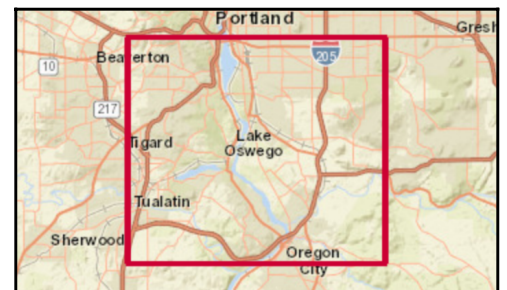
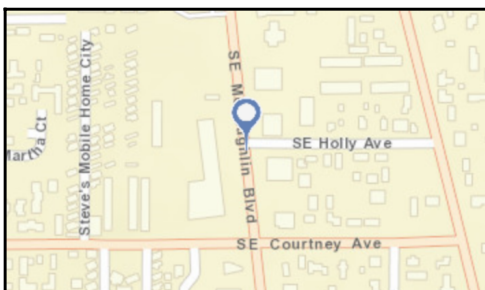
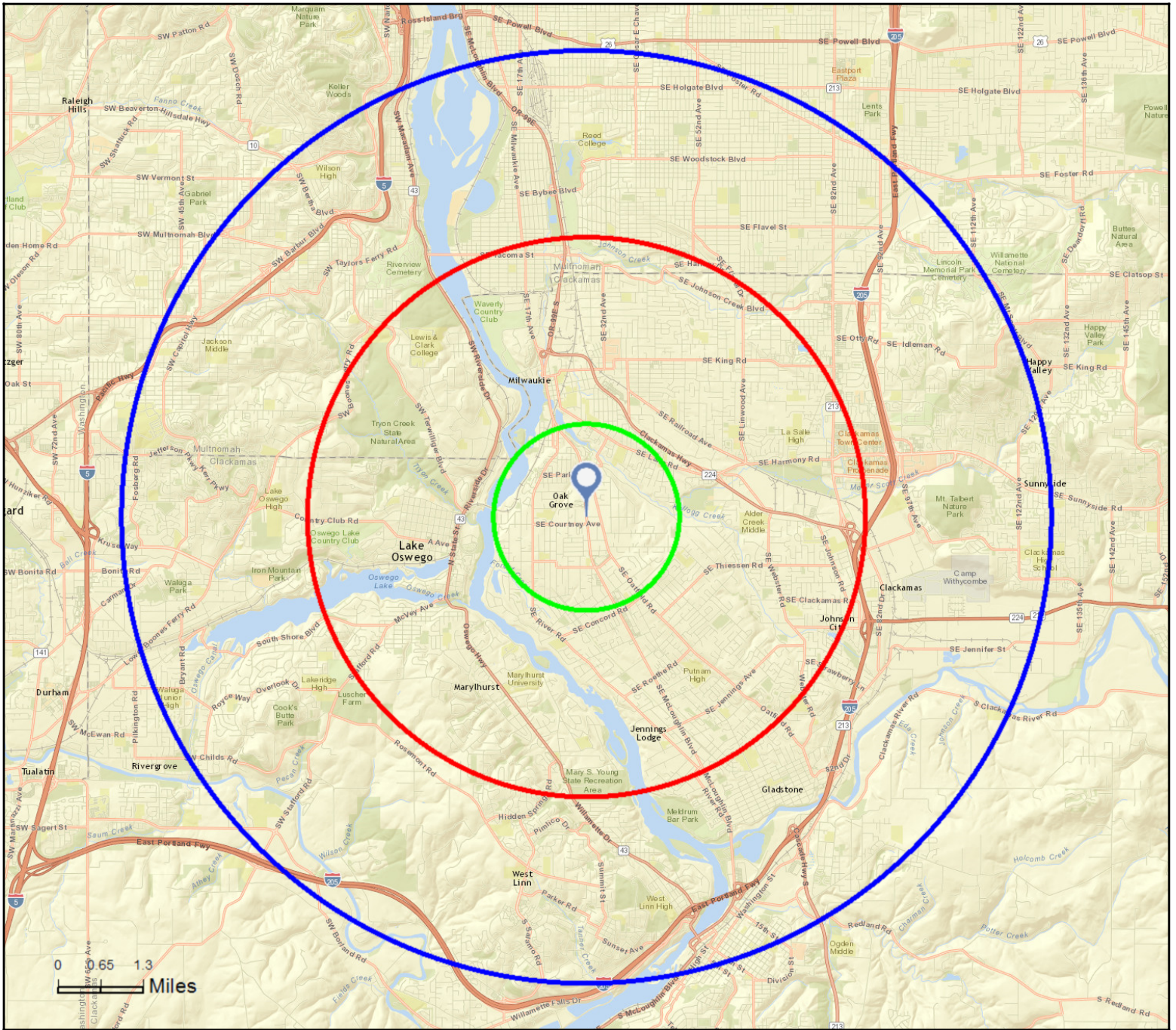




Site Map

13800 SE McLoughlin Blvd, Milwaukie, Oregon, 97222
13800 SE McLoughlin Blvd, Portland, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS
Latitude: 45.42356
Longitude: -122.63355

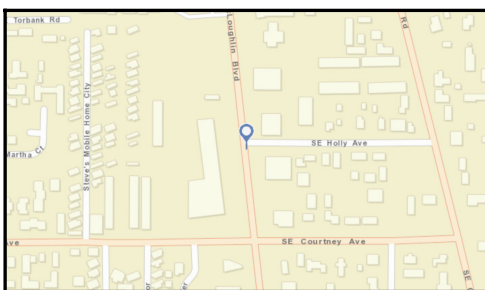
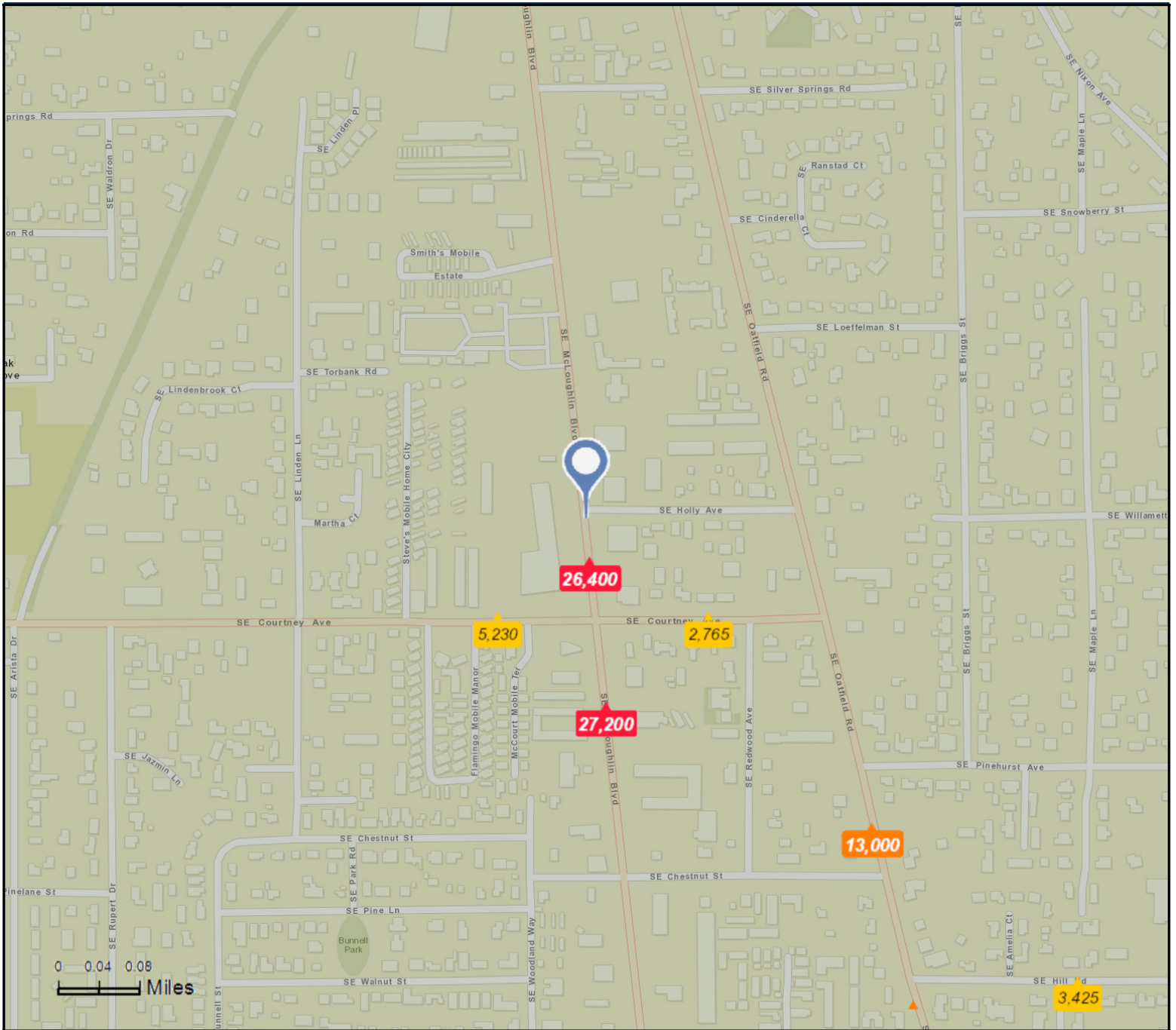




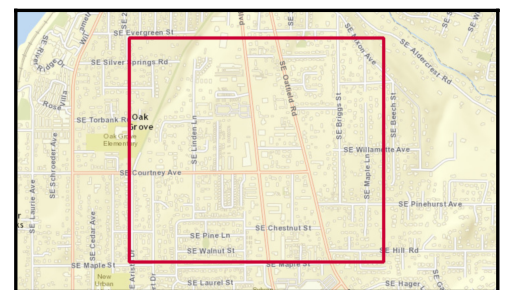
Traffic Count Map - Close Up

13800 SE McLoughlin Blvd, Milwaukie, Oregon, 97222
13800 SE McLoughlin Blvd, Portland, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS
Latitude: 45.42356
Longitude: -122.63355



- 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

May 12, 2017



2010 Census Profile

13800 SE McLoughlin Blvd, Milwaukie, Oregon,
 13800 SE McLoughlin Blvd, Portland, Oregon, 97222
 Ring: 1 mile radius

Prepared by First American Title NCS

Latitude: 45.42356
 Longitude: -122.63355

	2000	2010	2000-2010 Annual Rate
Population	13,698	14,221	0.38%
Households	5,974	6,208	0.38%
Housing Units	6,402	6,654	0.39%
Population by Race			
		Number	Percent
Total		14,220	100.0%
Population Reporting One Race		13,740	96.6%
White		12,648	88.9%
Black		181	1.3%
American Indian		147	1.0%
Asian		284	2.0%
Pacific Islander		35	0.2%
Some Other Race		445	3.1%
Population Reporting Two or More Races		480	3.4%
Total Hispanic Population		1,232	8.7%
Population by Sex			
Male		6,887	48.4%
Female		7,334	51.6%
Population by Age			
Total		14,219	100.0%
Age 0 - 4		747	5.3%
Age 5 - 9		756	5.3%
Age 10 - 14		802	5.6%
Age 15 - 19		826	5.8%
Age 20 - 24		775	5.5%
Age 25 - 29		946	6.7%
Age 30 - 34		907	6.4%
Age 35 - 39		895	6.3%
Age 40 - 44		949	6.7%
Age 45 - 49		1,014	7.1%
Age 50 - 54		1,058	7.4%
Age 55 - 59		1,113	7.8%
Age 60 - 64		906	6.4%
Age 65 - 69		633	4.5%
Age 70 - 74		445	3.1%
Age 75 - 79		374	2.6%
Age 80 - 84		411	2.9%
Age 85+		664	4.7%
Age 18+		11,403	80.2%
Age 65+		2,527	17.8%

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

13800 SE McLoughlin Blvd, Milwaukie, Oregon,
13800 SE McLoughlin Blvd, Portland, Oregon, 97222
Ring: 1 mile radius

Prepared by First American Title NCS

Latitude: 45.42356
Longitude: -122.63355

Households by Type		
Total	6,208	100.0%
Households with 1 Person	2,056	33.1%
Households with 2+ People	4,152	66.9%
Family Households	3,597	57.9%
Husband-wife Families	2,637	42.5%
With Own Children	932	15.0%
Other Family (No Spouse Present)	960	15.5%
With Own Children	506	8.2%
Nonfamily Households	555	8.9%
All Households with Children	1,614	26.0%
Multigenerational Households	161	2.6%
Unmarried Partner Households	540	8.7%
Male-female	471	7.6%
Same-sex	69	1.1%
Average Household Size	2.26	

Family Households by Size		
Total	3,597	100.0%
2 People	1,700	47.3%
3 People	871	24.2%
4 People	596	16.6%
5 People	267	7.4%
6 People	108	3.0%
7+ People	55	1.5%
Average Family Size	2.86	

Nonfamily Households by Size		
Total	2,611	100.0%
1 Person	2,056	78.7%
2 People	445	17.0%
3 People	77	2.9%
4 People	24	0.9%
5 People	7	0.3%
6 People	0	0.0%
7+ People	2	0.1%
Average Nonfamily Size	1.25	

Population by Relationship and Household Type		
Total	14,221	100.0%
In Households	14,011	98.5%
In Family Households	10,739	75.5%
Householder	3,573	25.1%
Spouse	2,623	18.4%
Child	3,668	25.8%
Other relative	421	3.0%
Nonrelative	456	3.2%
In Nonfamily Households	3,273	23.0%
In Group Quarters	210	1.5%
Institutionalized Population	84	0.6%
Noninstitutionalized Population	126	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. Average family size excludes nonrelatives.

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



2010 Census Profile

13800 SE McLoughlin Blvd, Milwaukie, Oregon,
13800 SE McLoughlin Blvd, Portland, Oregon, 97222
Ring: 1 mile radius

Prepared by First American Title NCS
Latitude: 45.42356
Longitude: -122.63355

Family Households by Age of Householder		
Total	3,597	100.0%
Householder Age 15 - 44	1,356	37.7%
Householder Age 45 - 54	768	21.4%
Householder Age 55 - 64	713	19.8%
Householder Age 65 - 74	400	11.1%
Householder Age 75+	360	10.0%
Nonfamily Households by Age of Householder		
Total	2,611	100.0%
Householder Age 15 - 44	702	26.9%
Householder Age 45 - 54	426	16.3%
Householder Age 55 - 64	519	19.9%
Householder Age 65 - 74	315	12.1%
Householder Age 75+	649	24.9%
Households by Race of Householder		
Total	6,208	100.0%
Householder is White Alone	5,746	92.6%
Householder is Black Alone	69	1.1%
Householder is American Indian Alone	45	0.7%
Householder is Asian Alone	100	1.6%
Householder is Pacific Islander Alone	10	0.2%
Householder is Some Other Race Alone	114	1.8%
Householder is Two or More Races	124	2.0%
Households with Hispanic Householder	329	5.3%
Husband-wife Families by Race of Householder		
Total	2,638	100.0%
Householder is White Alone	2,422	91.8%
Householder is Black Alone	24	0.9%
Householder is American Indian Alone	18	0.7%
Householder is Asian Alone	55	2.1%
Householder is Pacific Islander Alone	6	0.2%
Householder is Some Other Race Alone	66	2.5%
Householder is Two or More Races	47	1.8%
Husband-wife Families with Hispanic Householder	171	6.5%
Other Families (No Spouse) by Race of Householder		
Total	960	100.0%
Householder is White Alone	847	88.2%
Householder is Black Alone	16	1.7%
Householder is American Indian Alone	15	1.6%
Householder is Asian Alone	14	1.5%
Householder is Pacific Islander Alone	3	0.3%
Householder is Some Other Race Alone	35	3.6%
Householder is Two or More Races	30	3.1%
Other Families with Hispanic Householder	86	9.0%
Nonfamily Households by Race of Householder		
Total	2,611	100.0%
Householder is White Alone	2,478	94.9%
Householder is Black Alone	29	1.1%
Householder is American Indian Alone	13	0.5%
Householder is Asian Alone	31	1.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	13	0.5%
Householder is Two or More Races	47	1.8%
Nonfamily Households with Hispanic Householder	72	2.8%

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



2010 Census Profile

13800 SE McLoughlin Blvd, Milwaukie, Oregon,
13800 SE McLoughlin Blvd, Portland, Oregon, 97222
Ring: 1 mile radius

Prepared by First American Title NCS

Latitude: 45.42356
Longitude: -122.63355

Total Housing Units by Occupancy

Total	6,646	100.0%
Occupied Housing Units	6,208	93.4%
Vacant Housing Units		
For Rent	164	2.5%
Rented, not Occupied	4	0.1%
For Sale Only	128	1.9%
Sold, not Occupied	6	0.1%
For Seasonal/Recreational/Occasional Use	15	0.2%
For Migrant Workers	1	0.0%
Other Vacant	120	1.8%
Total Vacancy Rate	6.7%	

Households by Tenure and Mortgage Status

Total	6,208	100.0%
Owner Occupied	3,490	56.2%
Owned with a Mortgage/Loan	2,545	41.0%
Owned Free and Clear	945	15.2%
Average Household Size	2.41	
Renter Occupied	2,718	43.8%
Average Household Size	2.05	

Owner-occupied Housing Units by Race of Householder

Total	3,491	100.0%
Householder is White Alone	3,304	94.6%
Householder is Black Alone	11	0.3%
Householder is American Indian Alone	18	0.5%
Householder is Asian Alone	65	1.9%
Householder is Pacific Islander Alone	3	0.1%
Householder is Some Other Race Alone	39	1.1%
Householder is Two or More Races	51	1.5%
Owner-occupied Housing Units with Hispanic Householder	114	3.3%

Renter-occupied Housing Units by Race of Householder

Total	2,718	100.0%
Householder is White Alone	2,442	89.8%
Householder is Black Alone	58	2.1%
Householder is American Indian Alone	28	1.0%
Householder is Asian Alone	35	1.3%
Householder is Pacific Islander Alone	7	0.3%
Householder is Some Other Race Alone	75	2.8%
Householder is Two or More Races	73	2.7%
Renter-occupied Housing Units with Hispanic Householder	215	7.9%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.20
Householder is Black Alone	2.49
Householder is American Indian Alone	2.87
Householder is Asian Alone	2.49
Householder is Pacific Islander Alone	3.50
Householder is Some Other Race Alone	3.98
Householder is Two or More Races	2.52
Householder is Hispanic	3.41

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



2010 Census Profile

13800 SE McLoughlin Blvd, Milwaukie, Oregon,
 13800 SE McLoughlin Blvd, Portland, Oregon, 97222
 Ring: 3 mile radius

Prepared by First American Title NCS

Latitude: 45.42356
 Longitude: -122.63355

	2000	2010	2000-2010 Annual Rate
Population	90,199	92,970	0.30%
Households	36,403	38,284	0.51%
Housing Units	38,349	40,608	0.57%
Population by Race			
		Number	Percent
Total		92,971	100.0%
Population Reporting One Race		89,650	96.4%
White		82,598	88.8%
Black		993	1.1%
American Indian		838	0.9%
Asian		2,471	2.7%
Pacific Islander		218	0.2%
Some Other Race		2,532	2.7%
Population Reporting Two or More Races		3,321	3.6%
Total Hispanic Population		6,991	7.5%
Population by Sex			
Male		44,770	48.2%
Female		48,200	51.8%
Population by Age			
Total		92,970	100.0%
Age 0 - 4		4,989	5.4%
Age 5 - 9		5,319	5.7%
Age 10 - 14		5,783	6.2%
Age 15 - 19		6,074	6.5%
Age 20 - 24		5,281	5.7%
Age 25 - 29		5,521	5.9%
Age 30 - 34		5,743	6.2%
Age 35 - 39		5,752	6.2%
Age 40 - 44		6,214	6.7%
Age 45 - 49		6,776	7.3%
Age 50 - 54		7,248	7.8%
Age 55 - 59		7,313	7.9%
Age 60 - 64		6,312	6.8%
Age 65 - 69		4,403	4.7%
Age 70 - 74		2,996	3.2%
Age 75 - 79		2,384	2.6%
Age 80 - 84		2,128	2.3%
Age 85+		2,734	2.9%
Age 18+		73,239	78.8%
Age 65+		14,645	15.8%

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

13800 SE McLoughlin Blvd, Milwaukie, Oregon,
13800 SE McLoughlin Blvd, Portland, Oregon, 97222
Ring: 3 mile radius

Prepared by First American Title NCS

Latitude: 45.42356
Longitude: -122.63355

Households by Type		
Total	38,283	100.0%
Households with 1 Person	11,136	29.1%
Households with 2+ People	27,147	70.9%
Family Households	24,022	62.7%
Husband-wife Families	18,224	47.6%
With Own Children	6,879	18.0%
Other Family (No Spouse Present)	5,798	15.1%
With Own Children	3,113	8.1%
Nonfamily Households	3,125	8.2%
All Households with Children	10,993	28.7%
Multigenerational Households	1,022	2.7%
Unmarried Partner Households	2,895	7.6%
Male-female	2,504	6.5%
Same-sex	391	1.0%
Average Household Size	2.38	

Family Households by Size		
Total	24,022	100.0%
2 People	11,176	46.5%
3 People	5,576	23.2%
4 People	4,412	18.4%
5 People	1,828	7.6%
6 People	650	2.7%
7+ People	380	1.6%
Average Family Size	2.93	

Nonfamily Households by Size		
Total	14,261	100.0%
1 Person	11,136	78.1%
2 People	2,534	17.8%
3 People	401	2.8%
4 People	133	0.9%
5 People	33	0.2%
6 People	13	0.1%
7+ People	11	0.1%
Average Nonfamily Size	1.28	

Population by Relationship and Household Type		
Total	92,970	100.0%
In Households	91,133	98.0%
In Family Households	72,812	78.3%
Householder	24,040	25.9%
Spouse	18,237	19.6%
Child	25,332	27.2%
Other relative	2,675	2.9%
Nonrelative	2,526	2.7%
In Nonfamily Households	18,322	19.7%
In Group Quarters	1,837	2.0%
Institutionalized Population	309	0.3%
Noninstitutionalized Population	1,528	1.6%

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

13800 SE McLoughlin Blvd, Milwaukie, Oregon,
13800 SE McLoughlin Blvd, Portland, Oregon, 97222
Ring: 3 mile radius

Prepared by First American Title NCS

Latitude: 45.42356
Longitude: -122.63355

Family Households by Age of Householder		
Total		24,022 100.0%
Householder Age 15 - 44	8,460	35.2%
Householder Age 45 - 54	5,521	23.0%
Householder Age 55 - 64	5,149	21.4%
Householder Age 65 - 74	2,868	11.9%
Householder Age 75+	2,024	8.4%

Nonfamily Households by Age of Householder		
Total	14,260	100.0%
Householder Age 15 - 44	4,077	28.6%
Householder Age 45 - 54	2,318	16.3%
Householder Age 55 - 64	2,955	20.7%
Householder Age 65 - 74	1,914	13.4%
Householder Age 75+	2,996	21.0%

Households by Race of Householder		
Total	38,284	100.0%
Householder is White Alone	35,286	92.2%
Householder is Black Alone	352	0.9%
Householder is American Indian Alone	298	0.8%
Householder is Asian Alone	820	2.1%
Householder is Pacific Islander Alone	64	0.2%
Householder is Some Other Race Alone	656	1.7%
Householder is Two or More Races	808	2.1%
Households with Hispanic Householder	1,824	4.8%

Husband-wife Families by Race of Householder		
Total	18,224	100.0%
Householder is White Alone	16,830	92.4%
Householder is Black Alone	115	0.6%
Householder is American Indian Alone	122	0.7%
Householder is Asian Alone	452	2.5%
Householder is Pacific Islander Alone	33	0.2%
Householder is Some Other Race Alone	354	1.9%
Householder is Two or More Races	318	1.7%
Husband-wife Families with Hispanic Householder	906	5.0%

Other Families (No Spouse) by Race of Householder		
Total	5,797	100.0%
Householder is White Alone	5,115	88.2%
Householder is Black Alone	85	1.5%
Householder is American Indian Alone	67	1.2%
Householder is Asian Alone	121	2.1%
Householder is Pacific Islander Alone	13	0.2%
Householder is Some Other Race Alone	189	3.3%
Householder is Two or More Races	207	3.6%
Other Families with Hispanic Householder	479	8.3%

Nonfamily Households by Race of Householder		
Total	14,261	100.0%
Householder is White Alone	13,340	93.5%
Householder is Black Alone	152	1.1%
Householder is American Indian Alone	109	0.8%
Householder is Asian Alone	246	1.7%
Householder is Pacific Islander Alone	18	0.1%
Householder is Some Other Race Alone	113	0.8%
Householder is Two or More Races	283	2.0%
Nonfamily Households with Hispanic Householder	440	3.1%

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



2010 Census Profile

13800 SE McLoughlin Blvd, Milwaukie, Oregon,
13800 SE McLoughlin Blvd, Portland, Oregon, 97222
Ring: 3 mile radius

Prepared by First American Title NCS

Latitude: 45.42356
Longitude: -122.63355

Total Housing Units by Occupancy

Total	40,605	100.0%
Occupied Housing Units	38,284	94.3%
Vacant Housing Units		
For Rent	866	2.1%
Rented, not Occupied	58	0.1%
For Sale Only	500	1.2%
Sold, not Occupied	98	0.2%
For Seasonal/Recreational/Occasional Use	220	0.5%
For Migrant Workers	2	0.0%
Other Vacant	577	1.4%
Total Vacancy Rate	5.7%	

Households by Tenure and Mortgage Status

Total	38,284	100.0%
Owner Occupied	24,413	63.8%
Owned with a Mortgage/Loan	18,055	47.2%
Owned Free and Clear	6,357	16.6%
Average Household Size	2.49	
Renter Occupied	13,871	36.2%
Average Household Size	2.19	

Owner-occupied Housing Units by Race of Householder

Total	24,411	100.0%
Householder is White Alone	23,019	94.3%
Householder is Black Alone	99	0.4%
Householder is American Indian Alone	135	0.6%
Householder is Asian Alone	543	2.2%
Householder is Pacific Islander Alone	24	0.1%
Householder is Some Other Race Alone	228	0.9%
Householder is Two or More Races	363	1.5%
Owner-occupied Housing Units with Hispanic Householder	705	2.9%

Renter-occupied Housing Units by Race of Householder

Total	13,871	100.0%
Householder is White Alone	12,266	88.4%
Householder is Black Alone	252	1.8%
Householder is American Indian Alone	163	1.2%
Householder is Asian Alone	277	2.0%
Householder is Pacific Islander Alone	40	0.3%
Householder is Some Other Race Alone	428	3.1%
Householder is Two or More Races	445	3.2%
Renter-occupied Housing Units with Hispanic Householder	1,119	8.1%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.34
Householder is Black Alone	2.42
Householder is American Indian Alone	2.71
Householder is Asian Alone	2.63
Householder is Pacific Islander Alone	3.05
Householder is Some Other Race Alone	3.81
Householder is Two or More Races	2.71
Householder is Hispanic	3.36

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



2010 Census Profile

13800 SE McLoughlin Blvd, Milwaukie, Oregon,
13800 SE McLoughlin Blvd, Portland, Oregon, 97222
Ring: 5 mile radius

Prepared by First American Title NCS

Latitude: 45.42356
Longitude: -122.63355

	2000	2010	2000-2010 Annual Rate
Population	251,767	267,807	0.62%
Households	102,465	110,675	0.77%
Housing Units	108,252	117,342	0.81%
Population by Race			
		Number	Percent
Total		267,806	100.0%
Population Reporting One Race		257,545	96.2%
White		228,617	85.4%
Black		4,406	1.6%
American Indian		2,219	0.8%
Asian		13,851	5.2%
Pacific Islander		795	0.3%
Some Other Race		7,657	2.9%
Population Reporting Two or More Races		10,261	3.8%
Total Hispanic Population		20,365	7.6%
Population by Sex			
Male		130,527	48.7%
Female		137,280	51.3%
Population by Age			
Total		267,806	100.0%
Age 0 - 4		15,085	5.6%
Age 5 - 9		15,600	5.8%
Age 10 - 14		16,245	6.1%
Age 15 - 19		16,665	6.2%
Age 20 - 24		16,658	6.2%
Age 25 - 29		19,088	7.1%
Age 30 - 34		19,278	7.2%
Age 35 - 39		18,843	7.0%
Age 40 - 44		18,642	7.0%
Age 45 - 49		19,596	7.3%
Age 50 - 54		20,718	7.7%
Age 55 - 59		20,314	7.6%
Age 60 - 64		16,854	6.3%
Age 65 - 69		10,959	4.1%
Age 70 - 74		7,142	2.7%
Age 75 - 79		5,438	2.0%
Age 80 - 84		4,788	1.8%
Age 85+		5,895	2.2%
Age 18+		210,821	78.7%
Age 65+		34,222	12.8%

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

13800 SE McLoughlin Blvd, Milwaukie, Oregon,
13800 SE McLoughlin Blvd, Portland, Oregon, 97222
Ring: 5 mile radius

Prepared by First American Title NCS

Latitude: 45.42356
Longitude: -122.63355

Households by Type		
Total	110,675	100.0%
Households with 1 Person	32,105	29.0%
Households with 2+ People	78,570	71.0%
Family Households	67,057	60.6%
Husband-wife Families	50,924	46.0%
With Own Children	20,690	18.7%
Other Family (No Spouse Present)	16,133	14.6%
With Own Children	8,839	8.0%
Nonfamily Households	11,513	10.4%
All Households with Children	32,036	28.9%
Multigenerational Households	2,805	2.5%
Unmarried Partner Households	9,300	8.4%
Male-female	7,980	7.2%
Same-sex	1,320	1.2%
Average Household Size	2.38	

Family Households by Size		
Total	67,056	100.0%
2 People	30,210	45.1%
3 People	15,924	23.7%
4 People	12,853	19.2%
5 People	5,127	7.6%
6 People	1,840	2.7%
7+ People	1,102	1.6%
Average Family Size	2.95	

Nonfamily Households by Size		
Total	43,619	100.0%
1 Person	32,105	73.6%
2 People	9,187	21.1%
3 People	1,505	3.5%
4 People	523	1.2%
5 People	168	0.4%
6 People	70	0.2%
7+ People	61	0.1%
Average Nonfamily Size	1.35	

Population by Relationship and Household Type		
Total	267,807	100.0%
In Households	263,681	98.5%
In Family Households	204,878	76.5%
Householder	67,036	25.0%
Spouse	50,910	19.0%
Child	71,785	26.8%
Other relative	8,114	3.0%
Nonrelative	7,034	2.6%
In Nonfamily Households	58,803	22.0%
In Group Quarters	4,126	1.5%
Institutionalized Population	831	0.3%
Noninstitutionalized Population	3,296	1.2%

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

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Ring: 5 mile radius

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Family Households by Age of Householder		
Total	67,056	100.0%
Householder Age 15 - 44	26,004	38.8%
Householder Age 45 - 54	15,749	23.5%
Householder Age 55 - 64	14,016	20.9%
Householder Age 65 - 74	6,776	10.1%
Householder Age 75+	4,511	6.7%
Nonfamily Households by Age of Householder		
Total	43,618	100.0%
Householder Age 15 - 44	16,608	38.1%
Householder Age 45 - 54	7,217	16.5%
Householder Age 55 - 64	8,425	19.3%
Householder Age 65 - 74	4,909	11.3%
Householder Age 75+	6,459	14.8%
Households by Race of Householder		
Total	110,675	100.0%
Householder is White Alone	99,066	89.5%
Householder is Black Alone	1,576	1.4%
Householder is American Indian Alone	811	0.7%
Householder is Asian Alone	4,393	4.0%
Householder is Pacific Islander Alone	228	0.2%
Householder is Some Other Race Alone	2,028	1.8%
Householder is Two or More Races	2,573	2.3%
Households with Hispanic Householder	5,469	4.9%
Husband-wife Families by Race of Householder		
Total	50,924	100.0%
Householder is White Alone	45,534	89.4%
Householder is Black Alone	470	0.9%
Householder is American Indian Alone	312	0.6%
Householder is Asian Alone	2,546	5.0%
Householder is Pacific Islander Alone	108	0.2%
Householder is Some Other Race Alone	1,047	2.1%
Householder is Two or More Races	907	1.8%
Husband-wife Families with Hispanic Householder	2,596	5.1%
Other Families (No Spouse) by Race of Householder		
Total	16,134	100.0%
Householder is White Alone	13,597	84.3%
Householder is Black Alone	433	2.7%
Householder is American Indian Alone	191	1.2%
Householder is Asian Alone	705	4.4%
Householder is Pacific Islander Alone	55	0.3%
Householder is Some Other Race Alone	550	3.4%
Householder is Two or More Races	603	3.7%
Other Families with Hispanic Householder	1,350	8.4%
Nonfamily Households by Race of Householder		
Total	43,618	100.0%
Householder is White Alone	39,935	91.6%
Householder is Black Alone	673	1.5%
Householder is American Indian Alone	308	0.7%
Householder is Asian Alone	1,142	2.6%
Householder is Pacific Islander Alone	65	0.1%
Householder is Some Other Race Alone	432	1.0%
Householder is Two or More Races	1,063	2.4%
Nonfamily Households with Hispanic Householder	1,524	3.5%

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



2010 Census Profile

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Total Housing Units by Occupancy

Total	117,367	100.0%
Occupied Housing Units	110,675	94.3%
Vacant Housing Units		
For Rent	2,489	2.1%
Rented, not Occupied	186	0.2%
For Sale Only	1,522	1.3%
Sold, not Occupied	294	0.3%
For Seasonal/Recreational/Occasional Use	624	0.5%
For Migrant Workers	2	0.0%
Other Vacant	1,575	1.3%
Total Vacancy Rate	5.7%	

Households by Tenure and Mortgage Status

Total	110,675	100.0%
Owner Occupied	68,629	62.0%
Owned with a Mortgage/Loan	52,957	47.8%
Owned Free and Clear	15,672	14.2%
Average Household Size	2.51	
Renter Occupied	42,046	38.0%
Average Household Size	2.18	

Owner-occupied Housing Units by Race of Householder

Total	68,629	100.0%
Householder is White Alone	62,961	91.7%
Householder is Black Alone	436	0.6%
Householder is American Indian Alone	350	0.5%
Householder is Asian Alone	2,984	4.3%
Householder is Pacific Islander Alone	63	0.1%
Householder is Some Other Race Alone	734	1.1%
Householder is Two or More Races	1,101	1.6%
Owner-occupied Housing Units with Hispanic Householder	2,147	3.1%

Renter-occupied Housing Units by Race of Householder

Total	42,047	100.0%
Householder is White Alone	36,106	85.9%
Householder is Black Alone	1,140	2.7%
Householder is American Indian Alone	461	1.1%
Householder is Asian Alone	1,409	3.4%
Householder is Pacific Islander Alone	165	0.4%
Householder is Some Other Race Alone	1,294	3.1%
Householder is Two or More Races	1,472	3.5%
Renter-occupied Housing Units with Hispanic Householder	3,322	7.9%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.32
Householder is Black Alone	2.53
Householder is American Indian Alone	2.65
Householder is Asian Alone	2.91
Householder is Pacific Islander Alone	3.31
Householder is Some Other Race Alone	3.64
Householder is Two or More Races	2.58
Householder is Hispanic	3.25

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



Demographic and Income Profile

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Summary	Census 2010	2016	2021
Population	14,221	14,892	15,617
Households	6,208	6,493	6,815
Families	3,597	3,706	3,859
Average Household Size	2.26	2.26	2.26
Owner Occupied Housing Units	3,490	3,468	3,624
Renter Occupied Housing Units	2,718	3,025	3,191
Median Age	42.4	44.0	44.8
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.96%	0.92%	0.84%
Households	0.97%	0.87%	0.79%
Families	0.81%	0.75%	0.72%
Owner HHs	0.88%	0.82%	0.73%
Median Household Income	2.73%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	771	11.9%	787	11.5%
\$15,000 - \$24,999	623	9.6%	610	9.0%
\$25,000 - \$34,999	637	9.8%	671	9.8%
\$35,000 - \$49,999	913	14.1%	519	7.6%
\$50,000 - \$74,999	1,245	19.2%	1,395	20.5%
\$75,000 - \$99,999	797	12.3%	934	13.7%
\$100,000 - \$149,999	1,025	15.8%	1,311	19.2%
\$150,000 - \$199,999	286	4.4%	362	5.3%
\$200,000+	196	3.0%	226	3.3%
Median Household Income	\$54,360		\$62,209	
Average Household Income	\$70,451		\$78,102	
Per Capita Income	\$30,943		\$34,294	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	747	5.3%	739	5.0%	767	4.9%
5 - 9	756	5.3%	733	4.9%	745	4.8%
10 - 14	802	5.6%	797	5.4%	802	5.1%
15 - 19	826	5.8%	792	5.3%	786	5.0%
20 - 24	775	5.4%	896	6.0%	846	5.4%
25 - 34	1,853	13.0%	1,860	12.5%	2,036	13.0%
35 - 44	1,844	13.0%	1,805	12.1%	1,858	11.9%
45 - 54	2,072	14.6%	2,012	13.5%	1,954	12.5%
55 - 64	2,019	14.2%	2,095	14.1%	2,031	13.0%
65 - 74	1,078	7.6%	1,540	10.3%	1,880	12.0%
75 - 84	785	5.5%	858	5.8%	1,097	7.0%
85+	664	4.7%	765	5.1%	813	5.2%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,648	88.9%	12,973	87.1%	13,345	85.5%
Black Alone	181	1.3%	237	1.6%	291	1.9%
American Indian Alone	147	1.0%	149	1.0%	157	1.0%
Asian Alone	284	2.0%	362	2.4%	441	2.8%
Pacific Islander Alone	35	0.2%	41	0.3%	47	0.3%
Some Other Race Alone	445	3.1%	533	3.6%	626	4.0%
Two or More Races	480	3.4%	597	4.0%	709	4.5%
Hispanic Origin (Any Race)	1,232	8.7%	1,455	9.8%	1,715	11.0%

Data Note: Income is expressed in current dollars.

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

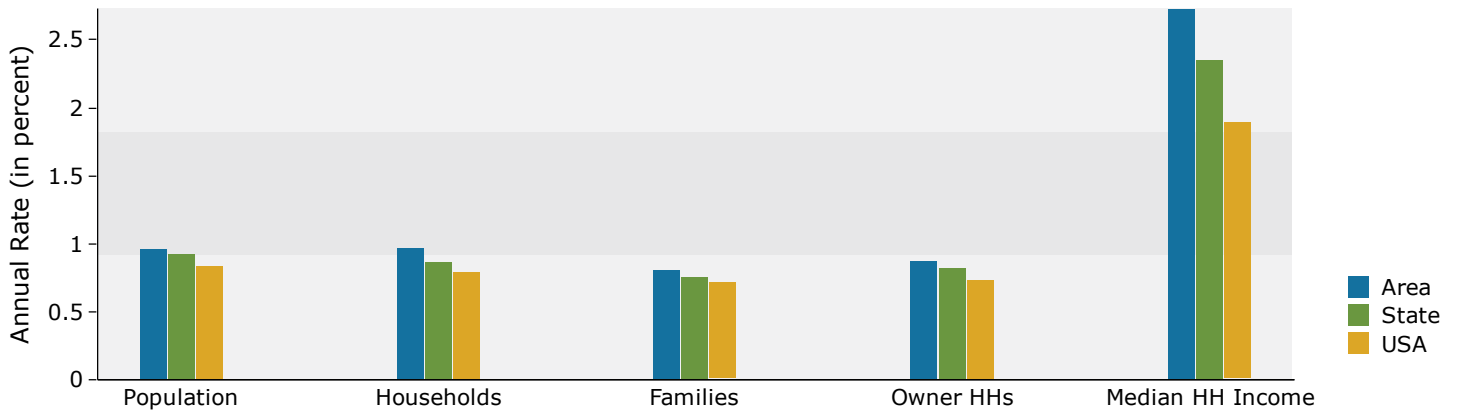


Demographic and Income Profile

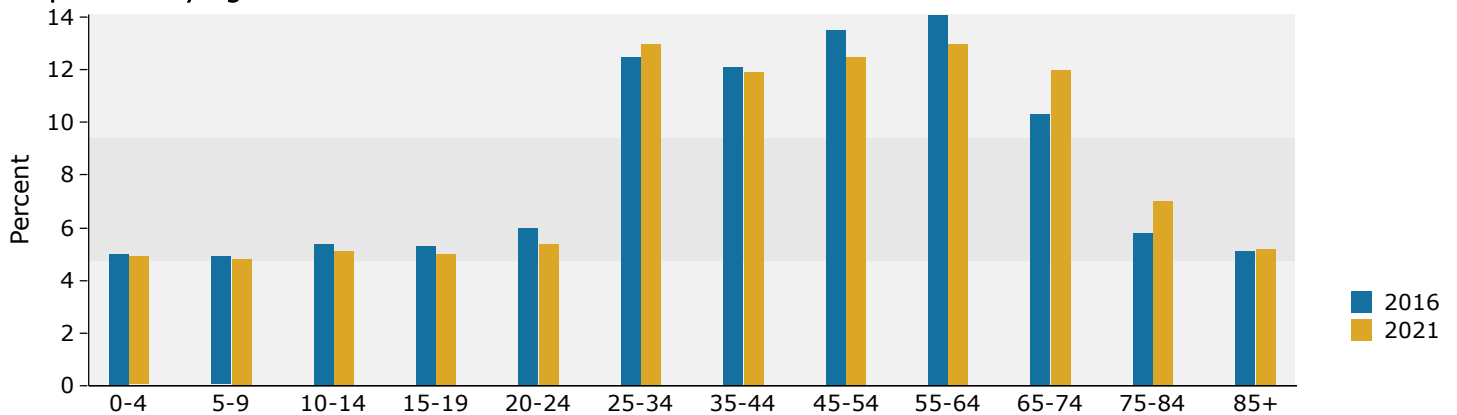
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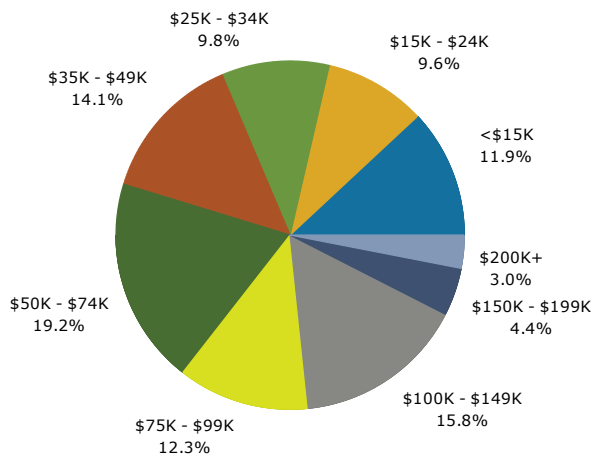
Trends 2016-2021



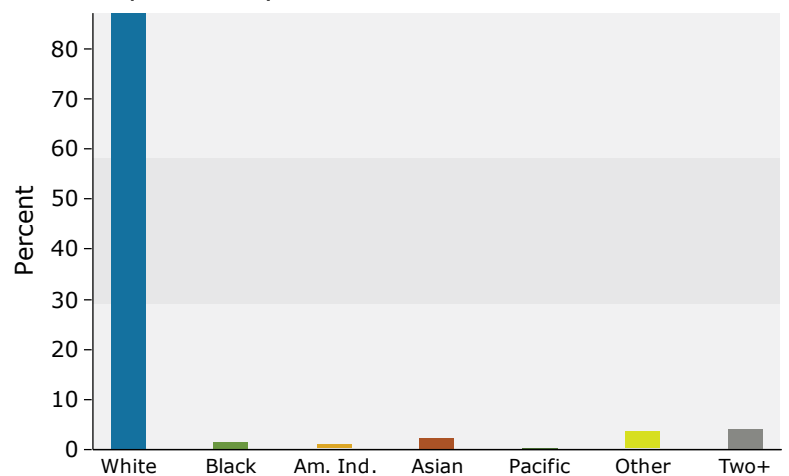
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 9.8%

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



Demographic and Income Profile

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Summary	Census 2010	2016	2021
Population	92,970	96,378	100,333
Households	38,284	39,756	41,472
Families	24,022	24,621	25,511
Average Household Size	2.38	2.38	2.37
Owner Occupied Housing Units	24,413	24,300	25,392
Renter Occupied Housing Units	13,871	15,456	16,080
Median Age	41.6	43.1	44.0
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.81%	0.92%	0.84%
Households	0.85%	0.87%	0.79%
Families	0.71%	0.75%	0.72%
Owner HHs	0.88%	0.82%	0.73%
Median Household Income	2.89%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	4,051	10.2%	4,093	9.9%
\$15,000 - \$24,999	3,415	8.6%	3,289	7.9%
\$25,000 - \$34,999	3,558	8.9%	3,706	8.9%
\$35,000 - \$49,999	5,309	13.4%	3,205	7.7%
\$50,000 - \$74,999	7,042	17.7%	7,716	18.6%
\$75,000 - \$99,999	5,931	14.9%	6,651	16.0%
\$100,000 - \$149,999	5,987	15.1%	7,500	18.1%
\$150,000 - \$199,999	1,974	5.0%	2,506	6.0%
\$200,000+	2,488	6.3%	2,806	6.8%
Median Household Income	\$60,224		\$69,447	
Average Household Income	\$83,987		\$92,448	
Per Capita Income	\$35,276		\$38,820	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,989	5.4%	4,849	5.0%	4,957	4.9%
5 - 9	5,319	5.7%	5,181	5.4%	5,149	5.1%
10 - 14	5,783	6.2%	5,609	5.8%	5,585	5.6%
15 - 19	6,074	6.5%	5,857	6.1%	5,794	5.8%
20 - 24	5,281	5.7%	5,861	6.1%	5,597	5.6%
25 - 34	11,264	12.1%	11,318	11.7%	12,150	12.1%
35 - 44	11,966	12.9%	11,833	12.3%	12,200	12.2%
45 - 54	14,024	15.1%	13,210	13.7%	12,756	12.7%
55 - 64	13,625	14.7%	14,419	15.0%	14,328	14.3%
65 - 74	7,399	8.0%	10,332	10.7%	12,583	12.5%
75 - 84	4,512	4.9%	4,932	5.1%	6,140	6.1%
85+	2,734	2.9%	2,978	3.1%	3,094	3.1%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	82,598	88.8%	83,974	87.1%	85,797	85.5%
Black Alone	993	1.1%	1,240	1.3%	1,491	1.5%
American Indian Alone	838	0.9%	860	0.9%	897	0.9%
Asian Alone	2,471	2.7%	3,055	3.2%	3,680	3.7%
Pacific Islander Alone	218	0.2%	253	0.3%	289	0.3%
Some Other Race Alone	2,532	2.7%	2,964	3.1%	3,434	3.4%
Two or More Races	3,321	3.6%	4,034	4.2%	4,744	4.7%
Hispanic Origin (Any Race)	6,991	7.5%	8,131	8.4%	9,514	9.5%

Data Note: Income is expressed in current dollars.

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

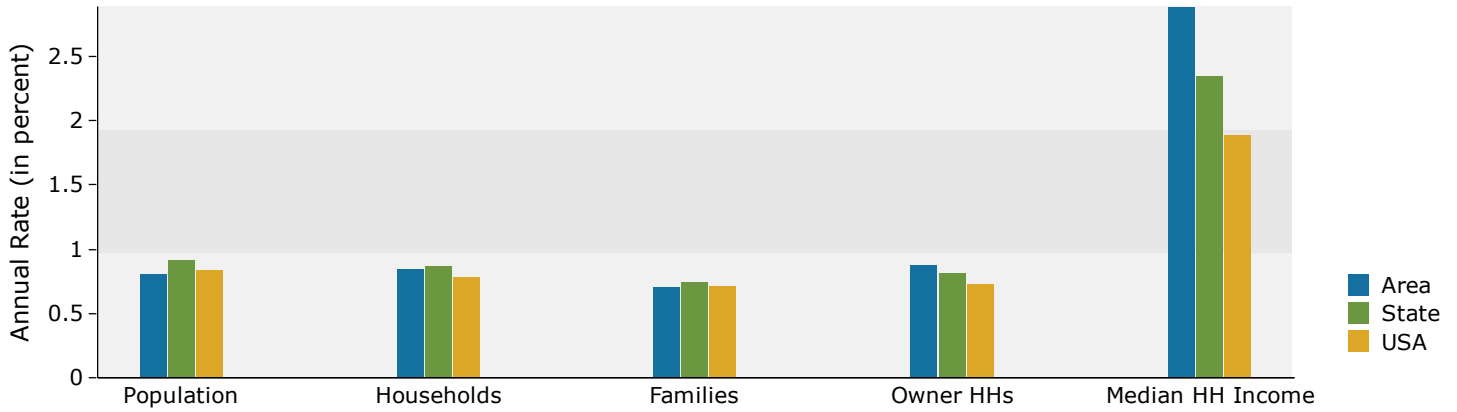


Demographic and Income Profile

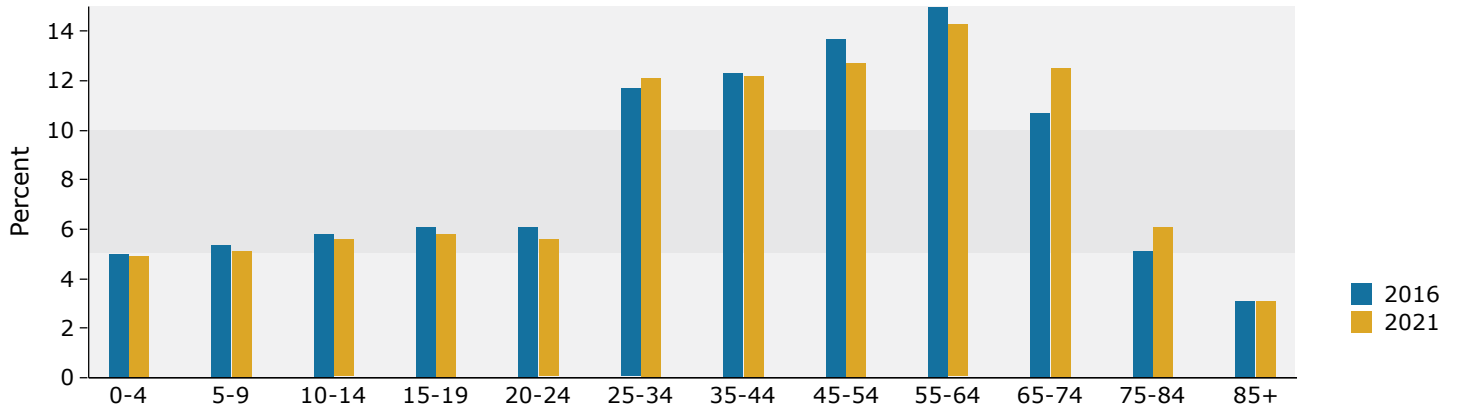
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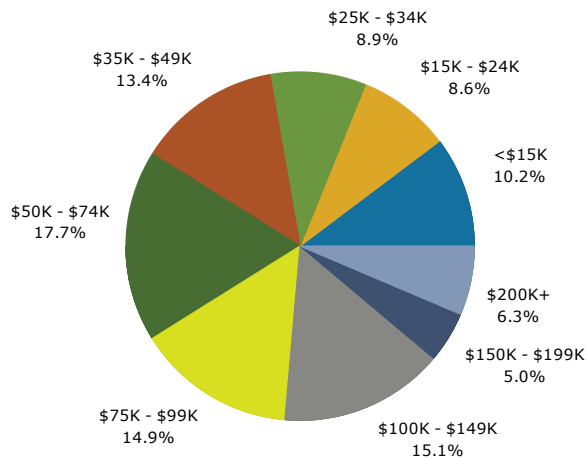
Trends 2016-2021



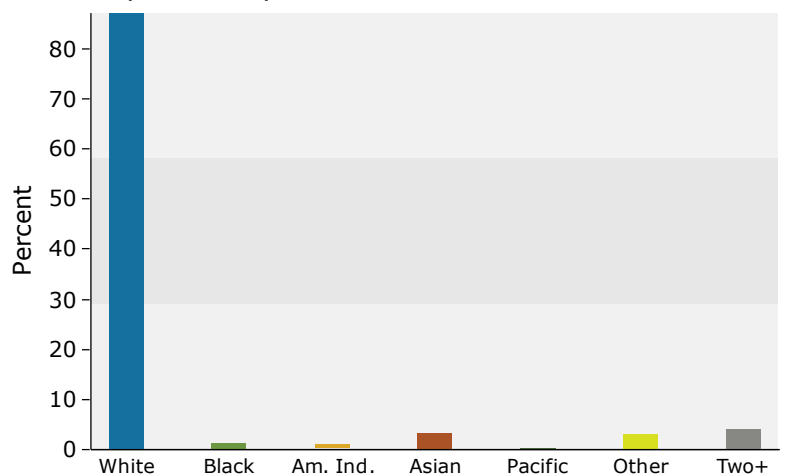
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 8.4%

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



Demographic and Income Profile

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Summary	Census 2010	2016	2021
Population	267,807	280,421	293,853
Households	110,675	115,474	120,872
Families	67,057	69,153	71,972
Average Household Size	2.38	2.39	2.40
Owner Occupied Housing Units	68,629	68,049	71,135
Renter Occupied Housing Units	42,046	47,426	49,737
Median Age	39.1	40.3	41.0
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.94%	0.92%	0.84%
Households	0.92%	0.87%	0.79%
Families	0.80%	0.75%	0.72%
Owner HHs	0.89%	0.82%	0.73%
Median Household Income	2.90%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	11,278	9.8%	11,315	9.4%
\$15,000 - \$24,999	9,324	8.1%	9,083	7.5%
\$25,000 - \$34,999	10,405	9.0%	11,059	9.1%
\$35,000 - \$49,999	14,851	12.9%	8,819	7.3%
\$50,000 - \$74,999	19,824	17.2%	21,848	18.1%
\$75,000 - \$99,999	16,523	14.3%	18,258	15.1%
\$100,000 - \$149,999	17,877	15.5%	22,137	18.3%
\$150,000 - \$199,999	7,194	6.2%	9,099	7.5%
\$200,000+	8,198	7.1%	9,255	7.7%
Median Household Income	\$62,701		\$72,325	
Average Household Income	\$88,161		\$96,832	
Per Capita Income	\$36,714		\$40,221	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,085	5.6%	14,825	5.3%	15,398	5.2%
5 - 9	15,600	5.8%	15,413	5.5%	15,381	5.2%
10 - 14	16,245	6.1%	16,407	5.9%	16,159	5.5%
15 - 19	16,665	6.2%	16,520	5.9%	16,440	5.6%
20 - 24	16,658	6.2%	17,873	6.4%	17,577	6.0%
25 - 34	38,366	14.3%	38,997	13.9%	42,052	14.3%
35 - 44	37,485	14.0%	37,863	13.5%	39,356	13.4%
45 - 54	40,314	15.1%	38,369	13.7%	37,680	12.8%
55 - 64	37,168	13.9%	40,305	14.4%	39,981	13.6%
65 - 74	18,101	6.8%	26,124	9.3%	32,576	11.1%
75 - 84	10,226	3.8%	11,320	4.0%	14,577	5.0%
85+	5,895	2.2%	6,404	2.3%	6,677	2.3%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	228,617	85.4%	234,069	83.5%	240,263	81.8%
Black Alone	4,406	1.6%	5,005	1.8%	5,605	1.9%
American Indian Alone	2,219	0.8%	2,272	0.8%	2,354	0.8%
Asian Alone	13,851	5.2%	16,966	6.1%	20,106	6.8%
Pacific Islander Alone	795	0.3%	955	0.3%	1,124	0.4%
Some Other Race Alone	7,657	2.9%	8,855	3.2%	10,138	3.5%
Two or More Races	10,261	3.8%	12,297	4.4%	14,263	4.9%
Hispanic Origin (Any Race)	20,365	7.6%	23,531	8.4%	27,300	9.3%

Data Note: Income is expressed in current dollars.

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

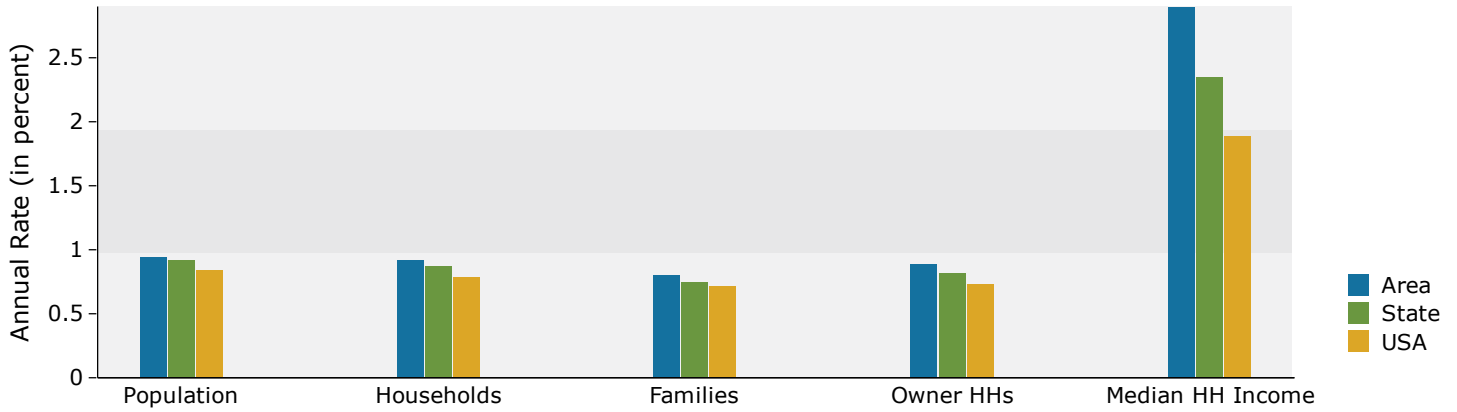


Demographic and Income Profile

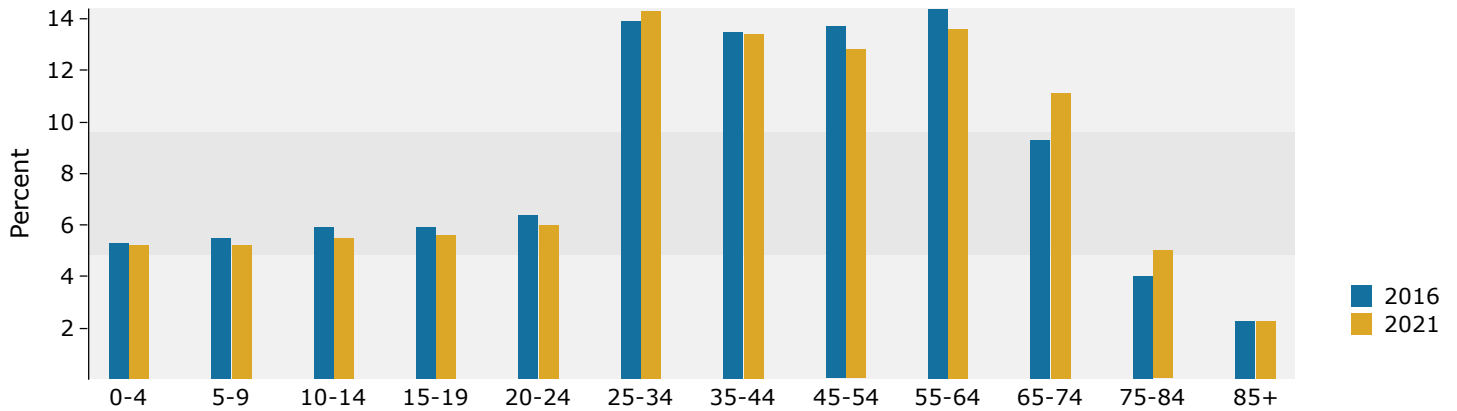
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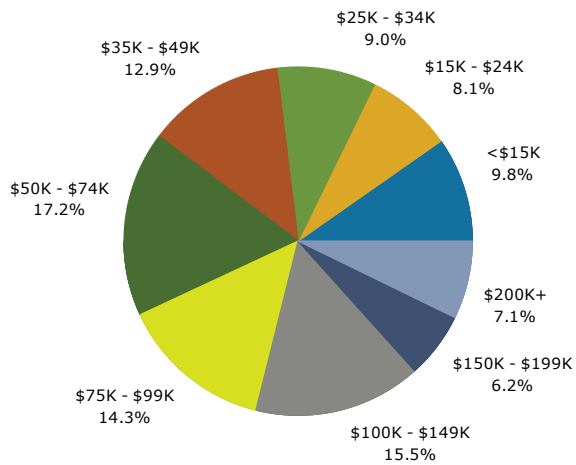
Trends 2016-2021



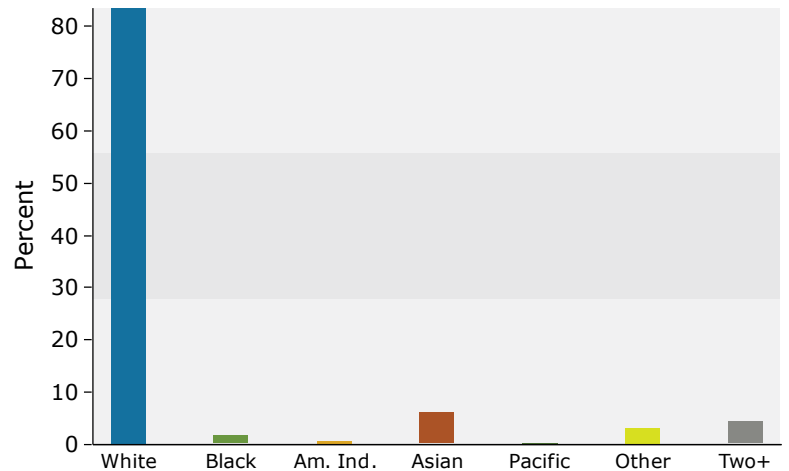
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 8.4%

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

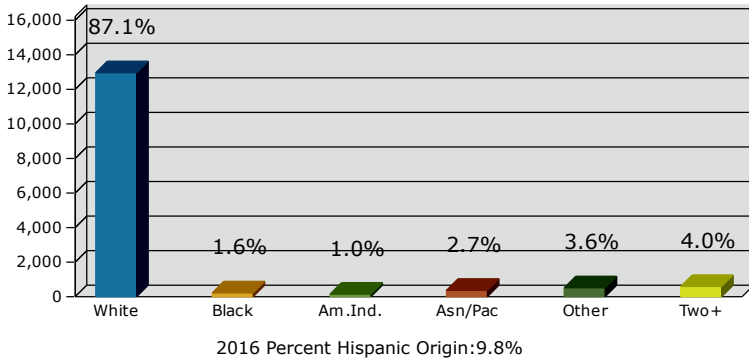


Graphic Profile

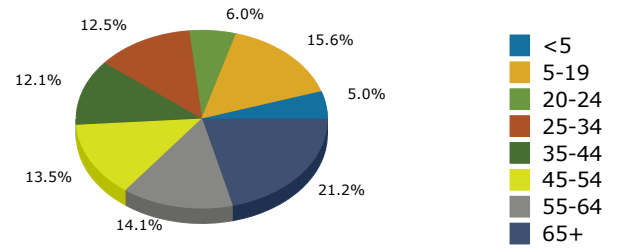
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 13800 SE McLoughlin Blvd, Portland, Oregon, 97222
 Ring: 1 mile radius

Prepared by First American Title NCS
 Latitude: 45.42356
 Longitude: -122.63355

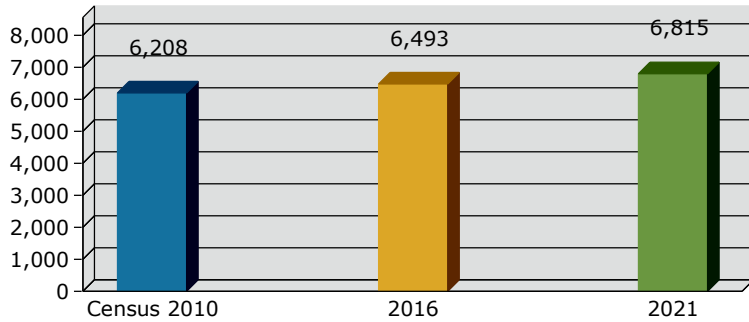
2016 Population by Race



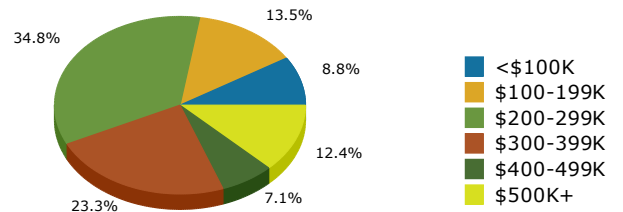
2016 Population by Age



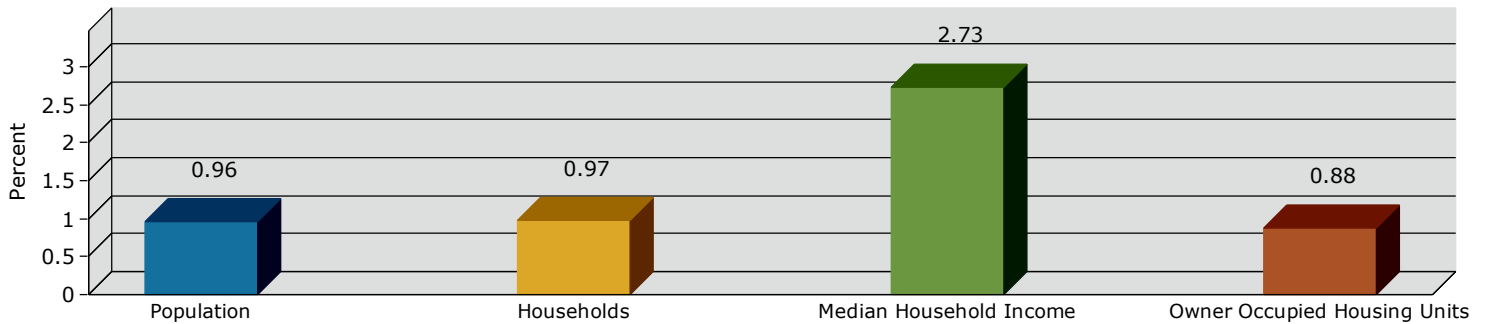
Households



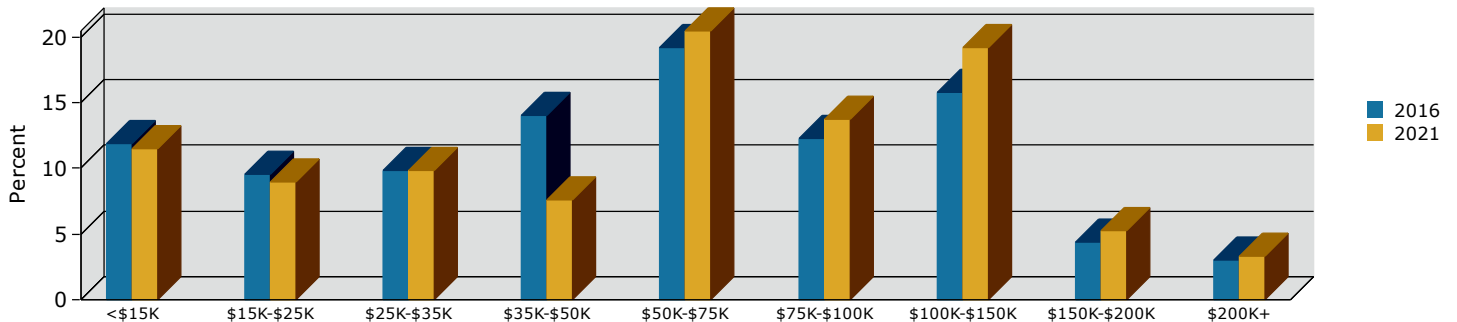
2016 Home Value



2016-2021 Annual Growth Rate



Household Income



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

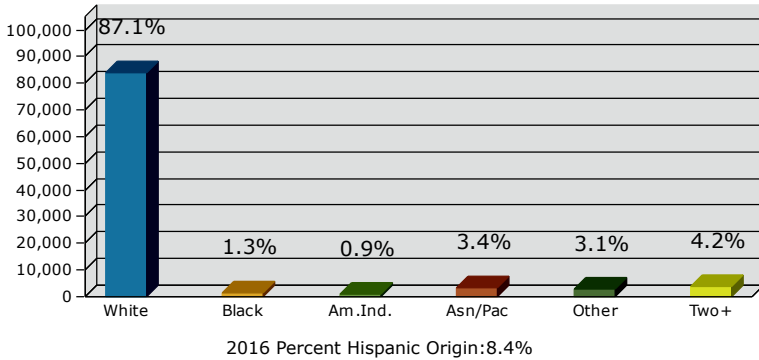


Graphic Profile

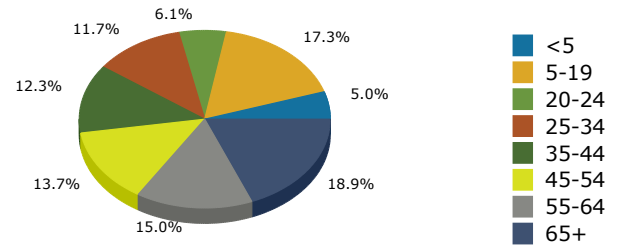
13800 SE McLoughlin Blvd, Milwaukie, Oregon, 97222
 13800 SE McLoughlin Blvd, Portland, Oregon, 97222
 Ring: 3 mile radius

Prepared by First American Title NCS
 Latitude: 45.42356
 Longitude: -122.63355

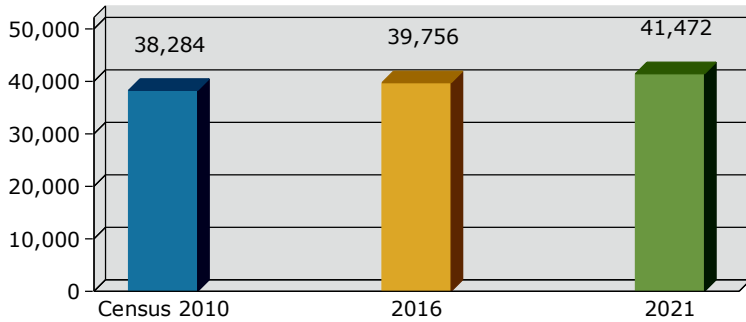
2016 Population by Race



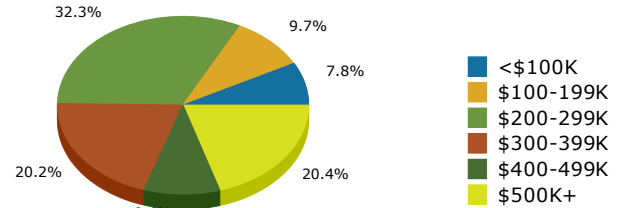
2016 Population by Age



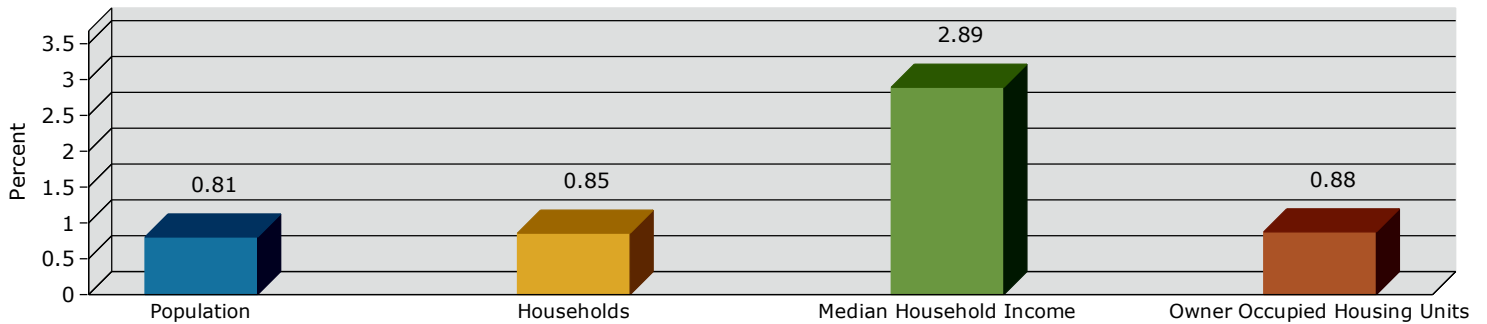
Households



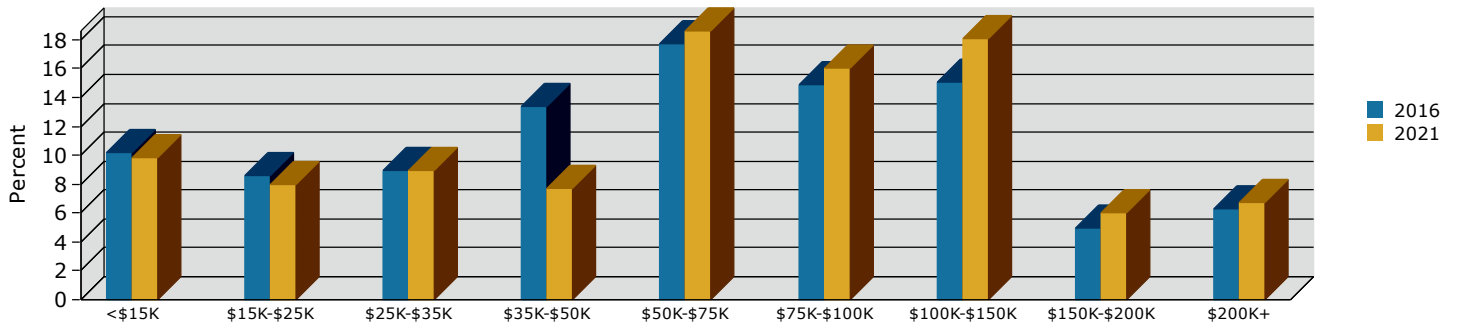
2016 Home Value



2016-2021 Annual Growth Rate



Household Income



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

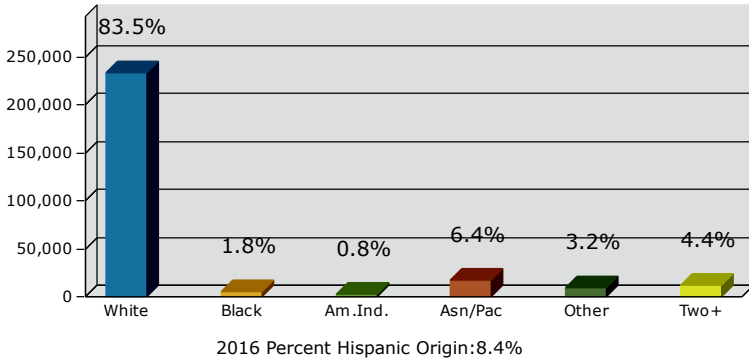


Graphic Profile

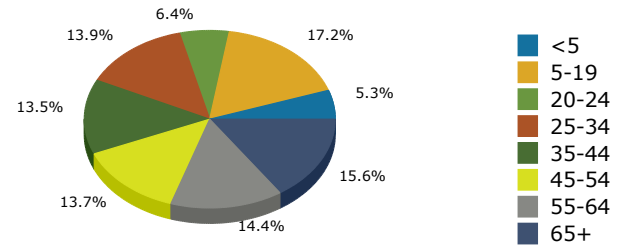
13800 SE McLoughlin Blvd, Milwaukie, Oregon, 97222
 13800 SE McLoughlin Blvd, Portland, Oregon, 97222
 Ring: 5 mile radius

Prepared by First American Title NCS
 Latitude: 45.42356
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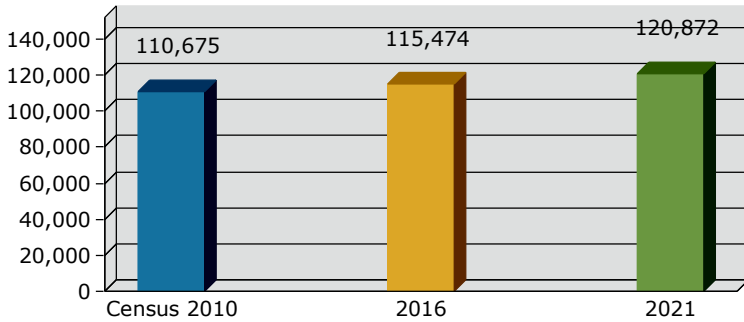
2016 Population by Race



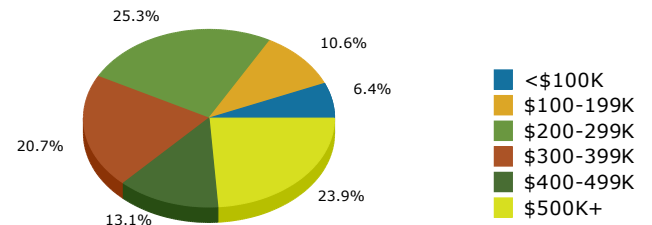
2016 Population by Age



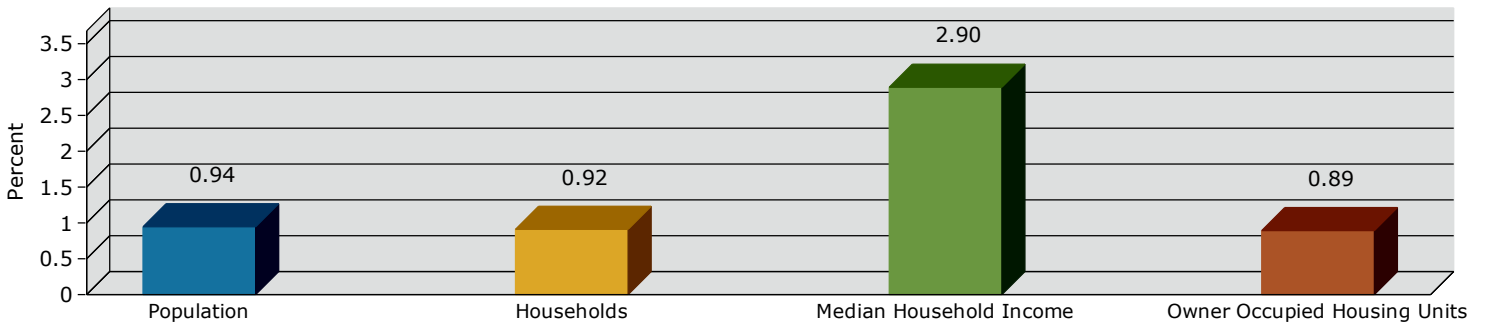
Households



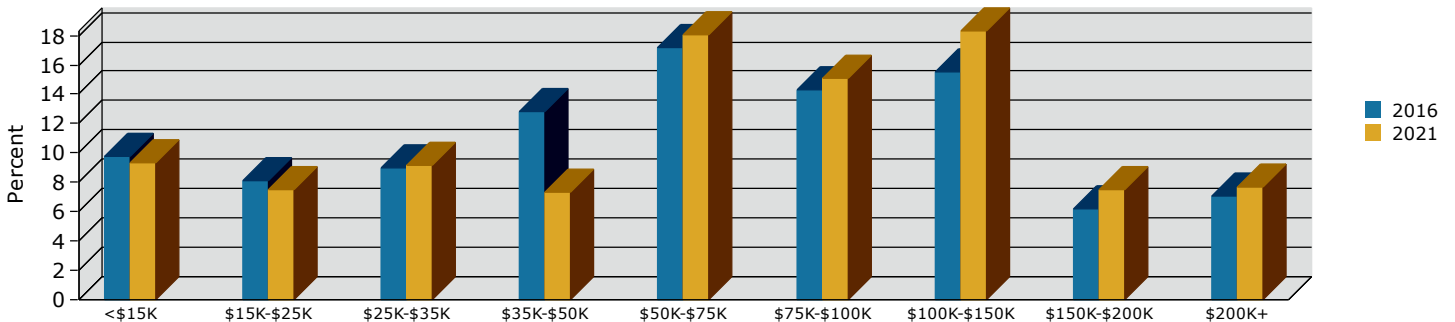
2016 Home Value



2016-2021 Annual Growth Rate



Household Income



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



Market Profile

13800 SE McLoughlin Blvd, Milwaukie, Oregon, 97222
 13800 SE McLoughlin Blvd, Portland, Oregon, 97222
 Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	13,698	90,199	251,767
2010 Total Population	14,221	92,970	267,807
2016 Total Population	14,892	96,378	280,421
2016 Group Quarters	221	1,884	4,201
2021 Total Population	15,617	100,333	293,853
2016-2021 Annual Rate	0.96%	0.81%	0.94%
2016 Total Daytime Population	11,276	98,800	283,084
Workers	3,479	48,764	145,988
Residents	7,797	50,036	137,096
Household Summary			
2000 Households	5,974	36,403	102,465
2000 Average Household Size	2.26	2.43	2.42
2010 Households	6,208	38,284	110,675
2010 Average Household Size	2.26	2.38	2.38
2016 Households	6,493	39,756	115,474
2016 Average Household Size	2.26	2.38	2.39
2021 Households	6,815	41,472	120,872
2021 Average Household Size	2.26	2.37	2.40
2016-2021 Annual Rate	0.97%	0.85%	0.92%
2010 Families	3,597	24,022	67,057
2010 Average Family Size	2.86	2.93	2.95
2016 Families	3,706	24,621	69,153
2016 Average Family Size	2.87	2.93	2.96
2021 Families	3,859	25,511	71,972
2021 Average Family Size	2.87	2.92	2.97
2016-2021 Annual Rate	0.81%	0.71%	0.80%
Housing Unit Summary			
2000 Housing Units	6,402	38,349	108,252
Owner Occupied Housing Units	54.1%	62.1%	60.1%
Renter Occupied Housing Units	39.2%	32.8%	34.5%
Vacant Housing Units	6.7%	5.1%	5.3%
2010 Housing Units	6,654	40,608	117,342
Owner Occupied Housing Units	52.4%	60.1%	58.5%
Renter Occupied Housing Units	40.8%	34.2%	35.8%
Vacant Housing Units	6.7%	5.7%	5.7%
2016 Housing Units	6,976	42,243	122,539
Owner Occupied Housing Units	49.7%	57.5%	55.5%
Renter Occupied Housing Units	43.4%	36.6%	38.7%
Vacant Housing Units	6.9%	5.9%	5.8%
2021 Housing Units	7,314	44,050	128,169
Owner Occupied Housing Units	49.5%	57.6%	55.5%
Renter Occupied Housing Units	43.6%	36.5%	38.8%
Vacant Housing Units	6.8%	5.9%	5.7%
Median Household Income			
2016	\$54,360	\$60,224	\$62,701
2021	\$62,209	\$69,447	\$72,325
Median Home Value			
2016	\$280,878	\$300,733	\$337,493
2021	\$315,648	\$338,335	\$362,223
Per Capita Income			
2016	\$30,943	\$35,276	\$36,714
2021	\$34,294	\$38,820	\$40,221
Median Age			
2010	42.4	41.6	39.1
2016	44.0	43.1	40.3
2021	44.8	44.0	41.0

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

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 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
2016 Households by Income			
Household Income Base	6,493	39,756	115,474
<\$15,000	11.9%	10.2%	9.8%
\$15,000 - \$24,999	9.6%	8.6%	8.1%
\$25,000 - \$34,999	9.8%	8.9%	9.0%
\$35,000 - \$49,999	14.1%	13.4%	12.9%
\$50,000 - \$74,999	19.2%	17.7%	17.2%
\$75,000 - \$99,999	12.3%	14.9%	14.3%
\$100,000 - \$149,999	15.8%	15.1%	15.5%
\$150,000 - \$199,999	4.4%	5.0%	6.2%
\$200,000+	3.0%	6.3%	7.1%
Average Household Income	\$70,451	\$83,987	\$88,161
2021 Households by Income			
Household Income Base	6,815	41,472	120,872
<\$15,000	11.5%	9.9%	9.4%
\$15,000 - \$24,999	9.0%	7.9%	7.5%
\$25,000 - \$34,999	9.8%	8.9%	9.1%
\$35,000 - \$49,999	7.6%	7.7%	7.3%
\$50,000 - \$74,999	20.5%	18.6%	18.1%
\$75,000 - \$99,999	13.7%	16.0%	15.1%
\$100,000 - \$149,999	19.2%	18.1%	18.3%
\$150,000 - \$199,999	5.3%	6.0%	7.5%
\$200,000+	3.3%	6.8%	7.7%
Average Household Income	\$78,102	\$92,448	\$96,832
2016 Owner Occupied Housing Units by Value			
Total	3,468	24,300	68,049
<\$50,000	7.6%	6.0%	4.6%
\$50,000 - \$99,999	1.3%	1.8%	1.8%
\$100,000 - \$149,999	3.4%	2.2%	3.0%
\$150,000 - \$199,999	10.2%	7.5%	7.6%
\$200,000 - \$249,999	15.9%	15.2%	12.6%
\$250,000 - \$299,999	18.9%	17.1%	12.7%
\$300,000 - \$399,999	23.3%	20.2%	20.7%
\$400,000 - \$499,999	7.1%	9.6%	13.1%
\$500,000 - \$749,999	5.9%	8.2%	12.4%
\$750,000 - \$999,999	3.7%	7.2%	7.9%
\$1,000,000 +	2.8%	4.9%	3.7%
Average Home Value	\$330,657	\$389,902	\$406,519
2021 Owner Occupied Housing Units by Value			
Total	3,624	25,392	71,135
<\$50,000	4.7%	4.2%	3.2%
\$50,000 - \$99,999	1.7%	2.2%	2.2%
\$100,000 - \$149,999	3.5%	2.4%	3.3%
\$150,000 - \$199,999	8.6%	6.2%	6.3%
\$200,000 - \$249,999	12.0%	11.8%	9.8%
\$250,000 - \$299,999	14.7%	13.2%	9.5%
\$300,000 - \$399,999	29.8%	26.2%	25.5%
\$400,000 - \$499,999	8.7%	10.4%	13.7%
\$500,000 - \$749,999	6.5%	7.6%	11.4%
\$750,000 - \$999,999	6.0%	10.3%	11.1%
\$1,000,000 +	3.7%	5.5%	4.2%
Average Home Value	\$372,011	\$424,778	\$437,081

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

13800 SE McLoughlin Blvd, Milwaukie, Oregon, 97222
 13800 SE McLoughlin Blvd, Portland, Oregon, 97222
 Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS
 Latitude: 45.42356
 Longitude: -122.63355

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	14,219	92,970	267,806
0 - 4	5.3%	5.4%	5.6%
5 - 9	5.3%	5.7%	5.8%
10 - 14	5.6%	6.2%	6.1%
15 - 24	11.3%	12.2%	12.4%
25 - 34	13.0%	12.1%	14.3%
35 - 44	13.0%	12.9%	14.0%
45 - 54	14.6%	15.1%	15.1%
55 - 64	14.2%	14.7%	13.9%
65 - 74	7.6%	8.0%	6.8%
75 - 84	5.5%	4.9%	3.8%
85 +	4.7%	2.9%	2.2%
18 +	80.2%	78.8%	78.7%
2016 Population by Age			
Total	14,892	96,379	280,420
0 - 4	5.0%	5.0%	5.3%
5 - 9	4.9%	5.4%	5.5%
10 - 14	5.4%	5.8%	5.9%
15 - 24	11.3%	12.2%	12.3%
25 - 34	12.5%	11.7%	13.9%
35 - 44	12.1%	12.3%	13.5%
45 - 54	13.5%	13.7%	13.7%
55 - 64	14.1%	15.0%	14.4%
65 - 74	10.3%	10.7%	9.3%
75 - 84	5.8%	5.1%	4.0%
85 +	5.1%	3.1%	2.3%
18 +	81.4%	80.2%	79.9%
2021 Population by Age			
Total	15,615	100,333	293,854
0 - 4	4.9%	4.9%	5.2%
5 - 9	4.8%	5.1%	5.2%
10 - 14	5.1%	5.6%	5.5%
15 - 24	10.5%	11.4%	11.6%
25 - 34	13.0%	12.1%	14.3%
35 - 44	11.9%	12.2%	13.4%
45 - 54	12.5%	12.7%	12.8%
55 - 64	13.0%	14.3%	13.6%
65 - 74	12.0%	12.5%	11.1%
75 - 84	7.0%	6.1%	5.0%
85 +	5.2%	3.1%	2.3%
18 +	82.0%	81.0%	80.7%
2010 Population by Sex			
Males	6,887	44,770	130,527
Females	7,334	48,200	137,280
2016 Population by Sex			
Males	7,199	46,582	136,988
Females	7,693	49,797	143,432
2021 Population by Sex			
Males	7,560	48,677	143,882
Females	8,056	51,656	149,971

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

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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	14,220	92,971	267,806
White Alone	88.9%	88.8%	85.4%
Black Alone	1.3%	1.1%	1.6%
American Indian Alone	1.0%	0.9%	0.8%
Asian Alone	2.0%	2.7%	5.2%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	3.1%	2.7%	2.9%
Two or More Races	3.4%	3.6%	3.8%
Hispanic Origin	8.7%	7.5%	7.6%
Diversity Index	33.4	32.0	37.1
2016 Population by Race/Ethnicity			
Total	14,892	96,380	280,419
White Alone	87.1%	87.1%	83.5%
Black Alone	1.6%	1.3%	1.8%
American Indian Alone	1.0%	0.9%	0.8%
Asian Alone	2.4%	3.2%	6.1%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	3.6%	3.1%	3.2%
Two or More Races	4.0%	4.2%	4.4%
Hispanic Origin	9.8%	8.4%	8.4%
Diversity Index	37.4	35.7	40.7
2021 Population by Race/Ethnicity			
Total	15,616	100,332	293,853
White Alone	85.5%	85.5%	81.8%
Black Alone	1.9%	1.5%	1.9%
American Indian Alone	1.0%	0.9%	0.8%
Asian Alone	2.8%	3.7%	6.8%
Pacific Islander Alone	0.3%	0.3%	0.4%
Some Other Race Alone	4.0%	3.4%	3.5%
Two or More Races	4.5%	4.7%	4.9%
Hispanic Origin	11.0%	9.5%	9.3%
Diversity Index	41.2	39.3	44.0
2010 Population by Relationship and Household Type			
Total	14,221	92,970	267,807
In Households	98.5%	98.0%	98.5%
In Family Households	75.5%	78.3%	76.5%
Householder	25.1%	25.9%	25.0%
Spouse	18.4%	19.6%	19.0%
Child	25.8%	27.2%	26.8%
Other relative	3.0%	2.9%	3.0%
Nonrelative	3.2%	2.7%	2.6%
In Nonfamily Households	23.0%	19.7%	22.0%
In Group Quarters	1.5%	2.0%	1.5%
Institutionalized Population	0.6%	0.3%	0.3%
Noninstitutionalized Population	0.9%	1.6%	1.2%

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: 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

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2016 Population 25+ by Educational Attainment			
Total	10,935	69,022	199,383
Less than 9th Grade	2.6%	1.9%	2.3%
9th - 12th Grade, No Diploma	5.6%	4.4%	4.2%
High School Graduate	17.4%	17.5%	15.6%
GED/Alternative Credential	5.9%	4.2%	3.3%
Some College, No Degree	31.2%	27.1%	24.4%
Associate Degree	10.4%	9.0%	8.0%
Bachelor's Degree	17.3%	22.5%	25.8%
Graduate/Professional Degree	9.6%	13.5%	16.4%
2016 Population 15+ by Marital Status			
Total	12,624	80,740	233,776
Never Married	31.6%	30.3%	32.1%
Married	45.3%	48.7%	49.1%
Widowed	8.1%	7.0%	5.1%
Divorced	15.0%	14.1%	13.7%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	93.7%	94.4%	94.7%
Civilian Unemployed	6.3%	5.6%	5.3%
2016 Employed Population 16+ by Industry			
Total	7,228	47,188	145,936
Agriculture/Mining	0.4%	0.5%	0.6%
Construction	6.5%	5.6%	5.1%
Manufacturing	10.7%	11.8%	11.2%
Wholesale Trade	4.6%	4.2%	3.7%
Retail Trade	12.1%	11.7%	11.8%
Transportation/Utilities	5.2%	4.3%	4.2%
Information	2.6%	2.1%	1.7%
Finance/Insurance/Real Estate	6.0%	8.0%	8.1%
Services	49.5%	48.2%	50.2%
Public Administration	2.4%	3.6%	3.5%
2016 Employed Population 16+ by Occupation			
Total	7,231	47,190	145,937
White Collar	58.9%	66.0%	68.1%
Management/Business/Financial	12.5%	17.3%	18.0%
Professional	18.4%	22.5%	25.3%
Sales	14.8%	13.1%	12.6%
Administrative Support	13.2%	13.2%	12.2%
Services	21.5%	17.4%	16.5%
Blue Collar	19.7%	16.7%	15.3%
Farming/Forestry/Fishing	0.0%	0.2%	0.3%
Construction/Extraction	3.5%	3.9%	3.5%
Installation/Maintenance/Repair	2.5%	2.4%	2.1%
Production	5.3%	4.4%	4.1%
Transportation/Material Moving	8.5%	5.8%	5.3%
2010 Population By Urban/ Rural Status			
Total Population	14,221	92,970	267,807
Population Inside Urbanized Area	100.0%	100.0%	99.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.3%

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



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	1 mile	3 miles	5 miles
2010 Households by Type			
Total	6,208	38,283	110,675
Households with 1 Person	33.1%	29.1%	29.0%
Households with 2+ People	66.9%	70.9%	71.0%
Family Households	57.9%	62.7%	60.6%
Husband-wife Families	42.5%	47.6%	46.0%
With Related Children	16.1%	19.0%	19.6%
Other Family (No Spouse Present)	15.5%	15.1%	14.6%
Other Family with Male Householder	5.2%	4.5%	4.4%
With Related Children	3.0%	2.7%	2.5%
Other Family with Female Householder	10.3%	10.7%	10.2%
With Related Children	6.2%	6.5%	6.4%
Nonfamily Households	8.9%	8.2%	10.4%
All Households with Children	26.0%	28.7%	28.9%
Multigenerational Households	2.6%	2.7%	2.5%
Unmarried Partner Households	8.7%	7.6%	8.4%
Male-female	7.6%	6.5%	7.2%
Same-sex	1.1%	1.0%	1.2%
2010 Households by Size			
Total	6,208	38,283	110,675
1 Person Household	33.1%	29.1%	29.0%
2 Person Household	34.6%	35.8%	35.6%
3 Person Household	15.3%	15.6%	15.7%
4 Person Household	10.0%	11.9%	12.1%
5 Person Household	4.4%	4.9%	4.8%
6 Person Household	1.7%	1.7%	1.7%
7 + Person Household	0.9%	1.0%	1.1%
2010 Households by Tenure and Mortgage Status			
Total	6,208	38,284	110,675
Owner Occupied	56.2%	63.8%	62.0%
Owned with a Mortgage/Loan	41.0%	47.2%	47.8%
Owned Free and Clear	15.2%	16.6%	14.2%
Renter Occupied	43.8%	36.2%	38.0%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,654	40,608	117,342
Housing Units Inside Urbanized Area	100.0%	100.0%	99.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	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.

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

13800 SE McLoughlin Blvd, Milwaukie, Oregon, 97222
 13800 SE McLoughlin Blvd, Portland, Oregon, 97222
 Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS
 Latitude: 45.42356
 Longitude: -122.63355

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Front Porches (8E)	Parks and Rec (5C)	Emerald City (8B)
2.	Comfortable Empty Nesters	Front Porches (8E)	Front Porches (8E)
3.	Retirement Communities	Comfortable Empty Nesters	Urban Chic (2A)
2016 Consumer Spending			
Apparel & Services: Total \$	\$11,940,016	\$85,989,927	\$266,465,167
Average Spent	\$1,838.91	\$2,162.94	\$2,307.58
Spending Potential Index	91	107	115
Education: Total \$	\$8,612,479	\$64,015,391	\$196,819,717
Average Spent	\$1,326.43	\$1,610.21	\$1,704.45
Spending Potential Index	94	114	121
Entertainment/Recreation: Total \$	\$17,291,842	\$125,737,214	\$381,709,348
Average Spent	\$2,663.15	\$3,162.72	\$3,305.59
Spending Potential Index	91	108	113
Food at Home: Total \$	\$29,749,353	\$211,461,664	\$643,930,998
Average Spent	\$4,581.76	\$5,318.99	\$5,576.42
Spending Potential Index	92	107	112
Food Away from Home: Total \$	\$18,314,209	\$131,345,074	\$407,176,660
Average Spent	\$2,820.61	\$3,303.78	\$3,526.13
Spending Potential Index	91	107	114
Health Care: Total \$	\$31,617,541	\$229,483,985	\$677,786,140
Average Spent	\$4,869.48	\$5,772.31	\$5,869.60
Spending Potential Index	92	109	111
HH Furnishings & Equipment: Total \$	\$10,492,108	\$76,235,907	\$232,884,943
Average Spent	\$1,615.91	\$1,917.60	\$2,016.77
Spending Potential Index	92	109	114
Personal Care Products & Services: Total \$	\$4,394,345	\$31,689,364	\$96,922,478
Average Spent	\$676.78	\$797.10	\$839.34
Spending Potential Index	92	109	115
Shelter: Total \$	\$95,524,478	\$682,293,604	\$2,106,216,509
Average Spent	\$14,711.92	\$17,162.03	\$18,239.75
Spending Potential Index	94	110	117
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$13,866,814	\$101,476,923	\$302,792,958
Average Spent	\$2,135.66	\$2,552.49	\$2,622.17
Spending Potential Index	92	110	113
Travel: Total \$	\$11,081,898	\$82,790,991	\$251,147,701
Average Spent	\$1,706.75	\$2,082.48	\$2,174.93
Spending Potential Index	92	112	117
Vehicle Maintenance & Repairs: Total \$	\$6,142,788	\$44,468,872	\$134,329,722
Average Spent	\$946.06	\$1,118.54	\$1,163.29
Spending Potential Index	91	108	112

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.