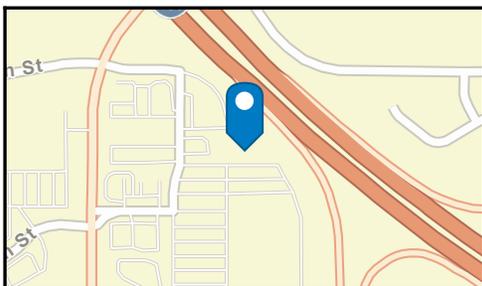


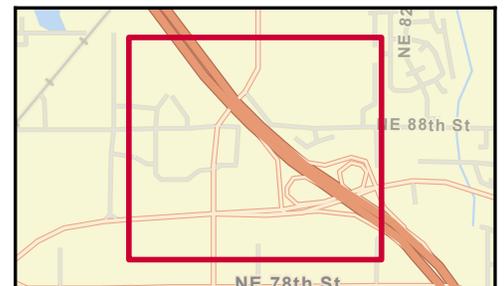
Traffic Count Map - Close Up

8712 NE Centerpointe Dr, Vancouver, Washington, 98665
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.68518
Longitude: -122.59954



- 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: ©2021 Kalibrate Technologies (Q4 2021).



Traffic Count Profile

8712 NE Centerpointe Dr, Vancouver, Washington, 98665
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.68518
Longitude: -122.59954

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.09	NE 88th St	NE 15th Ave (0.06 miles W)	2007	7,277
0.14	NE 15th Ave	NE 88th St (0.05 miles N)	2017	31,856
0.14	NE 87th St	NE 87th Cir (0.15000001 miles NE)	2019	7,800
0.15	NE 69th Ave	NE 15th Ave (0.02 miles SW)	2017	20,863
0.15	NE 15th Ave	NE 84th St (0.02 miles N)	2004	27,590
0.19	NE 88th St	NE 15th Ave (0.05 miles E)	2017	17,195
0.20	I- 205	NE 83rd St (0.11 miles SE)	2004	63,411
0.21	NE 72nd Ave	NE 91st St (0.06 miles S)	2017	16,853
0.21	NE Padden Pkwy	NE 69th Ave (0.1 miles W)	2004	34,581
0.21	NE 15th Ave	NE 84th St (0.11 miles N)	2015	28,018
0.22		I- 205 (0.15000001 miles E)	2019	5,300
0.23	NE Padden Pkwy	NE 69th Ave (0.02 miles W)	2015	35,759
0.23	NE 83rd St	I- 205 (0.15000001 miles E)	2012	25,000
0.26		I- 205 (0.09 miles NE)	2019	10,000
0.28	NE Padden Pkwy	NE 69th Ave (0.05 miles E)	2012	19,452
0.28	NE 69th Ave	NE Padden Pkwy (0.04 miles N)	2015	17,514
0.31	I- 205	NE Padden Pkwy (0.02 miles SE)	2004	78,610
0.35	NE 88th St	NE 79th Ct (0.11 miles N)	2019	7,800
0.36	NE Padden Pkwy	I- 205 (0.09 miles SW)	2019	9,600
0.38	NE Padden Pkwy	I- 205 (0.06 miles W)	2012	26,417
0.40	NE 69th Ave	NE 78th St (0.06 miles S)	2015	20,501
0.42	I- 205	NE Padden Pkwy (0.1 miles W)	2019	4,400
0.45	NE 78th St	NE 69th Ave (0.03 miles W)	2012	9,762
0.49	NE 78th St	NE 66th Ave (0.06 miles W)	2012	8,340
0.49	NE 72nd Ave	NE 99th St (0.06 miles N)	2015	17,282
0.53	I- 205	NE 69th Ave (0.38 miles SE)	2018	74,000
0.53	NE Andresen Rd	NE 63rd St (0.67000002 miles S)	2012	15,430
0.56	NE 99th St	NE 72nd Ave (0.07 miles W)	2003	1,424
0.57		NE 78th St (0.15000001 miles SE)	2019	14,000
0.58	NE 78th St	NE 66th Ave (0.1 miles E)	2017	9,803

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2021 Kalibrate Technologies (Q4 2021).



Business Summary

8712 NE Centerpointe Dr, Vancouver, Washington, 98665
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.68518
Longitude: -122.59954

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	199		3,328		7,922							
Total Employees:	2,786		33,689		85,492							
Total Residential Population:	8,567		106,826		264,777							
Employee/Residential Population Ratio (per 100 Residents)	33		32		32							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	6	3.0%	70	2.5%	59	1.8%	412	1.2%	138	1.7%	868	1.0%
Construction	39	19.6%	687	24.7%	377	11.3%	3,228	9.6%	850	10.7%	6,274	7.3%
Manufacturing	7	3.5%	101	3.6%	107	3.2%	1,067	3.2%	240	3.0%	5,391	6.3%
Transportation	18	9.0%	260	9.3%	105	3.2%	1,155	3.4%	227	2.9%	2,562	3.0%
Communication	3	1.5%	25	0.9%	36	1.1%	576	1.7%	66	0.8%	752	0.9%
Utility	1	0.5%	1	0.0%	8	0.2%	70	0.2%	13	0.2%	154	0.2%
Wholesale Trade	13	6.5%	77	2.8%	140	4.2%	1,263	3.7%	286	3.6%	3,856	4.5%
Retail Trade Summary	38	19.1%	587	21.1%	778	23.4%	10,328	30.7%	1,590	20.1%	19,102	22.3%
Home Improvement	3	1.5%	110	3.9%	71	2.1%	704	2.1%	147	1.9%	1,045	1.2%
General Merchandise Stores	3	1.5%	222	8.0%	29	0.9%	1,302	3.9%	50	0.6%	2,425	2.8%
Food Stores	4	2.0%	38	1.4%	77	2.3%	1,387	4.1%	164	2.1%	3,058	3.6%
Auto Dealers, Gas Stations, Auto Aftermarket	6	3.0%	28	1.0%	117	3.5%	1,681	5.0%	212	2.7%	2,391	2.8%
Apparel & Accessory Stores	2	1.0%	2	0.1%	52	1.6%	478	1.4%	68	0.9%	528	0.6%
Furniture & Home Furnishings	3	1.5%	22	0.8%	58	1.7%	430	1.3%	105	1.3%	621	0.7%
Eating & Drinking Places	9	4.5%	135	4.8%	191	5.7%	2,971	8.8%	447	5.6%	6,336	7.4%
Miscellaneous Retail	9	4.5%	31	1.1%	183	5.5%	1,376	4.1%	397	5.0%	2,698	3.2%
Finance, Insurance, Real Estate Summary	11	5.5%	28	1.0%	325	9.8%	2,026	6.0%	793	10.0%	4,859	5.7%
Banks, Savings & Lending Institutions	0	0.0%	1	0.0%	66	2.0%	470	1.4%	141	1.8%	1,035	1.2%
Securities Brokers	2	1.0%	4	0.1%	34	1.0%	141	0.4%	87	1.1%	346	0.4%
Insurance Carriers & Agents	3	1.5%	8	0.3%	71	2.1%	279	0.8%	148	1.9%	566	0.7%
Real Estate, Holding, Other Investment Offices	6	3.0%	15	0.5%	155	4.7%	1,136	3.4%	416	5.3%	2,912	3.4%
Services Summary	53	26.6%	746	26.8%	1,178	35.4%	12,455	37.0%	3,173	40.1%	38,466	45.0%
Hotels & Lodging	0	0.0%	0	0.0%	16	0.5%	338	1.0%	32	0.4%	499	0.6%
Automotive Services	4	2.0%	19	0.7%	133	4.0%	640	1.9%	268	3.4%	1,390	1.6%
Motion Pictures & Amusements	4	2.0%	332	11.9%	71	2.1%	908	2.7%	198	2.5%	1,655	1.9%
Health Services	5	2.5%	41	1.5%	194	5.8%	3,527	10.5%	608	7.7%	10,989	12.9%
Legal Services	1	0.5%	1	0.0%	14	0.4%	54	0.2%	88	1.1%	469	0.5%
Education Institutions & Libraries	5	2.5%	137	4.9%	50	1.5%	1,788	5.3%	162	2.0%	11,037	12.9%
Other Services	35	17.6%	215	7.7%	700	21.0%	5,199	15.4%	1,817	22.9%	12,427	14.5%
Government	2	1.0%	203	7.3%	33	1.0%	1,024	3.0%	83	1.0%	2,931	3.4%
Unclassified Establishments	9	4.5%	1	0.0%	182	5.5%	83	0.2%	463	5.8%	276	0.3%
Totals	199	100.0%	2,786	100.0%	3,328	100.0%	33,689	100.0%	7,922	100.0%	85,492	100.0%

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

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

8712 NE Centerpointe Dr, Vancouver, Washington, 98665
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.68518
Longitude: -122.59954

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	0	0.0%	0	0.0%	10	0.3%	44	0.1%	21	0.3%	110	0.1%
Mining	0	0.0%	0	0.0%	2	0.1%	8	0.0%	3	0.0%	12	0.0%
Utilities	0	0.0%	0	0.0%	1	0.0%	11	0.0%	2	0.0%	24	0.0%
Construction	41	20.6%	690	24.8%	400	12.0%	3,365	10.0%	912	11.5%	6,672	7.8%
Manufacturing	9	4.5%	106	3.8%	113	3.4%	1,094	3.2%	265	3.3%	5,504	6.4%
Wholesale Trade	13	6.5%	77	2.8%	135	4.1%	1,242	3.7%	275	3.5%	3,794	4.4%
Retail Trade	26	13.1%	431	15.5%	567	17.0%	7,237	21.5%	1,112	14.0%	12,588	14.7%
Motor Vehicle & Parts Dealers	2	1.0%	9	0.3%	91	2.7%	1,529	4.5%	149	1.9%	1,986	2.3%
Furniture & Home Furnishings Stores	2	1.0%	3	0.1%	34	1.0%	257	0.8%	51	0.6%	321	0.4%
Electronics & Appliance Stores	1	0.5%	18	0.6%	17	0.5%	147	0.4%	38	0.5%	241	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	3	1.5%	110	3.9%	71	2.1%	704	2.1%	147	1.9%	1,045	1.2%
Food & Beverage Stores	2	1.0%	18	0.6%	58	1.7%	1,289	3.8%	132	1.7%	2,884	3.4%
Health & Personal Care Stores	1	0.5%	1	0.0%	49	1.5%	460	1.4%	113	1.4%	893	1.0%
Gasoline Stations	4	2.0%	20	0.7%	26	0.8%	152	0.5%	63	0.8%	405	0.5%
Clothing & Clothing Accessories Stores	2	1.0%	2	0.1%	61	1.8%	508	1.5%	83	1.0%	859	1.0%
Sport Goods, Hobby, Book, & Music Stores	3	1.5%	7	0.3%	31	0.9%	286	0.8%	71	0.9%	405	0.5%
General Merchandise Stores	3	1.5%	222	8.0%	29	0.9%	1,302	3.9%	50	0.6%	2,425	2.8%
Miscellaneous Store Retailers	4	2.0%	22	0.8%	72	2.2%	582	1.7%	151	1.9%	1,051	1.2%
Nonstore Retailers	1	0.5%	0	0.0%	29	0.9%	22	0.1%	65	0.8%	73	0.1%
Transportation & Warehousing	14	7.0%	249	8.9%	80	2.4%	1,065	3.2%	181	2.3%	2,394	2.8%
Information	5	2.5%	29	1.0%	75	2.3%	1,111	3.3%	157	2.0%	1,957	2.3%
Finance & Insurance	5	2.5%	13	0.5%	175	5.3%	902	2.7%	386	4.9%	1,975	2.3%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	1	0.0%	68	2.0%	476	1.4%	144	1.8%	1,043	1.2%
Securities, Commodity Contracts & Other Financial	2	1.0%	4	0.1%	36	1.1%	147	0.4%	94	1.2%	365	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	3	1.5%	8	0.3%	71	2.1%	279	0.8%	148	1.9%	566	0.7%
Real Estate, Rental & Leasing	11	5.5%	31	1.1%	205	6.2%	1,265	3.8%	498	6.3%	3,012	3.5%
Professional, Scientific & Tech Services	14	7.0%	93	3.3%	233	7.0%	1,325	3.9%	661	8.3%	3,968	4.6%
Legal Services	1	0.5%	1	0.0%	18	0.5%	86	0.3%	99	1.2%	609	0.7%
Management of Companies & Enterprises	0	0.0%	0	0.0%	2	0.1%	5	0.0%	11	0.1%	27	0.0%
Administrative & Support & Waste Management & Remediation	5	2.5%	25	0.9%	125	3.8%	1,262	3.7%	283	3.6%	2,605	3.0%
Educational Services	5	2.5%	137	4.9%	58	1.7%	1,873	5.6%	202	2.5%	11,110	13.0%
Health Care & Social Assistance	7	3.5%	58	2.1%	272	8.2%	4,771	14.2%	818	10.3%	13,649	16.0%
Arts, Entertainment & Recreation	4	2.0%	333	12.0%	49	1.5%	766	2.3%	136	1.7%	1,443	1.7%
Accommodation & Food Services	10	5.0%	151	5.4%	216	6.5%	3,383	10.0%	491	6.2%	6,916	8.1%
Accommodation	0	0.0%	0	0.0%	16	0.5%	338	1.0%	32	0.4%	499	0.6%
Food Services & Drinking Places	10	5.0%	151	5.4%	200	6.0%	3,046	9.0%	458	5.8%	6,417	7.5%
Other Services (except Public Administration)	21	10.6%	159	5.7%	395	11.9%	1,855	5.5%	965	12.2%	4,527	5.3%
Automotive Repair & Maintenance	4	2.0%	19	0.7%	111	3.3%	551	1.6%	216	2.7%	1,157	1.4%
Public Administration	2	1.0%	203	7.3%	33	1.0%	1,024	3.0%	83	1.0%	2,932	3.4%
Unclassified Establishments	9	4.5%	1	0.0%	181	5.4%	82	0.2%	462	5.8%	274	0.3%
Total	199	100.0%	2,786	100.0%	3,328	100.0%	33,689	100.0%	7,922	100.0%	85,492	100.0%

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

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

8712 NE Centerpointe Dr, Vancouver, Washington, 98665
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.68518
Longitude: -122.59954

	1 mile	3 miles	5 miles
Population			
2000 Population	4,913	65,725	190,740
2010 Population	6,767	85,294	223,507
2021 Population	8,567	106,826	264,777
2026 Population	9,183	115,862	283,367
2000-2010 Annual Rate	3.25%	2.64%	1.60%
2010-2021 Annual Rate	2.12%	2.02%	1.52%
2021-2026 Annual Rate	1.40%	1.64%	1.37%
2021 Male Population	50.0%	48.9%	48.9%
2021 Female Population	50.0%	51.1%	51.1%
2021 Median Age	39.1	36.4	37.8

In the identified area, the current year population is 264,777. In 2010, the Census count in the area was 223,507. The rate of change since 2010 was 1.52% annually. The five-year projection for the population in the area is 283,367 representing a change of 1.37% annually from 2021 to 2026. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 39.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	83.2%	78.0%	78.8%
2021 Black Alone	2.1%	3.2%	3.0%
2021 American Indian/Alaska Native Alone	0.9%	1.0%	1.0%
2021 Asian Alone	5.3%	5.2%	4.9%
2021 Pacific Islander Alone	0.8%	1.3%	1.2%
2021 Other Race	3.2%	5.6%	5.6%
2021 Two or More Races	4.5%	5.7%	5.6%
2021 Hispanic Origin (Any Race)	9.9%	13.4%	13.4%

Persons of Hispanic origin represent 13.4% of the population in the identified area compared to 18.9% 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 52.1 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	89	76	83
2000 Households	1,780	24,322	72,227
2010 Households	2,348	32,122	85,555
2021 Total Households	2,958	40,222	101,096
2026 Total Households	3,159	43,553	107,969
2000-2010 Annual Rate	2.81%	2.82%	1.71%
2010-2021 Annual Rate	2.07%	2.02%	1.49%
2021-2026 Annual Rate	1.32%	1.60%	1.32%
2021 Average Household Size	2.89	2.65	2.61

The household count in this area has changed from 85,555 in 2010 to 101,096 in the current year, a change of 1.49% annually. The five-year projection of households is 107,969, a change of 1.32% annually from the current year total. Average household size is currently 2.61, compared to 2.60 in the year 2010. The number of families in the current year is 66,747 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

8712 NE Centerpointe Dr, Vancouver, Washington, 98665
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.68518
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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	18.1%	21.1%	21.4%
Median Household Income			
2021 Median Household Income	\$83,605	\$72,644	\$72,983
2026 Median Household Income	\$90,647	\$79,990	\$80,676
2021-2026 Annual Rate	1.63%	1.95%	2.02%
Average Household Income			
2021 Average Household Income	\$91,872	\$83,541	\$85,982
2026 Average Household Income	\$102,586	\$94,254	\$97,192
2021-2026 Annual Rate	2.23%	2.44%	2.48%
Per Capita Income			
2021 Per Capita Income	\$32,052	\$31,246	\$32,762
2026 Per Capita Income	\$35,667	\$35,170	\$36,962
2021-2026 Annual Rate	2.16%	2.39%	2.44%

Households by Income

Current median household income is \$72,983 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$80,676 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$85,982 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$97,192 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$32,762 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$36,962 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	125	107	106
2000 Total Housing Units	1,839	25,631	76,132
2000 Owner Occupied Housing Units	1,416	14,885	44,787
2000 Renter Occupied Housing Units	364	9,437	27,440
2000 Vacant Housing Units	59	1,309	3,905
2010 Total Housing Units	2,448	34,029	90,501
2010 Owner Occupied Housing Units	1,862	18,911	51,427
2010 Renter Occupied Housing Units	486	13,211	34,128
2010 Vacant Housing Units	100	1,907	4,946
2021 Total Housing Units	3,046	42,190	105,982
2021 Owner Occupied Housing Units	2,358	25,355	64,214
2021 Renter Occupied Housing Units	600	14,867	36,882
2021 Vacant Housing Units	88	1,968	4,886
2026 Total Housing Units	3,248	45,624	113,058
2026 Owner Occupied Housing Units	2,577	27,811	69,539
2026 Renter Occupied Housing Units	582	15,742	38,431
2026 Vacant Housing Units	89	2,071	5,089

Currently, 60.6% of the 105,982 housing units in the area are owner occupied; 34.8%, renter occupied; and 4.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 90,501 housing units in the area - 56.8% owner occupied, 37.7% renter occupied, and 5.5% vacant. The annual rate of change in housing units since 2010 is 7.27%. Median home value in the area is \$371,739, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.69% annually to \$445,553.

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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Market Profile

8712 NE Centerpointe Dr, Vancouver, Washington, 98665
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.68518
Longitude: -122.59954

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	4,913	65,725	190,740
2010 Total Population	6,767	85,294	223,507
2021 Total Population	8,567	106,826	264,777
2021 Group Quarters	25	272	1,266
2026 Total Population	9,183	115,862	283,367
2021-2026 Annual Rate	1.40%	1.64%	1.37%
2021 Total Daytime Population	8,295	97,105	245,025
Workers	3,558	39,642	103,932
Residents	4,737	57,463	141,093
Household Summary			
2000 Households	1,780	24,322	72,227
2000 Average Household Size	2.76	2.69	2.63
2010 Households	2,348	32,122	85,555
2010 Average Household Size	2.87	2.65	2.60
2021 Households	2,958	40,222	101,096
2021 Average Household Size	2.89	2.65	2.61
2026 Households	3,159	43,553	107,969
2026 Average Household Size	2.90	2.65	2.61
2021-2026 Annual Rate	1.32%	1.60%	1.32%
2010 Families	1,736	21,671	57,061
2010 Average Family Size	3.26	3.15	3.11
2021 Families	2,164	26,941	66,747
2021 Average Family Size	3.28	3.15	3.12
2026 Families	2,313	29,172	71,259
2026 Average Family Size	3.28	3.15	3.12
2021-2026 Annual Rate	1.34%	1.60%	1.32%
Housing Unit Summary			
2000 Housing Units	1,839	25,631	76,132
Owner Occupied Housing Units	77.0%	58.1%	58.8%
Renter Occupied Housing Units	19.8%	36.8%	36.0%
Vacant Housing Units	3.2%	5.1%	5.1%
2010 Housing Units	2,448	34,029	90,501
Owner Occupied Housing Units	76.1%	55.6%	56.8%
Renter Occupied Housing Units	19.9%	38.8%	37.7%
Vacant Housing Units	4.1%	5.6%	5.5%
2021 Housing Units	3,046	42,190	105,982
Owner Occupied Housing Units	77.4%	60.1%	60.6%
Renter Occupied Housing Units	19.7%	35.2%	34.8%
Vacant Housing Units	2.9%	4.7%	4.6%
2026 Housing Units	3,248	45,624	113,058
Owner Occupied Housing Units	79.3%	61.0%	61.5%
Renter Occupied Housing Units	17.9%	34.5%	34.0%
Vacant Housing Units	2.7%	4.5%	4.5%
Median Household Income			
2021	\$83,605	\$72,644	\$72,983
2026	\$90,647	\$79,990	\$80,676
Median Home Value			
2021	\$361,346	\$365,754	\$371,739
2026	\$397,296	\$428,623	\$445,553
Per Capita Income			
2021	\$32,052	\$31,246	\$32,762
2026	\$35,667	\$35,170	\$36,962
Median Age			
2010	36.6	34.4	35.8
2021	39.1	36.4	37.8
2026	39.1	36.7	38.2

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Market Profile

8712 NE Centerpointe Dr, Vancouver, Washington, 98665
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.68518
 Longitude: -122.59954

	1 mile	3 miles	5 miles
2021 Households by Income			
Household Income Base	2,958	40,222	101,096
<\$15,000	3.3%	6.1%	6.2%
\$15,000 - \$24,999	3.4%	7.1%	7.1%
\$25,000 - \$34,999	4.4%	7.1%	7.0%
\$35,000 - \$49,999	11.1%	12.2%	12.1%
\$50,000 - \$74,999	18.1%	18.8%	18.7%
\$75,000 - \$99,999	22.4%	17.2%	16.7%
\$100,000 - \$149,999	26.6%	21.0%	20.8%
\$150,000 - \$199,999	7.4%	7.2%	7.1%
\$200,000+	3.2%	3.4%	4.4%
Average Household Income	\$91,872	\$83,541	\$85,982
2026 Households by Income			
Household Income Base	3,159	43,553	107,969
<\$15,000	2.5%	4.9%	5.0%
\$15,000 - \$24,999	2.6%	5.8%	5.8%
\$25,000 - \$34,999	3.6%	6.0%	5.9%
\$35,000 - \$49,999	9.7%	11.0%	10.7%
\$50,000 - \$74,999	16.3%	17.9%	17.7%
\$75,000 - \$99,999	21.8%	17.5%	17.0%
\$100,000 - \$149,999	29.9%	23.8%	23.7%
\$150,000 - \$199,999	9.7%	9.2%	9.1%
\$200,000+	3.9%	4.1%	5.1%
Average Household Income	\$102,586	\$94,254	\$97,192
2021 Owner Occupied Housing Units by Value			
Total	2,358	25,355	64,214
<\$50,000	1.1%	2.3%	2.0%
\$50,000 - \$99,999	0.0%	0.8%	0.6%
\$100,000 - \$149,999	0.1%	1.1%	0.9%
\$150,000 - \$199,999	1.2%	1.5%	1.5%
\$200,000 - \$249,999	2.1%	3.0%	3.4%
\$250,000 - \$299,999	12.7%	15.0%	13.9%
\$300,000 - \$399,999	53.3%	40.2%	38.6%
\$400,000 - \$499,999	12.7%	15.7%	16.5%
\$500,000 - \$749,999	12.0%	16.1%	16.4%
\$750,000 - \$999,999	0.9%	3.0%	3.6%
\$1,000,000 - \$1,499,999	1.9%	0.6%	1.4%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.2%
\$2,000,000 +	1.9%	0.8%	1.1%
Average Home Value	\$435,320	\$416,595	\$438,475
2026 Owner Occupied Housing Units by Value			
Total	2,577	27,811	69,539
<\$50,000	0.2%	0.8%	0.6%
\$50,000 - \$99,999	0.0%	0.2%	0.1%
\$100,000 - \$149,999	0.0%	0.2%	0.1%
\$150,000 - \$199,999	0.1%	0.3%	0.2%
\$200,000 - \$249,999	0.4%	0.7%	0.7%
\$250,000 - \$299,999	5.3%	6.8%	5.9%
\$300,000 - \$399,999	45.2%	35.4%	33.0%
\$400,000 - \$499,999	15.0%	20.0%	20.6%
\$500,000 - \$749,999	19.5%	25.3%	25.1%
\$750,000 - \$999,999	2.2%	6.2%	7.6%
\$1,000,000 - \$1,499,999	5.9%	1.9%	3.4%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.4%
\$2,000,000 +	6.2%	2.2%	2.3%
Average Home Value	\$595,295	\$523,216	\$550,597

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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Market Profile

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Latitude: 45.68518
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	1 mile	3 miles	5 miles
2010 Population by Age			
Total	6,767	85,295	223,509
0 - 4	6.9%	7.8%	7.2%
5 - 9	7.3%	7.3%	7.0%
10 - 14	7.7%	7.3%	7.2%
15 - 24	12.4%	13.6%	13.1%
25 - 34	13.4%	15.0%	14.5%
35 - 44	14.3%	13.5%	13.7%
45 - 54	14.3%	13.3%	13.9%
55 - 64	13.2%	11.4%	12.0%
65 - 74	6.1%	6.0%	6.5%
75 - 84	3.1%	3.3%	3.4%
85 +	1.1%	1.6%	1.6%
18 +	73.9%	73.6%	74.4%
2021 Population by Age			
Total	8,567	106,826	264,778
0 - 4	6.3%	7.0%	6.5%
5 - 9	6.6%	6.9%	6.5%
10 - 14	6.7%	6.7%	6.5%
15 - 24	11.2%	12.5%	12.0%
25 - 34	13.6%	14.9%	14.6%
35 - 44	13.8%	13.6%	13.6%
45 - 54	12.8%	11.6%	12.0%
55 - 64	12.4%	11.4%	12.1%
65 - 74	10.9%	9.4%	9.9%
75 - 84	4.3%	4.2%	4.6%
85 +	1.4%	1.7%	1.7%
18 +	76.6%	75.7%	76.8%
2026 Population by Age			
Total	9,182	115,863	283,369
0 - 4	6.3%	7.0%	6.5%
5 - 9	6.6%	6.8%	6.4%
10 - 14	6.8%	6.7%	6.5%
15 - 24	10.6%	12.3%	11.7%
25 - 34	13.1%	14.7%	14.4%
35 - 44	14.6%	13.9%	13.8%
45 - 54	12.4%	11.6%	11.9%
55 - 64	11.6%	10.6%	11.2%
65 - 74	10.4%	9.3%	10.0%
75 - 84	6.0%	5.4%	5.8%
85 +	1.5%	1.7%	1.8%
18 +	76.4%	75.7%	77.0%
2010 Population by Sex			
Males	3,390	41,738	109,617
Females	3,377	43,556	113,890
2021 Population by Sex			
Males	4,285	52,250	129,524
Females	4,282	54,577	135,253
2026 Population by Sex			
Males	4,605	56,668	138,565
Females	4,578	59,194	144,803

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	6,768	85,294	223,506
White Alone	87.0%	82.7%	83.4%
Black Alone	1.7%	2.7%	2.5%
American Indian Alone	0.8%	0.9%	0.9%
Asian Alone	4.3%	4.3%	3.9%
Pacific Islander Alone	0.5%	0.9%	0.8%
Some Other Race Alone	2.1%	4.0%	3.9%
Two or More Races	3.5%	4.6%	4.5%
Hispanic Origin	6.5%	9.4%	9.4%
Diversity Index	33.3	43.1	42.1
2021 Population by Race/Ethnicity			
Total	8,567	106,826	264,777
White Alone	83.2%	78.0%	78.8%
Black Alone	2.1%	3.2%	3.0%
American Indian Alone	0.9%	1.0%	1.0%
Asian Alone	5.3%	5.2%	4.9%
Pacific Islander Alone	0.8%	1.3%	1.2%
Some Other Race Alone	3.2%	5.6%	5.6%
Two or More Races	4.5%	5.7%	5.6%
Hispanic Origin	9.9%	13.4%	13.4%
Diversity Index	42.9	52.9	52.1
2026 Population by Race/Ethnicity			
Total	9,183	115,862	283,366
White Alone	81.1%	75.7%	76.4%
Black Alone	2.4%	3.4%	3.2%
American Indian Alone	0.9%	1.0%	1.1%
Asian Alone	5.7%	5.7%	5.3%
Pacific Islander Alone	0.9%	1.4%	1.3%
Some Other Race Alone	3.9%	6.5%	6.5%
Two or More Races	5.1%	6.3%	6.2%
Hispanic Origin	11.9%	15.7%	15.8%
Diversity Index	47.7	57.6	56.8
2010 Population by Relationship and Household Type			
Total	6,767	85,294	223,507
In Households	99.6%	99.7%	99.4%
In Family Households	86.7%	83.5%	82.7%
Householder	26.0%	25.3%	25.5%
Spouse	20.7%	18.3%	18.5%
Child	33.1%	32.3%	31.6%
Other relative	3.9%	4.1%	3.9%
Nonrelative	3.0%	3.3%	3.3%
In Nonfamily Households	13.0%	16.2%	16.8%
In Group Quarters	0.4%	0.3%	0.6%
Institutionalized Population	0.1%	0.0%	0.2%
Noninstitutionalized Population	0.3%	0.3%	0.4%

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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Population 25+ by Educational Attainment			
Total	5,927	71,493	181,323
Less than 9th Grade	3.2%	3.2%	2.6%
9th - 12th Grade, No Diploma	2.7%	5.5%	5.5%
High School Graduate	20.2%	23.4%	21.6%
GED/Alternative Credential	4.1%	4.2%	4.5%
Some College, No Degree	33.0%	26.7%	26.2%
Associate Degree	12.3%	11.1%	10.8%
Bachelor's Degree	18.1%	18.0%	19.0%
Graduate/Professional Degree	6.4%	7.9%	9.8%
2021 Population 15+ by Marital Status			
Total	6,888	84,886	213,097
Never Married	29.3%	30.8%	30.7%
Married	57.2%	51.6%	50.8%
Widowed	4.7%	4.9%	5.1%
Divorced	8.9%	12.7%	13.4%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	4,115	52,809	132,081
Population 16+ Employed	93.9%	94.4%	94.4%
Population 16+ Unemployment rate	6.0%	5.6%	5.6%
Population 16-24 Employed	11.4%	13.1%	12.0%
Population 16-24 Unemployment rate	7.7%	10.2%	10.3%
Population 25-54 Employed	68.5%	67.2%	67.1%
Population 25-54 Unemployment rate	5.9%	4.6%	4.9%
Population 55-64 Employed	15.5%	14.6%	15.5%
Population 55-64 Unemployment rate	6.2%	7.0%	5.8%
Population 65+ Employed	4.5%	5.1%	5.4%
Population 65+ Unemployment rate	2.8%	2.4%	3.0%
2021 Employed Population 16+ by Industry			
Total	3,866	49,830	124,674
Agriculture/Mining	0.6%	0.6%	0.6%
Construction	7.8%	9.0%	8.8%
Manufacturing	13.8%	11.2%	10.8%
Wholesale Trade	3.8%	3.2%	3.1%
Retail Trade	9.4%	11.1%	10.7%
Transportation/Utilities	12.4%	9.5%	8.6%
Information	0.9%	1.2%	1.7%
Finance/Insurance/Real Estate	6.1%	6.4%	6.4%
Services	41.6%	43.2%	44.9%
Public Administration	3.5%	4.4%	4.4%
2021 Employed Population 16+ by Occupation			
Total	3,865	49,831	124,672
White Collar	56.1%	55.5%	58.0%
Management/Business/Financial	20.3%	15.5%	16.3%
Professional	16.2%	19.2%	21.2%
Sales	9.6%	9.7%	9.3%
Administrative Support	10.0%	11.1%	11.1%
Services	17.6%	16.2%	16.4%
Blue Collar	26.2%	28.3%	25.6%
Farming/Forestry/Fishing	0.3%	0.3%	0.3%
Construction/Extraction	4.1%	6.1%	6.3%
Installation/Maintenance/Repair	4.6%	3.6%	3.1%
Production	7.2%	6.5%	5.7%
Transportation/Material Moving	10.0%	11.7%	10.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 22, 2022



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2010 Households by Type			
Total	2,349	32,122	85,555
Households with 1 Person	18.1%	24.7%	25.4%
Households with 2+ People	81.9%	75.3%	74.6%
Family Households	73.9%	67.5%	66.7%
Husband-wife Families	59.1%	48.8%	48.4%
With Related Children	27.4%	22.9%	22.1%
Other Family (No Spouse Present)	14.8%	18.6%	18.3%
Other Family with Male Householder	5.8%	5.9%	5.6%
With Related Children	4.0%	3.8%	3.5%
Other Family with Female Householder	9.0%	12.8%	12.7%
With Related Children	5.1%	8.8%	8.6%
Nonfamily Households	8.0%	7.9%	7.9%
All Households with Children	37.4%	36.2%	34.9%
Multigenerational Households	4.8%	4.1%	3.7%
Unmarried Partner Households	7.7%	8.4%	8.3%
Male-female	6.7%	7.5%	7.4%
Same-sex	1.0%	0.9%	0.9%
2010 Households by Size			
Total	2,347	32,122	85,554
1 Person Household	18.2%	24.7%	25.4%
2 Person Household	35.2%	32.7%	33.3%
3 Person Household	17.0%	16.8%	16.6%
4 Person Household	15.4%	13.8%	13.6%
5 Person Household	7.9%	6.7%	6.4%
6 Person Household	4.0%	3.0%	2.8%
7 + Person Household	2.3%	2.2%	1.9%
2010 Households by Tenure and Mortgage Status			
Total	2,348	32,122	85,555
Owner Occupied	79.3%	58.9%	60.1%
Owned with a Mortgage/Loan	64.5%	46.9%	47.5%
Owned Free and Clear	14.8%	11.9%	12.6%
Renter Occupied	20.7%	41.1%	39.9%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	125	107	106
Percent of Income for Mortgage	18.1%	21.1%	21.4%
Wealth Index	89	76	83
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,448	34,029	90,501
Housing Units Inside Urbanized Area	100.0%	99.6%	98.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.4%	1.2%
2010 Population By Urban/ Rural Status			
Total Population	6,767	85,294	223,507
Population Inside Urbanized Area	100.0%	99.6%	98.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.4%	1.3%

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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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Top 3 Tapestry Segments			
1.	Parks and Rec (5C)	Middleburg (4C)	Bright Young Professionals (8C)
2.	Green Acres (6A)	Parks and Rec (5C)	Front Porches (8E)
3.	Middleburg (4C)	Front Porches (8E)	Parks and Rec (5C)
2021 Consumer Spending			
Apparel & Services: Total \$	\$6,139,120	\$78,148,712	\$201,313,784
Average Spent	\$2,075.43	\$1,942.93	\$1,991.31
Spending Potential Index	98	92	94
Education: Total \$	\$5,108,499	\$62,946,841	\$163,265,225
Average Spent	\$1,727.01	\$1,564.99	\$1,614.95
Spending Potential Index	100	91	94
Entertainment/Recreation: Total \$	\$9,492,260	\$116,506,474	\$301,991,859
Average Spent	\$3,209.01	\$2,896.59	\$2,987.18
Spending Potential Index	99	90	92
Food at Home: Total \$	\$15,589,851	\$198,727,809	\$511,626,042
Average Spent	\$5,270.40	\$4,940.77	\$5,060.79
Spending Potential Index	97	91	93
Food Away from Home: Total \$	\$10,846,491	\$139,640,184	\$359,001,334
Average Spent	\$3,666.83	\$3,471.74	\$3,551.09
Spending Potential Index	97	91	94
Health Care: Total \$	\$18,569,621	\$225,116,718	\$583,553,432
Average Spent	\$6,277.76	\$5,596.86	\$5,772.27
Spending Potential Index	101	90	93
HH Furnishings & Equipment: Total \$	\$6,758,126	\$82,799,078	\$214,205,042
Average Spent	\$2,284.69	\$2,058.55	\$2,118.83
Spending Potential Index	101	91	94
Personal Care Products & Services: Total \$	\$2,639,308	\$33,170,303	\$85,631,534
Average Spent	\$892.26	\$824.68	\$847.03
Spending Potential Index	99	92	94
Shelter: Total \$	\$57,981,859	\$740,964,915	\$1,910,486,076
Average Spent	\$19,601.71	\$18,421.88	\$18,897.74
Spending Potential Index	97	91	94
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,166,398	\$87,186,391	\$227,016,265
Average Spent	\$2,422.72	\$2,167.63	\$2,245.55
Spending Potential Index	101	91	94
Travel: Total \$	\$7,602,526	\$91,859,903	\$238,621,088
Average Spent	\$2,570.16	\$2,283.82	\$2,360.34
Spending Potential Index	102	90	93
Vehicle Maintenance & Repairs: Total \$	\$3,244,528	\$41,000,181	\$105,611,621
Average Spent	\$1,096.87	\$1,019.35	\$1,044.67
Spending Potential Index	99	92	94

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.