0%	1.1%
\$2,000,000 +	0.2%	0.8%	1.5%
Average Home Value	\$581,824	\$651,644	\$630,006

**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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



# Market Profile

8700 SW Barbur Ct, Portland, Oregon, 97219  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.46163  
Longitude: -122.70329

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	14,933	100,423	320,828
0 - 4	5.7%	5.2%	5.0%
5 - 9	4.8%	5.2%	4.9%
10 - 14	4.4%	5.1%	4.7%
15 - 24	12.3%	11.6%	12.7%
25 - 34	19.0%	15.6%	18.0%
35 - 44	14.6%	13.9%	14.5%
45 - 54	14.6%	15.0%	14.2%
55 - 64	15.0%	15.5%	13.7%
65 - 74	5.6%	6.8%	6.5%
75 - 84	2.7%	3.8%	3.8%
85 +	1.3%	2.3%	2.1%
18 +	82.2%	81.4%	82.5%
<b>2020 Population by Age</b>			
Total	16,072	110,171	355,945
0 - 4	4.9%	4.5%	4.4%
5 - 9	4.6%	4.8%	4.5%
10 - 14	4.6%	5.1%	4.7%
15 - 24	11.9%	11.7%	12.2%
25 - 34	17.0%	14.3%	17.0%
35 - 44	14.8%	13.6%	14.3%
45 - 54	12.3%	12.8%	12.7%
55 - 64	14.2%	14.2%	13.3%
65 - 74	10.7%	11.7%	10.2%
75 - 84	3.4%	4.9%	4.5%
85 +	1.4%	2.4%	2.3%
18 +	83.1%	82.5%	83.6%
<b>2025 Population by Age</b>			
Total	16,657	115,583	379,918
0 - 4	5.0%	4.6%	4.4%
5 - 9	4.5%	4.7%	4.3%
10 - 14	4.2%	4.6%	4.3%
15 - 24	11.5%	11.5%	12.0%
25 - 34	18.0%	15.4%	17.5%
35 - 44	14.5%	13.2%	14.1%
45 - 54	12.0%	12.2%	12.2%
55 - 64	12.6%	12.8%	12.3%
65 - 74	11.1%	11.9%	10.6%
75 - 84	5.2%	6.8%	5.9%
85 +	1.5%	2.4%	2.3%
18 +	83.8%	83.3%	84.3%
<b>2010 Population by Sex</b>			
Males	7,324	48,497	158,929
Females	7,607	51,926	161,899
<b>2020 Population by Sex</b>			
Males	7,917	53,448	176,817
Females	8,156	56,725	179,127
<b>2025 Population by Sex</b>			
Males	8,240	56,135	188,815
Females	8,417	59,447	191,101

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

February 22, 2021





# Market Profile

8700 SW Barbur Ct, Portland, Oregon, 97219  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.46163  
Longitude: -122.70329

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	14,930	100,423	320,827
White Alone	87.7%	87.6%	85.5%
Black Alone	2.2%	1.7%	1.9%
American Indian Alone	0.5%	0.5%	0.7%
Asian Alone	3.5%	4.7%	4.8%
Pacific Islander Alone	0.4%	0.3%	0.4%
Some Other Race Alone	1.2%	1.4%	2.8%
Two or More Races	4.4%	3.8%	3.9%
Hispanic Origin	5.2%	4.8%	7.5%
Diversity Index	30.5	30.0	36.7
<b>2020 Population by Race/Ethnicity</b>			
Total	16,073	110,172	355,944
White Alone	85.3%	84.8%	82.3%
Black Alone	2.4%	1.9%	2.3%
American Indian Alone	0.5%	0.5%	0.7%
Asian Alone	4.7%	6.3%	6.4%
Pacific Islander Alone	0.6%	0.3%	0.4%
Some Other Race Alone	1.4%	1.5%	3.2%
Two or More Races	5.2%	4.7%	4.7%
Hispanic Origin	6.0%	5.6%	8.6%
Diversity Index	35.2	35.3	42.5
<b>2025 Population by Race/Ethnicity</b>			
Total	16,658	115,583	379,916
White Alone	83.9%	83.2%	80.4%
Black Alone	2.5%	2.0%	2.5%
American Indian Alone	0.5%	0.5%	0.7%
Asian Alone	5.3%	7.2%	7.4%
Pacific Islander Alone	0.7%	0.4%	0.4%
Some Other Race Alone	1.5%	1.7%	3.4%
Two or More Races	5.6%	5.1%	5.2%
Hispanic Origin	6.7%	6.2%	9.3%
Diversity Index	38.0	38.4	45.8
<b>2010 Population by Relationship and Household Type</b>			
Total	14,931	100,423	320,828
In Households	99.7%	98.1%	97.0%
In Family Households	68.4%	71.0%	65.7%
Householder	23.9%	24.7%	22.5%
Spouse	18.4%	20.0%	17.6%
Child	21.9%	22.8%	21.4%
Other relative	2.1%	1.9%	2.3%
Nonrelative	2.0%	1.6%	2.0%
In Nonfamily Households	31.3%	27.1%	31.2%
In Group Quarters	0.3%	1.9%	3.0%
Institutionalized Population	0.1%	0.5%	0.6%
Noninstitutionalized Population	0.2%	1.4%	2.5%

**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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



# Market Profile

8700 SW Barbur Ct, Portland, Oregon, 97219  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.46163  
Longitude: -122.70329

	1 mile	3 miles	5 miles
<b>2020 Population 25+ by Educational Attainment</b>			
Total	11,873	81,427	264,465
Less than 9th Grade	0.5%	0.8%	1.7%
9th - 12th Grade, No Diploma	1.1%	1.3%	2.6%
High School Graduate	6.6%	6.4%	8.7%
GED/Alternative Credential	1.3%	1.2%	2.0%
Some College, No Degree	16.4%	15.7%	18.3%
Associate Degree	6.4%	5.8%	6.4%
Bachelor's Degree	37.2%	36.9%	34.9%
Graduate/Professional Degree	30.6%	31.8%	25.4%
<b>2020 Population 15+ by Marital Status</b>			
Total	13,793	94,300	307,788
Never Married	39.2%	30.3%	36.4%
Married	47.6%	53.1%	46.7%
Widowed	2.1%	4.6%	4.1%
Divorced	11.0%	12.0%	12.7%
<b>2020 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	10,296	62,940	206,890
Population 16+ Employed	90.5%	91.9%	91.0%
Population 16+ Unemployment rate	9.5%	8.1%	9.0%
Population 16-24 Employed	11.9%	10.4%	11.5%
Population 16-24 Unemployment rate	18.3%	14.8%	15.8%
Population 25-54 Employed	63.0%	63.4%	66.0%
Population 25-54 Unemployment rate	7.8%	7.2%	8.1%
Population 55-64 Employed	16.8%	18.0%	15.7%
Population 55-64 Unemployment rate	8.5%	7.6%	8.0%
Population 65+ Employed	8.3%	8.2%	6.8%
Population 65+ Unemployment rate	9.7%	7.5%	7.9%
<b>2020 Employed Population 16+ by Industry</b>			
Total	9,323	57,812	188,212
Agriculture/Mining	0.6%	0.5%	0.5%
Construction	4.8%	3.8%	4.6%
Manufacturing	7.7%	8.6%	10.1%
Wholesale Trade	2.4%	2.9%	2.8%
Retail Trade	7.7%	7.4%	8.7%
Transportation/Utilities	4.2%	3.9%	4.0%
Information	2.1%	2.1%	2.1%
Finance/Insurance/Real Estate	7.5%	8.9%	8.0%
Services	60.1%	59.1%	56.2%
Public Administration	2.9%	2.9%	3.0%
<b>2020 Employed Population 16+ by Occupation</b>			
Total	9,323	57,813	188,213
White Collar	76.6%	81.7%	76.3%
Management/Business/Financial	21.5%	23.7%	21.5%
Professional	36.3%	38.2%	33.3%
Sales	8.9%	9.6%	10.0%
Administrative Support	10.0%	10.1%	11.5%
Services	11.6%	10.1%	12.6%
Blue Collar	11.8%	8.2%	11.1%
Farming/Forestry/Fishing	0.3%	0.3%	0.4%
Construction/Extraction	3.5%	2.0%	2.8%
Installation/Maintenance/Repair	1.7%	1.0%	1.3%
Production	2.3%	2.2%	3.3%
Transportation/Material Moving	3.9%	2.8%	3.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

February 22, 2021



# Market Profile

8700 SW Barbur Ct, Portland, Oregon, 97219  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.46163  
Longitude: -122.70329

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	6,845	44,946	147,923
Households with 1 Person	32.8%	32.9%	38.2%
Households with 2+ People	67.2%	67.1%	61.8%
Family Households	52.1%	55.0%	48.8%
Husband-wife Families	40.2%	44.5%	38.1%
With Related Children	16.3%	17.9%	15.4%
Other Family (No Spouse Present)	11.9%	10.5%	10.7%
Other Family with Male Householder	3.7%	3.2%	3.3%
With Related Children	2.1%	1.7%	1.8%
Other Family with Female Householder	8.2%	7.3%	7.4%
With Related Children	5.0%	4.5%	4.6%
Nonfamily Households	15.1%	12.1%	13.0%
All Households with Children	23.8%	24.4%	22.0%
Multigenerational Households	1.2%	1.2%	1.4%
Unmarried Partner Households	9.6%	8.3%	9.0%
Male-female	7.9%	6.8%	7.5%
Same-sex	1.7%	1.5%	1.5%
<b>2010 Households by Size</b>			
Total	6,845	44,947	147,923
1 Person Household	32.8%	32.9%	38.2%
2 Person Household	38.0%	37.6%	34.8%
3 Person Household	14.5%	14.1%	12.7%
4 Person Household	10.6%	10.9%	9.4%
5 Person Household	2.8%	3.1%	3.2%
6 Person Household	0.9%	0.9%	1.0%
7 + Person Household	0.3%	0.4%	0.6%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	6,845	44,946	147,923
Owner Occupied	59.5%	62.0%	51.7%
Owned with a Mortgage/Loan	46.9%	47.6%	39.7%
Owned Free and Clear	12.6%	14.4%	12.0%
Renter Occupied	40.5%	38.0%	48.3%
<b>2020 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	100	97	87
Percent of Income for Mortgage	21.6%	22.4%	25.5%
Wealth Index	147	182	138
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	7,197	48,087	158,977
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%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	14,931	100,423	320,828
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:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



# Market Profile

8700 SW Barbur Ct, Portland, Oregon, 97219  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

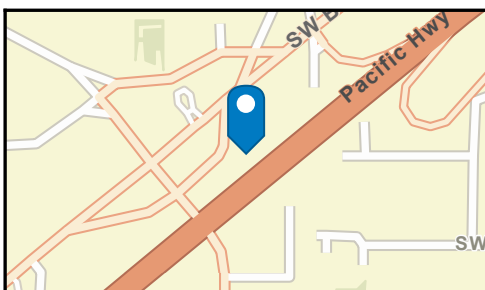
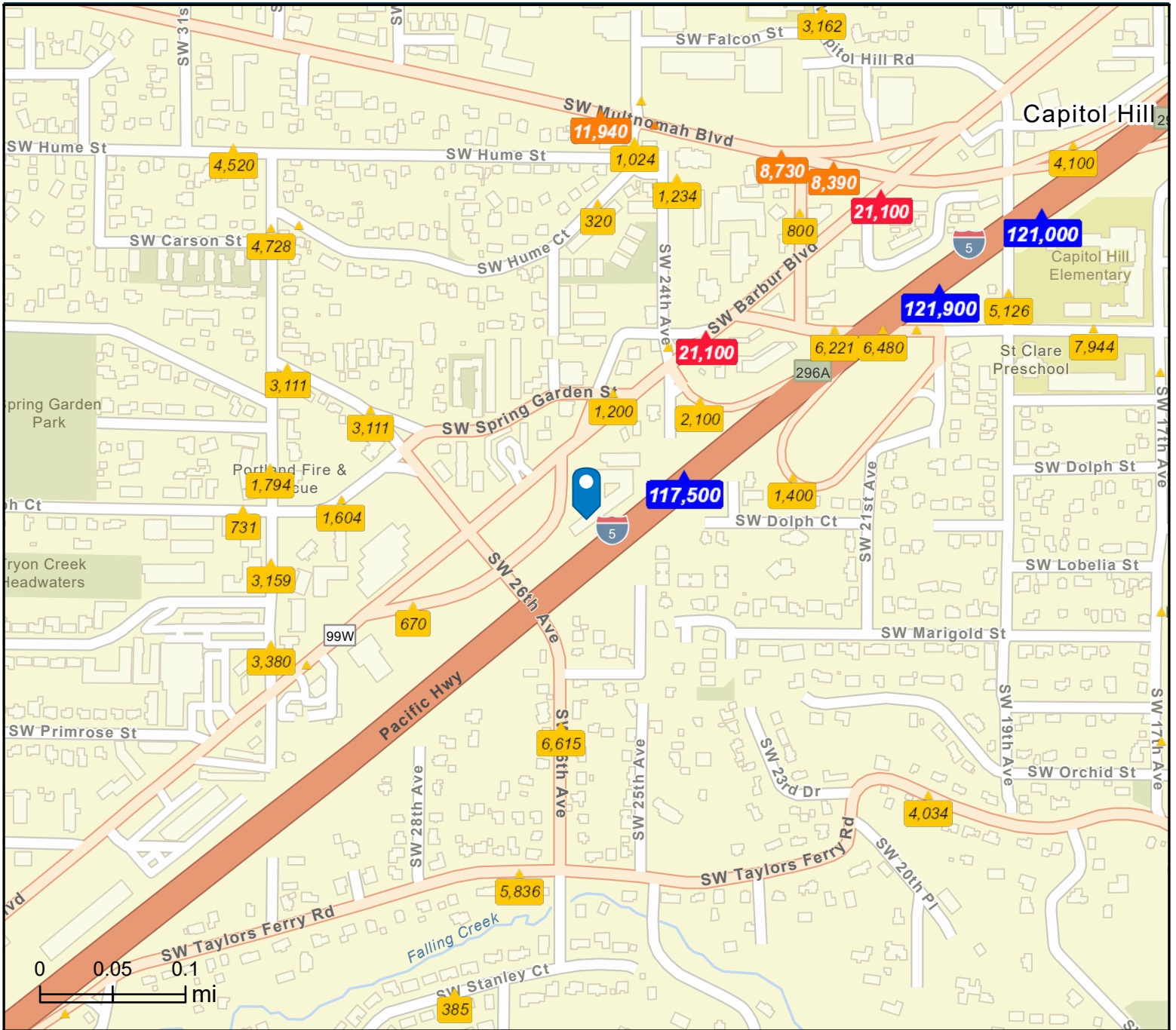
Latitude: 45.46163  
Longitude: -122.70329

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Emerald City (8B)	Emerald City (8B)	Metro Renters (3B)
2.	In Style (5B)	Urban Chic (2A)	Emerald City (8B)
3.	Urban Chic (2A)	In Style (5B)	Urban Chic (2A)
<b>2020 Consumer Spending</b>			
Apparel & Services: Total \$	\$21,669,450	\$169,296,798	\$483,463,942
Average Spent	\$2,965.17	\$3,428.45	\$2,928.88
Spending Potential Index	138	160	137
Education: Total \$	\$18,080,494	\$147,652,942	\$413,396,819
Average Spent	\$2,474.07	\$2,990.14	\$2,504.40
Spending Potential Index	138	167	140
Entertainment/Recreation: Total \$	\$32,182,048	\$249,829,446	\$696,598,318
Average Spent	\$4,403.67	\$5,059.32	\$4,220.07
Spending Potential Index	136	156	130
Food at Home: Total \$	\$52,171,351	\$406,336,798	\$1,160,101,442
Average Spent	\$7,138.94	\$8,228.77	\$7,028.02
Spending Potential Index	134	154	132
Food Away from Home: Total \$	\$37,844,846	\$296,251,797	\$847,134,898
Average Spent	\$5,178.55	\$5,999.43	\$5,132.04
Spending Potential Index	137	159	136
Health Care: Total \$	\$55,436,725	\$427,017,739	\$1,187,752,284
Average Spent	\$7,585.76	\$8,647.58	\$7,195.53
Spending Potential Index	132	150	125
HH Furnishings & Equipment: Total \$	\$21,982,281	\$169,480,693	\$471,411,905
Average Spent	\$3,007.97	\$3,432.17	\$2,855.86
Spending Potential Index	138	157	131
Personal Care Products & Services: Total \$	\$9,282,403	\$72,242,540	\$204,356,796
Average Spent	\$1,270.17	\$1,462.99	\$1,238.02
Spending Potential Index	138	159	135
Shelter: Total \$	\$197,820,435	\$1,564,423,244	\$4,444,323,714
Average Spent	\$27,069.03	\$31,681.31	\$26,924.20
Spending Potential Index	140	164	139
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$23,986,336	\$180,675,329	\$487,024,654
Average Spent	\$3,282.20	\$3,658.88	\$2,950.45
Spending Potential Index	140	156	126
Travel: Total \$	\$24,572,055	\$193,561,059	\$528,338,352
Average Spent	\$3,362.35	\$3,919.83	\$3,200.73
Spending Potential Index	139	163	133
Vehicle Maintenance & Repairs: Total \$	\$11,920,279	\$90,773,177	\$254,520,100
Average Spent	\$1,631.13	\$1,838.26	\$1,541.91
Spending Potential Index	141	159	133

**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 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



- 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





# Traffic Count Profile

8700 SW Barbur Ct, Portland, Oregon, 97219  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.46163  
Longitude: -122.70329

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.07	I- 5	SW 26th Ave (0.14 miles SW)	2017	117,500
0.09	SW Spring Garden St	SW 26th Ave (0.01 miles W)	2018	1,200
0.11	SW 24th Ave	SW Barbur Blvd (0.03 miles NW)	2018	2,100
0.13	SW 24th Ave	SW Spring Garden St (0.01 miles N)	2012	1,743
0.13	SW Barbur Ct	SW 26th Way (0.07 miles NE)	2018	670
0.14	SW 26th Ave	SW Marigold St (0.04 miles N)	2014	6,615
0.14	SW Dolph Ct	SW 21st Ave (0.06 miles SE)	2018	1,400
0.15	Southwest Barbur Boulevard	SW Spring Garden St (0.0 miles NE)	2018	21,100
0.17	SW 26th Way	SW Spring Garden St (0.0 miles )	2005	3,111
0.17	SW Dolph Ct	SW 30th Ave (0.05 miles W)	2005	1,604
0.21	SW Spring Garden St	I- 5 (0.02 miles E)	2002	6,221
0.22	SW Hume Ct	SW 25th Ave (0.04 miles NE)	2015	320
0.22	SW Barbur Blvd	SW 30th Ave (0.03 miles SW)	2005	3,380
0.22	SW 30th Ave	SW Marigold St (0.03 miles S)	2014	3,159
0.22	SW 30th Ave	SW Freeman St (0.03 miles N)	2005	1,794
0.23	SW Spring Garden St	SW 30th Ave (0.01 miles NW)	2005	3,111
0.23	SW 30th Ave	SW Marigold St (0.03 miles N)	2005	3,380
0.23	SW Dolph Ct	SW 30th Ave (0.02 miles E)	2014	731
0.24	Southwest Spring Garden Street	I- 5 (0.0 miles E)	2018	6,480
0.24	SW Hume Ct	SW 24th Ave (0.01 miles W)	2005	1,234
0.25	SW Taylors Ferry Rd	SW 26th Ave (0.03 miles E)	2015	5,836
0.25	SW 22nd Ave	SW Barbur Blvd (0.03 miles S)	2011	800
0.26	SW Spring Garden St	SW 20th Ave (0.02 miles E)	2009	5,839
0.26	SW 25th Ave	SW Hume St (0.01 miles S)	2015	1,024
0.27	SW Multnomah Blvd	SW 25th Ave (0.01 miles W)	2011	12,130
0.28	SW Multnomah Blvd	SW 25th Ave (0.03 miles E)	2011	11,940
0.28	SW Hume Ct	SW 30th Ave (0.02 miles NW)	2005	4,446
0.28	SW Multnomah Blvd	SW 22nd Ave (0.01 miles E)	2011	8,730
0.29	Robert Hugh Baldock Freeway	SW 20th Ave (0.03 miles S)	2018	121,900
0.29	SW 25th Ave	SW Multnomah Blvd (0.01 miles S)	2011	150

**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 2020 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:** ©2020 Kalibrate Technologies (Q4 2020).