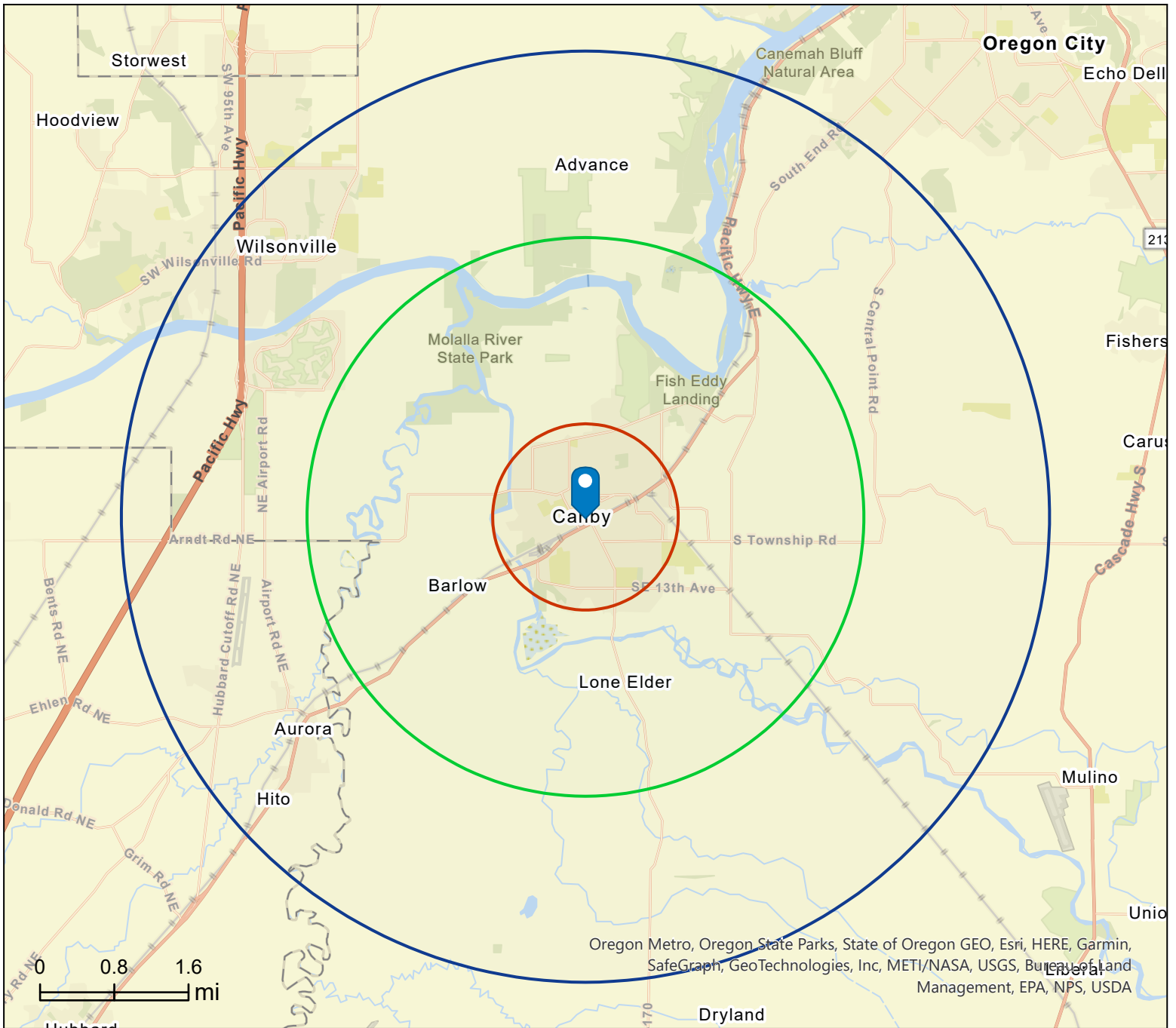




# Site Details Map

115 NW 2nd Ave, Canby, Oregon, 97013  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.26326  
Longitude: -122.69342



### This site is located in:

- City:** Canby
- County:** Clackamas County
- State:** Oregon
- ZIP Code:** 97013
- Census Tract:** 41005022904
- Census Block Group:** 410050229042
- CBSA:** Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area

January 23, 2023



# Business Summary

115 NW 2nd Ave, Canby, Oregon, 97013  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.26326  
Longitude: -122.69342

<b>Data for all businesses in area</b>	<b>1 mile</b>		<b>3 miles</b>		<b>5 miles</b>							
Total Businesses:	593		882		1,710							
Total Employees:	5,348		8,158		16,640							
Total Residential Population:	14,358		21,855		42,728							
Employee/Residential Population Ratio (per 100 Residents)	37		37		39							
<b>by SIC Codes</b>	<b>Businesses</b>		<b>Employees</b>		<b>Businesses</b>		<b>Employees</b>		<b>Businesses</b>		<b>Employees</b>	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	6	1.0%	28	0.5%	31	3.5%	162	2.0%	69	4.0%	552	3.3%
Construction	39	6.6%	221	4.1%	69	7.8%	602	7.4%	131	7.7%	894	5.4%
Manufacturing	25	4.2%	537	10.0%	43	4.9%	746	9.1%	70	4.1%	1,059	6.4%
Transportation	14	2.4%	95	1.8%	19	2.2%	109	1.3%	48	2.8%	1,374	8.3%
Communication	5	0.8%	79	1.5%	7	0.8%	114	1.4%	10	0.6%	134	0.8%
Utility	5	0.8%	49	0.9%	5	0.6%	49	0.6%	5	0.3%	53	0.3%
Wholesale Trade	25	4.2%	638	11.9%	47	5.3%	1,013	12.4%	70	4.1%	1,367	8.2%
<b>Retail Trade Summary</b>	125	21.1%	1,112	20.8%	183	20.7%	1,854	22.7%	369	21.6%	4,098	24.6%
Home Improvement	5	0.8%	56	1.0%	21	2.4%	317	3.9%	41	2.4%	687	4.1%
General Merchandise Stores	4	0.7%	24	0.4%	7	0.8%	54	0.7%	11	0.6%	86	0.5%
Food Stores	13	2.2%	267	5.0%	18	2.0%	434	5.3%	38	2.2%	853	5.1%
Auto Dealers, Gas Stations, Auto Aftermarket	15	2.5%	103	1.9%	19	2.2%	168	2.1%	38	2.2%	391	2.3%
Apparel & Accessory Stores	3	0.5%	8	0.1%	3	0.3%	8	0.1%	6	0.4%	19	0.1%
Furniture & Home Furnishings	12	2.0%	52	1.0%	19	2.2%	92	1.1%	31	1.8%	137	0.8%
Eating & Drinking Places	44	7.4%	462	8.6%	54	6.1%	594	7.3%	122	7.1%	1,584	9.5%
Miscellaneous Retail	28	4.7%	141	2.6%	43	4.9%	187	2.3%	81	4.7%	341	2.0%
<b>Finance, Insurance, Real Estate Summary</b>	71	12.0%	319	6.0%	88	10.0%	373	4.6%	181	10.6%	782	4.7%
Banks, Savings & Lending Institutions	11	1.9%	85	1.6%	12	1.4%	95	1.2%	28	1.6%	197	1.2%
Securities Brokers	11	1.9%	29	0.5%	15	1.7%	38	0.5%	23	1.3%	59	0.4%
Insurance Carriers & Agents	19	3.2%	59	1.1%	22	2.5%	65	0.8%	34	2.0%	111	0.7%
Real Estate, Holding, Other Investment Offices	29	4.9%	146	2.7%	40	4.5%	175	2.1%	96	5.6%	415	2.5%
<b>Services Summary</b>	217	36.6%	1,943	36.3%	296	33.6%	2,658	32.6%	561	32.8%	5,013	30.1%
Hotels & Lodging	1	0.2%	6	0.1%	4	0.5%	19	0.2%	12	0.7%	112	0.7%
Automotive Services	12	2.0%	62	1.2%	21	2.4%	107	1.3%	31	1.8%	157	0.9%
Motion Pictures & Amusements	13	2.2%	58	1.1%	28	3.2%	236	2.9%	51	3.0%	598	3.6%
Health Services	45	7.6%	273	5.1%	54	6.1%	344	4.2%	105	6.1%	681	4.1%
Legal Services	7	1.2%	24	0.4%	8	0.9%	27	0.3%	16	0.9%	50	0.3%
Education Institutions & Libraries	9	1.5%	408	7.6%	13	1.5%	484	5.9%	29	1.7%	1,151	6.9%
Other Services	129	21.8%	1,113	20.8%	168	19.0%	1,441	17.7%	317	18.5%	2,265	13.6%
<b>Government</b>	22	3.7%	322	6.0%	30	3.4%	460	5.6%	56	3.3%	1,243	7.5%
<b>Unclassified Establishments</b>	41	6.9%	3	0.1%	66	7.5%	17	0.2%	139	8.1%	72	0.4%
<b>Totals</b>	593	100.0%	5,348	100.0%	882	100.0%	8,158	100.0%	1,710	100.0%	16,640	100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

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



# Business Summary

115 NW 2nd Ave, Canby, Oregon, 97013  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.26326  
Longitude: -122.69342

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.2%	4	0.1%	19	2.2%	121	1.5%	39	2.3%	311	1.9%
Mining	1	0.2%	5	0.1%	1	0.1%	5	0.1%	1	0.1%	5	0.0%
Utilities	2	0.3%	23	0.4%	2	0.2%	23	0.3%	2	0.1%	23	0.1%
Construction	42	7.1%	228	4.3%	72	8.2%	609	7.5%	137	8.0%	906	5.4%
Manufacturing	30	5.1%	501	9.4%	49	5.6%	713	8.7%	76	4.4%	1,031	6.2%
Wholesale Trade	23	3.9%	630	11.8%	44	5.0%	1,001	12.3%	67	3.9%	1,355	8.1%
Retail Trade	76	12.8%	619	11.6%	125	14.2%	1,229	15.1%	240	14.0%	2,462	14.8%
Motor Vehicle & Parts Dealers	11	1.9%	75	1.4%	14	1.6%	138	1.7%	28	1.6%	326	2.0%
Furniture & Home Furnishings Stores	7	1.2%	21	0.4%	10	1.1%	37	0.5%	19	1.1%	58	0.3%
Electronics & Appliance Stores	3	0.5%	8	0.1%	5	0.6%	28	0.3%	6	0.4%	32	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	5	0.8%	56	1.0%	21	2.4%	317	3.9%	41	2.4%	687	4.1%
Food & Beverage Stores	8	1.3%	246	4.6%	14	1.6%	419	5.1%	32	1.9%	819	4.9%
Health & Personal Care Stores	4	0.7%	29	0.5%	7	0.8%	48	0.6%	16	0.9%	111	0.7%
Gasoline Stations	4	0.7%	28	0.5%	5	0.6%	30	0.4%	10	0.6%	65	0.4%
Clothing & Clothing Accessories Stores	3	0.5%	8	0.1%	4	0.5%	14	0.2%	9	0.5%	35	0.2%
Sport Goods, Hobby, Book, & Music Stores	5	0.8%	30	0.6%	9	1.0%	35	0.4%	12	0.7%	52	0.3%
General Merchandise Stores	4	0.7%	24	0.4%	7	0.8%	54	0.7%	11	0.6%	86	0.5%
Miscellaneous Store Retailers	12	2.0%	34	0.6%	19	2.2%	49	0.6%	38	2.2%	130	0.8%
Nonstore Retailers	9	1.5%	60	1.1%	11	1.2%	60	0.7%	17	1.0%	60	0.4%
Transportation & Warehousing	8	1.3%	86	1.6%	12	1.4%	103	1.3%	34	2.0%	924	5.6%
Information	16	2.7%	483	9.0%	20	2.3%	556	6.8%	32	1.9%	672	4.0%
Finance & Insurance	41	6.9%	173	3.2%	49	5.6%	198	2.4%	85	5.0%	367	2.2%
Central Bank/Credit Intermediation & Related Activities	11	1.9%	85	1.6%	12	1.4%	95	1.2%	28	1.6%	197	1.2%
Securities, Commodity Contracts & Other Financial	11	1.9%	29	0.5%	15	1.7%	38	0.5%	23	1.3%	59	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	19	3.2%	59	1.1%	22	2.5%	65	0.8%	34	2.0%	111	0.7%
Real Estate, Rental & Leasing	38	6.4%	170	3.2%	52	5.9%	223	2.7%	111	6.5%	458	2.8%
Professional, Scientific & Tech Services	41	6.9%	150	2.8%	53	6.0%	328	4.0%	116	6.8%	550	3.3%
Legal Services	7	1.2%	24	0.4%	8	0.9%	27	0.3%	16	0.9%	50	0.3%
Management of Companies & Enterprises	1	0.2%	2	0.0%	2	0.2%	4	0.0%	4	0.2%	9	0.1%
Administrative & Support & Waste Management & Remediation	11	1.9%	62	1.2%	19	2.2%	74	0.9%	55	3.2%	304	1.8%
Educational Services	9	1.5%	400	7.5%	16	1.8%	485	5.9%	34	2.0%	1,144	6.9%
Health Care & Social Assistance	64	10.8%	679	12.7%	74	8.4%	757	9.3%	140	8.2%	1,838	11.0%
Arts, Entertainment & Recreation	12	2.0%	62	1.2%	25	2.8%	242	3.0%	41	2.4%	573	3.4%
Accommodation & Food Services	45	7.6%	468	8.8%	58	6.6%	613	7.5%	134	7.8%	1,696	10.2%
Accommodation	1	0.2%	6	0.1%	4	0.5%	19	0.2%	12	0.7%	112	0.7%
Food Services & Drinking Places	44	7.4%	462	8.6%	54	6.1%	594	7.3%	122	7.1%	1,584	9.5%
Other Services (except Public Administration)	68	11.5%	278	5.2%	97	11.0%	407	5.0%	168	9.8%	711	4.3%
Automotive Repair & Maintenance	8	1.3%	36	0.7%	14	1.6%	68	0.8%	24	1.4%	118	0.7%
Public Administration	22	3.7%	322	6.0%	29	3.3%	450	5.5%	55	3.2%	1,229	7.4%
Unclassified Establishments	41	6.9%	3	0.1%	66	7.5%	17	0.2%	139	8.1%	72	0.4%
<b>Total</b>	<b>593</b>	<b>100.0%</b>	<b>5,348</b>	<b>100.0%</b>	<b>882</b>	<b>100.0%</b>	<b>8,158</b>	<b>100.0%</b>	<b>1,710</b>	<b>100.0%</b>	<b>16,640</b>	<b>100.0%</b>

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

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



# Executive Summary

115 NW 2nd Ave, Canby, Oregon, 97013  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.26326  
Longitude: -122.69342

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	13,554	19,824	37,363
2020 Population	14,068	21,369	41,780
2022 Population	14,358	21,855	42,728
2027 Population	14,693	22,516	43,738
2010-2020 Annual Rate	0.37%	0.75%	1.12%
2020-2022 Annual Rate	0.91%	1.00%	1.00%
2022-2027 Annual Rate	0.46%	0.60%	0.47%
2022 Male Population	47.9%	48.5%	48.7%
2022 Female Population	52.1%	51.5%	51.3%
2022 Median Age	37.3	40.1	41.8

In the identified area, the current year population is 42,728. In 2020, the Census count in the area was 41,780. The rate of change since 2020 was 1.00% annually. The five-year projection for the population in the area is 43,738 representing a change of 0.47% annually from 2022 to 2027. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 41.8, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	71.6%	74.7%	76.0%
2022 Black Alone	0.4%	0.4%	0.7%
2022 American Indian/Alaska Native Alone	1.1%	1.1%	1.0%
2022 Asian Alone	1.1%	1.3%	2.4%
2022 Pacific Islander Alone	0.1%	0.1%	0.2%
2022 Other Race	11.3%	9.4%	8.1%
2022 Two or More Races	14.3%	13.0%	11.6%
2022 Hispanic Origin (Any Race)	24.1%	20.1%	17.2%

Persons of Hispanic origin represent 17.2% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.2 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	80	109	121
2010 Households	4,834	7,096	14,503
2020 Households	5,116	7,756	16,250
2022 Households	5,225	7,996	16,598
2027 Households	5,346	8,238	16,944
2010-2020 Annual Rate	0.57%	0.89%	1.14%
2020-2022 Annual Rate	0.94%	1.36%	0.95%
2022-2027 Annual Rate	0.46%	0.60%	0.41%
2022 Average Household Size	2.72	2.71	2.55

The household count in this area has changed from 16,250 in 2020 to 16,598 in the current year, a change of 0.95% annually. The five-year projection of households is 16,944, a change of 0.41% annually from the current year total. Average household size is currently 2.55, compared to 2.55 in the year 2020. The number of families in the current year is 10,957 in the specified area.

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

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



# Executive Summary

115 NW 2nd Ave, Canby, Oregon, 97013  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.26326  
Longitude: -122.69342

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	26.8%	26.9%	30.2%
<b>Median Household Income</b>			
2022 Median Household Income	\$70,880	\$80,374	\$80,802
2027 Median Household Income	\$84,548	\$101,060	\$101,903
2022-2027 Annual Rate	3.59%	4.69%	4.75%
<b>Average Household Income</b>			
2022 Average Household Income	\$90,195	\$104,854	\$113,708
2027 Average Household Income	\$105,841	\$123,897	\$136,780
2022-2027 Annual Rate	3.25%	3.39%	3.76%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$32,926	\$38,505	\$44,305
2027 Per Capita Income	\$38,644	\$45,497	\$53,148
2022-2027 Annual Rate	3.25%	3.39%	3.71%

### Households by Income

Current median household income is \$80,802 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$101,903 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$113,708 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$136,780 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$44,305 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$53,148 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	87	87	77
2010 Total Housing Units	5,037	7,420	15,350
2010 Owner Occupied Housing Units	2,999	4,883	9,278
2010 Renter Occupied Housing Units	1,834	2,213	5,224
2010 Vacant Housing Units	203	324	847
2020 Total Housing Units	5,252	8,010	16,966
2020 Vacant Housing Units	136	254	716
2022 Total Housing Units	5,348	8,244	17,310
2022 Owner Occupied Housing Units	3,329	5,758	10,445
2022 Renter Occupied Housing Units	1,896	2,238	6,153
2022 Vacant Housing Units	123	248	712
2027 Total Housing Units	5,494	8,528	17,751
2027 Owner Occupied Housing Units	3,442	5,985	10,776
2027 Renter Occupied Housing Units	1,905	2,253	6,168
2027 Vacant Housing Units	148	290	807

Currently, 60.3% of the 17,310 housing units in the area are owner occupied; 35.5%, renter occupied; and 4.1% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 16,966 housing units in the area and 4.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.90%. Median home value in the area is \$462,604, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.45% annually to \$522,142.

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

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



# Market Profile

115 NW 2nd Ave, Canby, Oregon, 97013  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.26326  
Longitude: -122.69342

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	13,554	19,824	37,363
2020 Total Population	14,068	21,369	41,780
2020 Group Quarters	168	189	417
2022 Total Population	14,358	21,855	42,728
2022 Group Quarters	168	189	417
2027 Total Population	14,693	22,516	43,738
2022-2027 Annual Rate	0.46%	0.60%	0.47%
2022 Total Daytime Population	12,815	19,319	38,824
Workers	5,612	8,675	18,402
Residents	7,203	10,644	20,422
<b>Household Summary</b>			
2010 Households	4,834	7,096	14,503
2010 Average Household Size	2.79	2.78	2.57
2020 Total Households	5,116	7,756	16,250
2020 Average Household Size	2.72	2.73	2.55
2022 Total Households	5,225	7,996	16,598
2022 Average Household Size	2.72	2.71	2.55
2027 Total Households	5,346	8,238	16,944
2027 Average Household Size	2.72	2.71	2.56
2022-2027 Annual Rate	0.46%	0.60%	0.41%
2010 Families	3,478	5,257	9,990
2010 Average Family Size	3.29	3.22	3.08
2022 Total Families	3,642	5,783	10,957
2022 Average Family Size	3.26	3.19	3.13
2027 Total Families	3,704	5,928	11,141
2027 Average Family Size	3.27	3.19	3.14
2022-2027 Annual Rate	0.34%	0.50%	0.33%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,277	6,252	13,530
Owner Occupied Housing Units	62.8%	66.4%	63.1%
Renter Occupied Housing Units	32.3%	27.0%	30.5%
Vacant Housing Units	4.9%	6.5%	6.4%
2010 Housing Units	5,037	7,420	15,350
Owner Occupied Housing Units	59.5%	65.8%	60.4%
Renter Occupied Housing Units	36.4%	29.8%	34.0%
Vacant Housing Units	4.0%	4.4%	5.5%
2020 Housing Units	5,252	8,010	16,966
Vacant Housing Units	2.6%	3.2%	4.2%
2022 Housing Units	5,348	8,244	17,310
Owner Occupied Housing Units	62.2%	69.8%	60.3%
Renter Occupied Housing Units	35.5%	27.1%	35.5%
Vacant Housing Units	2.3%	3.0%	4.1%
2027 Housing Units	5,494	8,528	17,751
Owner Occupied Housing Units	62.7%	70.2%	60.7%
Renter Occupied Housing Units	34.7%	26.4%	34.7%
Vacant Housing Units	2.7%	3.4%	4.5%
<b>Median Household Income</b>			
2022	\$70,880	\$80,374	\$80,802
2027	\$84,548	\$101,060	\$101,903
<b>Median Home Value</b>			
2022	\$360,681	\$410,333	\$462,604
2027	\$402,966	\$460,449	\$522,142
<b>Per Capita Income</b>			
2022	\$32,926	\$38,505	\$44,305
2027	\$38,644	\$45,497	\$53,148
<b>Median Age</b>			
2010	35.3	37.7	39.6
2022	37.3	40.1	41.8
2027	37.7	40.6	42.1

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

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



# Market Profile

115 NW 2nd Ave, Canby, Oregon, 97013  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.26326  
Longitude: -122.69342

	1 mile	3 miles	5 miles
<b>2022 Households by Income</b>			
Household Income Base	5,225	7,996	16,598
<\$15,000	6.0%	4.8%	5.0%
\$15,000 - \$24,999	5.1%	4.4%	4.5%
\$25,000 - \$34,999	8.0%	6.7%	7.2%
\$35,000 - \$49,999	11.8%	10.0%	10.0%
\$50,000 - \$74,999	21.7%	20.1%	19.5%
\$75,000 - \$99,999	16.5%	15.0%	13.2%
\$100,000 - \$149,999	19.9%	22.1%	20.2%
\$150,000 - \$199,999	6.6%	9.8%	10.0%
\$200,000+	4.5%	7.2%	10.4%
Average Household Income	\$90,195	\$104,854	\$113,708
<b>2027 Households by Income</b>			
Household Income Base	5,346	8,238	16,944
<\$15,000	4.2%	3.3%	3.3%
\$15,000 - \$24,999	3.1%	2.5%	2.5%
\$25,000 - \$34,999	7.5%	5.7%	5.9%
\$35,000 - \$49,999	12.9%	9.8%	9.6%
\$50,000 - \$74,999	16.4%	15.1%	16.0%
\$75,000 - \$99,999	13.0%	12.5%	11.2%
\$100,000 - \$149,999	26.9%	28.0%	23.4%
\$150,000 - \$199,999	10.5%	14.1%	14.5%
\$200,000+	5.4%	9.0%	13.6%
Average Household Income	\$105,841	\$123,897	\$136,780
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	3,329	5,758	10,445
<\$50,000	8.0%	5.5%	3.5%
\$50,000 - \$99,999	4.3%	2.7%	1.7%
\$100,000 - \$149,999	0.7%	0.5%	0.3%
\$150,000 - \$199,999	2.5%	1.7%	1.0%
\$200,000 - \$249,999	2.4%	1.6%	1.3%
\$250,000 - \$299,999	7.0%	4.7%	3.2%
\$300,000 - \$399,999	41.5%	30.7%	23.9%
\$400,000 - \$499,999	24.5%	25.0%	24.2%
\$500,000 - \$749,999	7.9%	21.4%	29.4%
\$750,000 - \$999,999	0.6%	2.1%	5.4%
\$1,000,000 - \$1,499,999	0.2%	3.4%	4.1%
\$1,500,000 - \$1,999,999	0.2%	0.3%	1.6%
\$2,000,000 +	0.3%	0.3%	0.4%
Average Home Value	\$356,926	\$451,095	\$528,712
<b>2027 Owner Occupied Housing Units by Value</b>			
Total	3,442	5,985	10,776
<\$50,000	4.0%	2.3%	1.3%
\$50,000 - \$99,999	1.1%	0.6%	0.3%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.2%	0.1%	0.1%
\$200,000 - \$249,999	0.0%	0.0%	0.0%
\$250,000 - \$299,999	6.1%	4.0%	2.2%
\$300,000 - \$399,999	37.5%	25.1%	17.0%
\$400,000 - \$499,999	34.8%	29.4%	25.7%
\$500,000 - \$749,999	13.4%	29.4%	37.8%
\$750,000 - \$999,999	1.2%	2.6%	6.2%
\$1,000,000 - \$1,499,999	0.5%	5.1%	6.0%
\$1,500,000 - \$1,999,999	0.8%	1.0%	3.0%
\$2,000,000 +	0.3%	0.3%	0.4%
Average Home Value	\$429,146	\$527,068	\$607,647

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

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





# Market Profile

115 NW 2nd Ave, Canby, Oregon, 97013  
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.26326  
 Longitude: -122.69342

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	13,554	19,823	37,365
0 - 4	7.8%	7.1%	6.4%
5 - 9	7.7%	7.4%	6.8%
10 - 14	8.0%	8.0%	7.2%
15 - 24	13.2%	12.6%	12.1%
25 - 34	12.9%	11.6%	12.0%
35 - 44	12.9%	12.9%	12.5%
45 - 54	12.9%	13.8%	14.0%
55 - 64	10.4%	12.1%	12.8%
65 - 74	6.8%	7.5%	8.2%
75 - 84	4.8%	4.7%	5.3%
85 +	2.5%	2.2%	2.9%
18 +	71.7%	72.7%	75.3%
<b>2022 Population by Age</b>			
Total	14,357	21,851	42,728
0 - 4	7.1%	6.3%	5.7%
5 - 9	7.1%	6.6%	5.9%
10 - 14	7.1%	6.9%	6.2%
15 - 24	12.2%	11.8%	11.3%
25 - 34	13.6%	12.4%	12.7%
35 - 44	12.4%	12.0%	12.1%
45 - 54	11.1%	11.9%	11.4%
55 - 64	11.0%	12.5%	13.1%
65 - 74	9.6%	11.1%	12.0%
75 - 84	5.9%	6.1%	6.4%
85 +	2.9%	2.6%	3.3%
18 +	75.0%	76.4%	78.6%
<b>2027 Population by Age</b>			
Total	14,695	22,517	43,738
0 - 4	7.0%	6.2%	5.7%
5 - 9	7.0%	6.5%	5.8%
10 - 14	7.1%	6.8%	6.1%
15 - 24	11.4%	10.8%	10.8%
25 - 34	13.9%	12.5%	12.6%
35 - 44	12.8%	12.5%	12.4%
45 - 54	10.7%	11.3%	11.1%
55 - 64	10.5%	11.9%	11.8%
65 - 74	9.4%	10.9%	12.3%
75 - 84	7.1%	7.6%	8.1%
85 +	3.2%	2.9%	3.2%
18 +	75.0%	76.6%	78.9%
<b>2010 Population by Sex</b>			
Males	6,483	9,586	18,184
Females	7,071	10,238	19,179
<b>2022 Population by Sex</b>			
Males	6,872	10,603	20,827
Females	7,486	11,251	21,901
<b>2027 Population by Sex</b>			
Males	7,035	10,934	21,323
Females	7,659	11,582	22,416

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





# Market Profile

115 NW 2nd Ave, Canby, Oregon, 97013  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.26326  
Longitude: -122.69342

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	13,554	19,823	37,364
White Alone	79.6%	83.4%	85.3%
Black Alone	0.6%	0.5%	0.6%
American Indian Alone	1.3%	1.2%	1.0%
Asian Alone	0.7%	1.1%	1.9%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	14.7%	11.0%	8.2%
Two or More Races	3.0%	2.7%	2.8%
Hispanic Origin	23.6%	18.3%	15.0%
Diversity Index	58.1	50.4	45.2
<b>2020 Population by Race/Ethnicity</b>			
Total	14,068	21,369	41,780
White Alone	72.0%	75.1%	76.5%
Black Alone	0.4%	0.4%	0.7%
American Indian Alone	1.1%	1.1%	1.0%
Asian Alone	1.1%	1.3%	2.4%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	11.2%	9.4%	8.1%
Two or More Races	13.9%	12.6%	11.2%
Hispanic Origin	24.0%	20.0%	17.0%
Diversity Index	65.0	59.9	56.6
<b>2022 Population by Race/Ethnicity</b>			
Total	14,358	21,854	42,729
White Alone	71.6%	74.7%	76.0%
Black Alone	0.4%	0.4%	0.7%
American Indian Alone	1.1%	1.1%	1.0%
Asian Alone	1.1%	1.3%	2.4%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	11.3%	9.4%	8.1%
Two or More Races	14.3%	13.0%	11.6%
Hispanic Origin	24.1%	20.1%	17.2%
Diversity Index	65.3	60.3	57.2
<b>2027 Population by Race/Ethnicity</b>			
Total	14,693	22,516	43,738
White Alone	70.3%	73.5%	74.7%
Black Alone	0.4%	0.4%	0.7%
American Indian Alone	1.2%	1.1%	1.0%
Asian Alone	1.2%	1.4%	2.5%
Pacific Islander Alone	0.1%	0.1%	0.3%
Some Other Race Alone	11.6%	9.6%	8.3%
Two or More Races	15.2%	13.9%	12.5%
Hispanic Origin	24.3%	20.3%	17.4%
Diversity Index	66.5	61.5	58.6
<b>2010 Population by Relationship and Household Type</b>			
Total	13,554	19,823	37,363
In Households	99.3%	99.4%	99.6%
In Family Households	87.1%	88.0%	84.8%
Householder	25.7%	26.6%	26.8%
Spouse	19.6%	21.0%	21.3%
Child	34.6%	33.9%	30.9%
Other relative	4.4%	4.0%	3.4%
Nonrelative	2.7%	2.6%	2.4%
In Nonfamily Households	12.3%	11.4%	14.8%
In Group Quarters	0.7%	0.6%	0.4%
Institutionalized Population	0.5%	0.4%	0.2%
Noninstitutionalized Population	0.1%	0.2%	0.2%

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

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



# Market Profile

115 NW 2nd Ave, Canby, Oregon, 97013  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.26326  
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	1 mile	3 miles	5 miles
<b>2022 Population 25+ by Educational Attainment</b>			
Total	9,556	14,959	30,280
Less than 9th Grade	6.8%	5.2%	3.1%
9th - 12th Grade, No Diploma	6.7%	4.8%	3.9%
High School Graduate	21.6%	19.9%	18.3%
GED/Alternative Credential	5.2%	5.7%	4.1%
Some College, No Degree	24.0%	25.0%	23.6%
Associate Degree	10.3%	10.0%	9.4%
Bachelor's Degree	16.0%	19.6%	24.0%
Graduate/Professional Degree	9.5%	9.6%	13.6%
<b>2022 Population 15+ by Marital Status</b>			
Total	11,307	17,534	35,110
Never Married	28.4%	26.1%	27.2%
Married	54.8%	56.9%	55.2%
Widowed	5.0%	5.0%	5.3%
Divorced	11.8%	12.0%	12.3%
<b>2022 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	7,500	11,713	23,383
Population 16+ Employed	96.9%	97.2%	96.8%
Population 16+ Unemployment rate	3.0%	2.8%	3.2%
Population 16-24 Employed	13.9%	13.2%	13.4%
Population 16-24 Unemployment rate	8.7%	7.7%	8.5%
Population 25-54 Employed	64.2%	60.4%	59.3%
Population 25-54 Unemployment rate	2.4%	2.6%	2.8%
Population 55-64 Employed	16.1%	18.8%	19.2%
Population 55-64 Unemployment rate	1.4%	1.0%	1.6%
Population 65+ Employed	5.8%	7.5%	8.1%
Population 65+ Unemployment rate	0.0%	0.0%	0.2%
<b>2022 Employed Population 16+ by Industry</b>			
Total	7,271	11,382	22,639
Agriculture/Mining	5.1%	3.7%	2.4%
Construction	7.9%	7.5%	7.1%
Manufacturing	16.3%	14.8%	13.6%
Wholesale Trade	3.3%	5.0%	4.2%
Retail Trade	12.0%	11.0%	12.5%
Transportation/Utilities	5.4%	5.0%	5.0%
Information	1.2%	1.5%	1.7%
Finance/Insurance/Real Estate	4.9%	6.8%	6.8%
Services	40.4%	40.9%	42.6%
Public Administration	3.5%	3.9%	3.9%
<b>2022 Employed Population 16+ by Occupation</b>			
Total	7,273	11,382	22,639
White Collar	51.6%	56.1%	63.2%
Management/Business/Financial	15.5%	18.2%	18.6%
Professional	16.1%	17.9%	21.3%
Sales	9.1%	9.4%	11.1%
Administrative Support	10.9%	10.6%	12.2%
Services	16.4%	14.8%	13.2%
Blue Collar	32.0%	29.0%	23.6%
Farming/Forestry/Fishing	4.1%	3.6%	2.2%
Construction/Extraction	5.0%	4.9%	4.2%
Installation/Maintenance/Repair	2.4%	2.3%	2.4%
Production	8.6%	7.3%	5.7%
Transportation/Material Moving	11.9%	10.8%	9.1%

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



# Market Profile

115 NW 2nd Ave, Canby, Oregon, 97013  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.26326  
Longitude: -122.69342

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	4,833	7,095	14,503
Households with 1 Person	23.2%	21.3%	25.5%
Households with 2+ People	76.8%	78.7%	74.5%
Family Households	72.0%	74.1%	68.9%
Husband-wife Families	54.9%	58.6%	54.9%
With Related Children	27.4%	27.0%	23.2%
Other Family (No Spouse Present)	17.1%	15.5%	14.0%
Other Family with Male Householder	5.1%	4.7%	4.4%
With Related Children	3.3%	3.0%	2.7%
Other Family with Female Householder	12.0%	10.8%	9.6%
With Related Children	8.6%	7.4%	6.3%
Nonfamily Households	4.9%	4.6%	5.6%
All Households with Children	39.9%	37.9%	32.6%
Multigenerational Households	4.2%	4.0%	3.2%
Unmarried Partner Households	6.1%	5.7%	5.8%
Male-female	5.6%	5.2%	5.2%
Same-sex	0.5%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	4,833	7,095	14,503
1 Person Household	23.2%	21.3%	25.5%
2 Person Household	31.3%	33.9%	35.9%
3 Person Household	15.9%	16.1%	14.6%
4 Person Household	15.3%	15.1%	13.2%
5 Person Household	8.0%	7.6%	6.3%
6 Person Household	3.7%	3.4%	2.6%
7 + Person Household	2.6%	2.6%	1.8%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	4,833	7,096	14,502
Owner Occupied	62.1%	68.8%	64.0%
Owned with a Mortgage/Loan	46.8%	51.0%	46.4%
Owned Free and Clear	15.2%	17.8%	17.5%
Renter Occupied	37.9%	31.2%	36.0%
<b>2022 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	87	87	77
Percent of Income for Mortgage	26.8%	26.9%	30.2%
Wealth Index	80	109	121
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	5,037	7,420	15,350
Housing Units Inside Urbanized Area	0.0%	0.6%	37.2%
Housing Units Inside Urbanized Cluster	99.9%	86.1%	43.8%
Rural Housing Units	0.1%	13.3%	19.0%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	13,554	19,824	37,363
Population Inside Urbanized Area	0.0%	0.6%	31.4%
Population Inside Urbanized Cluster	99.9%	86.3%	48.1%
Rural Population	0.1%	13.1%	20.4%

**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.

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



# Market Profile

115 NW 2nd Ave, Canby, Oregon, 97013  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

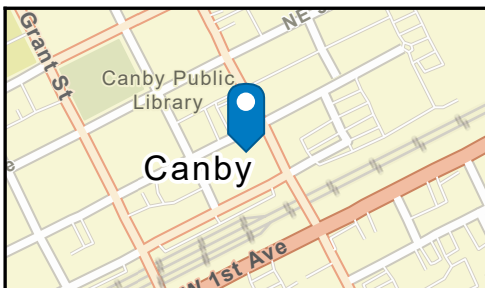
Latitude: 45.26326  
Longitude: -122.69342

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Middleburg (4C)	Middleburg (4C)	Bright Young Professionals (8C)
2.	Home Improvement (4B)	Green Acres (6A)	Middleburg (4C)
3.	Retirement Communities (9E)	Home Improvement (4B)	Green Acres (6A)
<b>2022 Consumer Spending</b>			
Apparel & Services: Total \$	\$10,877,599	\$19,021,828	\$42,920,812
Average Spent	\$2,081.84	\$2,378.92	\$2,585.90
Spending Potential Index	86	99	107
Education: Total \$	\$8,289,792	\$15,084,059	\$33,985,220
Average Spent	\$1,586.56	\$1,886.45	\$2,047.55
Spending Potential Index	81	96	104
Entertainment/Recreation: Total \$	\$16,400,576	\$29,230,206	\$65,727,020
Average Spent	\$3,138.87	\$3,655.60	\$3,959.94
Spending Potential Index	86	100	108
Food at Home: Total \$	\$27,689,737	\$48,522,820	\$110,239,812
Average Spent	\$5,299.47	\$6,068.39	\$6,641.75
Spending Potential Index	86	98	107
Food Away from Home: Total \$	\$19,461,849	\$33,992,585	\$77,140,282
Average Spent	\$3,724.76	\$4,251.20	\$4,647.56
Spending Potential Index	86	99	108
Health Care: Total \$	\$32,168,329	\$57,324,306	\$129,413,451
Average Spent	\$6,156.62	\$7,169.12	\$7,796.93
Spending Potential Index	87	101	110
HH Furnishings & Equipment: Total \$	\$11,657,199	\$20,715,056	\$46,657,178
Average Spent	\$2,231.04	\$2,590.68	\$2,811.01
Spending Potential Index	87	101	110
Personal Care Products & Services: Total \$	\$4,647,211	\$8,182,070	\$18,582,853
Average Spent	\$889.42	\$1,023.27	\$1,119.58
Spending Potential Index	87	100	110
Shelter: Total \$	\$102,558,652	\$180,844,062	\$409,358,987
Average Spent	\$19,628.45	\$22,616.82	\$24,663.15
Spending Potential Index	86	99	108
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$12,393,394	\$22,354,734	\$51,403,950
Average Spent	\$2,371.94	\$2,795.74	\$3,097.00
Spending Potential Index	87	103	114
Travel: Total \$	\$13,014,585	\$23,477,208	\$52,955,590
Average Spent	\$2,490.83	\$2,936.12	\$3,190.48
Spending Potential Index	87	102	111
Vehicle Maintenance & Repairs: Total \$	\$5,668,890	\$9,998,273	\$22,866,162
Average Spent	\$1,084.96	\$1,250.41	\$1,377.65
Spending Potential Index	86	99	109

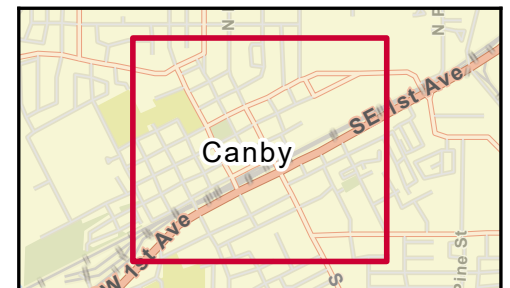
**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household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

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).





# Traffic Count Profile

115 NW 2nd Ave, Canby, Oregon, 97013  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.26326  
Longitude: -122.69342

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	N Ivy St	NE 1st Ave (0.02 miles SE)	2009	6,090
0.04	NW 1st Ave	N Holly St (0.05 miles SW)	2018	6,600
0.06	NE 1st Ave	N Ivy St (0.03 miles SW)	2009	1,340
0.06	N Ivy Street	S Ivy St (0.0 miles )	2020	5,963
0.09	SW 1st Ave	S Grant St (0.11 miles SW)	2009	21,510
0.10	Southeast 1st Avenue	S Juniper St (0.02 miles NE)	2020	21,649
0.10	NW 1st Ave	N Grant St (0.03 miles SW)	2009	1,310
0.12	N Grant St	NW 1st Ave (0.02 miles SE)	2009	4,460
0.12	S Ivy St	SE 2nd Ave (0.02 miles SE)	2009	8,250
0.13	N Grant Street	SW 1st Ave (0.03 miles SE)	2020	2,532
0.13	SW 1st Ave	S Grant St (0.02 miles SW)	2009	21,320
0.15	NW 1st Ave	N Grant St (0.02 miles NE)	2018	6,000
0.15	SE 2nd Ave	S Juniper St (0.03 miles NE)	2009	1,930
0.16	S Ivy St	SW 2nd Ave (0.01 miles SE)	2009	9,210
0.16	North Holly Street	NW 4th Ave (0.02 miles SE)	2018	5,420
0.17	S Grant St	SW 1st Ave (0.04 miles NW)	2018	5,100
0.18	SW 1st Ave	S Grant St (0.03 miles NE)	2009	21,810
0.23	Southeast 1st Avenue	(0.0 miles )	2018	25,300
0.24	Southwest 3rd Avenue	S Grant St (0.0 miles SW)	2018	1,160
0.25	SW 1st Ave	S Elm St (0.03 miles SW)	2009	22,000
0.27	N Elm Street	SW 1st Ave (0.03 miles SE)	2020	5,432
0.29	S Ivy St	S Township Rd (0.02 miles SE)	2009	10,380
0.29	Southwest 1st Avenue	S Elm St (0.07 miles NE)	2020	21,227
0.30	S Elm St	SW 2nd Ave (0.02 miles SE)	2009	4,090
0.31	N Holly St	NW 7th Ave (0.02 miles S)	2009	3,380
0.32	NE 3rd Ave	NE 4th Ave (0.07 miles NE)	2009	1,890
0.33	NE 4th Ave	NE 3rd Ave (0.07 miles E)	2009	1,520
0.35	S Ivy St	SW 6th Ave (0.04 miles SE)	2009	7,540
0.35	SE Township Road	S Knott St (0.05 miles E)	2020	3,601
0.36	N Knights Bridge Rd	N Holly St (0.02 miles NE)	2009	2,480

**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2021 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2022 Kalibrate Technologies (Q3 2022).