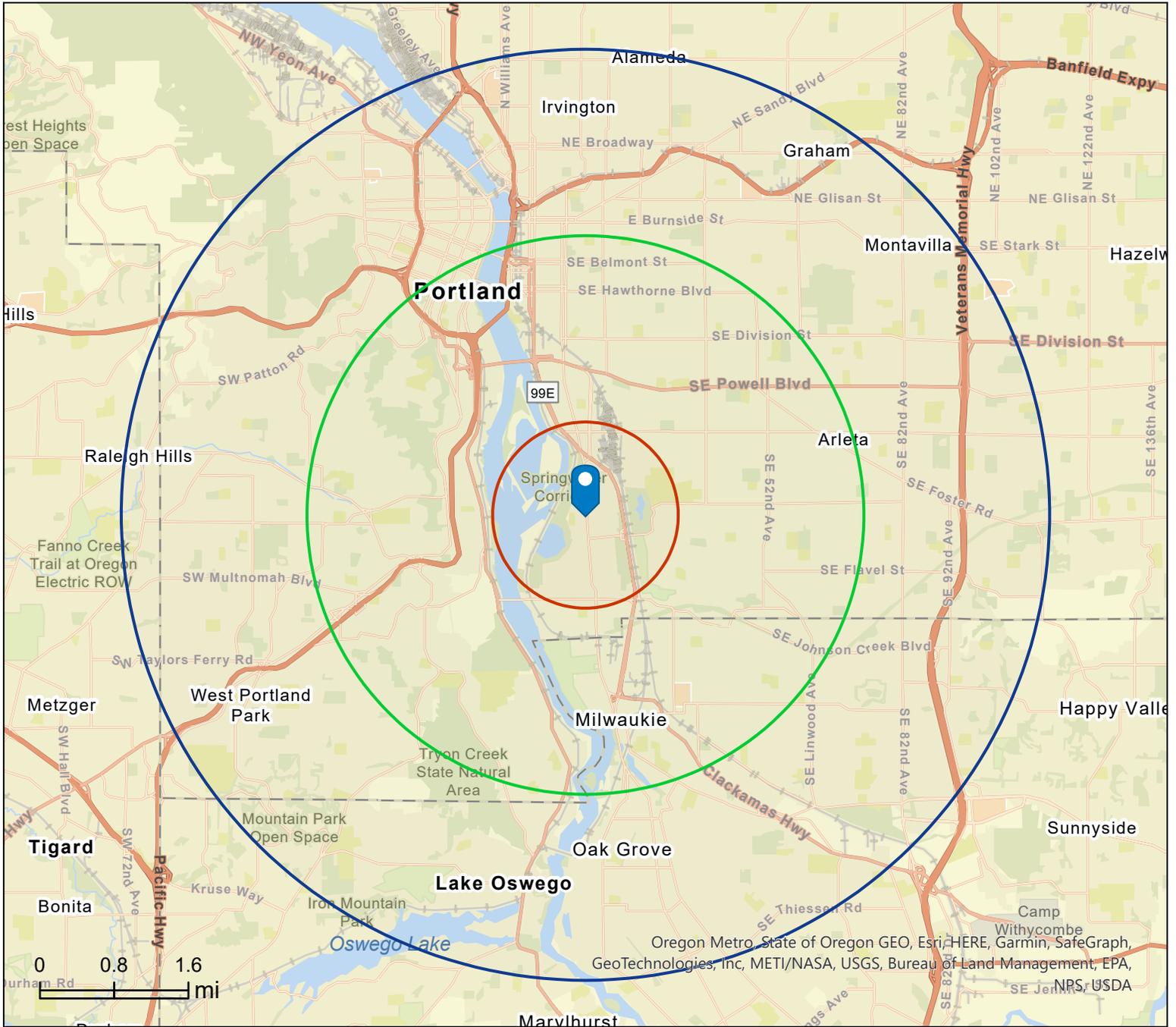




Site Details Map

6229 SE Milwaukie Ave, Portland, Oregon, 97202
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.47741
Longitude: -122.64940



This site is located in:

- City:** Portland
- County:** Multnomah County
- State:** Oregon
- ZIP Code:** 97202
- Census Tract:** 41051000102
- Census Block Group:** 410510001021
- CBSA:** Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area

August 23, 2022



Business Summary

6229 SE Milwaukie Ave, Portland, Oregon, 97202
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.47741
Longitude: -122.64940

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	803		11,275		30,786							
Total Employees:	6,426		193,486		417,341							
Total Residential Population:	14,239		163,936		459,482							
Employee/Residential Population Ratio (per 100 Residents)	45		118		91							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	11	1.4%	67	1.0%	116	1.0%	676	0.3%	326	1.1%	2,302	0.6%
Construction	48	6.0%	593	9.2%	514	4.6%	4,008	2.1%	1,256	4.1%	11,025	2.6%
Manufacturing	36	4.5%	741	11.5%	355	3.1%	4,670	2.4%	826	2.7%	17,428	4.2%
Transportation	9	1.1%	71	1.1%	141	1.3%	4,304	2.2%	386	1.3%	9,621	2.3%
Communication	1	0.1%	3	0.0%	63	0.6%	2,110	1.1%	209	0.7%	4,600	1.1%
Utility	2	0.2%	10	0.2%	8	0.1%	431	0.2%	43	0.1%	3,125	0.7%
Wholesale Trade	25	3.1%	194	3.0%	337	3.0%	3,193	1.7%	817	2.7%	7,508	1.8%
Retail Trade Summary	166	20.7%	1,120	17.4%	2,050	18.2%	21,533	11.1%	5,953	19.3%	62,722	15.0%
Home Improvement	10	1.2%	89	1.4%	118	1.0%	924	0.5%	301	1.0%	2,496	0.6%
General Merchandise Stores	3	0.4%	26	0.4%	38	0.3%	2,492	1.3%	140	0.5%	5,000	1.2%
Food Stores	18	2.2%	169	2.6%	224	2.0%	3,000	1.6%	613	2.0%	10,049	2.4%
Auto Dealers, Gas Stations, Auto Aftermarket	10	1.2%	54	0.8%	110	1.0%	890	0.5%	355	1.2%	2,694	0.6%
Apparel & Accessory Stores	7	0.9%	43	0.7%	69	0.6%	494	0.3%	351	1.1%	3,007	0.7%
Furniture & Home Furnishings	10	1.2%	34	0.5%	138	1.2%	987	0.5%	374	1.2%	2,790	0.7%
Eating & Drinking Places	56	7.0%	469	7.3%	825	7.3%	8,617	4.5%	2,344	7.6%	25,441	6.1%
Miscellaneous Retail	51	6.4%	236	3.7%	527	4.7%	4,129	2.1%	1,474	4.8%	11,245	2.7%
Finance, Insurance, Real Estate Summary	66	8.2%	401	6.2%	1,059	9.4%	8,158	4.2%	3,366	10.9%	31,121	7.5%
Banks, Savings & Lending Institutions	13	1.6%	75	1.2%	127	1.1%	1,145	0.6%	402	1.3%	3,387	0.8%
Securities Brokers	7	0.9%	22	0.3%	133	1.2%	1,131	0.6%	447	1.5%	4,411	1.1%
Insurance Carriers & Agents	6	0.7%	71	1.1%	138	1.2%	2,116	1.1%	425	1.4%	9,016	2.2%
Real Estate, Holding, Other Investment Offices	40	5.0%	232	3.6%	660	5.9%	3,766	1.9%	2,092	6.8%	14,307	3.4%
Services Summary	325	40.5%	2,947	45.9%	5,099	45.2%	135,174	69.9%	13,430	43.6%	241,969	58.0%
Hotels & Lodging	4	0.5%	33	0.5%	48	0.4%	1,323	0.7%	183	0.6%	5,436	1.3%
Automotive Services	12	1.5%	44	0.7%	175	1.6%	20,813	10.8%	542	1.8%	22,975	5.5%
Motion Pictures & Amusements	34	4.2%	802	12.5%	316	2.8%	3,039	1.6%	826	2.7%	9,863	2.4%
Health Services	44	5.5%	355	5.5%	1,458	12.9%	59,984	31.0%	2,951	9.6%	92,581	22.2%
Legal Services	18	2.2%	68	1.1%	362	3.2%	2,671	1.4%	1,008	3.3%	8,195	2.0%
Education Institutions & Libraries	16	2.0%	269	4.2%	202	1.8%	14,262	7.4%	513	1.7%	25,741	6.2%
Other Services	197	24.5%	1,376	21.4%	2,538	22.5%	33,081	17.1%	7,406	24.1%	77,178	18.5%
Government	2	0.2%	210	3.3%	137	1.2%	8,048	4.2%	501	1.6%	22,364	5.4%
Unclassified Establishments	113	14.1%	69	1.1%	1,397	12.4%	1,182	0.6%	3,675	11.9%	3,557	0.9%
Totals	803	100.0%	6,426	100.0%	11,275	100.0%	193,486	100.0%	30,786	100.0%	417,341	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

6229 SE Milwaukie Ave, Portland, Oregon, 97202
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.47741
Longitude: -122.64940

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	4	0.5%	8	0.1%	32	0.3%	188	0.1%	71	0.2%	512	0.1%
Mining	0	0.0%	0	0.0%	1	0.0%	4	0.0%	8	0.0%	37	0.0%
Utilities	0	0.0%	1	0.0%	2	0.0%	315	0.2%	17	0.1%	2,457	0.6%
Construction	53	6.6%	743	11.6%	553	4.9%	4,459	2.3%	1,361	4.4%	11,943	2.9%
Manufacturing	38	4.7%	763	11.9%	374	3.3%	4,807	2.5%	844	2.7%	17,866	4.3%
Wholesale Trade	23	2.9%	181	2.8%	304	2.7%	3,018	1.6%	741	2.4%	7,104	1.7%
Retail Trade	103	12.8%	626	9.7%	1,178	10.4%	12,631	6.5%	3,474	11.3%	35,494	8.5%
Motor Vehicle & Parts Dealers	9	1.1%	49	0.8%	80	0.7%	689	0.4%	276	0.9%	2,161	0.5%
Furniture & Home Furnishings Stores	4	0.5%	16	0.2%	66	0.6%	524	0.3%	199	0.6%	1,435	0.3%
Electronics & Appliance Stores	3	0.4%	13	0.2%	49	0.4%	359	0.2%	123	0.4%	1,159	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	10	1.2%	89	1.4%	118	1.0%	924	0.5%	302	1.0%	2,497	0.6%
Food & Beverage Stores	17	2.1%	148	2.3%	217	1.9%	2,848	1.5%	568	1.8%	8,497	2.0%
Health & Personal Care Stores	4	0.5%	20	0.3%	81	0.7%	1,160	0.6%	260	0.8%	4,083	1.0%
Gasoline Stations	1	0.1%	5	0.1%	30	0.3%	201	0.1%	79	0.3%	533	0.1%
Clothing & Clothing Accessories Stores	11	1.4%	49	0.8%	90	0.8%	721	0.4%	451	1.5%	3,567	0.9%
Sport Goods, Hobby, Book, & Music Stores	9	1.1%	54	0.8%	126	1.1%	941	0.5%	313	1.0%	2,526	0.6%
General Merchandise Stores	3	0.4%	26	0.4%	38	0.3%	2,492	1.3%	140	0.5%	5,000	1.2%
Miscellaneous Store Retailers	25	3.1%	153	2.4%	231	2.0%	1,547	0.8%	638	2.1%	3,688	0.9%
Nonstore Retailers	7	0.9%	5	0.1%	52	0.5%	225	0.1%	124	0.4%	349	0.1%
Transportation & Warehousing	5	0.6%	66	1.0%	100	0.9%	3,887	2.0%	280	0.9%	8,703	2.1%
Information	19	2.4%	143	2.2%	285	2.5%	4,618	2.4%	844	2.7%	13,756	3.3%
Finance & Insurance	26	3.2%	169	2.6%	413	3.7%	4,506	2.3%	1,321	4.3%	17,090	4.1%
Central Bank/Credit Intermediation & Related Activities	13	1.6%	75	1.2%	128	1.1%	1,148	0.6%	400	1.3%	3,412	0.8%
Securities, Commodity Contracts & Other Financial	7	0.9%	23	0.4%	141	1.3%	1,154	0.6%	488	1.6%	4,550	1.1%
Insurance Carriers & Related Activities; Funds, Trusts &	6	0.7%	71	1.1%	144	1.3%	2,204	1.1%	433	1.4%	9,127	2.2%
Real Estate, Rental & Leasing	44	5.5%	218	3.4%	667	5.9%	3,865	2.0%	2,102	6.8%	13,859	3.3%
Professional, Scientific & Tech Services	93	11.6%	554	8.6%	1,411	12.5%	12,350	6.4%	4,049	13.2%	35,763	8.6%
Legal Services	19	2.4%	70	1.1%	378	3.4%	2,788	1.4%	1,073	3.5%	8,576	2.1%
Management of Companies & Enterprises	2	0.2%	20	0.3%	27	0.2%	279	0.1%	84	0.3%	872	0.2%
Administrative & Support & Waste Management & Remediation	17	2.1%	77	1.2%	295	2.6%	2,870	1.5%	843	2.7%	6,684	1.6%
Educational Services	20	2.5%	249	3.9%	249	2.2%	14,342	7.4%	657	2.1%	25,599	6.1%
Health Care & Social Assistance	65	8.1%	566	8.8%	1,689	15.0%	63,237	32.7%	3,688	12.0%	103,930	24.9%
Arts, Entertainment & Recreation	25	3.1%	767	11.9%	249	2.2%	2,568	1.3%	661	2.1%	9,451	2.3%
Accommodation & Food Services	64	8.0%	516	8.0%	906	8.0%	10,097	5.2%	2,610	8.5%	31,326	7.5%
Accommodation	4	0.5%	33	0.5%	48	0.4%	1,323	0.7%	183	0.6%	5,436	1.3%
Food Services & Drinking Places	60	7.5%	483	7.5%	858	7.6%	8,774	4.5%	2,427	7.9%	25,890	6.2%
Other Services (except Public Administration)	88	11.0%	479	7.5%	1,010	9.0%	36,224	18.7%	2,960	9.6%	48,953	11.7%
Automotive Repair & Maintenance	8	1.0%	29	0.5%	125	1.1%	624	0.3%	373	1.2%	2,103	0.5%
Public Administration	2	0.2%	210	3.3%	136	1.2%	8,048	4.2%	500	1.6%	22,394	5.4%
Unclassified Establishments	113	14.1%	69	1.1%	1,394	12.4%	1,171	0.6%	3,672	11.9%	3,546	0.8%
Total	803	100.0%	6,426	100.0%	11,275	100.0%	193,486	100.0%	30,786	100.0%	417,341	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

6229 SE Milwaukie Ave, Portland, Oregon, 97202
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.47741
Longitude: -122.64940

	1 mile	3 miles	5 miles
Population			
2010 Population	12,116	141,688	398,772
2020 Population	14,142	160,746	450,527
2022 Population	14,239	163,936	459,482
2027 Population	14,260	164,912	463,463
2010-2020 Annual Rate	1.56%	1.27%	1.23%
2020-2022 Annual Rate	0.30%	0.88%	0.88%
2022-2027 Annual Rate	0.03%	0.12%	0.17%
2022 Male Population	48.3%	49.7%	49.7%
2022 Female Population	51.7%	50.3%	50.3%
2022 Median Age	39.8	38.1	39.4

In the identified area, the current year population is 459,482. In 2020, the Census count in the area was 450,527. The rate of change since 2020 was 0.88% annually. The five-year projection for the population in the area is 463,463 representing a change of 0.17% annually from 2022 to 2027. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 39.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	80.5%	77.7%	74.5%
2022 Black Alone	1.5%	2.0%	3.1%
2022 American Indian/Alaska Native Alone	0.4%	0.8%	0.9%
2022 Asian Alone	4.6%	5.8%	7.0%
2022 Pacific Islander Alone	0.2%	0.2%	0.3%
2022 Other Race	2.0%	2.7%	3.4%
2022 Two or More Races	10.8%	10.8%	10.8%
2022 Hispanic Origin (Any Race)	6.8%	7.8%	8.9%

Persons of Hispanic origin represent 8.9% 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 52.0 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	138	108	114
2010 Households	5,509	63,832	181,791
2020 Households	6,205	72,888	207,146
2022 Households	6,261	74,388	211,688
2027 Households	6,246	74,810	213,678
2010-2020 Annual Rate	1.20%	1.34%	1.31%
2020-2022 Annual Rate	0.40%	0.91%	0.97%
2022-2027 Annual Rate	-0.05%	0.11%	0.19%
2022 Average Household Size	2.17	2.14	2.11

The household count in this area has changed from 207,146 in 2020 to 211,688 in the current year, a change of 0.97% annually. The five-year projection of households is 213,678, a change of 0.19% annually from the current year total. Average household size is currently 2.11, compared to 2.12 in the year 2020. The number of families in the current year is 94,021 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

6229 SE Milwaukie Ave, Portland, Oregon, 97202
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.47741
Longitude: -122.64940

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	30.7%	30.1%	32.1%
Median Household Income			
2022 Median Household Income	\$103,636	\$92,327	\$88,078
2027 Median Household Income	\$123,852	\$110,064	\$107,672
2022-2027 Annual Rate	3.63%	3.58%	4.10%
Average Household Income			
2022 Average Household Income	\$153,700	\$130,676	\$128,305
2027 Average Household Income	\$179,799	\$154,440	\$151,894
2022-2027 Annual Rate	3.19%	3.40%	3.43%
Per Capita Income			
2022 Per Capita Income	\$68,306	\$59,500	\$59,042
2027 Per Capita Income	\$79,630	\$70,310	\$69,938
2022-2027 Annual Rate	3.12%	3.40%	3.45%

Current median household income is \$88,078 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$107,672 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$128,305 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$151,894 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$59,042 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$69,938 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	78	78	73
2010 Total Housing Units	5,768	68,139	194,992
2010 Owner Occupied Housing Units	2,762	33,303	93,026
2010 Renter Occupied Housing Units	2,747	30,528	88,764
2010 Vacant Housing Units	259	4,307	13,201
2020 Total Housing Units	6,746	78,382	223,063
2020 Vacant Housing Units	541	5,494	15,917
2022 Total Housing Units	6,790	80,237	228,622
2022 Owner Occupied Housing Units	3,292	37,152	104,566
2022 Renter Occupied Housing Units	2,969	37,236	107,121
2022 Vacant Housing Units	529	5,849	16,934
2027 Total Housing Units	6,977	82,909	236,547
2027 Owner Occupied Housing Units	3,323	37,430	105,346
2027 Renter Occupied Housing Units	2,923	37,380	108,333
2027 Vacant Housing Units	731	8,099	22,869

Currently, 45.7% of the 228,622 housing units in the area are owner occupied; 46.9%, renter occupied; and 7.4% 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 223,063 housing units in the area and 7.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.10%. Median home value in the area is \$536,066, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.30% annually to \$600,619.

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.



Market Profile

6229 SE Milwaukie Ave, Portland, Oregon, 97202
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.47741
Longitude: -122.64940

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	12,116	141,688	398,772
2020 Total Population	14,142	160,746	450,527
2020 Group Quarters	664	5,039	12,259
2022 Total Population	14,239	163,936	459,482
2022 Group Quarters	664	5,039	12,259
2027 Total Population	14,260	164,912	463,463
2022-2027 Annual Rate	0.03%	0.12%	0.17%
2022 Total Daytime Population	13,929	220,152	579,896
Workers	7,879	156,541	390,836
Residents	6,050	63,611	189,060
Household Summary			
2010 Households	5,509	63,832	181,791
2010 Average Household Size	2.11	2.14	2.13
2020 Total Households	6,205	72,888	207,146
2020 Average Household Size	2.17	2.14	2.12
2022 Total Households	6,261	74,388	211,688
2022 Average Household Size	2.17	2.14	2.11
2027 Total Households	6,246	74,810	213,678
2027 Average Household Size	2.18	2.14	2.11
2022-2027 Annual Rate	-0.05%	0.11%	0.19%
2010 Families	2,617	29,678	86,710
2010 Average Family Size	2.85	2.80	2.85
2022 Families	2,939	32,726	94,021
2022 Average Family Size	2.95	2.86	2.92
2027 Families	2,928	32,698	93,936
2027 Average Family Size	2.95	2.86	2.92
2022-2027 Annual Rate	-0.07%	-0.02%	-0.02%
Housing Unit Summary			
2000 Housing Units	5,554	63,608	176,570
Owner Occupied Housing Units	51.1%	49.9%	49.5%
Renter Occupied Housing Units	45.4%	44.6%	45.0%
Vacant Housing Units	3.5%	5.5%	5.6%
2010 Housing Units	5,768	68,139	194,992
Owner Occupied Housing Units	47.9%	48.9%	47.7%
Renter Occupied Housing Units	47.6%	44.8%	45.5%
Vacant Housing Units	4.5%	6.3%	6.8%
2020 Housing Units	6,746	78,382	223,063
Vacant Housing Units	8.0%	7.0%	7.1%
2022 Housing Units	6,790	80,237	228,622
Owner Occupied Housing Units	48.5%	46.3%	45.7%
Renter Occupied Housing Units	43.7%	46.4%	46.9%
Vacant Housing Units	7.8%	7.3%	7.4%
2027 Housing Units	6,977	82,909	236,547
Owner Occupied Housing Units	47.6%	45.1%	44.5%
Renter Occupied Housing Units	41.9%	45.1%	45.8%
Vacant Housing Units	10.5%	9.8%	9.7%
Median Household Income			
2022	\$103,636	\$92,327	\$88,078
2027	\$123,852	\$110,064	\$107,672
Median Home Value			
2022	\$603,691	\$527,012	\$536,066
2027	\$637,730	\$591,376	\$600,619
Per Capita Income			
2022	\$68,306	\$59,500	\$59,042
2027	\$79,630	\$70,310	\$69,938
Median Age			
2010	36.7	35.5	37.2
2022	39.8	38.1	39.4
2027	39.9	38.9	40.1

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.



Market Profile

6229 SE Milwaukie Ave, Portland, Oregon, 97202
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.47741
 Longitude: -122.64940

	1 mile	3 miles	5 miles
2022 Households by Income			
Household Income Base	6,261	74,388	211,688
<\$15,000	7.9%	6.7%	8.1%
\$15,000 - \$24,999	3.7%	4.3%	4.8%
\$25,000 - \$34,999	4.3%	4.6%	5.4%
\$35,000 - \$49,999	7.4%	8.5%	9.2%
\$50,000 - \$74,999	13.8%	16.2%	15.3%
\$75,000 - \$99,999	11.2%	13.1%	12.2%
\$100,000 - \$149,999	16.6%	20.2%	19.2%
\$150,000 - \$199,999	13.1%	11.8%	10.9%
\$200,000+	22.0%	14.8%	14.8%
Average Household Income	\$153,700	\$130,676	\$128,305
2027 Households by Income			
Household Income Base	6,246	74,810	213,678
<\$15,000	4.6%	4.4%	5.8%
\$15,000 - \$24,999	1.8%	2.5%	3.2%
\$25,000 - \$34,999	2.9%	2.8%	3.6%
\$35,000 - \$49,999	5.1%	5.8%	6.7%
\$50,000 - \$74,999	12.7%	14.3%	13.5%
\$75,000 - \$99,999	13.4%	13.5%	12.3%
\$100,000 - \$149,999	16.6%	23.2%	22.4%
\$150,000 - \$199,999	17.4%	16.0%	15.1%
\$200,000+	25.5%	17.5%	17.5%
Average Household Income	\$179,799	\$154,440	\$151,894
2022 Owner Occupied Housing Units by Value			
Total	3,292	37,152	104,566
<\$50,000	0.0%	0.2%	0.6%
\$50,000 - \$99,999	0.1%	0.1%	0.4%
\$100,000 - \$149,999	0.0%	0.1%	0.3%
\$150,000 - \$199,999	0.2%	0.2%	0.4%
\$200,000 - \$249,999	1.0%	1.1%	1.1%
\$250,000 - \$299,999	0.8%	2.1%	2.4%
\$300,000 - \$399,999	4.2%	15.5%	16.8%
\$400,000 - \$499,999	22.3%	26.4%	22.7%
\$500,000 - \$749,999	51.9%	38.7%	37.2%
\$750,000 - \$999,999	15.0%	12.0%	13.0%
\$1,000,000 - \$1,499,999	3.9%	2.3%	3.4%
\$1,500,000 - \$1,999,999	0.5%	0.5%	1.1%
\$2,000,000 +	0.2%	0.6%	0.7%
Average Home Value	\$637,515	\$580,712	\$594,365
2027 Owner Occupied Housing Units by Value			
Total	3,323	37,430	105,346
<\$50,000	0.0%	0.0%	0.1%
\$50,000 - \$99,999	0.0%	0.0%	0.1%
\$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	0.1%	0.1%	0.2%
\$300,000 - \$399,999	1.4%	7.3%	9.2%
\$400,000 - \$499,999	16.1%	24.7%	21.5%
\$500,000 - \$749,999	58.8%	49.0%	46.8%
\$750,000 - \$999,999	15.9%	13.4%	13.8%
\$1,000,000 - \$1,499,999	6.6%	3.7%	5.2%
\$1,500,000 - \$1,999,999	1.0%	1.2%	2.3%
\$2,000,000 +	0.1%	0.6%	0.8%
Average Home Value	\$686,481	\$641,245	\$665,160

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.



Market Profile

6229 SE Milwaukie Ave, Portland, Oregon, 97202
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.47741
Longitude: -122.64940

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	12,115	141,689	398,770
0 - 4	5.6%	5.1%	5.2%
5 - 9	5.4%	4.5%	4.8%
10 - 14	4.0%	3.9%	4.4%
15 - 24	13.7%	13.6%	12.3%
25 - 34	18.3%	22.0%	19.6%
35 - 44	16.2%	16.2%	15.5%
45 - 54	12.9%	12.7%	13.7%
55 - 64	12.3%	11.9%	13.0%
65 - 74	5.9%	5.3%	6.0%
75 - 84	3.6%	3.1%	3.5%
85 +	2.2%	1.7%	2.0%
18 +	82.6%	84.1%	82.8%
2022 Population by Age			
Total	14,239	163,935	459,483
0 - 4	4.7%	4.3%	4.4%
5 - 9	4.4%	4.2%	4.4%
10 - 14	4.6%	4.1%	4.4%
15 - 24	13.9%	12.0%	11.5%
25 - 34	15.2%	19.7%	17.9%
35 - 44	14.4%	16.6%	15.4%
45 - 54	13.2%	12.2%	12.5%
55 - 64	11.8%	11.8%	12.4%
65 - 74	10.4%	9.0%	10.1%
75 - 84	4.9%	4.1%	4.6%
85 +	2.3%	1.9%	2.2%
18 +	83.2%	85.0%	84.0%
2027 Population by Age			
Total	14,260	164,914	463,463
0 - 4	4.8%	4.3%	4.4%
5 - 9	4.3%	4.0%	4.2%
10 - 14	3.9%	3.8%	4.1%
15 - 24	14.5%	12.5%	11.7%
25 - 34	15.9%	18.9%	17.5%
35 - 44	12.9%	16.1%	15.1%
45 - 54	12.8%	12.6%	12.6%
55 - 64	11.3%	11.0%	11.5%
65 - 74	10.6%	9.4%	10.4%
75 - 84	6.6%	5.3%	6.0%
85 +	2.4%	2.0%	2.3%
18 +	84.6%	85.7%	84.7%
2010 Population by Sex			
Males	5,859	70,040	197,822
Females	6,257	71,648	200,950
2022 Population by Sex			
Males	6,878	81,460	228,573
Females	7,361	82,477	230,909
2027 Population by Sex			
Males	6,877	81,916	230,371
Females	7,383	82,996	233,092

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



Market Profile

6229 SE Milwaukie Ave, Portland, Oregon, 97202
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.47741
Longitude: -122.64940

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	12,116	141,687	398,772
White Alone	89.1%	85.7%	83.1%
Black Alone	1.3%	1.8%	2.8%
American Indian Alone	0.7%	0.8%	0.9%
Asian Alone	3.5%	5.5%	6.1%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	1.3%	1.8%	2.6%
Two or More Races	3.9%	4.1%	4.1%
Hispanic Origin	4.9%	5.8%	7.0%
Diversity Index	27.7	34.0	39.3
2020 Population by Race/Ethnicity			
Total	14,142	160,746	450,527
White Alone	81.0%	78.2%	75.0%
Black Alone	1.5%	2.0%	3.1%
American Indian Alone	0.4%	0.8%	0.9%
Asian Alone	4.5%	5.7%	6.9%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	2.0%	2.7%	3.3%
Two or More Races	10.5%	10.5%	10.5%
Hispanic Origin	6.9%	7.8%	8.9%
Diversity Index	41.7	46.3	51.4
2022 Population by Race/Ethnicity			
Total	14,239	163,937	459,482
White Alone	80.5%	77.7%	74.5%
Black Alone	1.5%	2.0%	3.1%
American Indian Alone	0.4%	0.8%	0.9%
Asian Alone	4.6%	5.8%	7.0%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	2.0%	2.7%	3.4%
Two or More Races	10.8%	10.8%	10.8%
Hispanic Origin	6.8%	7.8%	8.9%
Diversity Index	42.1	47.0	52.0
2027 Population by Race/Ethnicity			
Total	14,261	164,912	463,464
White Alone	79.0%	76.1%	72.9%
Black Alone	1.5%	2.0%	3.1%
American Indian Alone	0.4%	0.8%	0.9%
Asian Alone	4.8%	6.1%	7.3%
Pacific Islander Alone	0.2%	0.2%	0.4%
Some Other Race Alone	2.1%	2.8%	3.5%
Two or More Races	11.9%	11.9%	11.9%
Hispanic Origin	6.8%	7.8%	9.0%
Diversity Index	43.9	48.7	53.7
2010 Population by Relationship and Household Type			
Total	12,116	141,688	398,772
In Households	95.8%	96.6%	97.1%
In Family Households	63.5%	61.2%	64.5%
Householder	21.9%	21.0%	21.7%
Spouse	17.4%	15.8%	16.3%
Child	20.6%	19.6%	21.3%
Other relative	1.6%	2.3%	2.7%
Nonrelative	1.9%	2.5%	2.5%
In Nonfamily Households	32.4%	35.5%	32.6%
In Group Quarters	4.2%	3.4%	2.9%
Institutionalized Population	0.2%	0.4%	0.6%
Noninstitutionalized Population	4.0%	2.9%	2.2%

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



Market Profile

6229 SE Milwaukie Ave, Portland, Oregon, 97202
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.47741
Longitude: -122.64940

	1 mile	3 miles	5 miles
2022 Population 25+ by Educational Attainment			
Total	10,296	123,544	345,849
Less than 9th Grade	0.7%	1.2%	1.7%
9th - 12th Grade, No Diploma	1.0%	1.9%	2.4%
High School Graduate	7.1%	8.6%	9.9%
GED/Alternative Credential	1.4%	2.3%	2.5%
Some College, No Degree	16.7%	16.3%	16.6%
Associate Degree	6.3%	6.3%	6.5%
Bachelor's Degree	36.6%	35.2%	34.7%
Graduate/Professional Degree	30.4%	28.2%	25.7%
2022 Population 15+ by Marital Status			
Total	12,277	143,253	398,581
Never Married	35.6%	43.6%	41.4%
Married	48.5%	41.5%	42.6%
Widowed	3.1%	3.4%	3.8%
Divorced	12.7%	11.6%	12.1%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	8,698	105,534	285,338
Population 16+ Employed	95.2%	95.9%	95.8%
Population 16+ Unemployment rate	4.8%	4.1%	4.2%
Population 16-24 Employed	13.0%	11.6%	11.3%
Population 16-24 Unemployment rate	11.0%	8.6%	8.4%
Population 25-54 Employed	64.8%	68.8%	66.7%
Population 25-54 Unemployment rate	4.2%	3.5%	3.6%
Population 55-64 Employed	14.4%	13.6%	14.8%
Population 55-64 Unemployment rate	1.0%	2.3%	2.4%
Population 65+ Employed	7.8%	6.0%	7.2%
Population 65+ Unemployment rate	5.6%	5.8%	5.3%
2022 Employed Population 16+ by Industry			
Total	8,278	101,235	273,488
Agriculture/Mining	0.2%	0.5%	0.5%
Construction	2.3%	3.9%	4.2%
Manufacturing	7.3%	7.3%	8.4%
Wholesale Trade	1.6%	2.4%	2.5%
Retail Trade	9.6%	9.9%	10.0%
Transportation/Utilities	7.0%	4.3%	4.5%
Information	3.2%	2.4%	2.3%
Finance/Insurance/Real Estate	7.2%	6.5%	7.1%
Services	59.1%	59.2%	56.7%
Public Administration	2.6%	3.5%	3.7%
2022 Employed Population 16+ by Occupation			
Total	8,279	101,237	273,488
White Collar	80.4%	76.2%	74.8%
Management/Business/Financial	20.8%	21.6%	22.0%
Professional	41.5%	37.3%	35.0%
Sales	9.7%	8.2%	8.5%
Administrative Support	8.4%	9.1%	9.3%
Services	9.6%	12.4%	13.0%
Blue Collar	10.0%	11.4%	12.2%
Farming/Forestry/Fishing	0.2%	0.3%	0.3%
Construction/Extraction	1.3%	2.4%	2.5%
Installation/Maintenance/Repair	0.4%	1.2%	1.5%
Production	2.5%	3.2%	3.3%
Transportation/Material Moving	5.6%	4.3%	4.8%

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



Market Profile

6229 SE Milwaukie Ave, Portland, Oregon, 97202
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.47741
Longitude: -122.64940

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	5,509	63,832	181,790
Households with 1 Person	37.8%	35.4%	37.6%
Households with 2+ People	62.2%	64.6%	62.4%
Family Households	47.5%	46.5%	47.7%
Husband-wife Families	37.6%	35.0%	35.9%
With Related Children	16.8%	14.1%	14.7%
Other Family (No Spouse Present)	9.9%	11.5%	11.8%
Other Family with Male Householder	2.9%	3.6%	3.6%
With Related Children	1.7%	2.0%	1.9%
Other Family with Female Householder	6.9%	7.9%	8.2%
With Related Children	4.2%	4.8%	5.0%
Nonfamily Households	14.6%	18.1%	14.7%
All Households with Children	23.0%	21.2%	22.0%
Multigenerational Households	1.1%	1.4%	1.7%
Unmarried Partner Households	10.3%	11.6%	10.2%
Male-female	8.6%	9.6%	8.3%
Same-sex	1.7%	2.0%	1.8%
2010 Households by Size			
Total	5,510	63,834	181,791
1 Person Household	37.8%	35.4%	37.6%
2 Person Household	34.5%	36.6%	34.5%
3 Person Household	13.3%	14.0%	13.3%
4 Person Household	10.8%	9.4%	9.4%
5 Person Household	2.5%	3.1%	3.3%
6 Person Household	0.7%	1.0%	1.2%
7 + Person Household	0.4%	0.6%	0.7%
2010 Households by Tenure and Mortgage Status			
Total	5,509	63,831	181,790
Owner Occupied	50.1%	52.2%	51.2%
Owned with a Mortgage/Loan	39.8%	40.7%	39.7%
Owned Free and Clear	10.4%	11.4%	11.5%
Renter Occupied	49.9%	47.8%	48.8%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	78	78	73
Percent of Income for Mortgage	30.7%	30.1%	32.1%
Wealth Index	138	108	114
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,768	68,139	194,992
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	12,116	141,688	398,772
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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

6229 SE Milwaukie Ave, Portland, Oregon, 97202
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

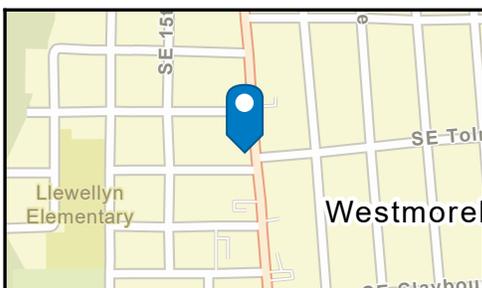
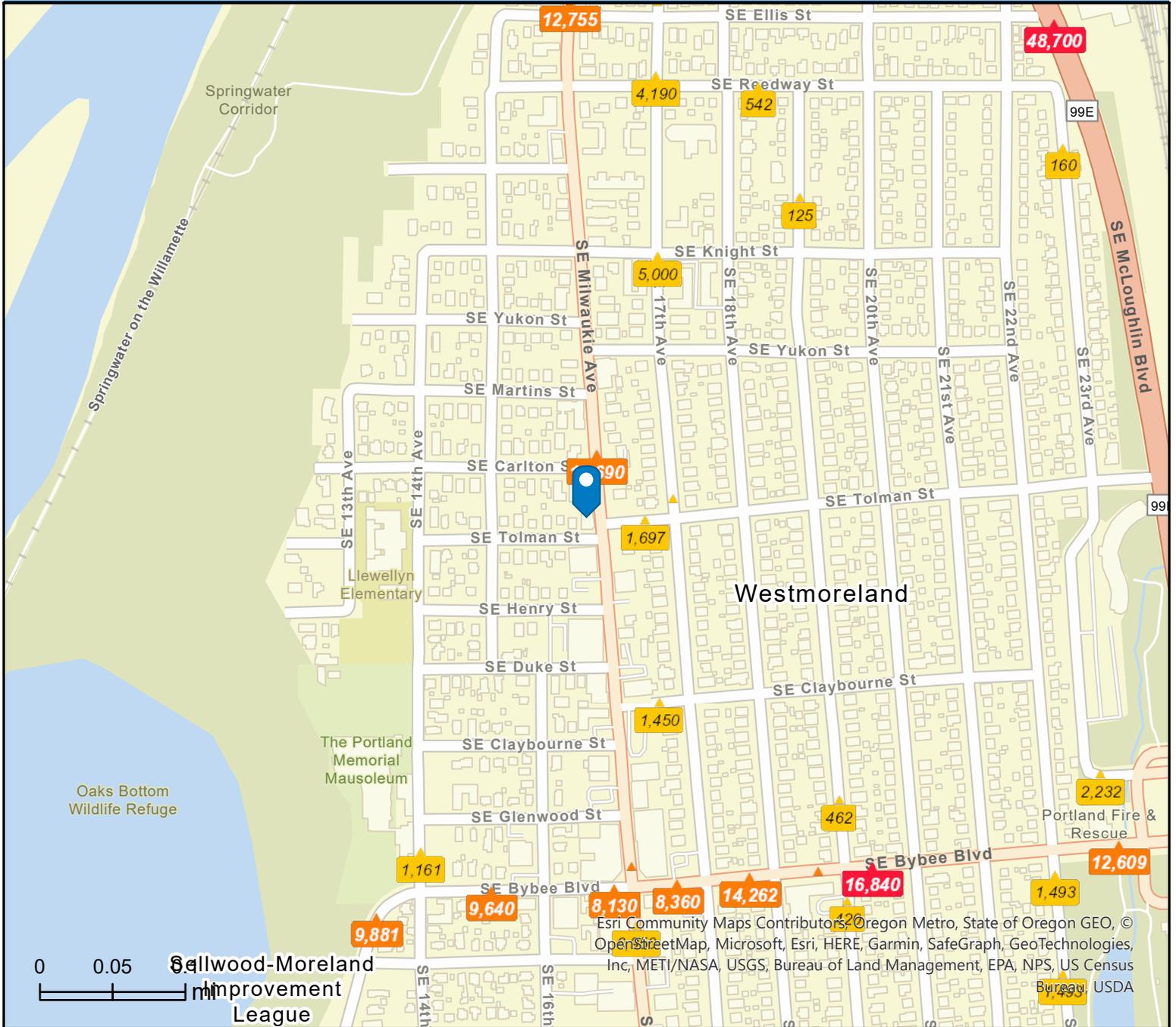
Latitude: 45.47741
Longitude: -122.64940

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Emerald City (8B)	Emerald City (8B)	Metro Renters (3B)
2.	Retirement Communities (9E)	Metro Renters (3B)	Emerald City (8B)
3.	Metro Renters (3B)	Urban Chic (2A)	Urban Chic (2A)
2022 Consumer Spending			
Apparel & Services: Total \$	\$22,610,190	\$229,627,077	\$638,700,496
Average Spent	\$3,611.27	\$3,086.88	\$3,017.18
Spending Potential Index	150	128	125
Education: Total \$	\$18,850,738	\$194,698,877	\$551,917,248
Average Spent	\$3,010.82	\$2,617.34	\$2,607.22
Spending Potential Index	154	133	133
Entertainment/Recreation: Total \$	\$32,977,979	\$331,092,287	\$922,686,275
Average Spent	\$5,267.21	\$4,450.88	\$4,358.71
Spending Potential Index	143	121	119
Food at Home: Total \$	\$56,375,823	\$565,515,098	\$1,580,103,442
Average Spent	\$9,004.28	\$7,602.24	\$7,464.30
Spending Potential Index	145	123	121
Food Away from Home: Total \$	\$40,415,259	\$411,619,099	\$1,144,740,945
Average Spent	\$6,455.08	\$5,533.41	\$5,407.68
Spending Potential Index	150	128	125
Health Care: Total \$	\$62,161,675	\$607,740,103	\$1,699,169,313
Average Spent	\$9,928.39	\$8,169.87	\$8,026.76
Spending Potential Index	140	115	113
HH Furnishings & Equipment: Total \$	\$23,170,271	\$231,869,736	\$646,072,254
Average Spent	\$3,700.73	\$3,117.03	\$3,052.00
Spending Potential Index	144	122	119
Personal Care Products & Services: Total \$	\$9,535,265	\$95,290,680	\$265,899,157
Average Spent	\$1,522.96	\$1,281.00	\$1,256.09
Spending Potential Index	149	126	123
Shelter: Total \$	\$217,587,074	\$2,213,397,222	\$6,198,005,318
Average Spent	\$34,752.77	\$29,754.76	\$29,278.96
Spending Potential Index	152	130	128
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$24,181,321	\$234,959,043	\$654,112,095
Average Spent	\$3,862.21	\$3,158.56	\$3,089.98
Spending Potential Index	142	116	114
Travel: Total \$	\$26,147,614	\$263,081,765	\$736,034,620
Average Spent	\$4,176.27	\$3,536.62	\$3,476.98
Spending Potential Index	145	123	121
Vehicle Maintenance & Repairs: Total \$	\$11,433,255	\$113,371,797	\$314,456,883
Average Spent	\$1,826.11	\$1,524.06	\$1,485.47
Spending Potential Index	145	121	118

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.



Source: ©2022 Kalibrate Technologies (Q1 2022).



Traffic Count Profile

6229 SE Milwaukie Ave, Portland, Oregon, 97202
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.47741
Longitude: -122.64940

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	SE Tolman St	SE 17th Ave (0.02 miles E)	2000	1,697
0.04	SE Milwaukie Ave	SE Carlton St (0.01 miles S)	2009	12,690
0.06	SE 17th Ave	SE Tolman St (0.01 miles S)	2000	4,750
0.14	SE Claybourne St	SE 17th Ave (0.02 miles E)	2000	1,450
0.18	Southeast 17th Avenue	SE Knight St (0.0 miles N)	2018	5,000
0.24	SE Milwaukie Ave	SE Bybee Blvd (0.01 miles S)	2013	8,640
0.26	SE Bybee Blvd	SE Milwaukie Ave (0.01 miles E)	2013	8,130
0.26	SE 14th Ave	SE Glenwood St (0.02 miles N)	2016	1,161
0.26	SE Bybee Blvd	SE 17th Ave (0.02 miles E)	2013	8,360
0.26	SE 19th Ave	SE Bybee Blvd (0.05 miles S)	2015	462
0.26	SE 19th Ave	SE Knight St (0.04 miles S)	2015	125
0.26	SE Bybee Blvd	SE 16th Ave (0.04 miles E)	2016	9,640
0.27	SE Bybee Blvd	SE 18th Ave (0.02 miles E)	2000	14,262
0.28	SE Milwaukie Ave	SE Rural St (0.02 miles S)	2013	6,950
0.29	SE Bybee Blvd	SE 19th Ave (0.02 miles E)	2011	11,520
0.31	SE 17th Ave	SE Reedway St (0.01 miles S)	2012	4,190
0.31	SE Bybee Blvd	SE 19th Ave (0.02 miles W)	2018	16,840
0.31	SE 13th Ave	Oaks Pioneer Park (0.03 miles S)	2016	9,881
0.32	SE Reedway St	SE 18th Ave (0.02 miles W)	2013	542
0.32	SE 19th Ave	SE Bybee Blvd (0.02 miles N)	2011	420
0.35	SE Milwaukie Ave	SE Ellis St (0.01 miles S)	2017	12,755
0.36	SE 17th Ave	SE Ellis St (0.01 miles S)	2000	4,923
0.37	SE Milwaukie Ave	SE Knapp St (0.01 miles S)	2000	9,363
0.38	SE Knapp St	SE 17th Ave (0.02 miles E)	2000	1,047
0.39	SE Knapp St	SE 17th Ave (0.02 miles W)	2000	1,015
0.39	SE 23rd Ave	SE Glenwood St (0.03 miles E)	2005	2,232
0.40	SE 22nd Ave	SE Bybee Blvd (0.02 miles N)	2003	1,493
0.41	SE 23rd Ave	SE Reedway St (0.04 miles N)	2014	160
0.42	SE 17th Ave	SE Knapp St (0.04 miles N)	2010	3,129
0.43	SE Bybee Blvd	SE 23rd Ave (0.02 miles E)	2005	12,609

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).