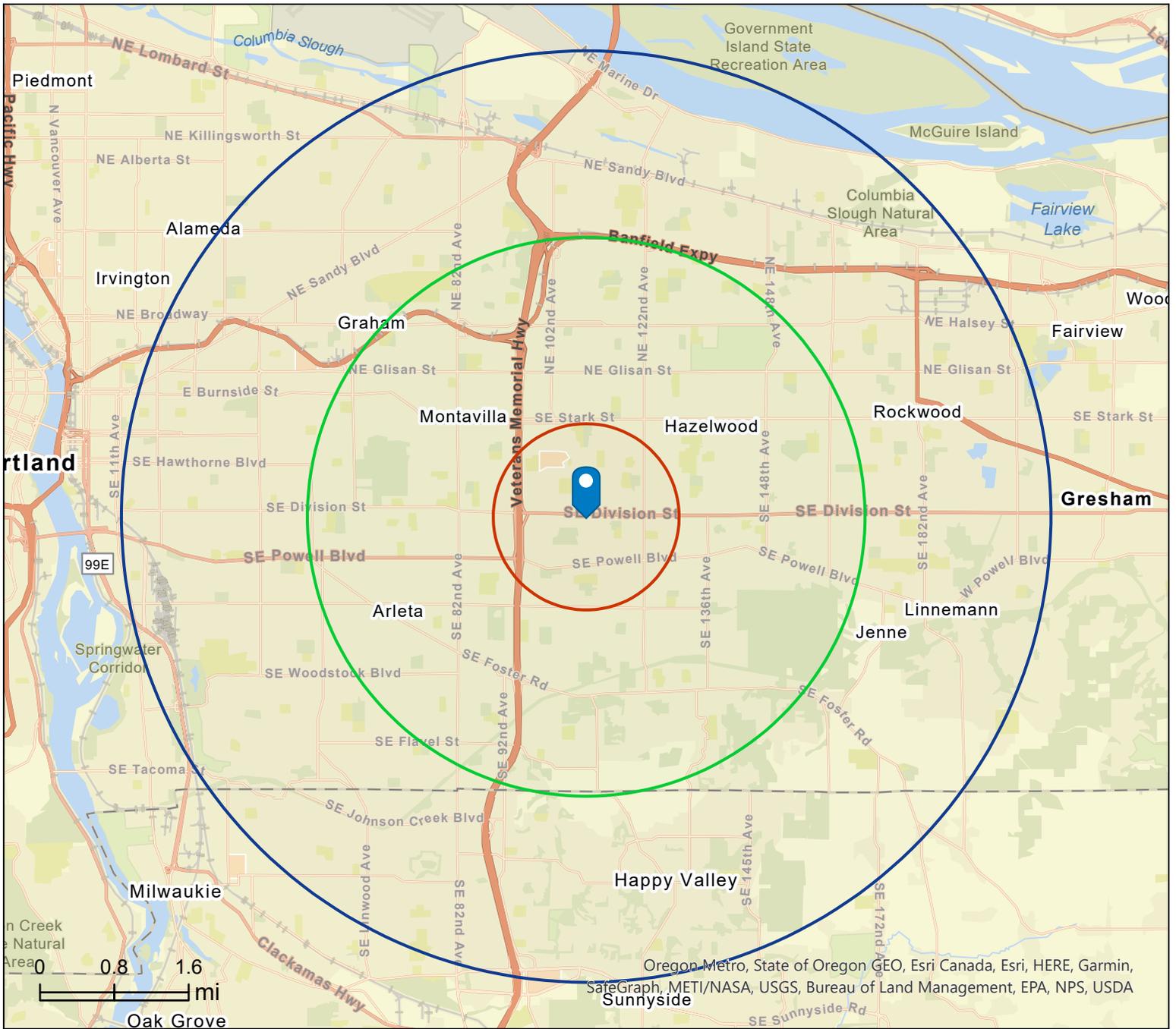




Site Details Map

10950 SE Division St, Portland, Oregon, 97266
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.50382
Longitude: -122.55053



This site is located in:

- City:** Portland
- County:** Multnomah County
- State:** Oregon
- ZIP Code:** 97266
- Census Tract:** 41051008302
- Census Block Group:** 410510083021
- CBSA:** Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area

October 04, 2021



Business Summary

10950 SE Division St, Portland, Oregon, 97266
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.50382
Longitude: -122.55053

Data for all businesses in area		1 mile		3 miles		5 miles						
Total Businesses:		687		5,205		15,295						
Total Employees:		6,990		44,660		155,889						
Total Residential Population:		22,600		193,584		458,431						
Employee/Residential Population Ratio (per 100 Residents)		31		23		34						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	9	1.3%	67	1.0%	86	1.7%	610	1.4%	229	1.5%	1,587	1.0%
Construction	42	6.1%	244	3.5%	343	6.6%	1,354	3.0%	954	6.2%	6,807	4.4%
Manufacturing	12	1.7%	118	1.7%	115	2.2%	1,029	2.3%	508	3.3%	10,659	6.8%
Transportation	22	3.2%	409	5.9%	117	2.2%	1,020	2.3%	372	2.4%	9,814	6.3%
Communication	6	0.9%	33	0.5%	48	0.9%	215	0.5%	113	0.7%	1,292	0.8%
Utility	1	0.1%	4	0.1%	8	0.2%	28	0.1%	26	0.2%	574	0.4%
Wholesale Trade	12	1.7%	70	1.0%	131	2.5%	918	2.1%	535	3.5%	7,201	4.6%
Retail Trade Summary	149	21.7%	1,667	23.8%	1,265	24.3%	12,616	28.2%	3,597	23.5%	41,574	26.7%
Home Improvement	7	1.0%	177	2.5%	86	1.7%	787	1.8%	224	1.5%	2,389	1.5%
General Merchandise Stores	5	0.7%	116	1.7%	28	0.5%	968	2.2%	90	0.6%	4,882	3.1%
Food Stores	24	3.5%	194	2.8%	185	3.6%	2,174	4.9%	435	2.8%	6,853	4.4%
Auto Dealers, Gas Stations, Auto Aftermarket	19	2.8%	174	2.5%	190	3.7%	1,865	4.2%	376	2.5%	3,319	2.1%
Apparel & Accessory Stores	1	0.1%	5	0.1%	18	0.3%	76	0.2%	152	1.0%	1,375	0.9%
Furniture & Home Furnishings	10	1.5%	46	0.7%	68	1.3%	460	1.0%	210	1.4%	1,598	1.0%
Eating & Drinking Places	55	8.0%	800	11.4%	460	8.8%	4,994	11.2%	1,350	8.8%	15,146	9.7%
Miscellaneous Retail	27	3.9%	156	2.2%	230	4.4%	1,291	2.9%	761	5.0%	6,012	3.9%
Finance, Insurance, Real Estate Summary	77	11.2%	386	5.5%	475	9.1%	2,125	4.8%	1,326	8.7%	6,592	4.2%
Banks, Savings & Lending Institutions	14	2.0%	138	2.0%	73	1.4%	677	1.5%	194	1.3%	1,697	1.1%
Securities Brokers	6	0.9%	21	0.3%	39	0.7%	141	0.3%	117	0.8%	468	0.3%
Insurance Carriers & Agents	13	1.9%	50	0.7%	84	1.6%	276	0.6%	193	1.3%	734	0.5%
Real Estate, Holding, Other Investment Offices	45	6.6%	178	2.5%	278	5.3%	1,032	2.3%	822	5.4%	3,693	2.4%
Services Summary	298	43.4%	3,579	51.2%	2,186	42.0%	23,553	52.7%	6,201	40.5%	64,970	41.7%
Hotels & Lodging	2	0.3%	13	0.2%	21	0.4%	125	0.3%	94	0.6%	1,590	1.0%
Automotive Services	23	3.3%	124	1.8%	226	4.3%	1,220	2.7%	519	3.4%	2,897	1.9%
Motion Pictures & Amusements	18	2.6%	104	1.5%	137	2.6%	1,232	2.8%	439	2.9%	3,864	2.5%
Health Services	75	10.9%	1,682	24.1%	433	8.3%	7,954	17.8%	1,120	7.3%	20,757	13.3%
Legal Services	6	0.9%	19	0.3%	45	0.9%	169	0.4%	168	1.1%	625	0.4%
Education Institutions & Libraries	15	2.2%	635	9.1%	118	2.3%	4,519	10.1%	301	2.0%	9,207	5.9%
Other Services	160	23.3%	1,001	14.3%	1,206	23.2%	8,335	18.7%	3,561	23.3%	26,029	16.7%
Government	9	1.3%	385	5.5%	39	0.7%	971	2.2%	125	0.8%	3,782	2.4%
Unclassified Establishments	49	7.1%	27	0.4%	394	7.6%	220	0.5%	1,308	8.6%	1,036	0.7%
Totals	687	100.0%	6,990	100.0%	5,205	100.0%	44,660	100.0%	15,295	100.0%	155,889	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

10950 SE Division St, Portland, Oregon, 97266
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.50382
Longitude: -122.55053

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%	1	0.0%	18	0.3%	59	0.1%	48	0.3%	178	0.1%
Mining	0	0.0%	0	0.0%	4	0.1%	44	0.1%	5	0.0%	61	0.0%
Utilities	0	0.0%	0	0.0%	2	0.0%	7	0.0%	6	0.0%	261	0.2%
Construction	43	6.3%	248	3.5%	365	7.0%	1,481	3.3%	1,030	6.7%	7,527	4.8%
Manufacturing	14	2.0%	131	1.9%	144	2.8%	1,257	2.8%	565	3.7%	11,046	7.1%
Wholesale Trade	10	1.5%	57	0.8%	103	2.0%	764	1.7%	471	3.1%	6,863	4.4%
Retail Trade	93	13.5%	847	12.1%	791	15.2%	7,515	16.8%	2,199	14.4%	25,942	16.6%
Motor Vehicle & Parts Dealers	12	1.7%	139	2.0%	154	3.0%	1,650	3.7%	298	1.9%	2,813	1.8%
Furniture & Home Furnishings Stores	4	0.6%	27	0.4%	33	0.6%	134	0.3%	94	0.6%	677	0.4%
Electronics & Appliance Stores	5	0.7%	7	0.1%	24	0.5%	267	0.6%	70	0.5%	622	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	7	1.0%	177	2.5%	86	1.7%	787	1.8%	223	1.5%	2,388	1.5%
Food & Beverage Stores	22	3.2%	182	2.6%	166	3.2%	2,034	4.6%	391	2.6%	6,322	4.1%
Health & Personal Care Stores	9	1.3%	94	1.3%	70	1.3%	753	1.7%	214	1.4%	3,012	1.9%
Gasoline Stations	7	1.0%	34	0.5%	36	0.7%	215	0.5%	78	0.5%	506	0.3%
Clothing & Clothing Accessories Stores	3	0.4%	8	0.1%	24	0.5%	97	0.2%	183	1.2%	1,666	1.1%
Sport Goods, Hobby, Book, & Music Stores	6	0.9%	14	0.2%	41	0.8%	210	0.5%	156	1.0%	1,195	0.8%
General Merchandise Stores	5	0.7%	116	1.7%	28	0.5%	968	2.2%	90	0.6%	4,882	3.1%
Miscellaneous Store Retailers	7	1.0%	47	0.7%	84	1.6%	389	0.9%	288	1.9%	1,715	1.1%
Nonstore Retailers	6	0.9%	2	0.0%	45	0.9%	11	0.0%	115	0.8%	144	0.1%
Transportation & Warehousing	21	3.1%	406	5.8%	111	2.1%	980	2.2%	329	2.2%	9,658	6.2%
Information	10	1.5%	88	1.3%	102	2.0%	779	1.7%	330	2.2%	3,481	2.2%
Finance & Insurance	34	4.9%	231	3.3%	209	4.0%	1,167	2.6%	526	3.4%	3,022	1.9%
Central Bank/Credit Intermediation & Related Activities	16	2.3%	159	2.3%	82	1.6%	740	1.7%	203	1.3%	1,767	1.1%
Securities, Commodity Contracts & Other Financial	6	0.9%	22	0.3%	42	0.8%	152	0.3%	128	0.8%	518	0.3%
Insurance Carriers & Related Activities; Funds, Trusts &	13	1.9%	50	0.7%	84	1.6%	276	0.6%	194	1.3%	737	0.5%
Real Estate, Rental & Leasing	51	7.4%	192	2.7%	333	6.4%	1,128	2.5%	961	6.3%	4,062	2.6%
Professional, Scientific & Tech Services	50	7.3%	235	3.4%	375	7.2%	1,958	4.4%	1,356	8.9%	7,678	4.9%
Legal Services	7	1.0%	26	0.4%	48	0.9%	188	0.4%	181	1.2%	697	0.4%
Management of Companies & Enterprises	2	0.3%	14	0.2%	11	0.2%	85	0.2%	28	0.2%	235	0.2%
Administrative & Support & Waste Management & Remediation	23	3.3%	134	1.9%	178	3.4%	856	1.9%	487	3.2%	3,470	2.2%
Educational Services	18	2.6%	628	9.0%	133	2.6%	4,403	9.9%	377	2.5%	9,213	5.9%
Health Care & Social Assistance	105	15.3%	2,034	29.1%	622	12.0%	10,883	24.4%	1,558	10.2%	27,658	17.7%
Arts, Entertainment & Recreation	11	1.6%	82	1.2%	86	1.7%	1,061	2.4%	281	1.8%	3,382	2.2%
Accommodation & Food Services	57	8.3%	813	11.6%	487	9.4%	5,148	11.5%	1,464	9.6%	16,880	10.8%
Accommodation	2	0.3%	13	0.2%	21	0.4%	125	0.3%	94	0.6%	1,590	1.0%
Food Services & Drinking Places	55	8.0%	800	11.4%	466	9.0%	5,023	11.2%	1,370	9.0%	15,289	9.8%
Other Services (except Public Administration)	86	12.5%	428	6.1%	702	13.5%	3,900	8.7%	1,841	12.0%	10,464	6.7%
Automotive Repair & Maintenance	16	2.3%	96	1.4%	184	3.5%	1,056	2.4%	417	2.7%	2,194	1.4%
Public Administration	9	1.3%	394	5.6%	40	0.8%	991	2.2%	126	0.8%	3,802	2.4%
Unclassified Establishments	49	7.1%	27	0.4%	393	7.6%	193	0.4%	1,306	8.5%	1,006	0.6%
Total	687	100.0%	6,990	100.0%	5,205	100.0%	44,660	100.0%	15,295	100.0%	155,889	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

10950 SE Division St, Portland, Oregon, 97266
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.50382
Longitude: -122.55053

	1 mile	3 miles	5 miles
Population			
2000 Population	16,603	157,653	378,750
2010 Population	21,026	177,889	419,723
2021 Population	22,600	193,584	458,431
2026 Population	23,384	201,325	479,739
2000-2010 Annual Rate	2.39%	1.21%	1.03%
2010-2021 Annual Rate	0.64%	0.75%	0.79%
2021-2026 Annual Rate	0.68%	0.79%	0.91%
2021 Male Population	48.9%	49.3%	49.3%
2021 Female Population	51.1%	50.7%	50.7%
2021 Median Age	35.3	37.2	37.6

In the identified area, the current year population is 458,431. In 2010, the Census count in the area was 419,723. The rate of change since 2010 was 0.79% annually. The five-year projection for the population in the area is 479,739 representing a change of 0.91% annually from 2021 to 2026. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 35.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	60.5%	65.1%	70.4%
2021 Black Alone	6.8%	5.6%	4.9%
2021 American Indian/Alaska Native Alone	1.1%	1.1%	1.0%
2021 Asian Alone	16.2%	14.2%	11.0%
2021 Pacific Islander Alone	1.0%	0.9%	0.7%
2021 Other Race	9.4%	7.3%	6.6%
2021 Two or More Races	5.2%	5.7%	5.3%
2021 Hispanic Origin (Any Race)	17.3%	14.6%	13.7%

Persons of Hispanic origin represent 13.7% 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 61.0 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	48	63	86
2000 Households	6,032	59,588	150,370
2010 Households	7,452	66,954	165,168
2021 Total Households	7,853	71,855	178,576
2026 Total Households	8,064	74,241	186,099
2000-2010 Annual Rate	2.14%	1.17%	0.94%
2010-2021 Annual Rate	0.47%	0.63%	0.70%
2021-2026 Annual Rate	0.53%	0.66%	0.83%
2021 Average Household Size	2.82	2.65	2.52

The household count in this area has changed from 165,168 in 2010 to 178,576 in the current year, a change of 0.70% annually. The five-year projection of households is 186,099, a change of 0.83% annually from the current year total. Average household size is currently 2.52, compared to 2.49 in the year 2010. The number of families in the current year is 102,493 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

10950 SE Division St, Portland, Oregon, 97266
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.50382
Longitude: -122.55053

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	29.7%	27.6%	26.5%
Median Household Income			
2021 Median Household Income	\$50,754	\$58,875	\$66,627
2026 Median Household Income	\$57,230	\$68,120	\$77,685
2021-2026 Annual Rate	2.43%	2.96%	3.12%
Average Household Income			
2021 Average Household Income	\$64,627	\$76,063	\$90,482
2026 Average Household Income	\$74,659	\$87,737	\$103,903
2021-2026 Annual Rate	2.93%	2.90%	2.80%
Per Capita Income			
2021 Per Capita Income	\$22,779	\$28,243	\$35,286
2026 Per Capita Income	\$26,119	\$32,358	\$40,340
2021-2026 Annual Rate	2.77%	2.76%	2.71%

Households by Income

Current median household income is \$66,627 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$77,685 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$90,482 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$103,903 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$35,286 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$40,340 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	74	80	84
2000 Total Housing Units	6,382	62,957	158,395
2000 Owner Occupied Housing Units	3,501	35,810	87,698
2000 Renter Occupied Housing Units	2,530	23,778	62,672
2000 Vacant Housing Units	351	3,369	8,025
2010 Total Housing Units	7,938	70,860	174,375
2010 Owner Occupied Housing Units	3,535	37,152	91,745
2010 Renter Occupied Housing Units	3,917	29,802	73,423
2010 Vacant Housing Units	486	3,906	9,207
2021 Total Housing Units	8,301	75,309	187,188
2021 Owner Occupied Housing Units	3,908	41,126	101,346
2021 Renter Occupied Housing Units	3,945	30,729	77,230
2021 Vacant Housing Units	448	3,454	8,612
2026 Total Housing Units	8,501	77,546	194,352
2026 Owner Occupied Housing Units	4,107	43,239	106,427
2026 Renter Occupied Housing Units	3,957	31,001	79,672
2026 Vacant Housing Units	437	3,305	8,253

Currently, 54.1% of the 187,188 housing units in the area are owner occupied; 41.3%, 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 174,375 housing units in the area - 52.6% owner occupied, 42.1% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 3.20%. Median home value in the area is \$421,269, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.14% annually to \$468,408.

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

10950 SE Division St, Portland, Oregon, 97266
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.50382
Longitude: -122.55053

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	16,603	157,653	378,750
2010 Total Population	21,026	177,889	419,723
2021 Total Population	22,600	193,584	458,431
2021 Group Quarters	424	3,324	7,825
2026 Total Population	23,384	201,325	479,739
2021-2026 Annual Rate	0.68%	0.79%	0.91%
2021 Total Daytime Population	21,071	158,538	407,826
Workers	8,642	60,665	187,892
Residents	12,429	97,873	219,934
Household Summary			
2000 Households	6,032	59,588	150,370
2000 Average Household Size	2.71	2.59	2.47
2010 Households	7,452	66,954	165,168
2010 Average Household Size	2.76	2.61	2.49
2021 Households	7,853	71,855	178,576
2021 Average Household Size	2.82	2.65	2.52
2026 Households	8,064	74,241	186,099
2026 Average Household Size	2.85	2.67	2.54
2021-2026 Annual Rate	0.53%	0.66%	0.83%
2010 Families	4,744	40,805	95,812
2010 Average Family Size	3.39	3.19	3.11
2021 Families	4,981	43,518	102,493
2021 Average Family Size	3.46	3.24	3.15
2026 Families	5,131	45,106	106,811
2026 Average Family Size	3.48	3.25	3.16
2021-2026 Annual Rate	0.60%	0.72%	0.83%
Housing Unit Summary			
2000 Housing Units	6,382	62,957	158,395
Owner Occupied Housing Units	54.9%	56.9%	55.4%
Renter Occupied Housing Units	39.6%	37.8%	39.6%
Vacant Housing Units	5.5%	5.4%	5.1%
2010 Housing Units	7,938	70,860	174,375
Owner Occupied Housing Units	44.5%	52.4%	52.6%
Renter Occupied Housing Units	49.3%	42.1%	42.1%
Vacant Housing Units	6.1%	5.5%	5.3%
2021 Housing Units	8,301	75,309	187,188
Owner Occupied Housing Units	47.1%	54.6%	54.1%
Renter Occupied Housing Units	47.5%	40.8%	41.3%
Vacant Housing Units	5.4%	4.6%	4.6%
2026 Housing Units	8,501	77,546	194,352
Owner Occupied Housing Units	48.3%	55.8%	54.8%
Renter Occupied Housing Units	46.5%	40.0%	41.0%
Vacant Housing Units	5.1%	4.3%	4.2%
Median Household Income			
2021	\$50,754	\$58,875	\$66,627
2026	\$57,230	\$68,120	\$77,685
Median Home Value			
2021	\$359,233	\$386,928	\$421,269
2026	\$414,800	\$444,695	\$468,408
Per Capita Income			
2021	\$22,779	\$28,243	\$35,286
2026	\$26,119	\$32,358	\$40,340
Median Age			
2010	33.9	35.1	35.6
2021	35.3	37.2	37.6
2026	35.8	37.7	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

10950 SE Division St, Portland, Oregon, 97266
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.50382
Longitude: -122.55053

	1 mile	3 miles	5 miles
2021 Households by Income			
Household Income Base	7,853	71,855	178,576
<\$15,000	13.4%	10.8%	9.0%
\$15,000 - \$24,999	10.5%	8.4%	7.1%
\$25,000 - \$34,999	10.8%	8.5%	7.5%
\$35,000 - \$49,999	14.5%	13.6%	12.5%
\$50,000 - \$74,999	17.3%	19.4%	18.7%
\$75,000 - \$99,999	13.3%	14.2%	13.4%
\$100,000 - \$149,999	13.8%	15.9%	17.3%
\$150,000 - \$199,999	4.5%	5.5%	7.4%
\$200,000+	1.9%	3.9%	7.2%
Average Household Income	\$64,627	\$76,063	\$90,482
2026 Households by Income			
Household Income Base	8,064	74,241	186,099
<\$15,000	11.0%	8.8%	7.3%
\$15,000 - \$24,999	8.6%	6.6%	5.5%
\$25,000 - \$34,999	10.4%	7.4%	6.3%
\$35,000 - \$49,999	13.9%	12.4%	11.1%
\$50,000 - \$74,999	16.3%	18.6%	17.9%
\$75,000 - \$99,999	13.7%	15.1%	14.0%
\$100,000 - \$149,999	17.6%	19.2%	20.2%
\$150,000 - \$199,999	6.2%	7.2%	9.4%
\$200,000+	2.3%	4.7%	8.4%
Average Household Income	\$74,659	\$87,737	\$103,903
2021 Owner Occupied Housing Units by Value			
Total	3,908	41,126	101,346
<\$50,000	2.6%	1.4%	1.3%
\$50,000 - \$99,999	0.3%	0.2%	0.3%
\$100,000 - \$149,999	0.8%	0.6%	0.4%
\$150,000 - \$199,999	1.8%	1.5%	1.2%
\$200,000 - \$249,999	2.0%	1.2%	0.8%
\$250,000 - \$299,999	16.3%	11.6%	8.8%
\$300,000 - \$399,999	44.3%	38.4%	31.6%
\$400,000 - \$499,999	23.3%	26.4%	26.1%
\$500,000 - \$749,999	4.5%	14.7%	22.6%
\$750,000 - \$999,999	1.2%	2.1%	5.0%
\$1,000,000 - \$1,499,999	1.2%	0.8%	1.2%
\$1,500,000 - \$1,999,999	0.0%	0.3%	0.2%
\$2,000,000 +	1.7%	0.6%	0.5%
Average Home Value	\$406,258	\$431,286	\$471,202
2026 Owner Occupied Housing Units by Value			
Total	4,107	43,239	106,427
<\$50,000	0.0%	0.0%	0.0%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.0%	0.0%	0.0%
\$200,000 - \$249,999	0.0%	0.0%	0.0%
\$250,000 - \$299,999	3.8%	2.9%	2.8%
\$300,000 - \$399,999	40.9%	31.4%	25.8%
\$400,000 - \$499,999	35.9%	35.1%	31.2%
\$500,000 - \$749,999	8.9%	23.4%	30.1%
\$750,000 - \$999,999	3.2%	4.0%	7.1%
\$1,000,000 - \$1,499,999	3.1%	1.5%	1.7%
\$1,500,000 - \$1,999,999	0.0%	0.5%	0.3%
\$2,000,000 +	4.2%	1.2%	0.9%
Average Home Value	\$532,698	\$511,987	\$535,459

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.

October 04, 2021



Market Profile

10950 SE Division St, Portland, Oregon, 97266
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.50382
Longitude: -122.55053

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	21,026	177,887	419,724
0 - 4	8.0%	7.2%	6.8%
5 - 9	6.9%	6.4%	6.2%
10 - 14	7.1%	6.1%	5.8%
15 - 24	14.0%	12.9%	12.6%
25 - 34	15.7%	17.2%	17.8%
35 - 44	13.4%	14.8%	15.2%
45 - 54	12.9%	13.6%	13.6%
55 - 64	9.8%	10.9%	11.4%
65 - 74	5.2%	5.3%	5.4%
75 - 84	4.1%	3.6%	3.5%
85 +	2.9%	2.1%	1.9%
18 +	73.8%	76.5%	77.8%
2021 Population by Age			
Total	22,600	193,585	458,431
0 - 4	7.3%	6.4%	6.0%
5 - 9	7.0%	6.2%	5.8%
10 - 14	6.7%	6.1%	5.8%
15 - 24	13.6%	12.4%	12.0%
25 - 34	15.0%	15.6%	16.3%
35 - 44	13.4%	14.7%	15.0%
45 - 54	11.5%	12.3%	12.3%
55 - 64	10.9%	11.7%	11.9%
65 - 74	7.8%	8.6%	8.9%
75 - 84	4.2%	3.9%	4.0%
85 +	2.7%	2.1%	2.0%
18 +	75.3%	77.9%	79.1%
2026 Population by Age			
Total	23,383	201,325	479,739
0 - 4	7.2%	6.4%	6.0%
5 - 9	6.8%	6.0%	5.6%
10 - 14	6.7%	5.9%	5.6%
15 - 24	12.8%	12.2%	11.9%
25 - 34	15.4%	15.7%	16.1%
35 - 44	13.2%	14.0%	14.6%
45 - 54	11.6%	12.5%	12.5%
55 - 64	10.4%	11.1%	11.1%
65 - 74	8.5%	9.3%	9.4%
75 - 84	4.7%	4.9%	5.2%
85 +	2.6%	2.0%	2.0%
18 +	75.5%	78.3%	79.6%
2010 Population by Sex			
Males	10,244	87,685	206,708
Females	10,782	90,204	213,015
2021 Population by Sex			
Males	11,041	95,460	225,993
Females	11,558	98,124	232,438
2026 Population by Sex			
Males	11,430	99,269	236,505
Females	11,955	102,055	243,234

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

October 04, 2021



Market Profile

10950 SE Division St, Portland, Oregon, 97266
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.50382
Longitude: -122.55053

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	21,027	177,889	419,723
White Alone	65.5%	69.8%	74.5%
Black Alone	6.7%	5.5%	4.7%
American Indian Alone	1.2%	1.2%	1.1%
Asian Alone	13.0%	11.4%	8.7%
Pacific Islander Alone	0.8%	0.8%	0.6%
Some Other Race Alone	8.3%	6.4%	5.8%
Two or More Races	4.6%	4.9%	4.6%
Hispanic Origin	15.3%	12.8%	12.0%
Diversity Index	66.6	60.9	55.5
2021 Population by Race/Ethnicity			
Total	22,600	193,585	458,430
White Alone	60.5%	65.1%	70.4%
Black Alone	6.8%	5.6%	4.9%
American Indian Alone	1.1%	1.1%	1.0%
Asian Alone	16.2%	14.2%	11.0%
Pacific Islander Alone	1.0%	0.9%	0.7%
Some Other Race Alone	9.4%	7.3%	6.6%
Two or More Races	5.2%	5.7%	5.3%
Hispanic Origin	17.3%	14.6%	13.7%
Diversity Index	71.7	66.4	61.0
2026 Population by Race/Ethnicity			
Total	23,384	201,326	479,739
White Alone	58.2%	63.0%	68.5%
Black Alone	6.7%	5.6%	4.9%
American Indian Alone	1.0%	1.1%	1.0%
Asian Alone	17.5%	15.5%	12.0%
Pacific Islander Alone	1.1%	1.0%	0.8%
Some Other Race Alone	10.0%	7.8%	7.1%
Two or More Races	5.4%	6.0%	5.7%
Hispanic Origin	18.6%	15.8%	14.8%
Diversity Index	73.9	68.9	63.6
2010 Population by Relationship and Household Type			
Total	21,026	177,889	419,723
In Households	97.9%	98.1%	98.1%
In Family Households	80.2%	77.2%	74.5%
Householder	22.8%	22.9%	22.8%
Spouse	15.0%	15.3%	16.0%
Child	32.8%	29.6%	27.7%
Other relative	5.9%	5.5%	4.5%
Nonrelative	3.7%	3.9%	3.4%
In Nonfamily Households	17.7%	20.9%	23.6%
In Group Quarters	2.1%	1.9%	1.9%
Institutionalized Population	0.8%	0.7%	0.8%
Noninstitutionalized Population	1.3%	1.2%	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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

October 04, 2021



Market Profile

10950 SE Division St, Portland, Oregon, 97266
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.50382
Longitude: -122.55053

	1 mile	3 miles	5 miles
2021 Population 25+ by Educational Attainment			
Total	14,798	133,506	322,805
Less than 9th Grade	9.0%	5.7%	4.4%
9th - 12th Grade, No Diploma	9.2%	6.9%	5.1%
High School Graduate	20.4%	18.5%	16.1%
GED/Alternative Credential	6.0%	4.6%	3.6%
Some College, No Degree	23.6%	23.4%	22.3%
Associate Degree	9.4%	8.8%	7.8%
Bachelor's Degree	14.5%	20.5%	24.8%
Graduate/Professional Degree	7.9%	11.5%	15.9%
2021 Population 15+ by Marital Status			
Total	17,863	157,430	377,708
Never Married	42.6%	41.8%	41.0%
Married	42.4%	40.6%	42.5%
Widowed	4.4%	4.7%	4.2%
Divorced	10.6%	13.0%	12.3%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	11,695	105,554	258,805
Population 16+ Employed	88.1%	91.4%	92.6%
Population 16+ Unemployment rate	11.9%	8.6%	7.4%
Population 16-24 Employed	13.3%	11.3%	11.2%
Population 16-24 Unemployment rate	16.1%	15.4%	11.8%
Population 25-54 Employed	66.6%	68.1%	67.8%
Population 25-54 Unemployment rate	12.8%	8.4%	7.4%
Population 55-64 Employed	15.4%	15.3%	15.2%
Population 55-64 Unemployment rate	3.6%	4.5%	4.1%
Population 65+ Employed	4.8%	5.2%	5.8%
Population 65+ Unemployment rate	10.6%	6.6%	7.2%
2021 Employed Population 16+ by Industry			
Total	10,309	96,500	239,669
Agriculture/Mining	1.1%	0.7%	0.9%
Construction	6.2%	6.9%	6.0%
Manufacturing	11.2%	9.8%	9.2%
Wholesale Trade	2.4%	3.1%	2.9%
Retail Trade	10.2%	11.5%	10.8%
Transportation/Utilities	5.6%	6.1%	5.9%
Information	1.5%	1.5%	1.8%
Finance/Insurance/Real Estate	7.0%	5.6%	6.1%
Services	51.5%	51.5%	52.4%
Public Administration	3.4%	3.4%	4.0%
2021 Employed Population 16+ by Occupation			
Total	10,308	96,499	239,668
White Collar	49.5%	57.2%	63.8%
Management/Business/Financial	12.9%	14.8%	17.1%
Professional	16.9%	23.3%	27.5%
Sales	8.4%	8.0%	8.2%
Administrative Support	11.3%	11.0%	10.9%
Services	26.0%	19.8%	16.7%
Blue Collar	24.5%	23.0%	19.5%
Farming/Forestry/Fishing	0.9%	0.5%	0.5%
Construction/Extraction	4.8%	4.6%	4.1%
Installation/Maintenance/Repair	2.2%	2.3%	2.0%
Production	7.1%	6.6%	5.6%
Transportation/Material Moving	9.4%	9.0%	7.4%

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

October 04, 2021



Market Profile

10950 SE Division St, Portland, Oregon, 97266
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.50382
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	1 mile	3 miles	5 miles
2010 Households by Type			
Total	7,452	66,954	165,169
Households with 1 Person	27.4%	27.4%	29.0%
Households with 2+ People	72.6%	72.6%	71.0%
Family Households	63.7%	60.9%	58.0%
Husband-wife Families	41.8%	40.6%	40.6%
With Related Children	21.4%	19.3%	18.8%
Other Family (No Spouse Present)	21.9%	20.3%	17.4%
Other Family with Male Householder	6.0%	6.0%	5.2%
With Related Children	3.3%	3.3%	2.9%
Other Family with Female Householder	15.9%	14.3%	12.3%
With Related Children	11.0%	9.3%	8.0%
Nonfamily Households	9.0%	11.6%	13.0%
All Households with Children	36.3%	32.6%	30.3%
Multigenerational Households	5.0%	4.5%	3.5%
Unmarried Partner Households	8.7%	10.0%	10.2%
Male-female	7.7%	8.5%	8.6%
Same-sex	1.0%	1.5%	1.6%
2010 Households by Size			
Total	7,450	66,954	165,168
1 Person Household	27.4%	27.4%	29.0%
2 Person Household	28.8%	31.8%	33.2%
3 Person Household	16.3%	16.5%	16.0%
4 Person Household	12.9%	12.3%	11.9%
5 Person Household	7.5%	6.3%	5.5%
6 Person Household	3.7%	3.0%	2.4%
7 + Person Household	3.5%	2.7%	2.0%
2010 Households by Tenure and Mortgage Status			
Total	7,452	66,954	165,168
Owner Occupied	47.4%	55.5%	55.5%
Owned with a Mortgage/Loan	35.5%	43.4%	43.3%
Owned Free and Clear	12.0%	12.0%	12.2%
Renter Occupied	52.6%	44.5%	44.5%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	74	80	84
Percent of Income for Mortgage	29.7%	27.6%	26.5%
Wealth Index	48	63	86
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	7,938	70,860	174,375
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	21,026	177,889	419,723
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

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

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



Market Profile

10950 SE Division St, Portland, Oregon, 97266
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.50382
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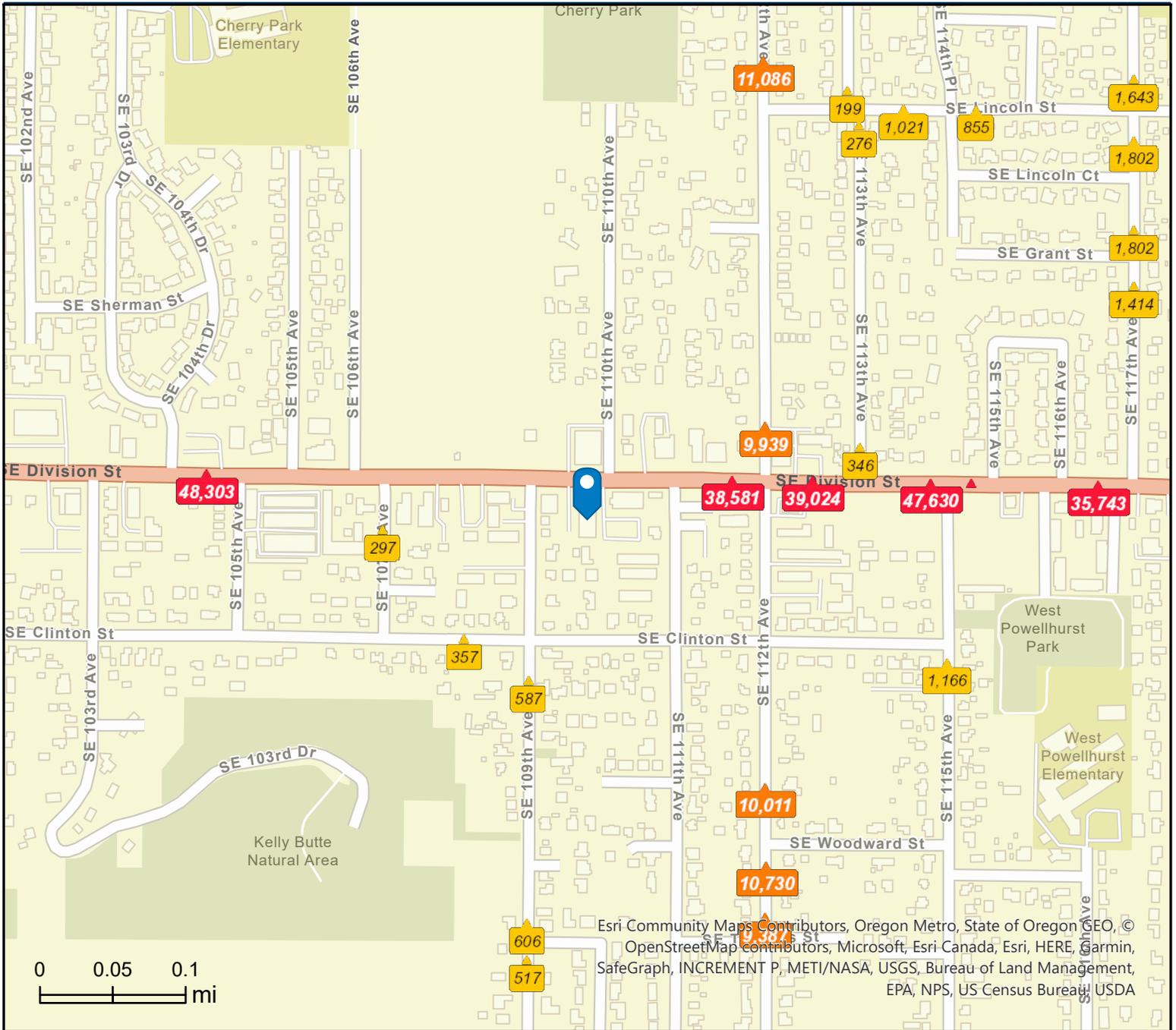
	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Front Porches (8E)	Front Porches (8E)	Front Porches (8E)
2.	Diverse Convergence (13A)	Emerald City (8B)	Emerald City (8B)
3.	Retirement Communities (9E)	Parks and Rec (5C)	Parks and Rec (5C)
2021 Consumer Spending			
Apparel & Services: Total \$	\$11,871,143	\$127,552,286	\$377,352,392
Average Spent	\$1,511.67	\$1,775.13	\$2,113.12
Spending Potential Index	71	84	100
Education: Total \$	\$10,750,931	\$110,334,297	\$325,985,811
Average Spent	\$1,369.02	\$1,535.51	\$1,825.47
Spending Potential Index	79	89	106
Entertainment/Recreation: Total \$	\$17,328,062	\$187,653,594	\$552,445,148
Average Spent	\$2,206.55	\$2,611.56	\$3,093.61
Spending Potential Index	68	81	96
Food at Home: Total \$	\$30,452,289	\$325,029,480	\$951,082,636
Average Spent	\$3,877.79	\$4,523.41	\$5,325.93
Spending Potential Index	71	83	98
Food Away from Home: Total \$	\$21,217,043	\$228,077,477	\$675,019,388
Average Spent	\$2,701.78	\$3,174.14	\$3,780.01
Spending Potential Index	71	84	100
Health Care: Total \$	\$32,301,254	\$353,463,349	\$1,031,593,644
Average Spent	\$4,113.24	\$4,919.12	\$5,776.78
Spending Potential Index	66	79	93
HH Furnishings & Equipment: Total \$	\$12,017,774	\$131,265,837	\$387,318,740
Average Spent	\$1,530.34	\$1,826.82	\$2,168.93
Spending Potential Index	68	81	96
Personal Care Products & Services: Total \$	\$4,976,009	\$53,680,744	\$158,261,847
Average Spent	\$633.64	\$747.07	\$886.24
Spending Potential Index	71	83	99
Shelter: Total \$	\$118,153,645	\$1,248,129,775	\$3,679,502,547
Average Spent	\$15,045.67	\$17,370.12	\$20,604.69
Spending Potential Index	75	86	102
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$11,967,728	\$134,297,853	\$395,396,533
Average Spent	\$1,523.97	\$1,869.01	\$2,214.16
Spending Potential Index	64	78	93
Travel: Total \$	\$13,612,809	\$147,778,093	\$438,742,952
Average Spent	\$1,733.45	\$2,056.62	\$2,456.90
Spending Potential Index	69	81	97
Vehicle Maintenance & Repairs: Total \$	\$5,902,751	\$64,770,633	\$189,417,130
Average Spent	\$751.66	\$901.41	\$1,060.71
Spending Potential Index	68	81	96

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.

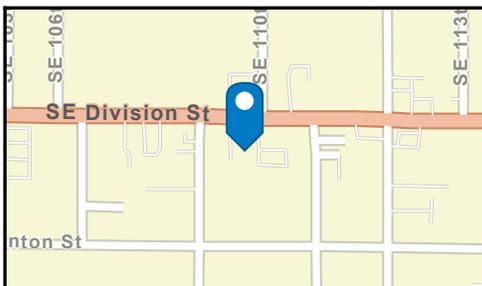
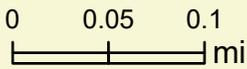
Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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

October 04, 2021



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- 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 (Q3 2021).



Traffic Count Profile

10950 SE Division St, Portland, Oregon, 97266
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.50382
Longitude: -122.55053

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	SE Division St	SE 112th Ave (0.02 miles E)	2003	38,581
0.12	SE Clinton St	SE 109th Ave (0.04 miles E)	2017	357
0.12	SE 109th Ave	SE Clinton St (0.03 miles N)	2017	587
0.14	SE 112th Ave	SE Division St (0.04 miles S)	2008	9,939
0.14	SE 107th Ave	SE Division St (0.04 miles N)	2017	297
0.16	SE Division St	SE 112th Ave (0.03 miles W)	2003	39,024
0.19	SE 113th Ave	SE Division St (0.02 miles S)	2012	346
0.22	SE 112th Ave	SE Woodward St (0.04 miles S)	2017	10,011
0.24	SE Division St	SE 115th Ave (0.01 miles E)	2003	47,630
0.26	SE Division St	SE 105th Ave (0.02 miles E)	2004	48,303
0.26	SE Division St	SE 115th Ave (0.02 miles E)	2013	41,082
0.26	SE 115th Ave	SE Clinton St (0.01 miles N)	2012	1,166
0.27	Southeast 112th Avenue	SE Tibbetts St (0.02 miles S)	2018	10,730
0.28	SE 109th Ave	SE Tibbetts St (0.01 miles S)	2009	606
0.30	SE 112th Ave	SE Tibbetts St (0.02 miles S)	2013	9,387
0.31	SE 109th Ave	SE Tibbetts St (0.01 miles N)	2009	517
0.33	SE 113th Ave	SE Lincoln St (0.01 miles N)	2008	276
0.33	SE 112th Ave	SE Lincoln St (0.03 miles S)	2017	11,086
0.34	SE 113th Ave	SE Lincoln St (0.01 miles SE)	2012	199
0.35	SE Division St	SE 116th Ave (0.02 miles W)	2017	35,743
0.35	SE Lincoln St	SE 114th Pl (0.03 miles E)	2008	1,021
0.38	SE 111th Ave	SE Franklin St (0.01 miles S)	2013	522
0.38	SE Lincoln St	SE 114th Pl (0.02 miles W)	2012	855
0.41	SE 117th Ave	SE Grant St (0.02 miles N)	2012	1,414
0.42	SE 117th Ave	SE Grant St (0.02 miles S)	2008	1,802
0.44	SE Division St	SE 119th Ave (0.03 miles E)	2006	40,077
0.44	SE 101st Ave	SE Division St (0.01 miles N)	2006	707
0.44	SE 101st Ave	SE Division St (0.01 miles S)	2006	835
0.45	SE 117th Ave	SE Lincoln St (0.02 miles N)	2008	1,802
0.46	SE Division St	SE 101st Ave (0.02 miles E)	2006	40,728

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 (Q3 2021).