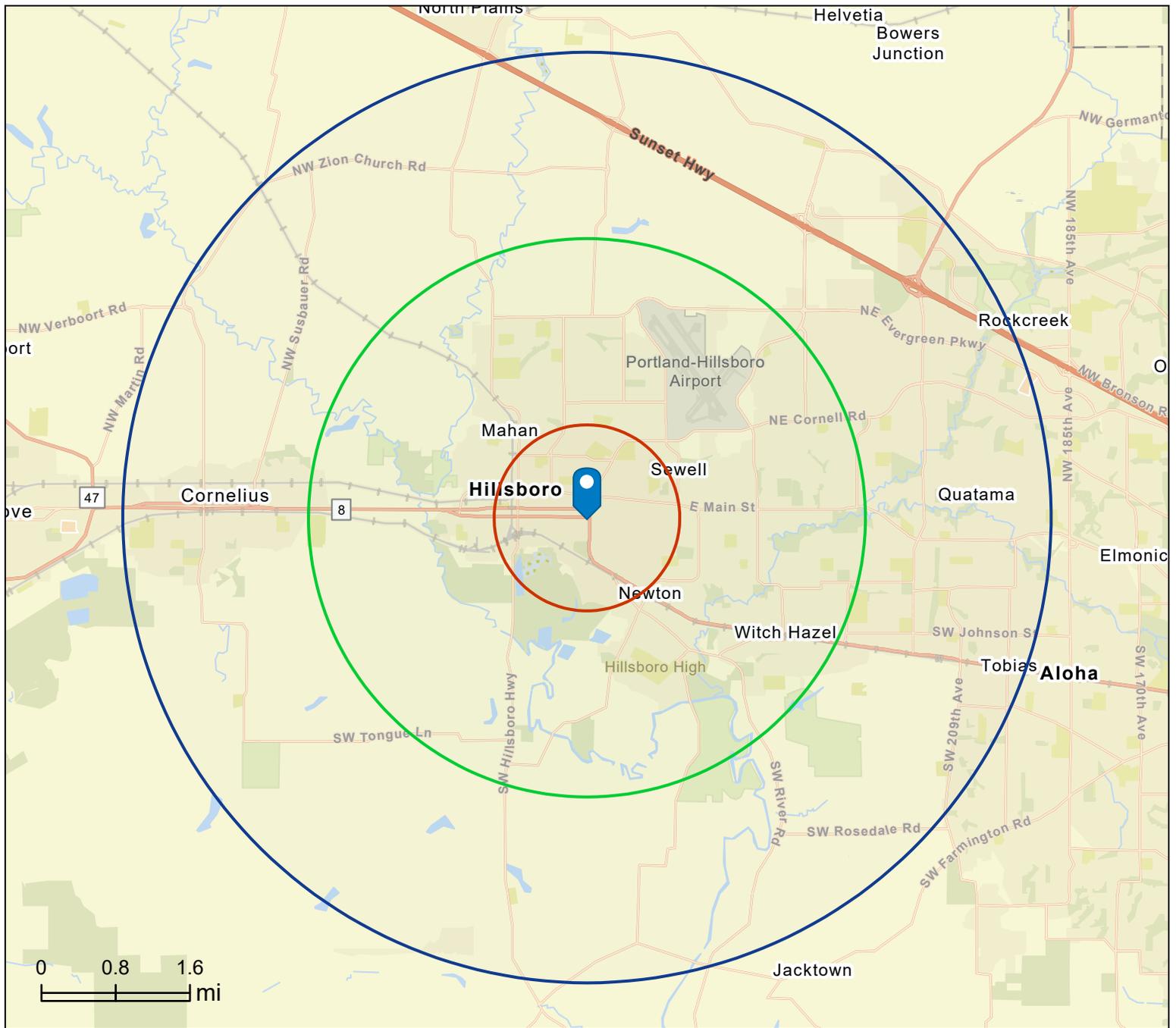




Site Details Map

980 SE Oak St, Hillsboro, Oregon, 97123
Rings: 1, 3, 5 mile radii

Site Details Map
Latitude: 45.51864
Longitude: -122.97455



This site is located in:

- City:** Hillsboro
- County:** Washington County
- State:** Oregon
- ZIP Code:** 97123
- Census Tract:** 41067032501
- Census Block Group:** 410670325012
- CBSA:** Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area

October 21, 2020



Business Summary

980 SE Oak St, Hillsboro, Oregon, 97123
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.51864
Longitude: -122.97455

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	835		2,003		3,819							
Total Employees:	11,483		33,575		56,781							
Total Residential Population:	22,276		77,531		147,615							
Employee/Residential Population Ratio (per 100 Residents)	52		43		38							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	9	1.1%	42	0.4%	41	2.0%	331	1.0%	93	2.4%	1,081	1.9%
Construction	38	4.6%	304	2.6%	143	7.1%	1,061	3.2%	325	8.5%	2,093	3.7%
Manufacturing	14	1.7%	193	1.7%	71	3.5%	9,043	26.9%	182	4.8%	12,130	21.4%
Transportation	14	1.7%	147	1.3%	40	2.0%	434	1.3%	78	2.0%	679	1.2%
Communication	6	0.7%	25	0.2%	14	0.7%	84	0.3%	29	0.8%	321	0.6%
Utility	3	0.4%	98	0.9%	6	0.3%	218	0.6%	16	0.4%	391	0.7%
Wholesale Trade	24	2.9%	140	1.2%	64	3.2%	438	1.3%	127	3.3%	1,334	2.3%
Retail Trade Summary	182	21.8%	2,020	17.6%	430	21.5%	5,763	17.2%	831	21.8%	11,941	21.0%
Home Improvement	8	1.0%	194	1.7%	27	1.3%	639	1.9%	56	1.5%	1,046	1.8%
General Merchandise Stores	6	0.7%	85	0.7%	16	0.8%	553	1.6%	28	0.7%	1,750	3.1%
Food Stores	15	1.8%	157	1.4%	35	1.7%	710	2.1%	68	1.8%	1,311	2.3%
Auto Dealers, Gas Stations, Auto Aftermarket	29	3.5%	595	5.2%	65	3.2%	1,076	3.2%	100	2.6%	1,336	2.4%
Apparel & Accessory Stores	11	1.3%	36	0.3%	17	0.8%	70	0.2%	44	1.2%	490	0.9%
Furniture & Home Furnishings	6	0.7%	31	0.3%	26	1.3%	147	0.4%	68	1.8%	586	1.0%
Eating & Drinking Places	63	7.5%	638	5.6%	149	7.4%	1,940	5.8%	273	7.1%	4,001	7.0%
Miscellaneous Retail	44	5.3%	286	2.5%	95	4.7%	627	1.9%	193	5.1%	1,420	2.5%
Finance, Insurance, Real Estate Summary	62	7.4%	294	2.6%	159	7.9%	951	2.8%	308	8.1%	2,427	4.3%
Banks, Savings & Lending Institutions	13	1.6%	115	1.0%	27	1.3%	240	0.7%	51	1.3%	447	0.8%
Securities Brokers	5	0.6%	15	0.1%	17	0.8%	49	0.1%	29	0.8%	90	0.2%
Insurance Carriers & Agents	16	1.9%	63	0.5%	34	1.7%	169	0.5%	63	1.6%	567	1.0%
Real Estate, Holding, Other Investment Offices	29	3.5%	100	0.9%	81	4.0%	493	1.5%	165	4.3%	1,322	2.3%
Services Summary	350	41.9%	4,655	40.5%	794	39.6%	10,619	31.6%	1,424	37.3%	19,172	33.8%
Hotels & Lodging	3	0.4%	13	0.1%	9	0.4%	104	0.3%	21	0.5%	435	0.8%
Automotive Services	32	3.8%	169	1.5%	78	3.9%	422	1.3%	131	3.4%	677	1.2%
Motion Pictures & Amusements	19	2.3%	151	1.3%	60	3.0%	733	2.2%	118	3.1%	1,601	2.8%
Health Services	98	11.7%	2,672	23.3%	154	7.7%	3,145	9.4%	241	6.3%	5,047	8.9%
Legal Services	26	3.1%	127	1.1%	32	1.6%	163	0.5%	39	1.0%	182	0.3%
Education Institutions & Libraries	16	1.9%	439	3.8%	52	2.6%	2,257	6.7%	91	2.4%	3,755	6.6%
Other Services	157	18.8%	1,083	9.4%	409	20.4%	3,795	11.3%	783	20.5%	7,476	13.2%
Government	70	8.4%	3,475	30.3%	87	4.3%	4,460	13.3%	102	2.7%	4,923	8.7%
Unclassified Establishments	62	7.4%	90	0.8%	153	7.6%	173	0.5%	304	8.0%	290	0.5%
Totals	835	100.0%	11,483	100.0%	2,003	100.0%	33,575	100.0%	3,819	100.0%	56,781	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

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

980 SE Oak St, Hillsboro, Oregon, 97123
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.51864
Longitude: -122.97455

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	3	0.4%	9	0.1%	14	0.7%	54	0.2%	36	0.9%	186	0.3%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	1	0.1%	61	0.5%	2	0.1%	128	0.4%	4	0.1%	146	0.3%
Construction	42	5.0%	326	2.8%	152	7.6%	1,112	3.3%	343	9.0%	2,184	3.8%
Manufacturing	19	2.3%	213	1.9%	77	3.8%	9,079	27.0%	191	5.0%	12,186	21.5%
Wholesale Trade	19	2.3%	107	0.9%	56	2.8%	396	1.2%	119	3.1%	1,290	2.3%
Retail Trade	120	14.4%	1,383	12.0%	280	14.0%	3,800	11.3%	546	14.3%	7,866	13.9%
Motor Vehicle & Parts Dealers	26	3.1%	567	4.9%	57	2.8%	1,023	3.0%	81	2.1%	1,189	2.1%
Furniture & Home Furnishings Stores	2	0.2%	10	0.1%	13	0.6%	91	0.3%	28	0.7%	173	0.3%
Electronics & Appliance Stores	4	0.5%	25	0.2%	11	0.5%	43	0.1%	26	0.7%	243	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	8	1.0%	194	1.7%	27	1.3%	639	1.9%	55	1.4%	1,045	1.8%
Food & Beverage Stores	13	1.6%	132	1.1%	32	1.6%	678	2.0%	64	1.7%	1,277	2.2%
Health & Personal Care Stores	15	1.8%	138	1.2%	25	1.2%	214	0.6%	51	1.3%	432	0.8%
Gasoline Stations	4	0.5%	28	0.2%	7	0.3%	53	0.2%	20	0.5%	146	0.3%
Clothing & Clothing Accessories Stores	13	1.6%	42	0.4%	21	1.0%	151	0.4%	52	1.4%	870	1.5%
Sport Goods, Hobby, Book, & Music Stores	8	1.0%	19	0.2%	20	1.0%	88	0.3%	41	1.1%	358	0.6%
General Merchandise Stores	6	0.7%	85	0.7%	16	0.8%	553	1.6%	28	0.7%	1,750	3.1%
Miscellaneous Store Retailers	15	1.8%	139	1.2%	34	1.7%	243	0.7%	64	1.7%	348	0.6%
Nonstore Retailers	5	0.6%	6	0.1%	15	0.7%	23	0.1%	36	0.9%	34	0.1%
Transportation & Warehousing	11	1.3%	144	1.3%	26	1.3%	303	0.9%	51	1.3%	519	0.9%
Information	13	1.6%	176	1.5%	35	1.7%	545	1.6%	78	2.0%	1,818	3.2%
Finance & Insurance	35	4.2%	204	1.8%	80	4.0%	473	1.4%	148	3.9%	1,123	2.0%
Central Bank/Credit Intermediation & Related Activities	14	1.7%	126	1.1%	29	1.4%	255	0.8%	54	1.4%	463	0.8%
Securities, Commodity Contracts & Other Financial	5	0.6%	15	0.1%	17	0.8%	49	0.1%	30	0.8%	92	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	16	1.9%	63	0.5%	34	1.7%	169	0.5%	63	1.6%	567	1.0%
Real Estate, Rental & Leasing	39	4.7%	130	1.1%	117	5.8%	686	2.0%	219	5.7%	1,502	2.6%
Professional, Scientific & Tech Services	58	6.9%	257	2.2%	159	7.9%	1,681	5.0%	303	7.9%	3,323	5.9%
Legal Services	27	3.2%	128	1.1%	34	1.7%	168	0.5%	45	1.2%	224	0.4%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.0%	28	0.1%	4	0.1%	83	0.1%
Administrative & Support & Waste Management & Remediation	18	2.2%	130	1.1%	48	2.4%	412	1.2%	118	3.1%	1,226	2.2%
Educational Services	18	2.2%	337	2.9%	61	3.0%	2,176	6.5%	106	2.8%	3,683	6.5%
Health Care & Social Assistance	123	14.7%	2,907	25.3%	211	10.5%	3,821	11.4%	334	8.7%	6,168	10.9%
Arts, Entertainment & Recreation	15	1.8%	132	1.1%	42	2.1%	575	1.7%	82	2.1%	1,081	1.9%
Accommodation & Food Services	66	7.9%	650	5.7%	157	7.8%	2,044	6.1%	294	7.7%	4,442	7.8%
Accommodation	3	0.4%	13	0.1%	9	0.4%	104	0.3%	21	0.5%	435	0.8%
Food Services & Drinking Places	63	7.5%	638	5.6%	149	7.4%	1,940	5.8%	274	7.2%	4,008	7.1%
Other Services (except Public Administration)	103	12.3%	750	6.5%	243	12.1%	1,629	4.9%	437	11.4%	2,741	4.8%
Automotive Repair & Maintenance	24	2.9%	125	1.1%	56	2.8%	302	0.9%	104	2.7%	537	0.9%
Public Administration	70	8.4%	3,475	30.3%	87	4.3%	4,460	13.3%	102	2.7%	4,923	8.7%
Unclassified Establishments	62	7.4%	90	0.8%	153	7.6%	173	0.5%	304	8.0%	290	0.5%
Total	835	100.0%	11,483	100.0%	2,003	100.0%	33,575	100.0%	3,819	100.0%	56,781	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

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

980 SE Oak St, Hillsboro, Oregon, 97123
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.51864
Longitude: -122.97455

	1 mile	3 miles	5 miles
Population			
2000 Population	18,235	56,145	103,478
2010 Population	20,416	69,927	127,836
2020 Population	22,276	77,531	147,615
2025 Population	23,410	81,871	157,541
2000-2010 Annual Rate	1.14%	2.22%	2.14%
2010-2020 Annual Rate	0.85%	1.01%	1.41%
2020-2025 Annual Rate	1.00%	1.10%	1.31%
2020 Male Population	52.0%	50.5%	50.1%
2020 Female Population	48.0%	49.5%	49.9%
2020 Median Age	32.5	34.9	34.5

In the identified area, the current year population is 147,615. In 2010, the Census count in the area was 127,836. The rate of change since 2010 was 1.41% annually. The five-year projection for the population in the area is 157,541 representing a change of 1.31% annually from 2020 to 2025. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 32.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	65.6%	70.2%	67.4%
2020 Black Alone	1.8%	1.8%	2.5%
2020 American Indian/Alaska Native Alone	1.8%	1.1%	1.0%
2020 Asian Alone	3.3%	8.9%	11.1%
2020 Pacific Islander Alone	0.4%	0.4%	0.4%
2020 Other Race	22.1%	12.6%	12.3%
2020 Two or More Races	5.1%	5.1%	5.3%
2020 Hispanic Origin (Any Race)	47.3%	27.7%	26.1%

Persons of Hispanic origin represent 26.1% of the population in the identified area compared to 18.8% 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 71.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	57	104	96
2000 Households	5,519	18,647	35,656
2010 Households	6,484	23,786	44,688
2020 Total Households	7,048	26,318	51,992
2025 Total Households	7,419	27,814	55,662
2000-2010 Annual Rate	1.62%	2.46%	2.28%
2010-2020 Annual Rate	0.82%	0.99%	1.49%
2020-2025 Annual Rate	1.03%	1.11%	1.37%
2020 Average Household Size	2.99	2.89	2.80

The household count in this area has changed from 44,688 in 2010 to 51,992 in the current year, a change of 1.49% annually. The five-year projection of households is 55,662, a change of 1.37% annually from the current year total. Average household size is currently 2.80, compared to 2.82 in the year 2010. The number of families in the current year is 35,599 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Executive Summary

980 SE Oak St, Hillsboro, Oregon, 97123
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.51864
Longitude: -122.97455

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	23.0%	17.2%	17.5%
Median Household Income			
2020 Median Household Income	\$56,350	\$86,197	\$82,256
2025 Median Household Income	\$61,492	\$95,902	\$90,387
2020-2025 Annual Rate	1.76%	2.16%	1.90%
Average Household Income			
2020 Average Household Income	\$71,168	\$102,573	\$99,709
2025 Average Household Income	\$78,790	\$114,417	\$110,759
2020-2025 Annual Rate	2.06%	2.21%	2.12%
Per Capita Income			
2020 Per Capita Income	\$22,340	\$34,802	\$35,229
2025 Per Capita Income	\$24,781	\$38,852	\$39,250
2020-2025 Annual Rate	2.10%	2.23%	2.19%

Households by Income

Current median household income is \$82,256 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$90,387 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$99,709 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$110,759 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$35,229 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$39,250 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	98	130	129
2000 Total Housing Units	5,778	19,761	38,142
2000 Owner Occupied Housing Units	2,814	11,962	21,943
2000 Renter Occupied Housing Units	2,705	6,685	13,712
2000 Vacant Housing Units	259	1,114	2,487
2010 Total Housing Units	6,836	25,079	47,212
2010 Owner Occupied Housing Units	3,246	15,292	27,519
2010 Renter Occupied Housing Units	3,238	8,494	17,169
2010 Vacant Housing Units	352	1,293	2,524
2020 Total Housing Units	7,392	27,502	54,226
2020 Owner Occupied Housing Units	3,444	16,725	30,942
2020 Renter Occupied Housing Units	3,603	9,593	21,050
2020 Vacant Housing Units	344	1,184	2,234
2025 Total Housing Units	7,763	28,965	57,824
2025 Owner Occupied Housing Units	3,631	17,436	32,591
2025 Renter Occupied Housing Units	3,788	10,378	23,071
2025 Vacant Housing Units	344	1,151	2,162

Currently, 57.1% of the 54,226 housing units in the area are owner occupied; 38.8%, renter occupied; and 4.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 47,212 housing units in the area - 58.3% owner occupied, 36.4% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 6.35%. Median home value in the area is \$344,753, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.25% annually to \$385,297.

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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Market Profile

980 SE Oak St, Hillsboro, Oregon, 97123
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.51864
Longitude: -122.97455

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	18,235	56,145	103,478
2010 Total Population	20,416	69,927	127,836
2020 Total Population	22,276	77,531	147,615
2020 Group Quarters	1,175	1,475	1,942
2025 Total Population	23,410	81,871	157,541
2020-2025 Annual Rate	1.00%	1.10%	1.31%
2020 Total Daytime Population	23,331	77,840	146,263
Workers	10,720	37,034	70,867
Residents	12,611	40,806	75,396
Household Summary			
2000 Households	5,519	18,647	35,656
2000 Average Household Size	3.14	2.96	2.87
2010 Households	6,484	23,786	44,688
2010 Average Household Size	2.98	2.88	2.82
2020 Households	7,048	26,318	51,992
2020 Average Household Size	2.99	2.89	2.80
2025 Households	7,419	27,814	55,662
2025 Average Household Size	3.00	2.89	2.80
2020-2025 Annual Rate	1.03%	1.11%	1.37%
2010 Families	4,510	17,336	31,476
2010 Average Family Size	3.47	3.32	3.31
2020 Families	4,831	18,867	35,599
2020 Average Family Size	3.50	3.34	3.31
2025 Families	5,062	19,832	37,788
2025 Average Family Size	3.50	3.35	3.32
2020-2025 Annual Rate	0.94%	1.00%	1.20%
Housing Unit Summary			
2000 Housing Units	5,778	19,761	38,142
Owner Occupied Housing Units	48.7%	60.5%	57.5%
Renter Occupied Housing Units	46.8%	33.8%	35.9%
Vacant Housing Units	4.5%	5.6%	6.5%
2010 Housing Units	6,836	25,079	47,212
Owner Occupied Housing Units	47.5%	61.0%	58.3%
Renter Occupied Housing Units	47.4%	33.9%	36.4%
Vacant Housing Units	5.1%	5.2%	5.3%
2020 Housing Units	7,392	27,502	54,226
Owner Occupied Housing Units	46.6%	60.8%	57.1%
Renter Occupied Housing Units	48.7%	34.9%	38.8%
Vacant Housing Units	4.7%	4.3%	4.1%
2025 Housing Units	7,763	28,965	57,824
Owner Occupied Housing Units	46.8%	60.2%	56.4%
Renter Occupied Housing Units	48.8%	35.8%	39.9%
Vacant Housing Units	4.4%	4.0%	3.7%
Median Household Income			
2020	\$56,350	\$86,197	\$82,256
2025	\$61,492	\$95,902	\$90,387
Median Home Value			
2020	\$309,591	\$354,917	\$344,753
2025	\$353,382	\$395,610	\$385,297
Per Capita Income			
2020	\$22,340	\$34,802	\$35,229
2025	\$24,781	\$38,852	\$39,250
Median Age			
2010	31.4	33.2	32.8
2020	32.5	34.9	34.5
2025	33.0	35.3	34.7

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

October 21, 2020



Market Profile

980 SE Oak St, Hillsboro, Oregon, 97123
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.51864
Longitude: -122.97455

	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	7,048	26,318	51,992
<\$15,000	9.0%	4.5%	4.5%
\$15,000 - \$24,999	10.8%	5.8%	5.0%
\$25,000 - \$34,999	9.9%	5.8%	6.1%
\$35,000 - \$49,999	14.2%	9.7%	10.8%
\$50,000 - \$74,999	18.2%	16.5%	18.0%
\$75,000 - \$99,999	12.4%	14.8%	15.7%
\$100,000 - \$149,999	18.0%	24.2%	22.9%
\$150,000 - \$199,999	5.4%	11.1%	10.0%
\$200,000+	2.0%	7.5%	6.9%
Average Household Income	\$71,168	\$102,573	\$99,709
2025 Households by Income			
Household Income Base	7,419	27,814	55,662
<\$15,000	7.5%	3.7%	3.6%
\$15,000 - \$24,999	9.8%	5.0%	4.2%
\$25,000 - \$34,999	9.3%	5.2%	5.3%
\$35,000 - \$49,999	13.3%	8.5%	9.5%
\$50,000 - \$74,999	18.1%	15.1%	16.7%
\$75,000 - \$99,999	12.8%	14.4%	15.6%
\$100,000 - \$149,999	20.3%	26.1%	25.2%
\$150,000 - \$199,999	6.5%	13.3%	12.0%
\$200,000+	2.3%	8.7%	7.8%
Average Household Income	\$78,790	\$114,417	\$110,759
2020 Owner Occupied Housing Units by Value			
Total	3,444	16,725	30,937
<\$50,000	4.4%	2.4%	2.6%
\$50,000 - \$99,999	0.5%	0.2%	1.1%
\$100,000 - \$149,999	3.2%	1.5%	1.9%
\$150,000 - \$199,999	10.7%	5.5%	5.7%
\$200,000 - \$249,999	12.4%	8.1%	9.5%
\$250,000 - \$299,999	15.4%	11.3%	12.7%
\$300,000 - \$399,999	36.9%	38.4%	36.6%
\$400,000 - \$499,999	8.5%	17.4%	16.6%
\$500,000 - \$749,999	7.0%	11.5%	10.2%
\$750,000 - \$999,999	0.8%	2.4%	1.9%
\$1,000,000 - \$1,499,999	0.1%	0.6%	0.5%
\$1,500,000 - \$1,999,999	0.1%	0.2%	0.1%
\$2,000,000 +	0.0%	0.5%	0.4%
Average Home Value	\$316,616	\$389,475	\$372,015
2025 Owner Occupied Housing Units by Value			
Total	3,631	17,436	32,586
<\$50,000	2.5%	1.3%	1.5%
\$50,000 - \$99,999	0.3%	0.1%	0.7%
\$100,000 - \$149,999	1.8%	0.8%	1.1%
\$150,000 - \$199,999	6.8%	3.2%	3.3%
\$200,000 - \$249,999	6.3%	3.7%	4.5%
\$250,000 - \$299,999	11.1%	7.0%	8.3%
\$300,000 - \$399,999	39.9%	35.5%	35.8%
\$400,000 - \$499,999	13.2%	22.6%	22.5%
\$500,000 - \$749,999	16.0%	19.8%	17.4%
\$750,000 - \$999,999	1.8%	4.3%	3.3%
\$1,000,000 - \$1,499,999	0.2%	0.7%	0.6%
\$1,500,000 - \$1,999,999	0.2%	0.2%	0.1%
\$2,000,000 +	0.0%	0.8%	0.7%
Average Home Value	\$380,023	\$452,181	\$432,356

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

October 21, 2020



Market Profile

980 SE Oak St, Hillsboro, Oregon, 97123
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.51864
Longitude: -122.97455

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	20,415	69,925	127,835
0 - 4	9.4%	8.3%	8.2%
5 - 9	7.8%	8.0%	7.7%
10 - 14	7.2%	7.6%	7.3%
15 - 24	14.1%	12.7%	13.0%
25 - 34	18.1%	16.8%	17.9%
35 - 44	15.0%	15.8%	15.6%
45 - 54	11.9%	12.9%	12.7%
55 - 64	8.2%	9.6%	9.5%
65 - 74	4.6%	4.8%	4.7%
75 - 84	2.5%	2.5%	2.4%
85 +	1.2%	1.1%	1.1%
18 +	71.5%	71.8%	72.6%
2020 Population by Age			
Total	22,277	77,531	147,615
0 - 4	8.4%	7.5%	7.3%
5 - 9	8.1%	7.6%	7.1%
10 - 14	7.3%	7.4%	6.9%
15 - 24	14.4%	12.9%	13.1%
25 - 34	15.6%	14.8%	16.3%
35 - 44	15.1%	15.5%	15.3%
45 - 54	11.6%	12.6%	12.3%
55 - 64	9.1%	10.4%	10.3%
65 - 74	6.1%	7.2%	7.2%
75 - 84	2.9%	3.0%	3.0%
85 +	1.4%	1.2%	1.2%
18 +	72.1%	73.4%	74.7%
2025 Population by Age			
Total	23,408	81,873	157,543
0 - 4	8.4%	7.4%	7.3%
5 - 9	7.9%	7.3%	6.8%
10 - 14	7.3%	7.2%	6.8%
15 - 24	14.0%	12.5%	12.9%
25 - 34	15.6%	15.1%	16.7%
35 - 44	14.9%	14.8%	14.4%
45 - 54	11.6%	12.8%	12.3%
55 - 64	8.9%	10.0%	9.9%
65 - 74	6.6%	7.7%	7.6%
75 - 84	3.6%	4.0%	4.0%
85 +	1.3%	1.2%	1.2%
18 +	72.7%	74.1%	75.3%
2010 Population by Sex			
Males	10,621	35,497	64,255
Females	9,795	34,430	63,581
2020 Population by Sex			
Males	11,573	39,191	73,885
Females	10,703	38,340	73,731
2025 Population by Sex			
Males	12,125	41,284	78,561
Females	11,285	40,587	78,980

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

October 21, 2020



Market Profile

980 SE Oak St, Hillsboro, Oregon, 97123
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.51864
Longitude: -122.97455

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	20,416	69,927	127,836
White Alone	69.2%	75.0%	72.9%
Black Alone	1.4%	1.4%	1.8%
American Indian Alone	1.8%	1.1%	1.0%
Asian Alone	2.5%	6.3%	8.0%
Pacific Islander Alone	0.4%	0.4%	0.4%
Some Other Race Alone	20.4%	11.5%	11.3%
Two or More Races	4.4%	4.3%	4.5%
Hispanic Origin	44.1%	25.5%	24.2%
Diversity Index	75.7	64.9	66.0
2020 Population by Race/Ethnicity			
Total	22,276	77,531	147,615
White Alone	65.6%	70.2%	67.4%
Black Alone	1.8%	1.8%	2.5%
American Indian Alone	1.8%	1.1%	1.0%
Asian Alone	3.3%	8.9%	11.1%
Pacific Islander Alone	0.4%	0.4%	0.4%
Some Other Race Alone	22.1%	12.6%	12.3%
Two or More Races	5.1%	5.1%	5.3%
Hispanic Origin	47.3%	27.7%	26.1%
Diversity Index	78.4	70.0	71.3
2025 Population by Race/Ethnicity			
Total	23,410	81,871	157,541
White Alone	63.6%	67.5%	64.4%
Black Alone	2.0%	2.0%	2.9%
American Indian Alone	1.8%	1.1%	1.0%
Asian Alone	3.8%	10.3%	12.7%
Pacific Islander Alone	0.4%	0.4%	0.5%
Some Other Race Alone	23.0%	13.2%	12.8%
Two or More Races	5.4%	5.5%	5.7%
Hispanic Origin	49.3%	29.1%	27.4%
Diversity Index	79.6	72.6	74.0
2010 Population by Relationship and Household Type			
Total	20,416	69,927	127,836
In Households	94.7%	98.0%	98.6%
In Family Households	81.1%	85.5%	84.4%
Householder	21.9%	24.8%	24.7%
Spouse	15.3%	19.3%	19.1%
Child	33.2%	33.8%	32.9%
Other relative	6.3%	4.5%	4.7%
Nonrelative	4.4%	3.1%	3.0%
In Nonfamily Households	13.6%	12.6%	14.2%
In Group Quarters	5.3%	2.0%	1.4%
Institutionalized Population	4.2%	1.4%	0.8%
Noninstitutionalized Population	1.1%	0.6%	0.6%

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

October 21, 2020



Market Profile

980 SE Oak St, Hillsboro, Oregon, 97123
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.51864
Longitude: -122.97455

	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	13,755	50,136	96,692
Less than 9th Grade	14.1%	5.8%	5.2%
9th - 12th Grade, No Diploma	8.6%	6.2%	5.9%
High School Graduate	17.6%	15.5%	15.6%
GED/Alternative Credential	5.8%	3.8%	3.6%
Some College, No Degree	20.7%	22.3%	21.4%
Associate Degree	8.3%	9.2%	9.8%
Bachelor's Degree	17.6%	23.2%	23.6%
Graduate/Professional Degree	7.4%	14.1%	14.9%
2020 Population 15+ by Marital Status			
Total	16,953	60,120	116,059
Never Married	36.6%	29.6%	30.5%
Married	46.4%	56.3%	55.2%
Widowed	4.2%	3.5%	3.4%
Divorced	12.8%	10.7%	10.8%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	10,305	39,880	79,150
Population 16+ Employed	90.6%	91.9%	91.6%
Population 16+ Unemployment rate	9.4%	8.1%	8.4%
Population 16-24 Employed	14.7%	12.7%	13.3%
Population 16-24 Unemployment rate	14.6%	13.2%	13.9%
Population 25-54 Employed	69.7%	69.2%	69.2%
Population 25-54 Unemployment rate	8.5%	7.4%	7.6%
Population 55-64 Employed	12.1%	14.0%	13.5%
Population 55-64 Unemployment rate	7.7%	7.1%	7.1%
Population 65+ Employed	3.5%	4.1%	4.0%
Population 65+ Unemployment rate	8.4%	6.7%	6.6%
2020 Employed Population 16+ by Industry			
Total	9,340	36,648	72,493
Agriculture/Mining	6.2%	2.7%	2.7%
Construction	11.2%	7.9%	6.9%
Manufacturing	17.8%	24.0%	23.5%
Wholesale Trade	2.1%	2.7%	2.7%
Retail Trade	8.3%	7.0%	8.2%
Transportation/Utilities	3.7%	3.5%	3.3%
Information	1.1%	1.4%	2.0%
Finance/Insurance/Real Estate	4.6%	5.4%	6.1%
Services	42.1%	41.3%	41.0%
Public Administration	2.8%	4.0%	3.6%
2020 Employed Population 16+ by Occupation			
Total	9,336	36,648	72,494
White Collar	44.7%	59.1%	61.9%
Management/Business/Financial	9.1%	14.2%	14.4%
Professional	16.7%	25.9%	27.7%
Sales	6.6%	6.5%	7.2%
Administrative Support	12.3%	12.4%	12.7%
Services	22.0%	16.7%	15.9%
Blue Collar	33.2%	24.2%	22.1%
Farming/Forestry/Fishing	7.0%	2.6%	2.7%
Construction/Extraction	10.2%	6.4%	5.4%
Installation/Maintenance/Repair	3.6%	2.9%	2.6%
Production	7.2%	8.0%	7.3%
Transportation/Material Moving	5.2%	4.2%	4.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

October 21, 2020



Market Profile

980 SE Oak St, Hillsboro, Oregon, 97123
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.51864
Longitude: -122.97455

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	6,484	23,786	44,688
Households with 1 Person	22.6%	20.2%	21.7%
Households with 2+ People	77.4%	79.8%	78.3%
Family Households	69.6%	72.9%	70.4%
Husband-wife Families	48.8%	56.9%	54.5%
With Related Children	27.4%	30.0%	28.4%
Other Family (No Spouse Present)	20.8%	16.0%	15.9%
Other Family with Male Householder	7.0%	5.2%	5.1%
With Related Children	4.4%	3.2%	3.2%
Other Family with Female Householder	13.8%	10.7%	10.8%
With Related Children	10.3%	7.6%	7.5%
Nonfamily Households	7.8%	6.9%	7.9%
All Households with Children	42.9%	41.4%	39.6%
Multigenerational Households	4.7%	4.3%	4.2%
Unmarried Partner Households	8.7%	7.0%	7.4%
Male-female	7.8%	6.1%	6.6%
Same-sex	1.0%	0.9%	0.9%
2010 Households by Size			
Total	6,485	23,785	44,687
1 Person Household	22.6%	20.2%	21.7%
2 Person Household	27.2%	31.1%	31.8%
3 Person Household	15.7%	16.9%	16.9%
4 Person Household	14.9%	16.3%	15.2%
5 Person Household	9.7%	8.5%	7.9%
6 Person Household	5.3%	4.0%	3.6%
7 + Person Household	4.6%	3.1%	3.0%
2010 Households by Tenure and Mortgage Status			
Total	6,484	23,786	44,688
Owner Occupied	50.1%	64.3%	61.6%
Owned with a Mortgage/Loan	40.3%	53.7%	51.1%
Owned Free and Clear	9.7%	10.6%	10.5%
Renter Occupied	49.9%	35.7%	38.4%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	98	130	129
Percent of Income for Mortgage	23.0%	17.2%	17.5%
Wealth Index	57	104	96
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,836	25,079	47,212
Housing Units Inside Urbanized Area	100.0%	97.5%	96.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	2.5%	3.7%
2010 Population By Urban/ Rural Status			
Total Population	20,416	69,927	127,836
Population Inside Urbanized Area	100.0%	97.5%	96.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	2.5%	3.5%

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

October 21, 2020



Market Profile

980 SE Oak St, Hillsboro, Oregon, 97123
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

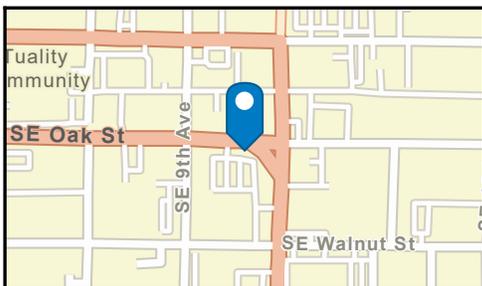
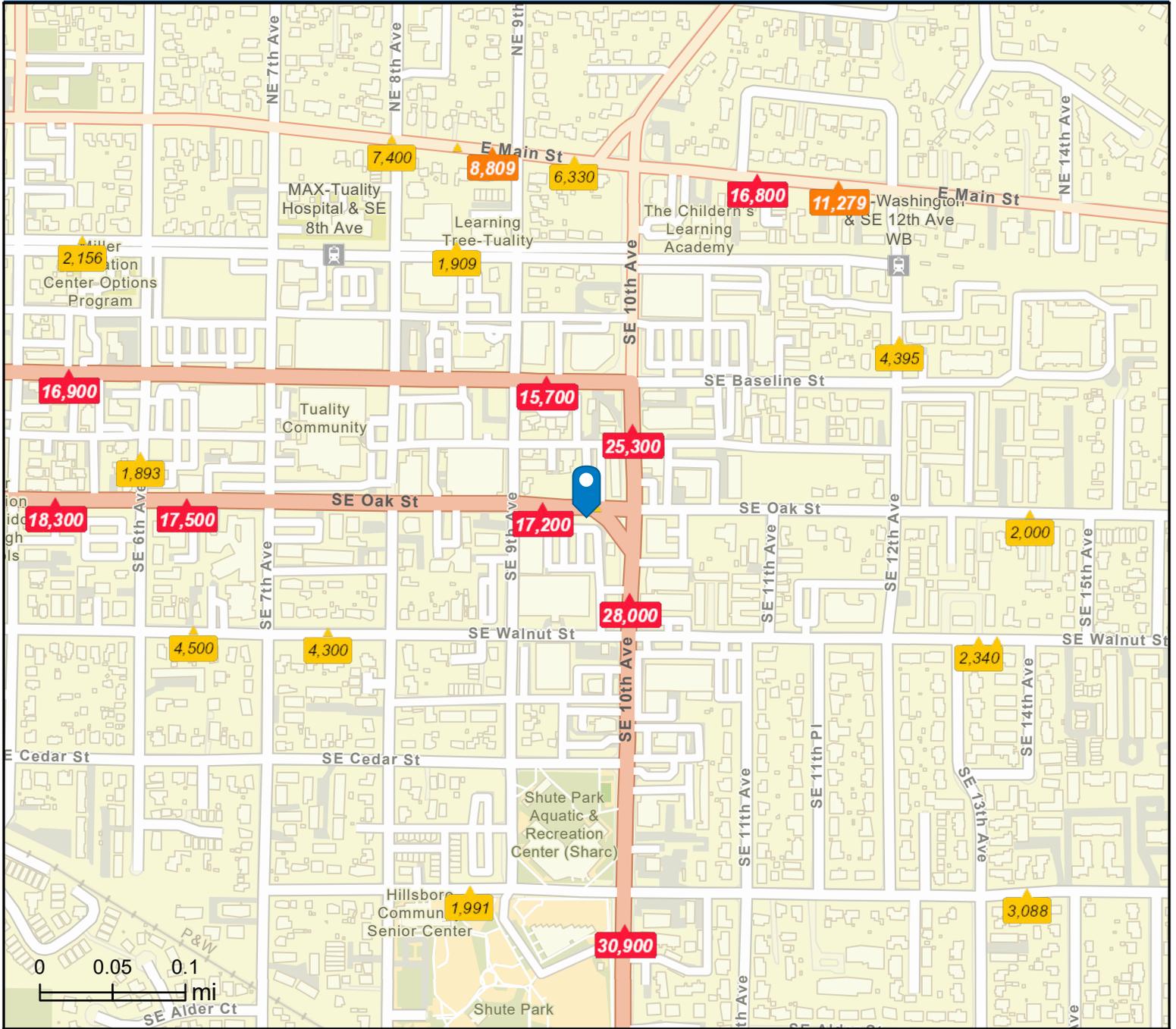
Latitude: 45.51864
Longitude: -122.97455

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	NeWest Residents (13C)	Home Improvement (4B)	Home Improvement (4B)
2.	Up and Coming Families (7A)	Soccer Moms (4A)	Soccer Moms (4A)
3.	Front Porches (8E)	Enterprising Professionals	Metro Renters (3B)
2020 Consumer Spending			
Apparel & Services: Total \$	\$12,803,495	\$66,310,264	\$128,347,366
Average Spent	\$1,816.61	\$2,519.58	\$2,468.60
Spending Potential Index	85	117	115
Education: Total \$	\$9,946,687	\$52,416,631	\$99,759,064
Average Spent	\$1,411.28	\$1,991.66	\$1,918.74
Spending Potential Index	79	111	107
Entertainment/Recreation: Total \$	\$17,538,920	\$95,267,337	\$183,007,651
Average Spent	\$2,488.50	\$3,619.85	\$3,519.92
Spending Potential Index	77	111	108
Food at Home: Total \$	\$30,964,543	\$160,071,998	\$309,237,219
Average Spent	\$4,393.38	\$6,082.23	\$5,947.78
Spending Potential Index	82	114	111
Food Away from Home: Total \$	\$22,179,424	\$116,016,392	\$225,070,532
Average Spent	\$3,146.91	\$4,408.25	\$4,328.95
Spending Potential Index	83	117	115
Health Care: Total \$	\$30,155,624	\$166,194,586	\$319,683,991
Average Spent	\$4,278.61	\$6,314.86	\$6,148.72
Spending Potential Index	74	110	107
HH Furnishings & Equipment: Total \$	\$12,202,012	\$66,073,453	\$126,906,821
Average Spent	\$1,731.27	\$2,510.58	\$2,440.89
Spending Potential Index	79	115	112
Personal Care Products & Services: Total \$	\$5,225,102	\$28,115,265	\$54,412,873
Average Spent	\$741.36	\$1,068.29	\$1,046.56
Spending Potential Index	81	116	114
Shelter: Total \$	\$114,739,678	\$591,636,300	\$1,140,124,340
Average Spent	\$16,279.75	\$22,480.29	\$21,928.84
Spending Potential Index	84	116	113
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$12,123,696	\$68,714,832	\$131,964,166
Average Spent	\$1,720.16	\$2,610.94	\$2,538.16
Spending Potential Index	73	111	108
Travel: Total \$	\$12,859,055	\$71,768,305	\$136,527,108
Average Spent	\$1,824.50	\$2,726.97	\$2,625.93
Spending Potential Index	76	113	109
Vehicle Maintenance & Repairs: Total \$	\$6,341,055	\$34,023,483	\$66,567,451
Average Spent	\$899.70	\$1,292.78	\$1,280.34
Spending Potential Index	78	112	110

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 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



- 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: ©2020 Kalibrate Technologies (Q3 2020).



Traffic Count Profile

980 SE Oak St, Hillsboro, Oregon, 97123
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.51864
Longitude: -122.97455

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.01	Southeast Oak Street	(0.0 miles)	2018	6,900
0.03	SE Oak St	SE 9th Ave (0.02 miles W)	2018	17,200
0.06	SE 10th Ave	SE Walnut St (0.03 miles S)	2017	28,000
0.07	SE 10th Ave	SE Baseline St (0.03 miles N)	2018	25,300
0.10	SE Baseline St	SE 9th Ave (0.02 miles W)	2018	15,700
0.19	SE Walnut St	SE 7th Ave (0.04 miles W)	2015	4,300
0.21	SE Washington St	SE 9th Ave (0.04 miles E)	2017	1,909
0.24	E Main St	NE Cornell Rd (0.02 miles E)	2000	6,330
0.25	SE 12th Ave	SE Baseline St (0.03 miles S)	2017	4,395
0.26	E Main St	NE 9th Ave (0.02 miles E)	2017	8,809
0.26	E Main St	SE 11th Pl (0.01 miles E)	2017	16,800
0.27	E Main St	NE 9th Ave (0.04 miles E)	2017	7,400
0.27	SE Maple St	Apt Complex Dr (0.02 miles W)	2017	1,991
0.27	Southeast Oak Street	(0.0 miles)	2018	17,500
0.28	Southeast Walnut Street	(0.0 miles)	2018	4,500
0.28	Southeast Walnut Street	SE 14th Ave (0.02 miles E)	2018	2,340
0.28	SE 10th Ave	SE Maple St (0.02 miles N)	2018	30,900
0.28	E Main St	SE 12th Ave (0.04 miles E)	2017	11,279
0.29	East Main Street	(0.0 miles)	2018	7,400
0.29	SE Walnut St	SE 14th Ave (0.02 miles E)	2017	1,939
0.30	SE Oak St	SE 15th Ave (0.04 miles E)	2018	2,000
0.31	SE 6th Ave	SE Oak St (0.03 miles S)	2017	1,893
0.36	SE Oak St	SE 5th Ave (0.03 miles W)	2017	18,300
0.37	SE Baseline St	SE 5th Ave (0.04 miles W)	2018	16,900
0.39	SE Washington St	SE 5th Ave (0.04 miles W)	2017	2,156
0.40	SE Maple St	SE 15th Ave (0.03 miles E)	2017	3,088
0.40	NE Lincoln St	NE 7Th-8th Aly (0.02 miles E)	2017	1,790
0.42	SE Oak St	SE 5th Ave (0.03 miles E)	2017	17,200
0.42	SE Baseline St	SE 5th Ave (0.02 miles E)	2017	16,000
0.44	SE Walnut St	SE 5th Ave (0.04 miles E)	2017	6,973

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2019 to 1963. Over 61% of the counts were taken between 2010 and 2019 and over 88% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2020 Kalibrate Technologies (Q3 2020).