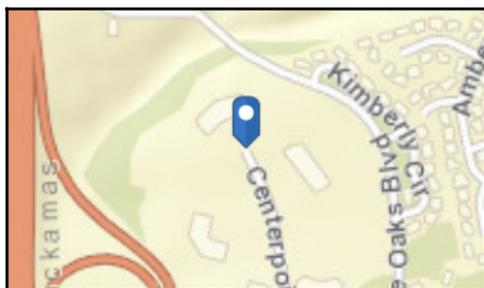
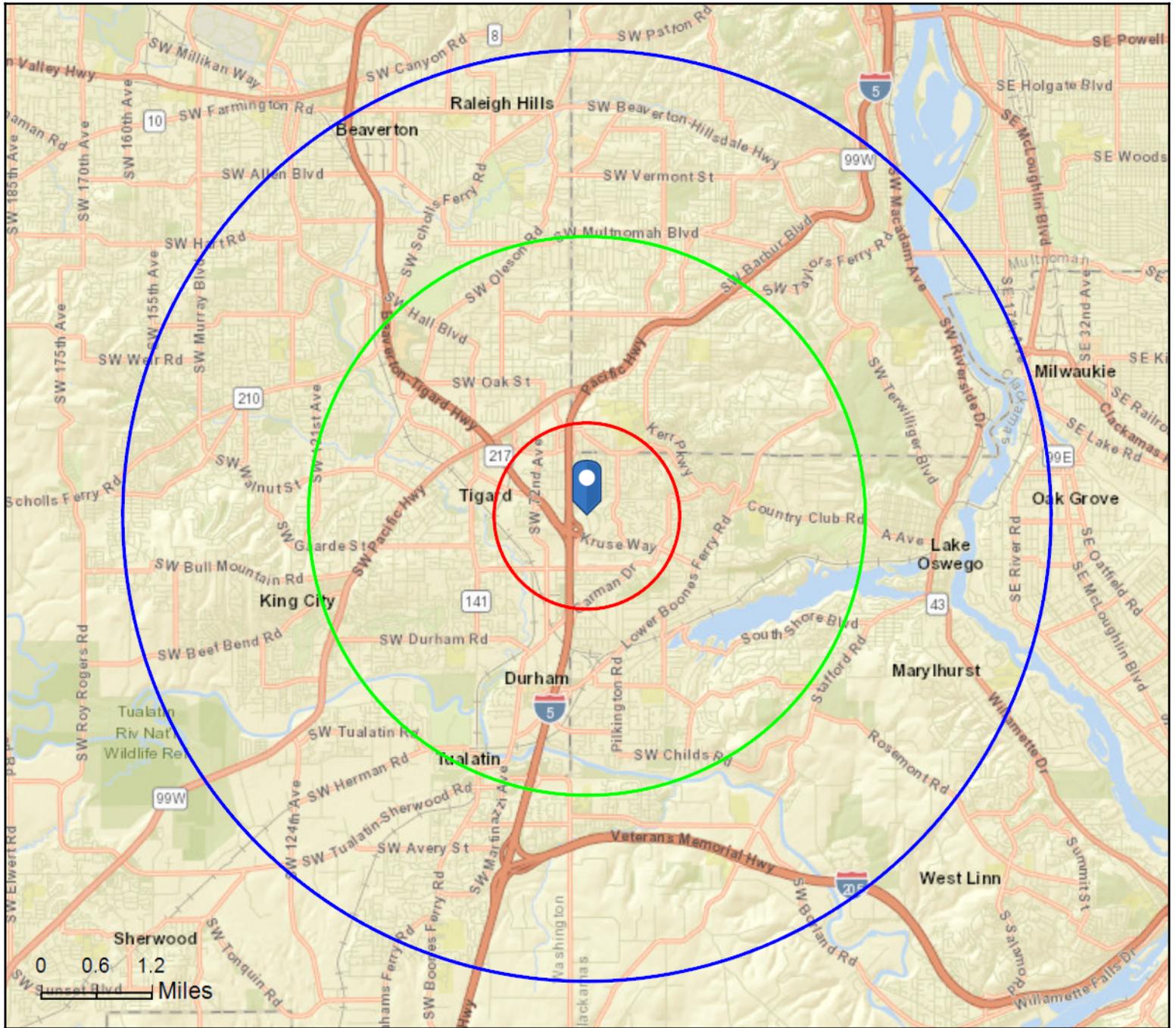




# Site Map

3 Centerpoint Dr, Lake Oswego, Oregon, 97035  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS  
Latitude: 45.42329  
Longitude: -122.74015



June 28, 2019



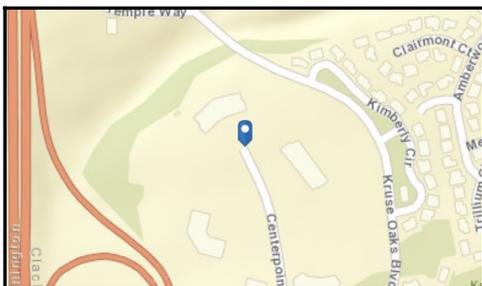
# Traffic Count Map - Close Up

3 Centerpointe Dr, Lake Oswego, Oregon, 97035  
Rings: 1, 3, 5 mile radii

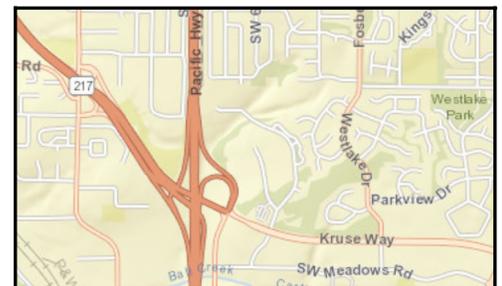
Prepared by First American Title NCS

Latitude: 45.42329

Longitude: -122.74015



- 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: ©2019 Kalibrate Technologies (Q1 2019).

June 28, 2019



# Traffic Count Profile

3 Centerpointe Dr, Lake Oswego, Oregon, 97035  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.42329  
Longitude: -122.74015

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.14		(0.0 miles )	2016	11,800
0.19	I- 5	Kruse Way (0.06 miles SW)	2016	7,200
0.24		(0.0 miles )	2016	11,100
0.25	Kruse Way	Kruse Oaks Blvd (0.04 miles E)	2017	27,929
0.26	SW Beaverton Tigard Fwy	I- 5 (0.03 miles SE)	2008	106,200
0.31	I- 5	SW Beaverton Tigard Fwy (0.07 miles N)	2008	106,200
0.31	Westlake Dr	Edenberry Dr (0.02 miles SE)	2013	5,080
0.32		(0.0 miles )	2016	4,500
0.32	Bangy Rd	Meadows Rd (0.08 miles S)	2017	15,307
0.32	Kruse Way	Kruse Oaks Blvd (0.1 miles W)	2016	28,060
0.32	I- 5	Kruse Way (0.11 miles N)	2016	36,400
0.33	SW Beaverton Tigard Fwy	I- 5 (0.11 miles E)	2016	14,300
0.34	Amberwood Cir	Westlake Dr (0.02 miles NW)	1996	434
0.35		(0.0 miles )	2012	39,380
0.37	Westlake Dr	Edenberry Dr (0.06 miles NW)	2017	4,744
0.38	SW Beaverton Tigard Fwy	SW 72nd Ave (0.25 miles NW)	2016	104,400
0.38	SW Hampton St	SW 66th Ave (0.02 miles E)	2016	500
0.38	SW 68th Pkwy	SW 66th Ave (0.15000001 miles SE)	2016	3,000
0.39	Fosberg Rd	Suncreek Dr (0.01 miles N)	2003	3,445
0.39	I- 5	Kruse Way (0.47999999 miles S)	2016	99,000
0.39	Meadows Rd	Bangy Rd (0.03 miles W)	1998	10,465
0.42	Meadows Rd	Kruse Oaks Blvd (0.17 miles W)	2017	8,332
0.42	SW Hampton St	SW 67th Ave (0.02 miles E)	2016	800
0.43	Amberwood Ct	(0.0 miles )	1993	679
0.44	SW 61st Ave	SW Southwood Dr (0.0 miles S)	2000	930
0.44	Westfield Ct	Edenberry Dr (0.07 miles NW)	1993	569
0.45	Bangy Rd	Meadows Rd (0.05 miles N)	2015	10,700
0.46	SW Hampton St	SW 69th Ave (0.03 miles W)	2016	3,000
0.47	Camden Ln	Greensborough Ct (0.01 miles N)	1997	3,679
0.48	Kruse Way	Kruse Woods Dr (0.02 miles E)	2015	25,200

**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 25% of the counts were taken between 2010 and 2019 and over 77% 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:** ©2019 Kalibrate Technologies (Q1 2019).



# Business Summary

3 Centerpointe Dr, Lake Oswego, Oregon, 97035  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS  
Latitude: 45.42329  
Longitude: -122.74015

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	1,577		6,736		12,848							
Total Employees:	19,454		77,774		139,092							
Total Residential Population:	10,627		107,851		280,749							
Employee/Residential Population Ratio (per 100 Residents)	183		72		50							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	10	0.6%	108	0.6%	85	1.3%	620	0.8%	207	1.6%	1,587	1.1%
Construction	82	5.2%	1,164	6.0%	417	6.2%	3,536	4.5%	828	6.4%	7,098	5.1%
Manufacturing	62	3.9%	1,644	8.5%	249	3.7%	5,094	6.5%	520	4.0%	10,291	7.4%
Transportation	26	1.6%	331	1.7%	103	1.5%	946	1.2%	215	1.7%	2,312	1.7%
Communication	18	1.1%	629	3.2%	56	0.8%	966	1.2%	95	0.7%	1,263	0.9%
Utility	3	0.2%	78	0.4%	13	0.2%	219	0.3%	21	0.2%	411	0.3%
Wholesale Trade	59	3.7%	720	3.7%	266	3.9%	3,081	4.0%	562	4.4%	7,015	5.0%
Retail Trade Summary	162	10.3%	2,741	14.1%	1,170	17.4%	18,701	24.0%	2,271	17.7%	32,026	23.0%
Home Improvement	16	1.0%	326	1.7%	96	1.4%	1,306	1.7%	209	1.6%	2,359	1.7%
General Merchandise Stores	5	0.3%	228	1.2%	40	0.6%	2,200	2.8%	75	0.6%	3,236	2.3%
Food Stores	8	0.5%	230	1.2%	79	1.2%	1,592	2.0%	184	1.4%	3,914	2.8%
Auto Dealers, Gas Stations, Auto Aftermarket	18	1.1%	507	2.6%	80	1.2%	1,425	1.8%	161	1.3%	2,491	1.8%
Apparel & Accessory Stores	1	0.1%	36	0.2%	100	1.5%	2,388	3.1%	151	1.2%	2,812	2.0%
Furniture & Home Furnishings	18	1.1%	105	0.5%	128	1.9%	1,324	1.7%	239	1.9%	2,171	1.6%
Eating & Drinking Places	53	3.4%	966	5.0%	354	5.3%	5,780	7.4%	685	5.3%	10,274	7.4%
Miscellaneous Retail	42	2.7%	343	1.8%	294	4.4%	2,686	3.5%	565	4.4%	4,767	3.4%
Finance, Insurance, Real Estate Summary	356	22.6%	4,024	20.7%	1,022	15.2%	9,342	12.0%	1,705	13.3%	13,484	9.7%
Banks, Savings & Lending Institutions	68	4.3%	1,077	5.5%	171	2.5%	2,372	3.0%	273	2.1%	3,181	2.3%
Securities Brokers	99	6.3%	843	4.3%	239	3.5%	1,519	2.0%	337	2.6%	1,843	1.3%
Insurance Carriers & Agents	87	5.5%	1,214	6.2%	222	3.3%	2,406	3.1%	342	2.7%	3,122	2.2%
Real Estate, Holding, Other Investment Offices	103	6.5%	891	4.6%	391	5.8%	3,046	3.9%	753	5.9%	5,338	3.8%
Services Summary	623	39.5%	7,840	40.3%	2,673	39.7%	34,029	43.8%	5,075	39.5%	60,962	43.8%
Hotels & Lodging	12	0.8%	259	1.3%	37	0.5%	893	1.1%	53	0.4%	1,124	0.8%
Automotive Services	20	1.3%	270	1.4%	117	1.7%	4,827	6.2%	229	1.8%	6,419	4.6%
Motion Pictures & Amusements	22	1.4%	159	0.8%	139	2.1%	1,548	2.0%	319	2.5%	3,540	2.5%
Health Services	103	6.5%	982	5.0%	500	7.4%	4,988	6.4%	915	7.1%	10,953	7.9%
Legal Services	75	4.8%	421	2.2%	165	2.4%	876	1.1%	234	1.8%	1,114	0.8%
Education Institutions & Libraries	22	1.4%	564	2.9%	101	1.5%	5,295	6.8%	226	1.8%	9,272	6.7%
Other Services	368	23.3%	5,186	26.7%	1,612	23.9%	15,603	20.1%	3,098	24.1%	28,540	20.5%
Government	6	0.4%	119	0.6%	55	0.8%	1,003	1.3%	122	0.9%	2,099	1.5%
Unclassified Establishments	170	10.8%	57	0.3%	627	9.3%	235	0.3%	1,227	9.6%	544	0.4%
Totals	1,577	100.0%	19,454	100.0%	6,736	100.0%	77,774	100.0%	12,848	100.0%	139,092	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

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

3 Centerpointe Dr, Lake Oswego, Oregon, 97035  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS  
Latitude: 45.42329  
Longitude: -122.74015

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	2	0.1%	9	0.0%	8	0.1%	46	0.1%	24	0.2%	329	0.2%
Mining	1	0.1%	7	0.0%	1	0.0%	11	0.0%	5	0.0%	23	0.0%
Utilities	2	0.1%	43	0.2%	7	0.1%	116	0.1%	10	0.1%	157	0.1%
Construction	92	5.8%	1,315	6.8%	456	6.8%	4,008	5.2%	902	7.0%	7,833	5.6%
Manufacturing	60	3.8%	1,623	8.3%	249	3.7%	4,989	6.4%	541	4.2%	10,315	7.4%
Wholesale Trade	58	3.7%	710	3.6%	255	3.8%	3,006	3.9%	537	4.2%	6,873	4.9%
Retail Trade	105	6.7%	1,763	9.1%	799	11.9%	12,808	16.5%	1,537	12.0%	21,372	15.4%
Motor Vehicle & Parts Dealers	13	0.8%	471	2.4%	54	0.8%	1,240	1.6%	105	0.8%	1,758	1.3%
Furniture & Home Furnishings Stores	10	0.6%	68	0.3%	74	1.1%	893	1.1%	123	1.0%	1,324	1.0%
Electronics & Appliance Stores	6	0.4%	31	0.2%	45	0.7%	381	0.5%	93	0.7%	700	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	16	1.0%	326	1.7%	96	1.4%	1,306	1.7%	209	1.6%	2,359	1.7%
Food & Beverage Stores	8	0.5%	227	1.2%	65	1.0%	1,480	1.9%	153	1.2%	3,588	2.6%
Health & Personal Care Stores	7	0.4%	41	0.2%	73	1.1%	637	0.8%	133	1.0%	1,273	0.9%
Gasoline Stations	5	0.3%	37	0.2%	26	0.4%	184	0.2%	56	0.4%	734	0.5%
Clothing & Clothing Accessories Stores	4	0.3%	42	0.2%	130	1.9%	2,592	3.3%	202	1.6%	3,104	2.2%
Sport Goods, Hobby, Book, & Music Stores	7	0.4%	34	0.2%	58	0.9%	685	0.9%	114	0.9%	1,382	1.0%
General Merchandise Stores	5	0.3%	228	1.2%	40	0.6%	2,200	2.8%	75	0.6%	3,236	2.3%
Miscellaneous Store Retailers	17	1.1%	132	0.7%	114	1.7%	966	1.2%	228	1.8%	1,602	1.2%
Nonstore Retailers	7	0.4%	126	0.6%	26	0.4%	242	0.3%	45	0.4%	313	0.2%
Transportation & Warehousing	17	1.1%	240	1.2%	66	1.0%	725	0.9%	133	1.0%	1,790	1.3%
Information	45	2.9%	1,178	6.1%	176	2.6%	2,692	3.5%	317	2.5%	4,301	3.1%
Finance & Insurance	259	16.4%	3,199	16.4%	641	9.5%	6,386	8.2%	971	7.6%	8,297	6.0%
Central Bank/Credit Intermediation & Related Activities	64	4.1%	1,034	5.3%	165	2.4%	2,316	3.0%	267	2.1%	3,125	2.2%
Securities, Commodity Contracts & Other Financial	107	6.8%	947	4.9%	251	3.7%	1,651	2.1%	357	2.8%	1,994	1.4%
Insurance Carriers & Related Activities; Funds, Trusts &	88	5.6%	1,218	6.3%	224	3.3%	2,419	3.1%	347	2.7%	3,179	2.3%
Real Estate, Rental & Leasing	98	6.2%	819	4.2%	414	6.1%	2,820	3.6%	804	6.3%	5,069	3.6%
Professional, Scientific & Tech Services	257	16.3%	2,866	14.7%	880	13.1%	7,460	9.6%	1,546	12.0%	12,313	8.9%
Legal Services	84	5.3%	492	2.5%	194	2.9%	1,049	1.3%	269	2.1%	1,318	0.9%
Management of Companies & Enterprises	2	0.1%	23	0.1%	8	0.1%	131	0.2%	17	0.1%	274	0.2%
Administrative & Support & Waste Management & Remediation	71	4.5%	1,269	6.5%	283	4.2%	3,402	4.4%	519	4.0%	5,475	3.9%
Educational Services	27	1.7%	570	2.9%	127	1.9%	5,418	7.0%	293	2.3%	9,442	6.8%
Health Care & Social Assistance	135	8.6%	1,429	7.3%	620	9.2%	6,808	8.8%	1,180	9.2%	15,496	11.1%
Arts, Entertainment & Recreation	10	0.6%	100	0.5%	88	1.3%	1,215	1.6%	225	1.8%	3,212	2.3%
Accommodation & Food Services	67	4.2%	1,226	6.3%	400	5.9%	6,745	8.7%	758	5.9%	11,541	8.3%
Accommodation	12	0.8%	259	1.3%	37	0.5%	893	1.1%	53	0.4%	1,124	0.8%
Food Services & Drinking Places	54	3.4%	967	5.0%	363	5.4%	5,852	7.5%	705	5.5%	10,418	7.5%
Other Services (except Public Administration)	95	6.0%	887	4.6%	574	8.5%	7,751	10.0%	1,181	9.2%	12,336	8.9%
Automotive Repair & Maintenance	15	1.0%	223	1.1%	92	1.4%	4,684	6.0%	178	1.4%	6,175	4.4%
Public Administration	6	0.4%	119	0.6%	55	0.8%	1,003	1.3%	122	0.9%	2,099	1.5%
Unclassified Establishments	170	10.8%	57	0.3%	627	9.3%	235	0.3%	1,227	9.6%	543	0.4%
<b>Total</b>	<b>1,577</b>	<b>100.0%</b>	<b>19,454</b>	<b>100.0%</b>	<b>6,736</b>	<b>100.0%</b>	<b>77,774</b>	<b>100.0%</b>	<b>12,848</b>	<b>100.0%</b>	<b>139,092</b>	<b>100.0%</b>

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

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

3 Centerpointe Dr, Lake Oswego, Oregon, 97035  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.42329  
Longitude: -122.74015

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	10,211	94,815	238,209
2010 Population	10,090	98,941	257,055
2019 Population	10,627	107,851	280,749
2024 Population	11,079	113,821	297,048
2000-2010 Annual Rate	-0.12%	0.43%	0.76%
2010-2019 Annual Rate	0.56%	0.94%	0.96%
2019-2024 Annual Rate	0.84%	1.08%	1.14%
2019 Male Population	48.3%	48.6%	48.3%
2019 Female Population	51.7%	51.4%	51.7%
2019 Median Age	41.0	42.2	41.3

In the identified area, the current year population is 280,749. In 2010, the Census count in the area was 257,055. The rate of change since 2010 was 0.96% annually. The five-year projection for the population in the area is 297,048 representing a change of 1.14% annually from 2019 to 2024. Currently, the population is 48.3% male and 51.7% female.

## Median Age

The median age in this area is 41.0, compared to U.S. median age of 38.5.

## Race and Ethnicity

2019 White Alone	79.4%	81.6%	80.6%
2019 Black Alone	1.5%	2.0%	1.9%
2019 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2019 Asian Alone	11.6%	6.5%	7.0%
2019 Pacific Islander Alone	0.4%	0.7%	0.6%
2019 Other Race	2.2%	4.1%	4.6%
2019 Two or More Races	4.3%	4.4%	4.7%
2019 Hispanic Origin (Any Race)	7.4%	9.9%	10.7%

Persons of Hispanic origin represent 10.7% of the population in the identified area compared to 18.6% 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 47.0 in the identified area, compared to 64.8 for the U.S. as a whole.

## Households

2019 Wealth Index	167	166	151
2000 Households	4,155	39,106	98,725
2010 Households	4,311	41,582	108,028
2019 Total Households	4,539	44,912	116,668
2024 Total Households	4,731	47,205	122,927
2000-2010 Annual Rate	0.37%	0.62%	0.90%
2010-2019 Annual Rate	0.56%	0.84%	0.84%
2019-2024 Annual Rate	0.83%	1.00%	1.05%
2019 Average Household Size	2.33	2.39	2.38

The household count in this area has changed from 108,028 in 2010 to 116,668 in the current year, a change of 0.84% annually. The five-year projection of households is 122,927, a change of 1.05% annually from the current year total. Average household size is currently 2.38, compared to 2.35 in the year 2010. The number of families in the current year is 70,667 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

3 Centerpointe Dr, Lake Oswego, Oregon, 97035  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.42329  
Longitude: -122.74015

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	28.0%	25.1%	25.9%
<b>Median Household Income</b>			
2019 Median Household Income	\$96,891	\$90,748	\$86,612
2024 Median Household Income	\$109,322	\$102,885	\$99,427
2019-2024 Annual Rate	2.44%	2.54%	2.80%
<b>Average Household Income</b>			
2019 Average Household Income	\$130,665	\$123,053	\$116,840
2024 Average Household Income	\$146,329	\$138,223	\$132,100
2019-2024 Annual Rate	2.29%	2.35%	2.49%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$55,626	\$51,282	\$48,556
2024 Per Capita Income	\$62,244	\$57,353	\$54,667
2019-2024 Annual Rate	2.27%	2.26%	2.40%

### Households by Income

Current median household income is \$86,612 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$99,427 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$116,840 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$132,100 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$48,556 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$54,667 in five years, compared to \$36,530 for all U.S. households

### Housing

2019 Housing Affordability Index	82	91	88
2000 Total Housing Units	4,372	41,286	104,201
2000 Owner Occupied Housing Units	2,526	25,522	61,682
2000 Renter Occupied Housing Units	1,629	13,584	37,043
2000 Vacant Housing Units	217	2,180	5,476
2010 Total Housing Units	4,499	43,913	114,357
2010 Owner Occupied Housing Units	2,515	26,808	67,055
2010 Renter Occupied Housing Units	1,796	14,774	40,973
2010 Vacant Housing Units	188	2,331	6,329
2019 Total Housing Units	4,696	46,975	122,418
2019 Owner Occupied Housing Units	2,672	28,967	72,750
2019 Renter Occupied Housing Units	1,867	15,946	43,918
2019 Vacant Housing Units	157	2,063	5,750
2024 Total Housing Units	4,878	49,188	128,493
2024 Owner Occupied Housing Units	2,780	30,432	76,763
2024 Renter Occupied Housing Units	1,951	16,772	46,163
2024 Vacant Housing Units	147	1,983	5,566

Currently, 59.4% of the 122,418 housing units in the area are owner occupied; 35.9%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 114,357 housing units in the area - 58.6% owner occupied, 35.8% renter occupied, and 5.5% vacant. The annual rate of change in housing units since 2010 is 3.07%. Median home value in the area is \$458,832, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.10% annually to \$484,556.

**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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



# Market Profile

3 Centerpointe Dr, Lake Oswego, Oregon, 97035  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.42329  
Longitude: -122.74015

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	10,211	94,815	238,209
2010 Total Population	10,090	98,941	257,055
2019 Total Population	10,627	107,851	280,749
2019 Group Quarters	30	555	3,282
2024 Total Population	11,079	113,821	297,048
2019-2024 Annual Rate	0.84%	1.08%	1.14%
2019 Total Daytime Population	27,152	145,143	303,113
Workers	22,433	94,343	169,289
Residents	4,719	50,800	133,824
<b>Household Summary</b>			
2000 Households	4,155	39,106	98,725
2000 Average Household Size	2.46	2.42	2.39
2010 Households	4,311	41,582	108,028
2010 Average Household Size	2.33	2.37	2.35
2019 Households	4,539	44,912	116,668
2019 Average Household Size	2.33	2.39	2.38
2024 Households	4,731	47,205	122,927
2024 Average Household Size	2.34	2.40	2.39
2019-2024 Annual Rate	0.83%	1.00%	1.05%
2010 Families	2,647	26,174	66,232
2010 Average Family Size	2.96	2.93	2.94
2019 Families	2,730	27,926	70,667
2019 Average Family Size	2.97	2.96	2.98
2024 Families	2,825	29,245	74,204
2024 Average Family Size	2.98	2.97	3.00
2019-2024 Annual Rate	0.69%	0.93%	0.98%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,372	41,286	104,201
Owner Occupied Housing Units	57.8%	61.8%	59.2%
Renter Occupied Housing Units	37.3%	32.9%	35.5%
Vacant Housing Units	5.0%	5.3%	5.3%
2010 Housing Units	4,499	43,913	114,357
Owner Occupied Housing Units	55.9%	61.0%	58.6%
Renter Occupied Housing Units	39.9%	33.6%	35.8%
Vacant Housing Units	4.2%	5.3%	5.5%
2019 Housing Units	4,696	46,975	122,418
Owner Occupied Housing Units	56.9%	61.7%	59.4%
Renter Occupied Housing Units	39.8%	33.9%	35.9%
Vacant Housing Units	3.3%	4.4%	4.7%
2024 Housing Units	4,878	49,188	128,493
Owner Occupied Housing Units	57.0%	61.9%	59.7%
Renter Occupied Housing Units	40.0%	34.1%	35.9%
Vacant Housing Units	3.0%	4.0%	4.3%
<b>Median Household Income</b>			
2019	\$96,891	\$90,748	\$86,612
2024	\$109,322	\$102,885	\$99,427
<b>Median Home Value</b>			
2019	\$554,648	\$465,041	\$458,832
2024	\$583,602	\$488,015	\$484,556
<b>Per Capita Income</b>			
2019	\$55,626	\$51,282	\$48,556
2024	\$62,244	\$57,353	\$54,667
<b>Median Age</b>			
2010	39.8	40.4	39.5
2019	41.0	42.2	41.3
2024	40.6	42.7	41.9

**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:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



# Market Profile

3 Centerpointe Dr, Lake Oswego, Oregon, 97035  
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
<b>2019 Households by Income</b>			
Household Income Base	4,539	44,912	116,668
<\$15,000	4.6%	5.4%	5.8%
\$15,000 - \$24,999	4.6%	5.9%	6.0%
\$25,000 - \$34,999	7.6%	6.6%	6.7%
\$35,000 - \$49,999	6.8%	9.2%	10.0%
\$50,000 - \$74,999	14.1%	13.8%	14.4%
\$75,000 - \$99,999	13.7%	13.2%	13.3%
\$100,000 - \$149,999	17.0%	19.2%	19.6%
\$150,000 - \$199,999	14.7%	12.4%	11.4%
\$200,000+	16.9%	14.4%	12.8%
Average Household Income	\$130,665	\$123,053	\$116,840
<b>2024 Households by Income</b>			
Household Income Base	4,731	47,205	122,927
<\$15,000	3.4%	4.0%	4.3%
\$15,000 - \$24,999	3.6%	4.5%	4.6%
\$25,000 - \$34,999	6.3%	5.5%	5.6%
\$35,000 - \$49,999	5.9%	7.8%	8.5%
\$50,000 - \$74,999	13.0%	13.0%	13.7%
\$75,000 - \$99,999	13.4%	13.3%	13.5%
\$100,000 - \$149,999	17.4%	20.4%	20.9%
\$150,000 - \$199,999	18.5%	15.6%	14.5%
\$200,000+	18.6%	15.8%	14.4%
Average Household Income	\$146,329	\$138,223	\$132,100
<b>2019 Owner Occupied Housing Units by Value</b>			
Total	2,672	28,962	72,745
<\$50,000	0.3%	0.7%	0.9%
\$50,000 - \$99,999	0.3%	0.3%	0.4%
\$100,000 - \$149,999	0.4%	0.5%	0.7%
\$150,000 - \$199,999	0.5%	0.6%	1.1%
\$200,000 - \$249,999	0.9%	1.7%	2.1%
\$250,000 - \$299,999	3.2%	5.5%	5.8%
\$300,000 - \$399,999	12.1%	21.6%	22.6%
\$400,000 - \$499,999	22.8%	29.3%	27.9%
\$500,000 - \$749,999	44.1%	28.3%	27.6%
\$750,000 - \$999,999	12.3%	5.7%	5.6%
\$1,000,000 - \$1,499,999	1.9%	3.7%	3.4%
\$1,500,000 - \$1,999,999	1.3%	1.3%	1.0%
\$2,000,000 +	0.0%	0.7%	0.9%
Average Home Value	\$587,542	\$540,927	\$530,621
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	2,780	30,426	76,757
<\$50,000	0.1%	0.5%	0.5%
\$50,000 - \$99,999	0.1%	0.1%	0.2%
\$100,000 - \$149,999	0.1%	0.1%	0.3%
\$150,000 - \$199,999	0.1%	0.2%	0.4%
\$200,000 - \$249,999	0.3%	0.7%	0.9%
\$250,000 - \$299,999	1.7%	3.1%	3.3%
\$300,000 - \$399,999	8.6%	17.4%	18.5%
\$400,000 - \$499,999	22.2%	31.9%	30.5%
\$500,000 - \$749,999	50.3%	34.1%	33.6%
\$750,000 - \$999,999	13.4%	6.3%	6.3%
\$1,000,000 - \$1,499,999	1.9%	3.7%	3.4%
\$1,500,000 - \$1,999,999	1.2%	1.3%	1.0%
\$2,000,000 +	0.0%	0.8%	1.0%
Average Home Value	\$612,370	\$569,257	\$562,217

**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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



# Market Profile

3 Centerpointe Dr, Lake Oswego, Oregon, 97035  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.42329  
Longitude: -122.74015

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	10,091	98,942	257,055
0 - 4	5.3%	5.8%	5.9%
5 - 9	6.2%	6.0%	6.1%
10 - 14	7.5%	6.3%	6.2%
15 - 24	12.0%	11.3%	11.7%
25 - 34	13.0%	13.3%	13.8%
35 - 44	13.7%	13.6%	13.9%
45 - 54	18.6%	16.1%	15.3%
55 - 64	13.9%	14.9%	14.0%
65 - 74	5.7%	6.9%	6.7%
75 - 84	2.8%	3.8%	3.9%
85 +	1.3%	2.0%	2.4%
18 +	76.3%	77.8%	77.9%
<b>2019 Population by Age</b>			
Total	10,628	107,852	280,752
0 - 4	4.9%	5.2%	5.3%
5 - 9	5.2%	5.5%	5.6%
10 - 14	6.1%	6.1%	6.0%
15 - 24	12.6%	11.2%	11.7%
25 - 34	13.7%	12.6%	13.0%
35 - 44	12.5%	12.9%	13.3%
45 - 54	14.6%	13.2%	13.0%
55 - 64	16.0%	15.1%	14.3%
65 - 74	9.2%	11.0%	10.6%
75 - 84	3.8%	4.8%	4.7%
85 +	1.6%	2.4%	2.6%
18 +	79.9%	79.5%	79.6%
<b>2024 Population by Age</b>			
Total	11,078	113,819	297,048
0 - 4	5.1%	5.3%	5.3%
5 - 9	5.1%	5.4%	5.4%
10 - 14	5.4%	5.7%	5.6%
15 - 24	11.3%	10.8%	11.2%
25 - 34	16.0%	13.2%	13.5%
35 - 44	12.8%	12.6%	13.1%
45 - 54	12.9%	12.6%	12.4%
55 - 64	14.1%	13.4%	13.0%
65 - 74	10.7%	12.1%	11.6%
75 - 84	4.9%	6.4%	6.3%
85 +	1.7%	2.5%	2.7%
18 +	81.1%	80.2%	80.3%
<b>2010 Population by Sex</b>			
Males	4,898	48,107	123,868
Females	5,192	50,834	133,187
<b>2019 Population by Sex</b>			
Males	5,138	52,456	135,515
Females	5,489	55,395	145,234
<b>2024 Population by Sex</b>			
Males	5,350	55,334	143,423
Females	5,729	58,487	153,625

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



# Market Profile

3 Centerpointe Dr, Lake Oswego, Oregon, 97035  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.42329  
Longitude: -122.74015

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	10,090	98,941	257,056
White Alone	83.4%	84.8%	83.9%
Black Alone	1.1%	1.7%	1.6%
American Indian Alone	0.5%	0.6%	0.6%
Asian Alone	9.4%	5.1%	5.4%
Pacific Islander Alone	0.3%	0.6%	0.5%
Some Other Race Alone	1.8%	3.6%	4.1%
Two or More Races	3.4%	3.7%	3.9%
Hispanic Origin	6.2%	8.7%	9.5%
Diversity Index	37.8	39.3	41.3
<b>2019 Population by Race/Ethnicity</b>			
Total	10,628	107,851	280,748
White Alone	79.4%	81.6%	80.6%
Black Alone	1.5%	2.0%	1.9%
American Indian Alone	0.5%	0.6%	0.6%
Asian Alone	11.6%	6.5%	7.0%
Pacific Islander Alone	0.4%	0.7%	0.6%
Some Other Race Alone	2.2%	4.1%	4.6%
Two or More Races	4.3%	4.4%	4.7%
Hispanic Origin	7.4%	9.9%	10.7%
Diversity Index	44.4	44.9	47.0
<b>2024 Population by Race/Ethnicity</b>			
Total	11,079	113,821	297,049
White Alone	76.9%	79.5%	78.4%
Black Alone	1.7%	2.2%	2.2%
American Indian Alone	0.5%	0.6%	0.6%
Asian Alone	13.2%	7.5%	8.0%
Pacific Islander Alone	0.4%	0.8%	0.6%
Some Other Race Alone	2.5%	4.5%	4.9%
Two or More Races	4.9%	4.9%	5.2%
Hispanic Origin	8.3%	10.8%	11.6%
Diversity Index	48.4	48.5	50.5
<b>2010 Population by Relationship and Household Type</b>			
Total	10,090	98,941	257,055
In Households	99.7%	99.5%	98.8%
In Family Households	79.1%	79.5%	77.9%
Householder	26.1%	26.4%	25.8%
Spouse	20.9%	21.0%	20.3%
Child	28.3%	27.3%	27.1%
Other relative	2.2%	2.7%	2.7%
Nonrelative	1.5%	2.1%	2.0%
In Nonfamily Households	20.7%	20.0%	20.9%
In Group Quarters	0.3%	0.5%	1.2%
Institutionalized Population	0.2%	0.2%	0.4%
Noninstitutionalized Population	0.1%	0.3%	0.8%

**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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



# Market Profile

3 Centerpointe Dr, Lake Oswego, Oregon, 97035  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.42329  
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	1 mile	3 miles	5 miles
<b>2019 Population 25+ by Educational Attainment</b>			
Total	7,577	77,602	200,830
Less than 9th Grade	0.8%	1.8%	1.9%
9th - 12th Grade, No Diploma	1.5%	2.4%	2.5%
High School Graduate	9.1%	10.6%	10.9%
GED/Alternative Credential	1.2%	1.7%	2.0%
Some College, No Degree	14.4%	19.9%	19.9%
Associate Degree	6.2%	6.6%	7.0%
Bachelor's Degree	43.3%	34.9%	34.1%
Graduate/Professional Degree	23.5%	22.1%	21.7%
<b>2019 Population 15+ by Marital Status</b>			
Total	8,916	89,696	233,577
Never Married	27.1%	28.0%	29.2%
Married	56.7%	54.8%	53.7%
Widowed	4.0%	4.3%	4.5%
Divorced	12.3%	12.9%	12.6%
<b>2019 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	95.8%	96.1%	95.9%
Civilian Unemployed (Unemployment Rate)	4.2%	3.9%	4.1%
<b>2019 Employed Population 16+ by Industry</b>			
Total	6,004	58,101	149,470
Agriculture/Mining	0.5%	0.6%	0.6%
Construction	3.5%	5.0%	4.9%
Manufacturing	11.6%	10.9%	11.8%
Wholesale Trade	4.6%	3.7%	3.6%
Retail Trade	10.9%	9.9%	10.1%
Transportation/Utilities	3.9%	3.9%	4.2%
Information	3.1%	2.4%	2.1%
Finance/Insurance/Real Estate	9.7%	9.6%	8.9%
Services	49.8%	51.0%	50.6%
Public Administration	2.3%	3.1%	3.3%
<b>2019 Employed Population 16+ by Occupation</b>			
Total	6,005	58,100	149,469
White Collar	79.6%	76.0%	74.6%
Management/Business/Financial	22.9%	22.3%	21.2%
Professional	30.5%	28.7%	28.5%
Sales	12.7%	12.9%	12.3%
Administrative Support	13.5%	12.1%	12.7%
Services	10.5%	12.7%	13.0%
Blue Collar	9.9%	11.3%	12.4%
Farming/Forestry/Fishing	0.3%	0.6%	0.5%
Construction/Extraction	2.7%	2.6%	2.6%
Installation/Maintenance/Repair	0.6%	1.5%	1.8%
Production	3.6%	3.4%	3.9%
Transportation/Material Moving	2.7%	3.2%	3.7%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	10,090	98,941	257,055
Population Inside Urbanized Area	100.0%	100.0%	99.6%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

June 28, 2019



# Market Profile

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	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	4,311	41,582	108,028
Households with 1 Person	30.0%	28.4%	29.8%
Households with 2+ People	70.0%	71.6%	70.2%
Family Households	61.4%	62.9%	61.3%
Husband-wife Families	49.2%	50.1%	48.2%
With Related Children	24.1%	21.6%	21.1%
Other Family (No Spouse Present)	12.2%	12.9%	13.1%
Other Family with Male Householder	3.7%	3.9%	3.8%
With Related Children	1.9%	2.2%	2.3%
Other Family with Female Householder	8.5%	9.0%	9.2%
With Related Children	5.7%	5.8%	5.9%
Nonfamily Households	8.6%	8.6%	8.9%
All Households with Children	32.1%	29.9%	29.6%
Multigenerational Households	1.6%	1.9%	1.9%
Unmarried Partner Households	6.3%	7.0%	7.1%
Male-female	5.8%	5.9%	6.0%
Same-sex	0.5%	1.0%	1.1%
<b>2010 Households by Size</b>			
Total	4,312	41,581	108,028
1 Person Household	30.0%	28.4%	29.8%
2 Person Household	33.8%	36.3%	35.4%
3 Person Household	16.1%	15.6%	15.3%
4 Person Household	14.2%	12.9%	12.7%
5 Person Household	4.2%	4.5%	4.6%
6 Person Household	1.2%	1.5%	1.5%
7 + Person Household	0.6%	0.8%	0.8%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	4,311	41,582	108,028
Owner Occupied	58.3%	64.5%	62.1%
Owned with a Mortgage/Loan	47.2%	50.8%	48.5%
Owned Free and Clear	11.1%	13.7%	13.5%
Renter Occupied	41.7%	35.5%	37.9%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	4,499	43,913	114,357
Housing Units Inside Urbanized Area	100.0%	100.0%	99.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.3%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



# Market Profile

3 Centerpointe Dr, Lake Oswego, Oregon, 97035  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

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	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Enterprising Professionals (2D)	In Style (5B)	Emerald City (8B)
2.	Professional Pride (1B)	Emerald City (8B)	Urban Chic (2A)
3.	Emerald City (8B)	Urban Chic (2A)	In Style (5B)
<b>2019 Consumer Spending</b>			
Apparel & Services: Total \$	\$14,594,393	\$134,101,054	\$332,275,535
Average Spent	\$3,215.33	\$2,985.86	\$2,848.04
Spending Potential Index	150	139	133
Education: Total \$	\$11,197,339	\$102,953,856	\$252,806,247
Average Spent	\$2,466.92	\$2,292.35	\$2,166.89
Spending Potential Index	155	144	136
Entertainment/Recreation: Total \$	\$21,650,447	\$203,148,305	\$500,991,798
Average Spent	\$4,769.87	\$4,523.25	\$4,294.17
Spending Potential Index	146	138	131
Food at Home: Total \$	\$33,976,794	\$317,173,084	\$785,639,256
Average Spent	\$7,485.52	\$7,062.10	\$6,733.97
Spending Potential Index	145	136	130
Food Away from Home: Total \$	\$25,058,924	\$230,723,778	\$571,572,468
Average Spent	\$5,520.80	\$5,137.24	\$4,899.14
Spending Potential Index	150	140	133
Health Care: Total \$	\$37,830,300	\$362,354,425	\$893,282,418
Average Spent	\$8,334.50	\$8,068.10	\$7,656.62
Spending Potential Index	140	136	129
HH Furnishings & Equipment: Total \$	\$14,354,298	\$134,584,953	\$332,371,346
Average Spent	\$3,162.44	\$2,996.64	\$2,848.86
Spending Potential Index	148	141	134
Personal Care Products & Services: Total \$	\$6,067,448	\$56,544,852	\$139,823,909
Average Spent	\$1,336.74	\$1,259.01	\$1,198.48
Spending Potential Index	151	142	135
Shelter: Total \$	\$127,043,606	\$1,180,573,359	\$2,916,255,806
Average Spent	\$27,989.34	\$26,286.37	\$24,996.19
Spending Potential Index	151	142	135
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$16,500,212	\$158,231,211	\$388,530,524
Average Spent	\$3,635.21	\$3,523.14	\$3,330.22
Spending Potential Index	147	142	134
Travel: Total \$	\$15,505,888	\$145,693,973	\$358,081,290
Average Spent	\$3,416.15	\$3,243.99	\$3,069.23
Spending Potential Index	152	145	137
Vehicle Maintenance & Repairs: Total \$	\$7,712,472	\$72,863,389	\$179,821,549
Average Spent	\$1,699.16	\$1,622.36	\$1,541.31
Spending Potential Index	149	142	135

**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 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.