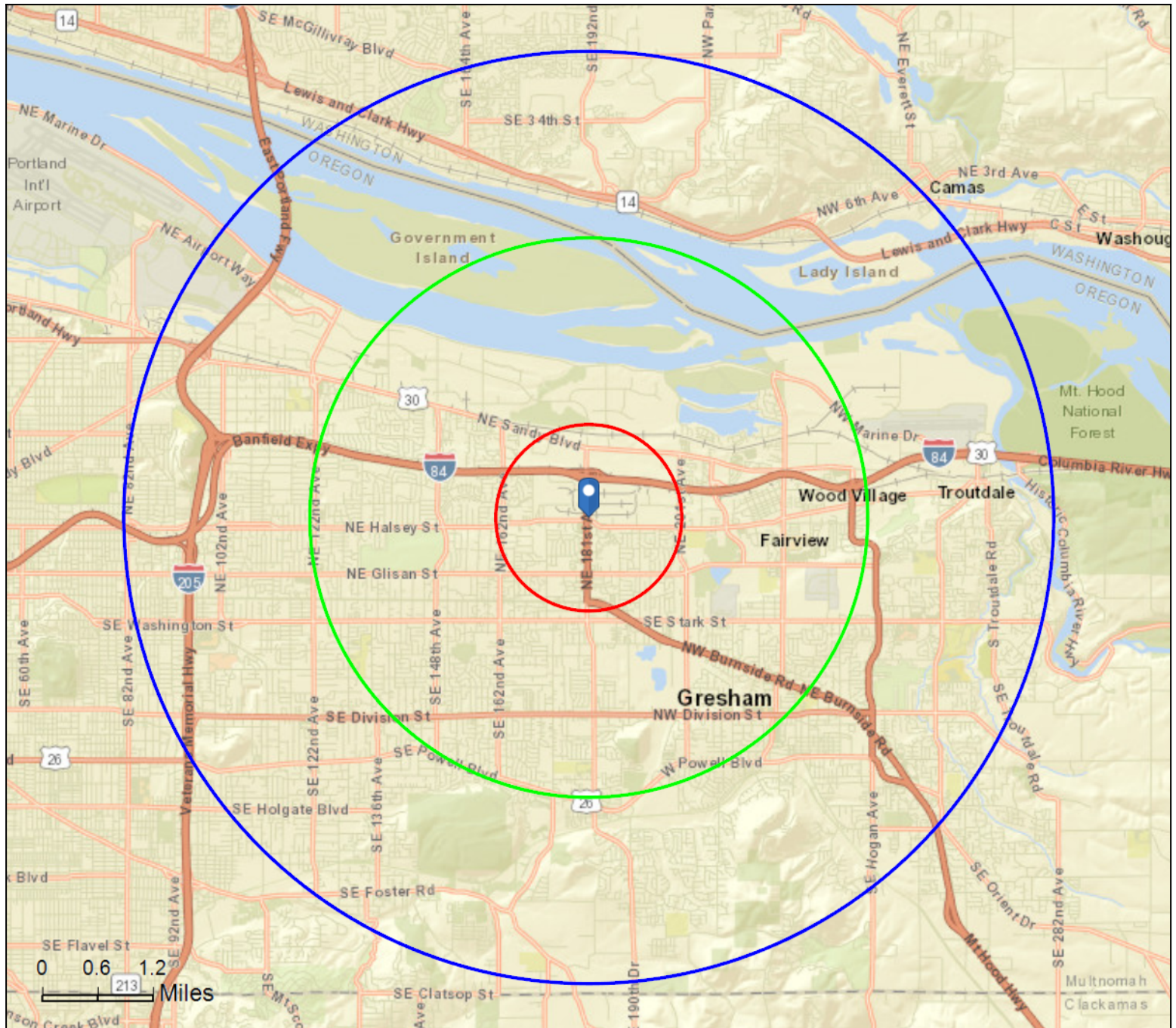




Site Details Map

1676 NE 181st Ave, Portland, Oregon, 97230
Rings: 1, 3, 5 mile radii

Site Details Map
Latitude: 45.53499
Longitude: -122.47675



This site is located in:

City: Gresham
County: Multnomah County
State: Oregon
ZIP Code: 97230
Census Tract: 41051009604
Census Block Group: 410510096041
CBSA: Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area

December 17, 2019



Business Summary

1676 NE 181st Ave, Portland, Oregon, 97230
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.53499

Longitude: -122.47675

Data for all businesses in area				1 mile		3 miles				5 miles			
Total Businesses:				457		3,013				8,687			
Total Employees:				7,386		37,334				107,363			
Total Residential Population:				15,013		124,962				310,964			
Employee/Residential Population Ratio (per 100 Residents)				49		30				35			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	4	0.9%	18	0.2%	49	1.6%	291	0.8%	142	1.6%	1,161	1.1%	
Construction	31	6.8%	700	9.5%	238	7.9%	2,087	5.6%	623	7.2%	4,729	4.4%	
Manufacturing	24	5.3%	2,296	31.1%	137	4.5%	5,603	15.0%	306	3.5%	10,601	9.9%	
Transportation	17	3.7%	546	7.4%	97	3.2%	2,043	5.5%	285	3.3%	6,583	6.1%	
Communication	5	1.1%	14	0.2%	26	0.9%	115	0.3%	75	0.9%	823	0.8%	
Utility	1	0.2%	2	0.0%	7	0.2%	71	0.2%	19	0.2%	442	0.4%	
Wholesale Trade	25	5.5%	565	7.6%	138	4.6%	2,699	7.2%	339	3.9%	5,491	5.1%	
Retail Trade Summary	102	22.3%	1,169	15.8%	640	21.2%	7,934	21.3%	1,899	21.9%	24,287	22.6%	
Home Improvement	8	1.8%	109	1.5%	45	1.5%	508	1.4%	135	1.6%	1,734	1.6%	
General Merchandise Stores	3	0.7%	142	1.9%	22	0.7%	1,088	2.9%	54	0.6%	2,628	2.4%	
Food Stores	13	2.8%	201	2.7%	70	2.3%	1,078	2.9%	203	2.3%	2,929	2.7%	
Auto Dealers, Gas Stations, Auto Aftermarket	12	2.6%	148	2.0%	97	3.2%	1,232	3.3%	254	2.9%	3,119	2.9%	
Apparel & Accessory Stores	1	0.2%	1	0.0%	28	0.9%	161	0.4%	79	0.9%	484	0.5%	
Furniture & Home Furnishings	5	1.1%	19	0.3%	44	1.5%	340	0.9%	129	1.5%	1,168	1.1%	
Eating & Drinking Places	42	9.2%	442	6.0%	217	7.2%	2,572	6.9%	655	7.5%	8,841	8.2%	
Miscellaneous Retail	17	3.7%	108	1.5%	118	3.9%	955	2.6%	391	4.5%	3,384	3.2%	
Finance, Insurance, Real Estate Summary	51	11.2%	181	2.5%	306	10.2%	1,241	3.3%	846	9.7%	6,251	5.8%	
Banks, Savings & Lending Institutions	7	1.5%	63	0.9%	32	1.1%	260	0.7%	128	1.5%	1,088	1.0%	
Securities Brokers	3	0.7%	7	0.1%	27	0.9%	114	0.3%	87	1.0%	2,038	1.9%	
Insurance Carriers & Agents	8	1.8%	22	0.3%	59	2.0%	199	0.5%	159	1.8%	644	0.6%	
Real Estate, Holding, Other Investment Offices	33	7.2%	88	1.2%	188	6.2%	668	1.8%	472	5.4%	2,480	2.3%	
Services Summary	161	35.2%	1,813	24.5%	1,106	36.7%	13,366	35.8%	3,433	39.5%	42,124	39.2%	
Hotels & Lodging	9	2.0%	107	1.4%	20	0.7%	265	0.7%	76	0.9%	1,456	1.4%	
Automotive Services	19	4.2%	99	1.3%	123	4.1%	590	1.6%	315	3.6%	1,755	1.6%	
Motion Pictures & Amusements	7	1.5%	20	0.3%	65	2.2%	578	1.5%	212	2.4%	1,890	1.8%	
Health Services	20	4.4%	205	2.8%	183	6.1%	1,938	5.2%	706	8.1%	11,744	10.9%	
Legal Services	2	0.4%	7	0.1%	18	0.6%	74	0.2%	51	0.6%	216	0.2%	
Education Institutions & Libraries	8	1.8%	190	2.6%	89	3.0%	2,887	7.7%	206	2.4%	7,490	7.0%	
Other Services	96	21.0%	1,187	16.1%	608	20.2%	7,035	18.8%	1,868	21.5%	17,573	16.4%	
Government	2	0.4%	60	0.8%	44	1.5%	1,723	4.6%	126	1.5%	4,478	4.2%	
Unclassified Establishments	34	7.4%	23	0.3%	225	7.5%	162	0.4%	593	6.8%	394	0.4%	
Totals	457	100.0%	7,386	100.0%	3,013	100.0%	37,334	100.0%	8,687	100.0%	107,363	100.0%	

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

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

December 17, 2019



Business Summary

1676 NE 181st Ave, Portland, Oregon, 97230
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.53499

Longitude: -122.47675

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%	2	0.0%	8	0.3%	27	0.1%	23	0.3%	299	0.3%
Mining	0	0.0%	0	0.0%	3	0.1%	40	0.1%	7	0.1%	151	0.1%
Utilities	0	0.0%	0	0.0%	2	0.1%	3	0.0%	4	0.0%	87	0.1%
Construction	34	7.4%	708	9.6%	257	8.5%	2,186	5.9%	682	7.9%	5,138	4.8%
Manufacturing	27	5.9%	2,307	31.2%	147	4.9%	5,650	15.1%	323	3.7%	10,710	10.0%
Wholesale Trade	25	5.5%	565	7.6%	130	4.3%	2,660	7.1%	314	3.6%	5,354	5.0%
Retail Trade	58	12.7%	720	9.7%	419	13.9%	5,337	14.3%	1,232	14.2%	15,292	14.2%
Motor Vehicle & Parts Dealers	6	1.3%	100	1.4%	66	2.2%	1,019	2.7%	182	2.1%	2,451	2.3%
Furniture & Home Furnishings Stores	4	0.9%	14	0.2%	29	1.0%	190	0.5%	72	0.8%	576	0.5%
Electronics & Appliance Stores	1	0.2%	6	0.1%	9	0.3%	118	0.3%	34	0.4%	399	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	8	1.8%	109	1.5%	45	1.5%	508	1.4%	132	1.5%	1,726	1.6%
Food & Beverage Stores	12	2.6%	188	2.5%	64	2.1%	1,037	2.8%	184	2.1%	2,750	2.6%
Health & Personal Care Stores	9	2.0%	73	1.0%	39	1.3%	319	0.9%	123	1.4%	1,472	1.4%
Gasoline Stations	6	1.3%	48	0.6%	30	1.0%	212	0.6%	73	0.8%	668	0.6%
Clothing & Clothing Accessories Stores	2	0.4%	3	0.0%	34	1.1%	182	0.5%	98	1.1%	557	0.5%
Sport Goods, Hobby, Book, & Music Stores	1	0.2%	5	0.1%	21	0.7%	257	0.7%	75	0.9%	638	0.6%
General Merchandise Stores	3	0.7%	142	1.9%	22	0.7%	1,088	2.9%	54	0.6%	2,628	2.4%
Miscellaneous Store Retailers	4	0.9%	28	0.4%	50	1.7%	369	1.0%	177	2.0%	1,291	1.2%
Nonstore Retailers	0	0.0%	5	0.1%	9	0.3%	38	0.1%	29	0.3%	134	0.1%
Transportation & Warehousing	15	3.3%	540	7.3%	85	2.8%	1,999	5.4%	251	2.9%	6,465	6.0%
Information	8	1.8%	45	0.6%	51	1.7%	407	1.1%	158	1.8%	2,652	2.5%
Finance & Insurance	19	4.2%	94	1.3%	120	4.0%	580	1.6%	380	4.4%	3,804	3.5%
Central Bank/Credit Intermediation & Related Activities	8	1.8%	65	0.9%	34	1.1%	267	0.7%	132	1.5%	1,108	1.0%
Securities, Commodity Contracts & Other Financial	3	0.7%	7	0.1%	27	0.9%	115	0.3%	89	1.0%	2,048	1.9%
Insurance Carriers & Related Activities; Funds, Trusts &	8	1.8%	22	0.3%	59	2.0%	199	0.5%	160	1.8%	647	0.6%
Real Estate, Rental & Leasing	44	9.6%	228	3.1%	230	7.6%	1,051	2.8%	587	6.8%	3,371	3.1%
Professional, Scientific & Tech Services	27	5.9%	181	2.5%	189	6.3%	1,634	4.4%	595	6.8%	4,365	4.1%
Legal Services	2	0.4%	7	0.1%	21	0.7%	81	0.2%	57	0.7%	247	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	4	0.1%	35	0.1%	8	0.1%	86	0.1%
Administrative & Support & Waste Management & Remediation	11	2.4%	548	7.4%	103	3.4%	1,747	4.7%	297	3.4%	4,146	3.9%
Educational Services	8	1.8%	186	2.5%	96	3.2%	2,868	7.7%	236	2.7%	6,723	6.3%
Health Care & Social Assistance	27	5.9%	306	4.1%	261	8.7%	3,803	10.2%	957	11.0%	15,790	14.7%
Arts, Entertainment & Recreation	3	0.7%	10	0.1%	40	1.3%	465	1.2%	130	1.5%	1,469	1.4%
Accommodation & Food Services	52	11.4%	549	7.4%	237	7.9%	2,838	7.6%	734	8.4%	10,321	9.6%
Accommodation	9	2.0%	107	1.4%	20	0.7%	265	0.7%	76	0.9%	1,456	1.4%
Food Services & Drinking Places	42	9.2%	442	6.0%	217	7.2%	2,573	6.9%	659	7.6%	8,866	8.3%
Other Services (except Public Administration)	63	13.8%	313	4.2%	362	12.0%	2,118	5.7%	1,049	12.1%	6,247	5.8%
Automotive Repair & Maintenance	14	3.1%	74	1.0%	97	3.2%	458	1.2%	235	2.7%	1,247	1.2%
Public Administration	2	0.4%	60	0.8%	44	1.5%	1,723	4.6%	127	1.5%	4,498	4.2%
Unclassified Establishments	34	7.4%	23	0.3%	225	7.5%	162	0.4%	593	6.8%	394	0.4%
Total	457	100.0%	7,386	100.0%	3,013	100.0%	37,334	100.0%	8,687	100.0%	107,363	100.0%

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

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

December 17, 2019



Executive Summary

1676 NE 181st Ave, Portland, Oregon, 97230
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.53499

Longitude: -122.47675

	1 mile	3 miles	5 miles
Population			
2000 Population	11,958	98,254	238,608
2010 Population	13,543	113,580	281,554
2019 Population	15,013	124,962	310,964
2024 Population	15,790	131,194	327,423
2000-2010 Annual Rate	1.25%	1.46%	1.67%
2010-2019 Annual Rate	1.12%	1.04%	1.08%
2019-2024 Annual Rate	1.01%	0.98%	1.04%
2019 Male Population	50.0%	49.2%	49.2%
2019 Female Population	50.0%	50.8%	50.8%
2019 Median Age	34.4	36.0	36.3

In the identified area, the current year population is 310,964. In 2010, the Census count in the area was 281,554. The rate of change since 2010 was 1.08% annually. The five-year projection for the population in the area is 327,423 representing a change of 1.04% annually from 2019 to 2024. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 34.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	60.1%	65.5%	68.5%
2019 Black Alone	8.0%	6.3%	5.3%
2019 American Indian/Alaska Native Alone	1.3%	1.2%	1.1%
2019 Asian Alone	8.7%	8.9%	10.0%
2019 Pacific Islander Alone	1.5%	1.1%	0.9%
2019 Other Race	14.9%	11.8%	8.9%
2019 Two or More Races	5.6%	5.3%	5.2%
2019 Hispanic Origin (Any Race)	26.7%	21.4%	17.2%

Persons of Hispanic origin represent 17.2% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.5 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	47	59	73
2000 Households	4,445	36,730	88,716
2010 Households	4,960	41,522	103,273
2019 Total Households	5,426	44,907	112,127
2024 Total Households	5,674	46,808	117,183
2000-2010 Annual Rate	1.10%	1.23%	1.53%
2010-2019 Annual Rate	0.98%	0.85%	0.89%
2019-2024 Annual Rate	0.90%	0.83%	0.89%
2019 Average Household Size	2.73	2.74	2.73

The household count in this area has changed from 103,273 in 2010 to 112,127 in the current year, a change of 0.89% annually. The five-year projection of households is 117,183, a change of 0.89% annually from the current year total. Average household size is currently 2.73, compared to 2.68 in the year 2010. The number of families in the current year is 73,419 in the specified area.

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

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

December 17, 2019



Executive Summary

1676 NE 181st Ave, Portland, Oregon, 97230
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.53499

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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	31.5%	28.0%	28.3%
Median Household Income			
2019 Median Household Income	\$45,958	\$52,216	\$56,227
2024 Median Household Income	\$53,993	\$59,839	\$65,411
2019-2024 Annual Rate	3.28%	2.76%	3.07%
Average Household Income			
2019 Average Household Income	\$61,448	\$66,140	\$74,152
2024 Average Household Income	\$73,049	\$78,154	\$87,528
2019-2024 Annual Rate	3.52%	3.39%	3.37%
Per Capita Income			
2019 Per Capita Income	\$22,125	\$23,777	\$26,830
2024 Per Capita Income	\$26,147	\$27,886	\$31,428
2019-2024 Annual Rate	3.40%	3.24%	3.21%

Households by Income

Current median household income is \$56,227 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$65,411 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$74,152 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$87,528 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$26,830 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$31,428 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	71	80	79
2000 Total Housing Units	4,756	38,940	93,974
2000 Owner Occupied Housing Units	2,068	21,877	53,573
2000 Renter Occupied Housing Units	2,377	14,853	35,143
2000 Vacant Housing Units	311	2,210	5,258
2010 Total Housing Units	5,288	44,056	109,608
2010 Owner Occupied Housing Units	2,079	22,461	57,747
2010 Renter Occupied Housing Units	2,881	19,061	45,526
2010 Vacant Housing Units	328	2,534	6,335
2019 Total Housing Units	5,701	46,979	117,172
2019 Owner Occupied Housing Units	2,272	24,395	63,381
2019 Renter Occupied Housing Units	3,154	20,512	48,746
2019 Vacant Housing Units	275	2,072	5,045
2024 Total Housing Units	5,938	48,769	121,929
2024 Owner Occupied Housing Units	2,380	25,471	66,638
2024 Renter Occupied Housing Units	3,294	21,337	50,544
2024 Vacant Housing Units	264	1,961	4,746

Currently, 54.1% of the 117,172 housing units in the area are owner occupied; 41.6%, renter occupied; and 4.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 109,608 housing units in the area - 52.7% owner occupied, 41.5% renter occupied, and 5.8% vacant. The annual rate of change in housing units since 2010 is 3.01%. Median home value in the area is \$325,076, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.51% annually to \$367,943.

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

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

December 17, 2019



Market Profile

1676 NE 181st Ave, Portland, Oregon, 97230
Rings: 1, 3, 5 mile radii

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Longitude: -122.47675

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	11,958	98,254	238,608
2010 Total Population	13,543	113,580	281,554
2019 Total Population	15,013	124,962	310,964
2019 Group Quarters	183	2,088	5,240
2024 Total Population	15,790	131,194	327,423
2019-2024 Annual Rate	1.01%	0.98%	1.04%
2019 Total Daytime Population	18,955	112,431	285,193
Workers	10,620	44,225	119,832
Residents	8,335	68,206	165,361
Household Summary			
2000 Households	4,445	36,730	88,716
2000 Average Household Size	2.66	2.65	2.64
2010 Households	4,960	41,522	103,273
2010 Average Household Size	2.69	2.69	2.68
2019 Households	5,426	44,907	112,127
2019 Average Household Size	2.73	2.74	2.73
2024 Households	5,674	46,808	117,183
2024 Average Household Size	2.75	2.76	2.75
2019-2024 Annual Rate	0.90%	0.83%	0.89%
2010 Families	3,219	27,030	67,720
2010 Average Family Size	3.26	3.25	3.23
2019 Families	3,511	29,162	73,419
2019 Average Family Size	3.30	3.30	3.28
2024 Families	3,680	30,477	76,940
2024 Average Family Size	3.31	3.31	3.30
2019-2024 Annual Rate	0.94%	0.89%	0.94%
Housing Unit Summary			
2000 Housing Units	4,756	38,940	93,974
Owner Occupied Housing Units	43.5%	56.2%	57.0%
Renter Occupied Housing Units	50.0%	38.1%	37.4%
Vacant Housing Units	6.5%	5.7%	5.6%
2010 Housing Units	5,288	44,056	109,608
Owner Occupied Housing Units	39.3%	51.0%	52.7%
Renter Occupied Housing Units	54.5%	43.3%	41.5%
Vacant Housing Units	6.2%	5.8%	5.8%
2019 Housing Units	5,701	46,979	117,172
Owner Occupied Housing Units	39.9%	51.9%	54.1%
Renter Occupied Housing Units	55.3%	43.7%	41.6%
Vacant Housing Units	4.8%	4.4%	4.3%
2024 Housing Units	5,938	48,769	121,929
Owner Occupied Housing Units	40.1%	52.2%	54.7%
Renter Occupied Housing Units	55.5%	43.8%	41.5%
Vacant Housing Units	4.4%	4.0%	3.9%
Median Household Income			
2019	\$45,958	\$52,216	\$56,227
2024	\$53,993	\$59,839	\$65,411
Median Home Value			
2019	\$296,293	\$298,892	\$325,076
2024	\$334,239	\$343,193	\$367,943
Per Capita Income			
2019	\$22,125	\$23,777	\$26,830
2024	\$26,147	\$27,886	\$31,428
Median Age			
2010	33.1	34.7	34.9
2019	34.4	36.0	36.3
2024	35.0	36.7	36.8

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

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

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

December 17, 2019



Market Profile

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Latitude: 45.53499

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	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	5,426	44,907	112,127
<\$15,000	14.6%	12.7%	11.3%
\$15,000 - \$24,999	10.3%	9.8%	9.0%
\$25,000 - \$34,999	12.5%	10.5%	9.7%
\$35,000 - \$49,999	16.0%	14.4%	13.6%
\$50,000 - \$74,999	18.1%	19.6%	19.0%
\$75,000 - \$99,999	10.8%	13.1%	13.2%
\$100,000 - \$149,999	12.6%	13.9%	15.1%
\$150,000 - \$199,999	3.2%	3.9%	5.2%
\$200,000+	1.9%	2.1%	3.7%
Average Household Income	\$61,448	\$66,140	\$74,152
2024 Households by Income			
Household Income Base	5,674	46,808	117,183
<\$15,000	11.1%	9.7%	8.7%
\$15,000 - \$24,999	8.6%	8.0%	7.3%
\$25,000 - \$34,999	11.4%	9.4%	8.5%
\$35,000 - \$49,999	14.7%	13.1%	12.2%
\$50,000 - \$74,999	18.7%	20.0%	19.0%
\$75,000 - \$99,999	12.5%	14.3%	14.2%
\$100,000 - \$149,999	15.4%	16.9%	17.7%
\$150,000 - \$199,999	4.7%	5.8%	7.5%
\$200,000+	2.8%	3.0%	5.0%
Average Household Income	\$73,049	\$78,154	\$87,528
2019 Owner Occupied Housing Units by Value			
Total	2,272	24,395	63,381
<\$50,000	4.0%	5.9%	4.1%
\$50,000 - \$99,999	2.6%	1.4%	1.3%
\$100,000 - \$149,999	4.1%	3.4%	3.0%
\$150,000 - \$199,999	6.7%	6.8%	4.9%
\$200,000 - \$249,999	11.1%	12.9%	11.5%
\$250,000 - \$299,999	23.2%	20.0%	17.5%
\$300,000 - \$399,999	35.3%	30.4%	31.1%
\$400,000 - \$499,999	3.7%	8.9%	13.2%
\$500,000 - \$749,999	8.6%	7.7%	9.8%
\$750,000 - \$999,999	0.3%	1.7%	2.2%
\$1,000,000 - \$1,499,999	0.4%	0.4%	1.0%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.4%	0.5%
Average Home Value	\$309,738	\$326,965	\$360,767
2024 Owner Occupied Housing Units by Value			
Total	2,380	25,471	66,638
<\$50,000	2.9%	4.9%	3.2%
\$50,000 - \$99,999	1.6%	0.8%	0.7%
\$100,000 - \$149,999	1.8%	1.4%	1.2%
\$150,000 - \$199,999	3.2%	3.1%	2.1%
\$200,000 - \$249,999	6.3%	7.5%	6.2%
\$250,000 - \$299,999	20.8%	17.1%	13.6%
\$300,000 - \$399,999	39.5%	35.3%	33.9%
\$400,000 - \$499,999	6.2%	13.6%	18.3%
\$500,000 - \$749,999	16.5%	11.9%	14.3%
\$750,000 - \$999,999	0.7%	2.9%	4.1%
\$1,000,000 - \$1,499,999	0.7%	0.8%	1.7%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.0%	0.7%	0.8%
Average Home Value	\$364,742	\$384,649	\$423,843

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

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

December 17, 2019



Market Profile

1676 NE 181st Ave, Portland, Oregon, 97230
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.53499

Longitude: -122.47675

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	13,542	113,577	281,551
0 - 4	8.3%	7.7%	7.5%
5 - 9	7.2%	7.1%	7.1%
10 - 14	7.1%	6.8%	7.0%
15 - 24	14.4%	13.8%	13.7%
25 - 34	15.8%	15.1%	15.0%
35 - 44	13.5%	12.8%	13.4%
45 - 54	13.2%	13.3%	13.7%
55 - 64	10.9%	10.8%	10.9%
65 - 74	5.2%	6.2%	5.8%
75 - 84	3.2%	4.3%	3.9%
85 +	1.3%	2.1%	2.0%
18 +	73.1%	74.4%	74.4%
2019 Population by Age			
Total	15,013	124,962	310,965
0 - 4	7.8%	7.1%	6.9%
5 - 9	6.9%	6.7%	6.7%
10 - 14	6.9%	6.5%	6.6%
15 - 24	13.2%	12.9%	12.8%
25 - 34	16.2%	15.4%	15.2%
35 - 44	13.2%	12.8%	13.2%
45 - 54	11.5%	11.4%	11.9%
55 - 64	11.5%	11.7%	11.9%
65 - 74	8.0%	8.6%	8.5%
75 - 84	3.4%	4.6%	4.1%
85 +	1.6%	2.3%	2.1%
18 +	74.8%	76.0%	76.1%
2024 Population by Age			
Total	15,789	131,194	327,422
0 - 4	7.8%	7.1%	6.9%
5 - 9	6.8%	6.5%	6.6%
10 - 14	6.8%	6.4%	6.5%
15 - 24	12.7%	12.4%	12.3%
25 - 34	15.8%	15.2%	15.2%
35 - 44	13.9%	13.2%	13.6%
45 - 54	11.0%	11.1%	11.5%
55 - 64	10.8%	10.9%	11.0%
65 - 74	8.4%	9.3%	9.3%
75 - 84	4.5%	5.5%	5.1%
85 +	1.6%	2.3%	2.1%
18 +	74.9%	76.3%	76.4%
2010 Population by Sex			
Males	6,767	55,667	138,095
Females	6,776	57,913	143,459
2019 Population by Sex			
Males	7,510	61,435	152,893
Females	7,503	63,527	158,071
2024 Population by Sex			
Males	7,889	64,541	161,022
Females	7,900	66,653	166,400

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

December 17, 2019



Market Profile

1676 NE 181st Ave, Portland, Oregon, 97230
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.53499

Longitude: -122.47675

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	13,544	113,580	281,553
White Alone	63.6%	68.8%	71.8%
Black Alone	7.9%	6.2%	5.2%
American Indian Alone	1.4%	1.3%	1.2%
Asian Alone	7.2%	7.3%	8.2%
Pacific Islander Alone	1.3%	0.9%	0.8%
Some Other Race Alone	13.7%	10.8%	8.1%
Two or More Races	5.0%	4.7%	4.7%
Hispanic Origin	24.6%	19.7%	15.7%
Diversity Index	73.8	67.0	61.3
2019 Population by Race/Ethnicity			
Total	15,014	124,963	310,964
White Alone	60.1%	65.5%	68.5%
Black Alone	8.0%	6.3%	5.3%
American Indian Alone	1.3%	1.2%	1.1%
Asian Alone	8.7%	8.9%	10.0%
Pacific Islander Alone	1.5%	1.1%	0.9%
Some Other Race Alone	14.9%	11.8%	8.9%
Two or More Races	5.6%	5.3%	5.2%
Hispanic Origin	26.7%	21.4%	17.2%
Diversity Index	77.1	70.7	65.5
2024 Population by Race/Ethnicity			
Total	15,789	131,193	327,422
White Alone	58.2%	63.6%	66.6%
Black Alone	8.0%	6.3%	5.4%
American Indian Alone	1.2%	1.2%	1.1%
Asian Alone	9.4%	9.7%	11.0%
Pacific Islander Alone	1.6%	1.2%	1.0%
Some Other Race Alone	15.7%	12.4%	9.4%
Two or More Races	5.8%	5.5%	5.6%
Hispanic Origin	28.4%	22.9%	18.4%
Diversity Index	79.0	72.9	67.9
2010 Population by Relationship and Household Type			
Total	13,543	113,580	281,554
In Households	98.7%	98.2%	98.1%
In Family Households	81.4%	81.2%	81.2%
Householder	23.6%	23.8%	24.1%
Spouse	15.2%	15.9%	16.7%
Child	32.4%	31.8%	31.8%
Other relative	6.3%	5.7%	5.1%
Nonrelative	3.9%	3.9%	3.6%
In Nonfamily Households	17.2%	17.0%	16.9%
In Group Quarters	1.3%	1.8%	1.9%
Institutionalized Population	0.2%	0.7%	0.8%
Noninstitutionalized Population	1.1%	1.1%	1.0%

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

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

December 17, 2019



Market Profile

1676 NE 181st Ave, Portland, Oregon, 97230
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

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	1 mile	3 miles	5 miles
2019 Population 25+ by Educational Attainment			
Total	9,806	83,452	208,210
Less than 9th Grade	9.1%	6.9%	5.9%
9th - 12th Grade, No Diploma	6.6%	7.6%	6.9%
High School Graduate	23.8%	23.2%	21.1%
GED/Alternative Credential	4.3%	5.4%	4.9%
Some College, No Degree	26.6%	27.2%	26.3%
Associate Degree	8.7%	9.0%	9.6%
Bachelor's Degree	15.6%	14.6%	17.4%
Graduate/Professional Degree	5.3%	6.0%	7.9%
2019 Population 15+ by Marital Status			
Total	11,784	99,553	248,157
Never Married	39.8%	35.8%	36.1%
Married	44.3%	45.7%	46.1%
Widowed	5.8%	5.8%	5.4%
Divorced	10.1%	12.8%	12.5%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	93.2%	93.9%	93.9%
Civilian Unemployed (Unemployment Rate)	6.8%	6.1%	6.1%
2019 Employed Population 16+ by Industry			
Total	6,809	57,783	147,784
Agriculture/Mining	2.7%	1.6%	1.4%
Construction	8.4%	7.3%	7.2%
Manufacturing	11.3%	11.5%	11.0%
Wholesale Trade	3.9%	3.8%	3.6%
Retail Trade	10.4%	10.9%	11.4%
Transportation/Utilities	7.4%	8.2%	7.4%
Information	0.7%	1.4%	1.4%
Finance/Insurance/Real Estate	5.9%	4.8%	5.9%
Services	46.4%	46.6%	47.3%
Public Administration	2.9%	3.8%	3.4%
2019 Employed Population 16+ by Occupation			
Total	6,808	57,784	147,787
White Collar	43.6%	47.4%	52.0%
Management/Business/Financial	8.4%	9.8%	11.5%
Professional	14.4%	15.0%	16.8%
Sales	7.0%	8.4%	9.5%
Administrative Support	13.7%	14.2%	14.2%
Services	24.8%	24.3%	22.3%
Blue Collar	31.6%	28.3%	25.7%
Farming/Forestry/Fishing	3.1%	1.2%	1.2%
Construction/Extraction	6.4%	5.4%	5.2%
Installation/Maintenance/Repair	2.4%	3.8%	3.3%
Production	11.2%	8.8%	8.0%
Transportation/Material Moving	8.4%	9.2%	8.1%
2010 Population By Urban/ Rural Status			
Total Population	13,543	113,580	281,554
Population Inside Urbanized Area	100.0%	100.0%	99.9%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.1%

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

December 17, 2019



Market Profile

1676 NE 181st Ave, Portland, Oregon, 97230
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.53499

Longitude: -122.47675

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	4,960	41,521	103,274
Households with 1 Person	26.0%	26.5%	26.0%
Households with 2+ People	74.0%	73.5%	74.0%
Family Households	64.9%	65.1%	65.6%
Husband-wife Families	41.8%	43.6%	45.3%
With Related Children	20.6%	20.4%	21.6%
Other Family (No Spouse Present)	23.1%	21.5%	20.3%
Other Family with Male Householder	6.8%	6.3%	5.9%
With Related Children	4.1%	3.7%	3.5%
Other Family with Female Householder	16.3%	15.2%	14.4%
With Related Children	11.4%	10.3%	9.8%
Nonfamily Households	9.1%	8.4%	8.4%
All Households with Children	36.7%	35.1%	35.6%
Multigenerational Households	4.4%	4.8%	4.4%
Unmarried Partner Households	9.5%	8.5%	8.3%
Male-female	8.6%	7.6%	7.4%
Same-sex	0.9%	0.9%	0.9%
2010 Households by Size			
Total	4,960	41,523	103,274
1 Person Household	26.0%	26.5%	26.0%
2 Person Household	31.2%	31.3%	31.6%
3 Person Household	16.1%	16.0%	16.2%
4 Person Household	12.3%	12.5%	13.3%
5 Person Household	7.6%	7.0%	6.9%
6 Person Household	3.7%	3.4%	3.2%
7 + Person Household	3.1%	3.2%	2.8%
2010 Households by Tenure and Mortgage Status			
Total	4,960	41,522	103,273
Owner Occupied	41.9%	54.1%	55.9%
Owned with a Mortgage/Loan	32.4%	39.6%	42.8%
Owned Free and Clear	9.6%	14.5%	13.1%
Renter Occupied	58.1%	45.9%	44.1%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,288	44,056	109,608
Housing Units Inside Urbanized Area	100.0%	100.0%	99.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.1%

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

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

December 17, 2019



Market Profile

1676 NE 181st Ave, Portland, Oregon, 97230
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.53499

Longitude: -122.47675

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	International Marketplace (13A)	Front Porches (8E)	Front Porches (8E)
2.	Front Porches (8E)	Parks and Rec (5C)	Parks and Rec (5C)
3.	Old and Newcomers (8F)	Bright Young Professionals	Bright Young Professionals
2019 Consumer Spending			
Apparel & Services: Total \$	\$8,516,881	\$74,320,116	\$207,084,454
Average Spent	\$1,569.64	\$1,654.98	\$1,846.87
Spending Potential Index	73	77	86
Education: Total \$	\$6,239,572	\$54,256,664	\$150,927,642
Average Spent	\$1,149.94	\$1,208.20	\$1,346.04
Spending Potential Index	72	76	84
Entertainment/Recreation: Total \$	\$12,205,313	\$109,614,457	\$307,223,281
Average Spent	\$2,249.41	\$2,440.92	\$2,739.96
Spending Potential Index	69	75	84
Food at Home: Total \$	\$20,516,244	\$180,433,020	\$500,379,131
Average Spent	\$3,781.10	\$4,017.93	\$4,462.61
Spending Potential Index	73	78	86
Food Away from Home: Total \$	\$14,284,530	\$126,028,581	\$352,672,773
Average Spent	\$2,632.61	\$2,806.44	\$3,145.30
Spending Potential Index	72	76	86
Health Care: Total \$	\$21,400,069	\$196,034,648	\$550,692,140
Average Spent	\$3,943.99	\$4,365.35	\$4,911.33
Spending Potential Index	66	74	83
HH Furnishings & Equipment: Total \$	\$7,985,110	\$72,081,764	\$203,125,920
Average Spent	\$1,471.64	\$1,605.13	\$1,811.57
Spending Potential Index	69	75	85
Personal Care Products & Services: Total \$	\$3,341,169	\$29,979,495	\$84,626,384
Average Spent	\$615.77	\$667.59	\$754.74
Spending Potential Index	69	75	85
Shelter: Total \$	\$75,566,962	\$661,683,495	\$1,829,486,423
Average Spent	\$13,926.83	\$14,734.53	\$16,316.20
Spending Potential Index	75	80	88
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,869,767	\$81,278,574	\$229,601,454
Average Spent	\$1,634.68	\$1,809.93	\$2,047.69
Spending Potential Index	66	73	83
Travel: Total \$	\$8,378,627	\$75,638,559	\$212,958,116
Average Spent	\$1,544.16	\$1,684.34	\$1,899.26
Spending Potential Index	69	75	85
Vehicle Maintenance & Repairs: Total \$	\$4,368,276	\$39,441,185	\$110,533,930
Average Spent	\$805.06	\$878.29	\$985.79
Spending Potential Index	70	77	86

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

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

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

December 17, 2019

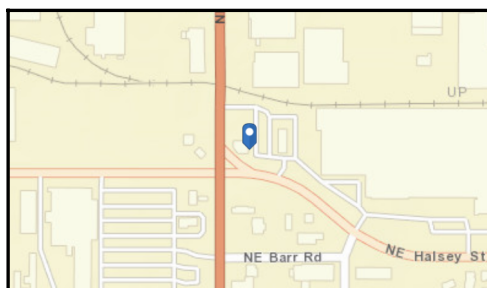
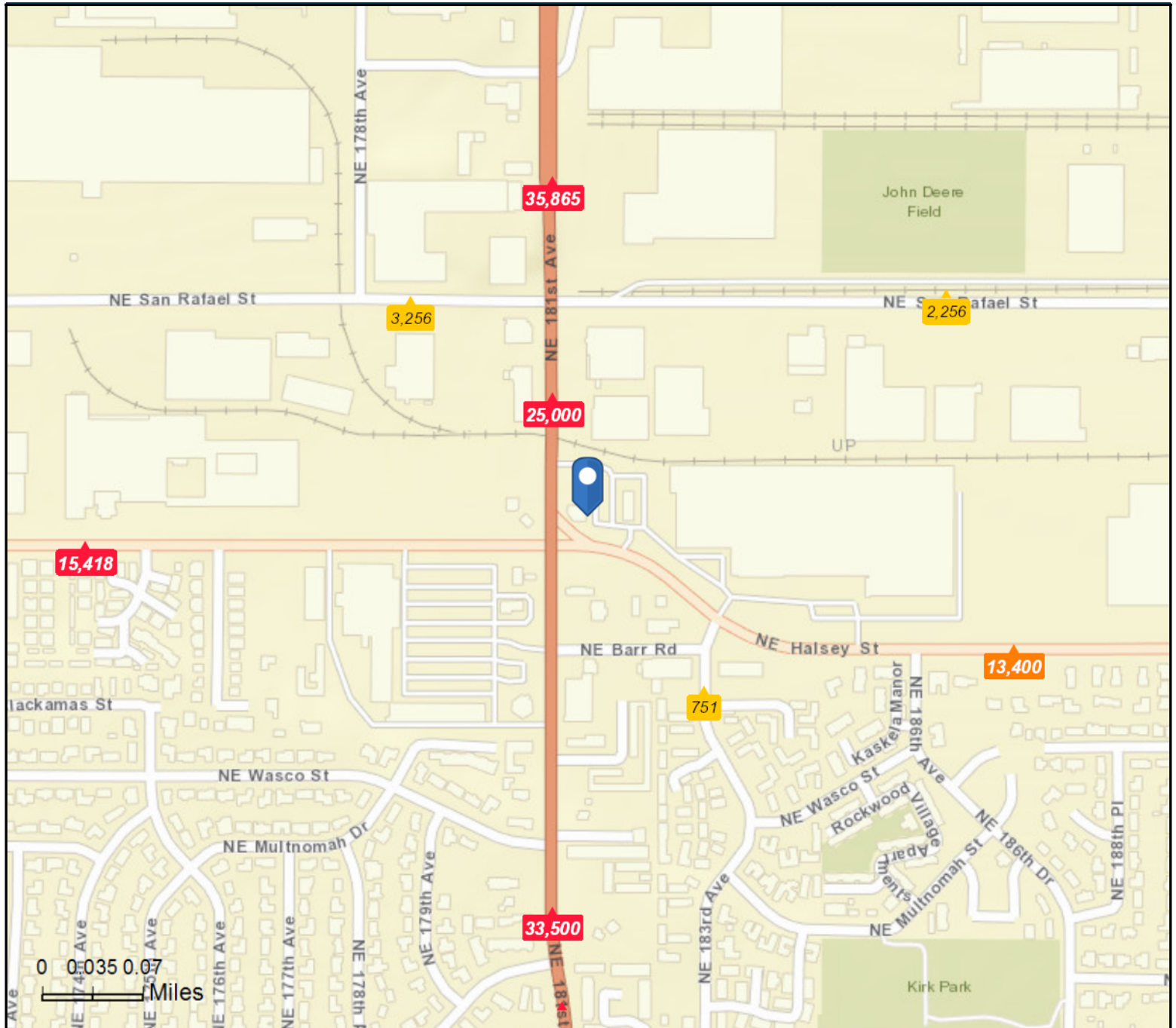
Traffic Count Map - Close Up

1676 NE 181st Ave, Portland, Oregon, 97230
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

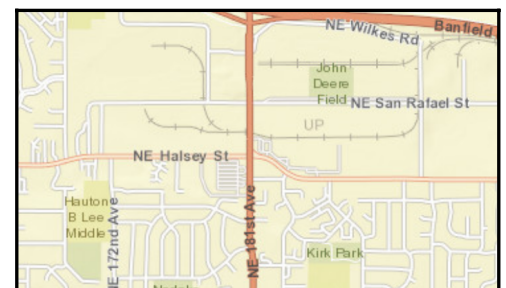
Latitude: 45.53499

Longitude: -122.47675



Average Daily Traffic Volume

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



Source: ©2019 Kalibrate Technologies (Q3 2019).

December 17, 2019



Traffic Count Profile

1676 NE 181st Ave, Portland, Oregon, 97230
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.53499

Longitude: -122.47675

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.09	NE 181st Ave	NE San Rafael St (0.06 miles N)	2017	25,000
0.14	NE 183rd Ave	NE Barr Rd (0.03 miles N)	2016	751
0.19	NE San Rafael St	NE 178th Ave (0.03 miles W)	1995	3,256
0.23	NE 181st Ave	NE San Rafael St (0.08 miles S)	2010	35,865
0.27	NE 181st Ave	NE Pacific St (0.04 miles S)	2017	33,500
0.29	NE San Rafael St	NE 192nd Ave (0.27000001 miles E)	2016	2,256
0.31	NE Halsey St	NE 186th Ave (0.07 miles W)	2017	13,400
0.34	NE 181st Ave	NE Pacific Ct (0.03 miles S)	2015	24,700
0.34	NE Halsey St	NE 172nd Ave (0.12 miles W)	2012	15,418
0.36	NE Wilkes Rd	NE 181st Ave (0.03 miles SW)	2017	380
0.37	NE 181st Ave	NE Wilkes Rd (0.02 miles S)	2017	37,100
0.40	NE Wilkes Rd	NE 181st Ave (0.06 miles SW)	2017	3,330
0.42	NE Wilkes Rd	NE 181st Ave (0.15000001 miles W)	2017	770
0.42	NE 181st Ave	I- 84 (0.02 miles N)	2017	29,900
0.44	I- 84	NE 181st Ave (0.09 miles E)	2017	15,240
0.49	NE 181st Ave	NE Oregon St (0.02 miles N)	2010	32,902
0.49	NE San Rafael St	NE 171st Ave (0.02 miles W)	1995	992
0.49		(0.0 miles)	2017	9,320
0.51	NE 192nd Ave	NE San Rafael St (0.11 miles N)	1996	1,789
0.52		(0.0 miles)	2017	3,870
0.52		(0.0 miles)	2017	3,730
0.53	NE 181st Ave	I- 84 (0.08 miles S)	2017	24,400
0.53	NE 172nd Ave	NE Multnomah Dr (0.06 miles N)	2017	2,700
0.53	NE Wilkes Rd	NE 181st Ave (0.41 miles W)	2016	320
0.57	I- 84	NE 181st Ave (0.41999999 miles W)	2017	85,660
0.58	NE 192nd Ave	NE Clackamas St (0.02 miles N)	2005	953
0.60	NE Glisan St	(0.0 miles)	2017	18,700
0.60	NE Glisan St	NE 178th Ave (0.03 miles W)	2013	14,479
0.61	NE 169th Ave	NE Schuyler Ct (0.04 miles N)	2001	1,264
0.64	NE Glisan St	NE 176th Ave (0.04 miles W)	2017	15,700

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

Source: ©2019 Kalibrate Technologies (Q3 2019).

December 17, 2019