



Market Profile

1999 Pacific Ave, Woodland, Washington, 98674
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.91346
Longitude: -122.74843

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,326	8,638	20,695
2020 Total Population	4,303	10,376	23,947
2020 Group Quarters	25	142	240
2022 Total Population	4,422	10,632	24,606
2022 Group Quarters	25	141	240
2027 Total Population	4,603	11,115	25,409
2022-2027 Annual Rate	0.81%	0.89%	0.64%
2022 Total Daytime Population	7,079	11,916	22,680
Workers	4,672	6,232	9,752
Residents	2,407	5,684	12,928
Household Summary			
2010 Households	1,287	3,107	7,817
2010 Average Household Size	2.56	2.75	2.63
2020 Total Households	1,558	3,572	8,889
2020 Average Household Size	2.75	2.87	2.67
2022 Total Households	1,593	3,656	9,131
2022 Average Household Size	2.76	2.87	2.67
2027 Total Households	1,655	3,825	9,407
2027 Average Household Size	2.77	2.87	2.68
2022-2027 Annual Rate	0.77%	0.91%	0.60%
2010 Families	895	2,295	5,684
2010 Average Family Size	3.04	3.16	3.02
2022 Total Families	1,087	2,652	6,514
2022 Average Family Size	3.32	3.34	3.11
2027 Total Families	1,131	2,777	6,716
2027 Average Family Size	3.31	3.33	3.11
2022-2027 Annual Rate	0.80%	0.93%	0.61%
Housing Unit Summary			
2000 Housing Units	1,062	2,506	6,800
Owner Occupied Housing Units	56.7%	68.2%	68.4%
Renter Occupied Housing Units	36.2%	25.7%	24.3%
Vacant Housing Units	7.2%	6.1%	7.3%
2010 Housing Units	1,396	3,296	8,342
Owner Occupied Housing Units	52.1%	65.7%	67.1%
Renter Occupied Housing Units	40.0%	28.5%	26.6%
Vacant Housing Units	7.8%	5.7%	6.3%
2020 Housing Units	1,621	3,708	9,302
Vacant Housing Units	3.9%	3.7%	4.4%
2022 Housing Units	1,659	3,794	9,562
Owner Occupied Housing Units	65.6%	69.0%	69.9%
Renter Occupied Housing Units	30.4%	27.3%	25.6%
Vacant Housing Units	4.0%	3.6%	4.5%
2027 Housing Units	1,706	3,934	9,867
Owner Occupied Housing Units	68.1%	71.2%	71.3%
Renter Occupied Housing Units	29.0%	26.0%	24.1%
Vacant Housing Units	3.0%	2.8%	4.7%
Median Household Income			
2022	\$77,685	\$82,061	\$77,569
2027	\$90,478	\$96,424	\$92,016
Median Home Value			
2022	\$413,905	\$459,141	\$395,436
2027	\$568,273	\$605,833	\$544,986
Per Capita Income			
2022	\$34,744	\$36,382	\$37,184
2027	\$42,492	\$44,872	\$45,602
Median Age			
2010	33.7	36.5	38.3
2022	36.7	38.2	40.6
2027	36.7	38.2	40.9

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

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



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2022 Households by Income			
Household Income Base	1,593	3,656	9,131
<\$15,000	5.8%	5.4%	6.8%
\$15,000 - \$24,999	5.4%	3.7%	4.5%
\$25,000 - \$34,999	9.0%	7.9%	8.2%
\$35,000 - \$49,999	10.0%	10.4%	11.1%
\$50,000 - \$74,999	17.3%	16.5%	17.2%
\$75,000 - \$99,999	17.7%	17.2%	16.5%
\$100,000 - \$149,999	15.9%	18.1%	18.6%
\$150,000 - \$199,999	12.4%	13.3%	9.7%
\$200,000+	6.7%	7.5%	7.5%
Average Household Income	\$100,870	\$106,705	\$101,727
2027 Households by Income			
Household Income Base	1,655	3,825	9,407
<\$15,000	3.7%	3.3%	4.6%
\$15,000 - \$24,999	3.1%	2.2%	3.1%
\$25,000 - \$34,999	5.4%	3.9%	5.4%
\$35,000 - \$49,999	6.4%	6.2%	7.4%
\$50,000 - \$74,999	17.0%	16.5%	16.3%
\$75,000 - \$99,999	20.6%	20.1%	17.8%
\$100,000 - \$149,999	17.6%	19.2%	21.4%
\$150,000 - \$199,999	16.6%	17.8%	13.4%
\$200,000+	9.5%	10.9%	10.7%
Average Household Income	\$124,028	\$131,716	\$125,093
2022 Owner Occupied Housing Units by Value			
Total	1,089	2,619	6,688
<\$50,000	0.6%	1.0%	2.1%
\$50,000 - \$99,999	0.2%	0.5%	1.0%
\$100,000 - \$149,999	0.9%	0.5%	1.8%
\$150,000 - \$199,999	2.2%	1.4%	2.9%
\$200,000 - \$249,999	7.7%	4.1%	6.5%
\$250,000 - \$299,999	13.6%	8.2%	10.8%
\$300,000 - \$399,999	22.6%	24.0%	26.2%
\$400,000 - \$499,999	15.5%	17.3%	16.4%
\$500,000 - \$749,999	30.8%	35.2%	26.2%
\$750,000 - \$999,999	3.5%	5.6%	4.5%
\$1,000,000 - \$1,499,999	2.3%	2.1%	1.4%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.1%	0.0%	0.2%
Average Home Value	\$462,489	\$493,633	\$445,028
2027 Owner Occupied Housing Units by Value			
Total	1,161	2,802	7,033
<\$50,000	0.0%	0.0%	0.6%
\$50,000 - \$99,999	0.0%	0.0%	0.3%
\$100,000 - \$149,999	0.0%	0.0%	0.1%
\$150,000 - \$199,999	0.2%	0.1%	0.1%
\$200,000 - \$249,999	2.2%	0.9%	1.6%
\$250,000 - \$299,999	13.0%	5.6%	5.8%
\$300,000 - \$399,999	11.1%	10.2%	18.6%
\$400,000 - \$499,999	11.8%	12.9%	15.6%
\$500,000 - \$749,999	42.9%	48.2%	40.3%
\$750,000 - \$999,999	9.6%	14.7%	11.5%
\$1,000,000 - \$1,499,999	9.0%	7.4%	4.8%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.3%
\$2,000,000 +	0.2%	0.1%	0.4%
Average Home Value	\$602,091	\$635,916	\$581,342

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

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



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2010 Population by Age			
Total	3,324	8,637	20,697
0 - 4	8.5%	7.3%	6.5%
5 - 9	7.6%	7.4%	7.0%
10 - 14	7.5%	8.0%	7.8%
15 - 24	14.7%	13.7%	12.9%
25 - 34	13.5%	11.6%	11.6%
35 - 44	13.7%	13.3%	13.5%
45 - 54	13.2%	14.3%	15.2%
55 - 64	10.2%	11.5%	12.9%
65 - 74	6.9%	8.1%	8.1%
75 - 84	3.0%	3.4%	3.3%
85 +	1.2%	1.4%	1.3%
18 +	71.7%	72.4%	74.2%
2022 Population by Age			
Total	4,424	10,632	24,605
0 - 4	6.8%	6.5%	5.8%
5 - 9	6.9%	6.6%	6.1%
10 - 14	6.9%	6.7%	6.3%
15 - 24	12.3%	12.1%	11.7%
25 - 34	14.8%	14.2%	13.4%
35 - 44	12.4%	11.9%	12.0%
45 - 54	11.7%	12.0%	12.5%
55 - 64	12.5%	13.2%	14.2%
65 - 74	9.4%	10.0%	11.2%
75 - 84	4.9%	5.3%	5.3%
85 +	1.4%	1.4%	1.5%
18 +	75.3%	76.3%	78.2%
2027 Population by Age			
Total	4,605	11,115	25,410
0 - 4	7.0%	6.6%	5.8%
5 - 9	7.0%	6.6%	6.1%
10 - 14	7.1%	7.0%	6.4%
15 - 24	11.6%	11.0%	10.4%
25 - 34	14.8%	14.2%	13.3%
35 - 44	13.4%	13.2%	13.0%
45 - 54	11.3%	11.5%	12.0%
55 - 64	10.7%	11.4%	12.7%
65 - 74	9.7%	10.4%	11.8%
75 - 84	5.9%	6.4%	6.8%
85 +	1.6%	1.7%	1.7%
18 +	75.0%	76.1%	78.2%
2010 Population by Sex			
Males	1,643	4,321	10,346
Females	1,682	4,317	10,349
2022 Population by Sex			
Males	2,173	5,285	12,306
Females	2,249	5,347	12,300
2027 Population by Sex			
Males	2,247	5,500	12,697
Females	2,355	5,615	12,711

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



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2010 Population by Race/Ethnicity			
Total	3,325	8,638	20,695
White Alone	85.1%	87.8%	90.3%
Black Alone	0.9%	0.8%	0.6%
American Indian Alone	0.9%	1.0%	1.1%
Asian Alone	0.9%	1.0%	1.2%
Pacific Islander Alone	0.3%	0.3%	0.2%
Some Other Race Alone	9.0%	6.7%	3.5%
Two or More Races	2.9%	2.4%	3.0%
Hispanic Origin	16.0%	13.1%	8.4%
Diversity Index	46.4	40.0	30.8
2020 Population by Race/Ethnicity			
Total	4,303	10,376	23,947
White Alone	76.0%	79.3%	82.8%
Black Alone	0.7%	0.5%	0.5%
American Indian Alone	0.7%	0.8%	1.0%
Asian Alone	1.2%	1.2%	1.3%
Pacific Islander Alone	0.4%	0.3%	0.3%
Some Other Race Alone	10.4%	8.8%	5.4%
Two or More Races	10.5%	9.1%	8.8%
Hispanic Origin	18.5%	15.2%	10.6%
Diversity Index	58.1	52.1	43.6
2022 Population by Race/Ethnicity			
Total	4,422	10,633	24,605
White Alone	75.6%	78.9%	82.4%
Black Alone	0.8%	0.5%	0.5%
American Indian Alone	0.7%	0.8%	1.0%
Asian Alone	1.2%	1.2%	1.3%
Pacific Islander Alone	0.4%	0.3%	0.3%
Some Other Race Alone	10.5%	8.9%	5.5%
Two or More Races	10.8%	9.4%	9.1%
Hispanic Origin	18.7%	15.3%	10.7%
Diversity Index	58.7	52.7	44.2
2027 Population by Race/Ethnicity			
Total	4,603	11,116	25,409
White Alone	74.0%	77.6%	81.0%
Black Alone	0.8%	0.6%	0.5%
American Indian Alone	0.7%	0.8%	1.0%
Asian Alone	1.3%	1.3%	1.4%
Pacific Islander Alone	0.5%	0.3%	0.3%
Some Other Race Alone	10.9%	9.2%	5.8%
Two or More Races	11.8%	10.2%	9.9%
Hispanic Origin	19.0%	15.5%	11.0%
Diversity Index	60.3	54.2	46.0
2010 Population by Relationship and Household Type			
Total	3,326	8,638	20,695
In Households	99.2%	98.9%	99.2%
In Family Households	84.7%	86.8%	86.0%
Householder	25.6%	26.4%	27.0%
Spouse	18.3%	20.6%	20.9%
Child	33.7%	33.3%	31.6%
Other relative	4.2%	3.8%	3.4%
Nonrelative	2.8%	2.8%	3.1%
In Nonfamily Households	14.5%	12.1%	13.3%
In Group Quarters	0.8%	1.1%	0.8%
Institutionalized Population	0.6%	0.7%	0.4%
Noninstitutionalized Population	0.1%	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.

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2022 Population 25+ by Educational Attainment			
Total	2,963	7,240	17,260
Less than 9th Grade	1.7%	1.5%	1.4%
9th - 12th Grade, No Diploma	5.9%	7.3%	7.1%
High School Graduate	26.1%	23.6%	26.0%
GED/Alternative Credential	5.3%	5.1%	5.9%
Some College, No Degree	29.4%	28.1%	26.6%
Associate Degree	11.3%	11.2%	11.1%
Bachelor's Degree	11.7%	14.3%	13.6%
Graduate/Professional Degree	8.6%	8.8%	8.2%
2022 Population 15+ by Marital Status			
Total	3,507	8,524	20,135
Never Married	26.0%	25.2%	26.4%
Married	56.5%	58.0%	55.7%
Widowed	5.9%	6.4%	5.9%
Divorced	11.6%	10.4%	12.0%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	2,123	5,205	12,366
Population 16+ Employed	96.4%	96.6%	95.8%
Population 16+ Unemployment rate	3.7%	3.4%	4.2%
Population 16-24 Employed	15.9%	15.5%	13.5%
Population 16-24 Unemployment rate	7.1%	7.4%	11.2%
Population 25-54 Employed	63.5%	62.6%	61.3%
Population 25-54 Unemployment rate	3.8%	3.4%	3.5%
Population 55-64 Employed	17.3%	18.0%	19.2%
Population 55-64 Unemployment rate	0.3%	0.7%	1.9%
Population 65+ Employed	3.3%	3.8%	6.0%
Population 65+ Unemployment rate	0.0%	0.0%	1.4%
2022 Employed Population 16+ by Industry			
Total	2,046	5,026	11,849
Agriculture/Mining	2.9%	3.6%	2.8%
Construction	7.3%	9.3%	8.8%
Manufacturing	17.1%	13.2%	13.9%
Wholesale Trade	0.9%	1.3%	1.8%
Retail Trade	13.0%	13.1%	10.8%
Transportation/Utilities	10.8%	10.5%	9.6%
Information	0.7%	0.8%	1.6%
Finance/Insurance/Real Estate	5.1%	5.0%	5.2%
Services	38.8%	40.7%	42.5%
Public Administration	3.5%	2.5%	2.9%
2022 Employed Population 16+ by Occupation			
Total	2,046	5,027	11,851
White Collar	49.2%	49.7%	50.3%
Management/Business/Financial	12.7%	15.1%	14.3%
Professional	14.0%	14.0%	16.1%
Sales	10.6%	9.4%	8.5%
Administrative Support	12.0%	11.2%	11.5%
Services	22.1%	20.9%	20.4%
Blue Collar	28.7%	29.4%	29.3%
Farming/Forestry/Fishing	2.7%	3.1%	1.8%
Construction/Extraction	6.5%	6.4%	5.9%
Installation/Maintenance/Repair	4.8%	5.6%	5.0%
Production	8.0%	7.1%	7.5%
Transportation/Material Moving	6.7%	7.2%	9.0%

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September 28, 2022



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2010 Households by Type			
Total	1,287	3,106	7,818
Households with 1 Person	23.9%	20.2%	21.0%
Households with 2+ People	76.1%	79.8%	79.0%
Family Households	69.5%	73.9%	72.7%
Husband-wife Families	50.0%	57.9%	56.2%
With Related Children	24.8%	26.7%	23.6%
Other Family (No Spouse Present)	19.7%	16.0%	16.5%
Other Family with Male Householder	5.8%	5.1%	5.5%
With Related Children	3.7%	3.2%	3.4%
Other Family with Female Householder	13.8%	10.9%	11.0%
With Related Children	9.7%	7.1%	7.4%
Nonfamily Households	6.5%	5.9%	6.3%
All Households with Children	39.1%	37.8%	35.2%
Multigenerational Households	2.9%	3.1%	3.2%
Unmarried Partner Households	7.2%	6.6%	7.6%
Male-female	6.4%	5.9%	6.9%
Same-sex	0.8%	0.7%	0.7%
2010 Households by Size			
Total	1,286	3,108	7,817
1 Person Household	24.0%	20.2%	21.0%
2 Person Household	32.6%	35.6%	36.7%
3 Person Household	16.9%	16.0%	16.8%
4 Person Household	13.7%	14.2%	13.9%
5 Person Household	7.4%	7.9%	6.9%
6 Person Household	3.0%	3.2%	2.6%
7 + Person Household	2.6%	2.8%	2.1%
2010 Households by Tenure and Mortgage Status			
Total	1,287	3,106	7,818
Owner Occupied	56.6%	69.7%	71.6%
Owned with a Mortgage/Loan	43.0%	51.7%	54.4%
Owned Free and Clear	13.6%	18.0%	17.2%
Renter Occupied	43.4%	30.3%	28.4%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	85	81	90
Percent of Income for Mortgage	28.1%	29.5%	26.9%
Wealth Index	91	100	100
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,396	3,296	8,342
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	85.7%	64.3%	70.1%
Rural Housing Units	14.3%	35.7%	29.9%
2010 Population By Urban/ Rural Status			
Total Population	3,326	8,638	20,695
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	85.6%	63.9%	69.3%
Rural Population	14.3%	36.1%	30.7%

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.

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Top 3 Tapestry Segments			
1.	Middleburg (4C)	Middleburg (4C)	Middleburg (4C)
2.	Front Porches (8E)	Green Acres (6A)	Front Porches (8E)
3.	Green Acres (6A)	Front Porches (8E)	Green Acres (6A)
2022 Consumer Spending			
Apparel & Services: Total \$	\$3,695,773	\$8,899,941	\$20,944,511
Average Spent	\$2,320.01	\$2,434.34	\$2,293.78
Spending Potential Index	96	101	95
Education: Total \$	\$2,868,478	\$6,791,793	\$16,586,046
Average Spent	\$1,800.68	\$1,857.71	\$1,816.45
Spending Potential Index	92	95	93
Entertainment/Recreation: Total \$	\$5,624,426	\$13,726,611	\$32,991,094
Average Spent	\$3,530.71	\$3,754.54	\$3,613.09
Spending Potential Index	96	102	98
Food at Home: Total \$	\$9,413,542	\$22,791,669	\$54,695,139
Average Spent	\$5,909.32	\$6,234.05	\$5,990.05
Spending Potential Index	95	101	97
Food Away from Home: Total \$	\$6,623,670	\$16,005,209	\$37,695,625
Average Spent	\$4,157.98	\$4,377.79	\$4,128.31
Spending Potential Index	96	101	96
Health Care: Total \$	\$10,941,668	\$26,765,254	\$64,320,642
Average Spent	\$6,868.59	\$7,320.91	\$7,044.21
Spending Potential Index	97	103	99
HH Furnishings & Equipment: Total \$	\$3,984,500	\$9,676,771	\$22,789,134
Average Spent	\$2,501.26	\$2,646.82	\$2,495.80
Spending Potential Index	98	103	97
Personal Care Products & Services: Total \$	\$1,565,704	\$3,773,422	\$8,950,137
Average Spent	\$982.87	\$1,032.12	\$980.19
Spending Potential Index	96	101	96
Shelter: Total \$	\$34,615,569	\$83,551,610	\$200,673,033
Average Spent	\$21,729.80	\$22,853.29	\$21,977.11
Spending Potential Index	95	100	96
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,230,899	\$10,462,952	\$25,447,954
Average Spent	\$2,655.93	\$2,861.86	\$2,786.98
Spending Potential Index	98	105	103
Travel: Total \$	\$4,434,406	\$10,849,642	\$25,833,415
Average Spent	\$2,783.68	\$2,967.63	\$2,829.20
Spending Potential Index	97	103	98
Vehicle Maintenance & Repairs: Total \$	\$1,958,834	\$4,764,979	\$11,395,298
Average Spent	\$1,229.65	\$1,303.33	\$1,247.98
Spending Potential Index	98	104	99

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

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

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



Business Summary

1999 Pacific Ave, Woodland, Washington, 98674
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.91346
Longitude: -122.74843

Data for all businesses in area		1 mile		3 miles		5 miles						
Total Businesses:		363		478		881						
Total Employees:		4,818		6,104		9,148						
Total Residential Population:		4,422		10,632		24,606						
Employee/Residential Population Ratio (per 100 Residents)		109		57		37						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	6	1.7%	182	3.8%	14	2.9%	263	4.3%	25	2.8%	295	3.2%
Construction	33	9.1%	234	4.9%	47	9.8%	291	4.8%	83	9.4%	389	4.3%
Manufacturing	27	7.4%	1,167	24.2%	37	7.7%	1,555	25.5%	51	5.8%	1,640	17.9%
Transportation	16	4.4%	218	4.5%	24	5.0%	282	4.6%	34	3.9%	307	3.4%
Communication	1	0.3%	4	0.1%	1	0.2%	7	0.1%	3	0.3%	15	0.2%
Utility	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.2%	15	0.2%
Wholesale Trade	12	3.3%	198	4.1%	19	4.0%	291	4.8%	26	3.0%	350	3.8%
Retail Trade Summary	89	24.5%	1,127	23.4%	106	22.2%	1,421	23.3%	167	19.0%	2,033	22.2%
Home Improvement	8	2.2%	73	1.5%	10	2.1%	101	1.7%	13	1.5%	119	1.3%
General Merchandise Stores	2	0.6%	198	4.1%	4	0.8%	350	5.7%	6	0.7%	556	6.1%
Food Stores	9	2.5%	136	2.8%	12	2.5%	151	2.5%	23	2.6%	227	2.5%
Auto Dealers, Gas Stations, Auto Aftermarket	12	3.3%	74	1.5%	13	2.7%	83	1.4%	18	2.0%	113	1.2%
Apparel & Accessory Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	0.5%	5	0.1%
Furniture & Home Furnishings	2	0.6%	73	1.5%	2	0.4%	99	1.6%	4	0.5%	110	1.2%
Eating & Drinking Places	33	9.1%	457	9.5%	36	7.5%	488	8.0%	57	6.5%	726	7.9%
Miscellaneous Retail	23	6.3%	117	2.4%	29	6.1%	150	2.5%	41	4.7%	177	1.9%
Finance, Insurance, Real Estate Summary	24	6.6%	100	2.1%	28	5.9%	114	1.9%	47	5.3%	222	2.4%
Banks, Savings & Lending Institutions	6	1.7%	40	0.8%	7	1.5%	47	0.8%	9	1.0%	102	1.1%
Securities Brokers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.2%	5	0.1%
Insurance Carriers & Agents	9	2.5%	35	0.7%	10	2.1%	39	0.6%	16	1.8%	57	0.6%
Real Estate, Holding, Other Investment Offices	9	2.5%	25	0.5%	11	2.3%	28	0.5%	21	2.4%	58	0.6%
Services Summary	122	33.6%	1,473	30.6%	155	32.4%	1,727	28.3%	305	34.6%	3,324	36.3%
Hotels & Lodging	7	1.9%	58	1.2%	10	2.1%	63	1.0%	15	1.7%	330	3.6%
Automotive Services	19	5.2%	61	1.3%	23	4.8%	70	1.1%	28	3.2%	87	1.0%
Motion Pictures & Amusements	8	2.2%	157	3.3%	9	1.9%	169	2.8%	25	2.8%	636	7.0%
Health Services	20	5.5%	216	4.5%	24	5.0%	367	6.0%	45	5.1%	569	6.2%
Legal Services	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.3%	12	0.1%
Education Institutions & Libraries	7	1.9%	736	15.3%	9	1.9%	755	12.4%	15	1.7%	971	10.6%
Other Services	61	16.8%	245	5.1%	81	16.9%	304	5.0%	173	19.6%	719	7.9%
Government	11	3.0%	108	2.2%	14	2.9%	136	2.2%	73	8.3%	526	5.7%
Unclassified Establishments	22	6.1%	7	0.1%	34	7.1%	16	0.3%	65	7.4%	31	0.3%
Totals	363	100.0%	4,818	100.0%	478	100.0%	6,104	100.0%	881	100.0%	9,148	100.0%

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

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



Business Summary

1999 Pacific Ave, Woodland, Washington, 98674
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.91346
Longitude: -122.74843

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	5	1.4%	263	5.5%	9	1.9%	335	5.5%	15	1.7%	352	3.8%
Mining	1	0.3%	1	0.0%	1	0.2%	2	0.0%	1	0.1%	2	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	12	0.1%
Construction	33	9.1%	234	4.9%	47	9.8%	291	4.8%	85	9.6%	395	4.3%
Manufacturing	28	7.7%	1,149	23.8%	38	7.9%	1,555	25.5%	52	5.9%	1,648	18.0%
Wholesale Trade	12	3.3%	198	4.1%	19	4.0%	291	4.8%	25	2.8%	344	3.8%
Retail Trade	53	14.6%	594	12.3%	67	14.0%	828	13.6%	104	11.8%	1,190	13.0%
Motor Vehicle & Parts Dealers	7	1.9%	35	0.7%	8	1.7%	44	0.7%	12	1.4%	63	0.7%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.2%	10	0.1%
Electronics & Appliance Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	8	2.2%	73	1.5%	10	2.1%	101	1.7%	13	1.5%	119	1.3%
Food & Beverage Stores	8	2.2%	132	2.7%	10	2.1%	145	2.4%	20	2.3%	208	2.3%
Health & Personal Care Stores	3	0.8%	16	0.3%	4	0.8%	21	0.3%	5	0.6%	22	0.2%
Gasoline Stations	5	1.4%	39	0.8%	5	1.0%	39	0.6%	6	0.7%	50	0.5%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	1	0.2%	1	0.0%	5	0.6%	6	0.1%
Sport Goods, Hobby, Book, & Music Stores	7	1.9%	23	0.5%	8	1.7%	31	0.5%	12	1.4%	38	0.4%
General Merchandise Stores	2	0.6%	198	4.1%	4	0.8%	350	5.7%	6	0.7%	556	6.1%
Miscellaneous Store Retailers	12	3.3%	73	1.5%	13	2.7%	83	1.4%	18	2.0%	103	1.1%
Nonstore Retailers	2	0.6%	4	0.1%	3	0.6%	14	0.2%	5	0.6%	15	0.2%
Transportation & Warehousing	14	3.9%	215	4.5%	19	4.0%	275	4.5%	26	3.0%	296	3.2%
Information	2	0.6%	13	0.3%	4	0.8%	22	0.4%	11	1.2%	54	0.6%
Finance & Insurance	15	4.1%	75	1.6%	17	3.6%	86	1.4%	27	3.1%	164	1.8%
Central Bank/Credit Intermediation & Related Activities	6	1.7%	40	0.8%	7	1.5%	47	0.8%	9	1.0%	102	1.1%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.2%	5	0.1%
Insurance Carriers & Related Activities; Funds, Trusts &	9	2.5%	35	0.7%	10	2.1%	39	0.6%	16	1.8%	57	0.6%
Real Estate, Rental & Leasing	19	5.2%	51	1.1%	25	5.2%	63	1.0%	39	4.4%	94	1.0%
Professional, Scientific & Tech Services	19	5.2%	75	1.6%	25	5.2%	95	1.6%	53	6.0%	174	1.9%
Legal Services	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	0.6%	24	0.3%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	6	1.7%	24	0.5%	11	2.3%	45	0.7%	16	1.8%	73	0.8%
Educational Services	6	1.7%	727	15.1%	7	1.5%	740	12.1%	16	1.8%	961	10.5%
Health Care & Social Assistance	26	7.2%	260	5.4%	30	6.3%	415	6.8%	69	7.8%	749	8.2%
Arts, Entertainment & Recreation	5	1.4%	156	3.2%	7	1.5%	169	2.8%	24	2.7%	633	6.9%
Accommodation & Food Services	41	11.3%	517	10.7%	46	9.6%	553	9.1%	74	8.4%	1,063	11.6%
Accommodation	7	1.9%	58	1.2%	10	2.1%	63	1.0%	15	1.7%	330	3.6%
Food Services & Drinking Places	34	9.4%	459	9.5%	37	7.7%	490	8.0%	59	6.7%	733	8.0%
Other Services (except Public Administration)	46	12.7%	150	3.1%	59	12.3%	186	3.0%	104	11.8%	386	4.2%
Automotive Repair & Maintenance	15	4.1%	40	0.8%	17	3.6%	45	0.7%	21	2.4%	56	0.6%
Public Administration	11	3.0%	108	2.2%	14	2.9%	136	2.2%	73	8.3%	526	5.7%
Unclassified Establishments	22	6.1%	7	0.1%	34	7.1%	16	0.3%	65	7.4%	31	0.3%
Total	363	100.0%	4,818	100.0%	478	100.0%	6,104	100.0%	881	100.0%	9,148	100.0%

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

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



Executive Summary

1999 Pacific Ave, Woodland, Washington, 98674
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.91346
Longitude: -122.74843

	1 mile	3 miles	5 miles
Population			
2010 Population	3,326	8,638	20,695
2020 Population	4,303	10,376	23,947
2022 Population	4,422	10,632	24,606
2027 Population	4,603	11,115	25,409
2010-2020 Annual Rate	2.61%	1.85%	1.47%
2020-2022 Annual Rate	1.22%	1.09%	1.21%
2022-2027 Annual Rate	0.81%	0.89%	0.64%
2022 Male Population	49.1%	49.7%	50.0%
2022 Female Population	50.9%	50.3%	50.0%
2022 Median Age	36.7	38.2	40.6

In the identified area, the current year population is 24,606. In 2020, the Census count in the area was 23,947. The rate of change since 2020 was 1.21% annually. The five-year projection for the population in the area is 25,409 representing a change of 0.64% annually from 2022 to 2027. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 40.6, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	75.6%	78.9%	82.4%
2022 Black Alone	0.8%	0.5%	0.5%
2022 American Indian/Alaska Native Alone	0.7%	0.8%	1.0%
2022 Asian Alone	1.2%	1.2%	1.3%
2022 Pacific Islander Alone	0.4%	0.3%	0.3%
2022 Other Race	10.5%	8.9%	5.5%
2022 Two or More Races	10.8%	9.4%	9.1%
2022 Hispanic Origin (Any Race)	18.7%	15.3%	10.7%

Persons of Hispanic origin represent 10.7% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 44.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	91	100	100
2010 Households	1,287	3,107	7,817
2020 Households	1,558	3,572	8,889
2022 Households	1,593	3,656	9,131
2027 Households	1,655	3,825	9,407
2010-2020 Annual Rate	1.93%	1.40%	1.29%
2020-2022 Annual Rate	0.99%	1.04%	1.20%
2022-2027 Annual Rate	0.77%	0.91%	0.60%
2022 Average Household Size	2.76	2.87	2.67

The household count in this area has changed from 8,889 in 2020 to 9,131 in the current year, a change of 1.20% annually. The five-year projection of households is 9,407, a change of 0.60% annually from the current year total. Average household size is currently 2.67, compared to 2.67 in the year 2020. The number of families in the current year is 6,514 in the specified area.

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

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



Executive Summary

1999 Pacific Ave, Woodland, Washington, 98674
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.91346
Longitude: -122.74843

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	28.1%	29.5%	26.9%
Median Household Income			
2022 Median Household Income	\$77,685	\$82,061	\$77,569
2027 Median Household Income	\$90,478	\$96,424	\$92,016
2022-2027 Annual Rate	3.10%	3.28%	3.47%
Average Household Income			
2022 Average Household Income	\$100,870	\$106,705	\$101,727
2027 Average Household Income	\$124,028	\$131,716	\$125,093
2022-2027 Annual Rate	4.22%	4.30%	4.22%
Per Capita Income			
2022 Per Capita Income	\$34,744	\$36,382	\$37,184
2027 Per Capita Income	\$42,492	\$44,872	\$45,602
2022-2027 Annual Rate	4.11%	4.28%	4.17%

Households by Income

Current median household income is \$77,569 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$92,016 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$101,727 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$125,093 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$37,184 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$45,602 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	85	81	90
2010 Total Housing Units	1,396	3,296	8,342
2010 Owner Occupied Housing Units	728	2,166	5,597
2010 Renter Occupied Housing Units	559	940	2,221
2010 Vacant Housing Units	109	189	525
2020 Total Housing Units	1,621	3,708	9,302
2020 Vacant Housing Units	63	136	413
2022 Total Housing Units	1,659	3,794	9,562
2022 Owner Occupied Housing Units	1,089	2,619	6,688
2022 Renter Occupied Housing Units	504	1,037	2,444
2022 Vacant Housing Units	66	138	431
2027 Total Housing Units	1,706	3,934	9,867
2027 Owner Occupied Housing Units	1,161	2,802	7,033
2027 Renter Occupied Housing Units	494	1,024	2,374
2027 Vacant Housing Units	51	109	460

Currently, 69.9% of the 9,562 housing units in the area are owner occupied; 25.6%, renter occupied; and 4.5% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 9,302 housing units in the area and 4.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.23%. Median home value in the area is \$395,436, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 6.63% annually to \$544,986.

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

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

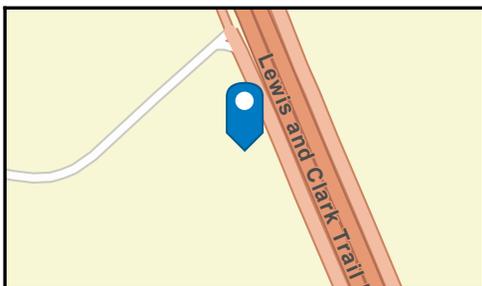


This site is located in:

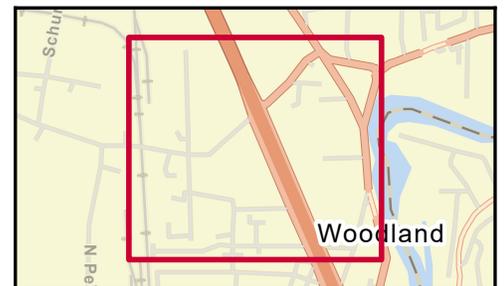
City: Woodland
County: Cowlitz County
State: Washington
ZIP Code: 98674
Census Tract: 53015001504
Census Block Group: 530150015043
CBSA: Longview, WA Metropolitan Statistical Area



Esri Community Maps Contributors, County of Clark, WA, State of Oregon, GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



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



Source: ©2022 Kalibrate Technologies (Q1 2022).



Traffic Count Profile

1999 Pacific Ave, Woodland, Washington, 98674
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.91346
Longitude: -122.74843

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.13		Lewis River Rd (0.75 miles SE)	2019	4,800
0.22		Lewis River Rd (0.79000002 miles SE)	2019	4,400
0.31	I- 5	Dike Access Rd (0.73000002 miles NW)	2015	65,000
0.34	Goerig St	Lewis River Rd (0.01 miles N)	2005	13,000
0.37	North Goerig Street	N Goerig St (0.03 miles S)	2019	13,000
0.40	Lewis River Road	Goerig St (0.0 miles N)	2018	12,000
0.41	Lewis River Rd	Old Pacific Hwy (0.08 miles N)	2005	12,000
0.51	Old Pacific Hwy	Woodland View Rd (0.23 miles E)	2018	72,000
0.51		I- 5 (0.08 miles SE)	2019	74,000
0.54	Lewis River Rd	Hillshire Dr (0.02 miles E)	2005	13,000
0.60	Lewis River Road	Millard Ave (0.03 miles NE)	2019	15,000
0.60	Lewis River Rd	Atlantic Ave (0.02 miles NE)	2015	19,000
0.61		I- 5 (0.0 miles N)	2019	19,000
0.61	Lewis River Road	I- 5 (0.01 miles NE)	2018	19,000
0.61	Lewis River Road	Goerig St (0.12 miles N)	2019	19,000
0.63	I- 5	Lewis River Rd (0.02 miles NW)	2018	63,000
0.65		E CC St (0.05 miles NE)	2019	9,600
0.69		Goerig St (0.08 miles W)	2019	9,900
0.87	I- 5	Lewis River Rd (0.25999999 miles NW)	2017	79,000
0.89	Lewis River Rd	Gun Club Rd (0.09 miles E)	2018	11,000
0.92	I- 5	Dike Access Rd (0.12 miles NW)	2015	60,000
0.93	I- 5	Dike Access Rd (0.11 miles N)	2019	3,800
0.96	Lewis River Road	Rudy Ross Rd (0.05 miles SW)	2019	11,000
0.98	I- 5	Dike Access Rd (0.07 miles NW)	2019	3,700
1.00		NW Toenjes Rd (1.89999998 miles SE)	2019	83,000
1.03	Lewis River Rd	Valley Way (0.0 miles W)	2005	8,300
1.04	Dike Access Rd	I- 5 (0.02 miles SW)	2018	6,400
1.12	I- 5	Dike Access Rd (0.1 miles SE)	2019	3,100
1.13		Dike Access Rd (0.08 miles S)	2019	2,900
1.50	I- 5	Dike Access Rd (0.46000001 miles SE)	2018	71,000

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: ©2022 Kalibrate Technologies (Q1 2022).