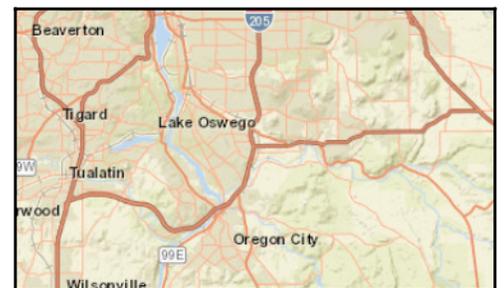
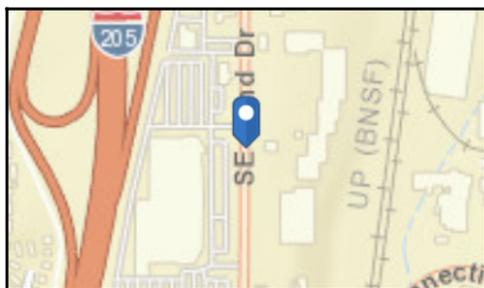
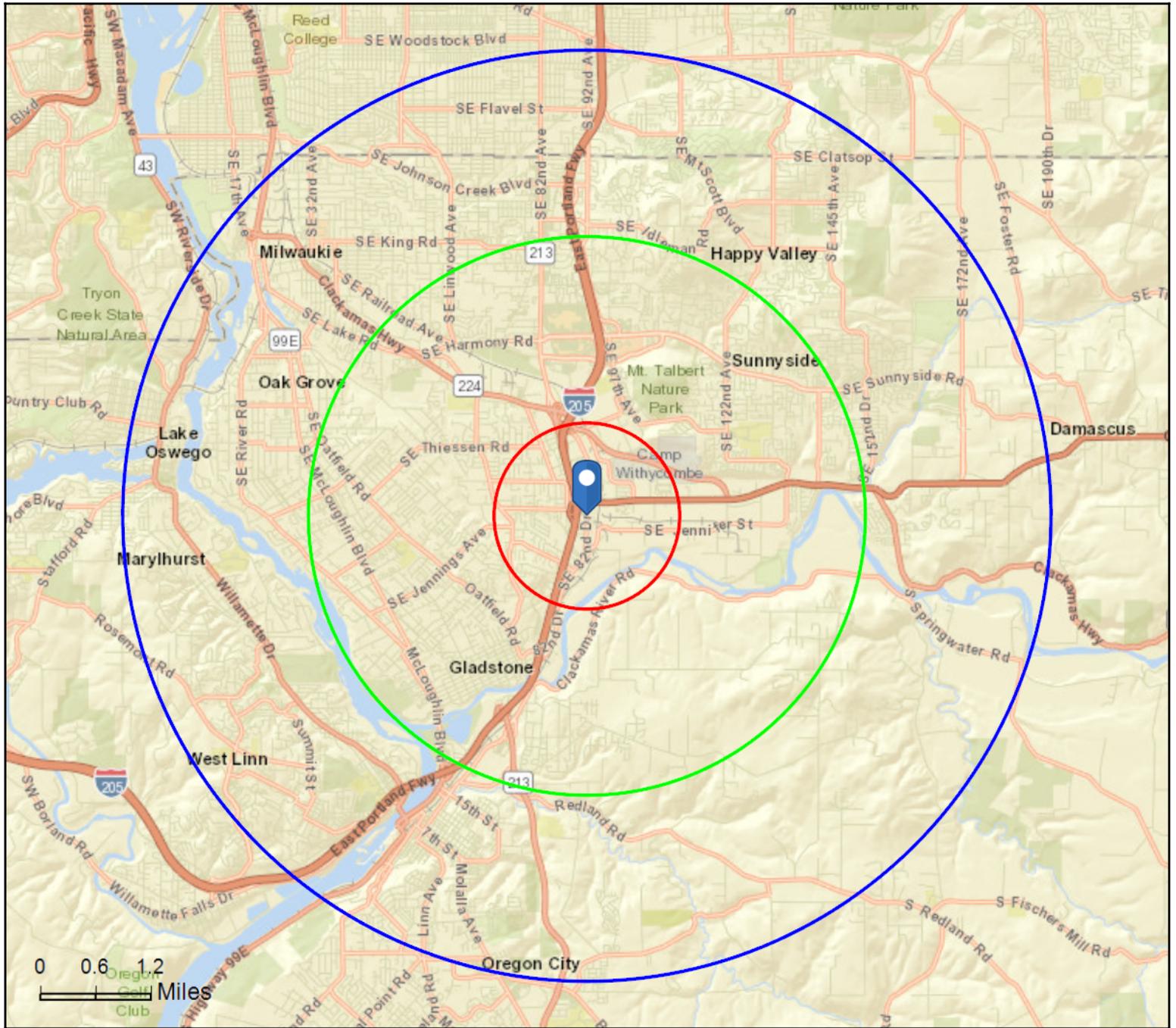




Site Map

16220 SE 82nd Dr, Clackamas, Oregon, 97015
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS
Latitude: 45.40522
Longitude: -122.56884



January 11, 2019



Traffic Count Profile

16220 SE 82nd Dr, Clackamas, Oregon, 97015
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.40522
Longitude: -122.56884

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.06	SE 82nd Dr	Carver Rd (0.09 miles N)	2015	16,135
0.06	SE 82nd Dr	Beaverlake Dr (0.12 miles S)	2015	11,700
0.13	I- 205	Carver Rd (0.06 miles NW)	2016	11,800
0.16	Carver Rd	SE 82nd Dr (0.04 miles E)	2016	38,300
0.16	Carver Rd	SE 82nd Dr (0.06 miles W)	2016	47,500
0.17		(0.0 miles)	2016	10,300
0.18		(0.0 miles)	2012	14,510
0.20	Carver Rd	I- 205 (0.01 miles E)	2016	47,600
0.23		(0.0 miles)	2015	15,900
0.24	Carver Rd	SE 98th Ave (0.14 miles E)	2007	58,200
0.24	SE Jennifer St	SE Evelyn St (0.1500001 miles NE)	2015	13,700
0.25	Carver Hwy	SE McKinley Ave (0.01 miles W)	2016	17,200
0.26		(0.0 miles)	2016	4,700
0.27	SE Evelyn St	SE Jennifer St (0.05 miles NE)	2011	2,775
0.27	SE Roots Rd	SE Blooming Ln (0.02 miles W)	2015	9,870
0.27	SE 82nd Dr	SE Adams St (0.02 miles S)	2015	16,085
0.29	I- 205	SE Strawberry Ln (0.28999999 miles S)	2016	136,600
0.31	SE McKinley Ave	SE Hood St (0.03 miles S)	2015	9,470
0.34	SE 82nd Dr	SE Jennifer St (0.07 miles S)	2015	9,745
0.35	SE Jennifer St	SE 82nd Dr (0.09 miles SW)	2008	9,600
0.36	SE Jennifer St	SE Evelyn St (0.09 miles W)	2015	12,115
0.37	SE Roots Rd	SE Johnson Rd (0.02 miles E)	2015	8,300
0.38	SE McKinley Ave	SE Clackamas Rd (0.05 miles N)	2015	7,200
0.40	SE Evelyn St	SE Mangan Dr (0.08 miles N)	2000	12,050
0.43	SE 82nd Dr	SE Jennifer St (0.03 miles NE)	2015	12,000
0.43	I- 205	SE Jannsen Rd (0.18000001 miles N)	2016	149,100
0.44	SE Evelyn St	Helen Ave (0.02 miles SW)	2015	4,300
0.51	SE 82nd Dr	SE Scottstree Way (0.02 miles NE)	2015	17,080
0.53	SE 102nd Ave	SE Citadel St (0.02 miles N)	2015	3,280
0.56	SE Strawberry Ln	I- 205 (0.03 miles SE)	2015	3,000

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2018 to 1963. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 and 2018. 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: ©2018 Kalibrate Technologies (Q3 2018).



Business Summary

16220 SE 82nd Dr, Clackamas, Oregon, 97015
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS
Latitude: 45.40522
Longitude: -122.56884

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	528		3,296		7,182							
Total Employees:	5,851		45,643		84,457							
Total Residential Population:	7,934		83,198		217,662							
Employee/Residential Population Ratio (per 100 Residents)	74		55		39							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	17	3.2%	307	5.2%	52	1.6%	514	1.1%	137	1.9%	1,140	1.3%
Construction	53	10.0%	581	9.9%	292	8.9%	2,277	5.0%	650	9.1%	4,441	5.3%
Manufacturing	34	6.4%	724	12.4%	163	4.9%	5,664	12.4%	306	4.3%	12,007	14.2%
Transportation	22	4.2%	321	5.5%	79	2.4%	2,249	4.9%	153	2.1%	2,835	3.4%
Communication	5	0.9%	38	0.6%	34	1.0%	599	1.3%	64	0.9%	939	1.1%
Utility	7	1.3%	64	1.1%	18	0.5%	169	0.4%	35	0.5%	370	0.4%
Wholesale Trade	45	8.5%	639	10.9%	184	5.6%	4,712	10.3%	329	4.6%	6,089	7.2%
Retail Trade Summary	98	18.6%	1,415	24.2%	746	22.6%	12,935	28.3%	1,491	20.8%	21,116	25.0%
Home Improvement	13	2.5%	105	1.8%	48	1.5%	835	1.8%	97	1.4%	1,369	1.6%
General Merchandise Stores	6	1.1%	325	5.6%	31	0.9%	2,442	5.4%	52	0.7%	3,040	3.6%
Food Stores	11	2.1%	214	3.7%	70	2.1%	1,473	3.2%	157	2.2%	2,870	3.4%
Auto Dealers, Gas Stations, Auto Aftermarket	9	1.7%	70	1.2%	107	3.2%	1,903	4.2%	199	2.8%	2,439	2.9%
Apparel & Accessory Stores	2	0.4%	21	0.4%	69	2.1%	787	1.7%	94	1.3%	955	1.1%
Furniture & Home Furnishings	7	1.3%	99	1.7%	55	1.7%	403	0.9%	126	1.8%	817	1.0%
Eating & Drinking Places	25	4.7%	433	7.4%	203	6.2%	3,453	7.6%	427	5.9%	6,083	7.2%
Miscellaneous Retail	25	4.7%	149	2.5%	163	4.9%	1,638	3.6%	338	4.7%	3,543	4.2%
Finance, Insurance, Real Estate Summary	39	7.4%	238	4.1%	324	9.8%	2,414	5.3%	672	9.4%	4,421	5.2%
Banks, Savings & Lending Institutions	6	1.1%	57	1.0%	65	2.0%	620	1.4%	126	1.8%	1,149	1.4%
Securities Brokers	5	0.9%	11	0.2%	33	1.0%	197	0.4%	88	1.2%	375	0.4%
Insurance Carriers & Agents	5	0.9%	20	0.3%	72	2.2%	299	0.7%	147	2.0%	753	0.9%
Real Estate, Holding, Other Investment Offices	24	4.5%	150	2.6%	152	4.6%	1,297	2.8%	311	4.3%	2,145	2.5%
Services Summary	167	31.6%	1,283	21.9%	1,152	35.0%	12,823	28.1%	2,697	37.6%	27,537	32.6%
Hotels & Lodging	3	0.6%	78	1.3%	16	0.5%	306	0.7%	28	0.4%	349	0.4%
Automotive Services	17	3.2%	82	1.4%	105	3.2%	506	1.1%	211	2.9%	949	1.1%
Motion Pictures & Amusements	13	2.5%	60	1.0%	77	2.3%	725	1.6%	182	2.5%	1,442	1.7%
Health Services	21	4.0%	178	3.0%	206	6.2%	2,294	5.0%	504	7.0%	7,582	9.0%
Legal Services	1	0.2%	3	0.1%	25	0.8%	98	0.2%	68	0.9%	230	0.3%
Education Institutions & Libraries	7	1.3%	156	2.7%	66	2.0%	1,776	3.9%	158	2.2%	4,519	5.4%
Other Services	105	19.9%	725	12.4%	656	19.9%	7,118	15.6%	1,545	21.5%	12,466	14.8%
Government	7	1.3%	227	3.9%	54	1.6%	1,252	2.7%	169	2.4%	3,421	4.1%
Unclassified Establishments	33	6.2%	15	0.3%	198	6.0%	36	0.1%	479	6.7%	142	0.2%
Totals	528	100.0%	5,851	100.0%	3,296	100.0%	45,643	100.0%	7,182	100.0%	84,457	100.0%

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

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

16220 SE 82nd Dr, Clackamas, Oregon, 97015
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS
Latitude: 45.40522
Longitude: -122.56884

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	4	0.1%	9	0.0%	13	0.2%	34	0.0%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.0%	11	0.0%
Utilities	1	0.2%	4	0.1%	6	0.2%	61	0.1%	12	0.2%	137	0.2%
Construction	56	10.6%	614	10.5%	310	9.4%	2,375	5.2%	690	9.6%	4,742	5.6%
Manufacturing	37	7.0%	712	12.2%	176	5.3%	5,441	11.9%	326	4.5%	12,001	14.2%
Wholesale Trade	44	8.3%	623	10.6%	178	5.4%	4,628	10.1%	320	4.5%	5,989	7.1%
Retail Trade	72	13.6%	981	16.8%	524	15.9%	9,092	19.9%	1,030	14.3%	14,353	17.0%
Motor Vehicle & Parts Dealers	6	1.1%	38	0.6%	88	2.7%	1,730	3.8%	158	2.2%	2,101	2.5%
Furniture & Home Furnishings Stores	2	0.4%	65	1.1%	25	0.8%	241	0.5%	61	0.8%	415	0.5%
Electronics & Appliance Stores	6	1.1%	31	0.5%	20	0.6%	76	0.2%	46	0.6%	254	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	13	2.5%	104	1.8%	47	1.4%	825	1.8%	96	1.3%	1,359	1.6%
Food & Beverage Stores	11	2.1%	207	3.5%	55	1.7%	1,028	2.3%	134	1.9%	2,167	2.6%
Health & Personal Care Stores	5	0.9%	38	0.6%	47	1.4%	598	1.3%	83	1.2%	1,096	1.3%
Gasoline Stations	3	0.6%	32	0.5%	19	0.6%	173	0.4%	42	0.6%	363	0.4%
Clothing & Clothing Accessories Stores	4	0.8%	30	0.5%	81	2.5%	869	1.9%	117	1.6%	1,074	1.3%
Sport Goods, Hobby, Book, & Music Stores	5	0.9%	24	0.4%	46	1.4%	550	1.2%	85	1.2%	1,249	1.5%
General Merchandise Stores	6	1.1%	325	5.6%	31	0.9%	2,442	5.4%	52	0.7%	3,040	3.6%
Miscellaneous Store Retailers	12	2.3%	81	1.4%	59	1.8%	513	1.1%	143	2.0%	1,146	1.4%
Nonstore Retailers	1	0.2%	7	0.1%	8	0.2%	46	0.1%	13	0.2%	90	0.1%
Transportation & Warehousing	16	3.0%	309	5.3%	64	1.9%	2,197	4.8%	123	1.7%	2,728	3.2%
Information	15	2.8%	140	2.4%	75	2.3%	1,467	3.2%	149	2.1%	2,282	2.7%
Finance & Insurance	15	2.8%	88	1.5%	174	5.3%	1,134	2.5%	369	5.1%	2,322	2.7%
Central Bank/Credit Intermediation & Related Activities	6	1.1%	57	1.0%	67	2.0%	627	1.4%	130	1.8%	1,170	1.4%
Securities, Commodity Contracts & Other Financial	5	0.9%	11	0.2%	34	1.0%	207	0.5%	90	1.3%	389	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	5	0.9%	20	0.3%	72	2.2%	299	0.7%	149	2.1%	764	0.9%
Real Estate, Rental & Leasing	33	6.2%	159	2.7%	192	5.8%	1,328	2.9%	390	5.4%	2,131	2.5%
Professional, Scientific & Tech Services	47	8.9%	563	9.6%	260	7.9%	3,971	8.7%	613	8.5%	5,621	6.7%
Legal Services	2	0.4%	10	0.2%	33	1.0%	177	0.4%	78	1.1%	313	0.4%
Management of Companies & Enterprises	0	0.0%	0	0.0%	2	0.1%	8	0.0%	4	0.1%	40	0.0%
Administrative & Support & Waste Management & Remediation	22	4.2%	162	2.8%	116	3.5%	1,100	2.4%	263	3.7%	2,111	2.5%
Educational Services	11	2.1%	197	3.4%	80	2.4%	1,851	4.1%	190	2.6%	4,510	5.3%
Health Care & Social Assistance	28	5.3%	222	3.8%	266	8.1%	3,454	7.6%	657	9.1%	9,973	11.8%
Arts, Entertainment & Recreation	9	1.7%	56	1.0%	42	1.3%	636	1.4%	110	1.5%	1,299	1.5%
Accommodation & Food Services	29	5.5%	511	8.7%	222	6.7%	3,833	8.4%	460	6.4%	6,511	7.7%
Accommodation	3	0.6%	78	1.3%	16	0.5%	306	0.7%	28	0.4%	349	0.4%
Food Services & Drinking Places	25	4.7%	434	7.4%	206	6.2%	3,527	7.7%	432	6.0%	6,162	7.3%
Other Services (except Public Administration)	53	10.0%	269	4.6%	351	10.6%	1,770	3.9%	812	11.3%	4,098	4.9%
Automotive Repair & Maintenance	15	2.8%	77	1.3%	89	2.7%	433	0.9%	174	2.4%	795	0.9%
Public Administration	7	1.3%	227	3.9%	54	1.6%	1,252	2.7%	169	2.4%	3,421	4.1%
Unclassified Establishments	33	6.2%	15	0.3%	198	6.0%	36	0.1%	479	6.7%	142	0.2%
Total	528	100.0%	5,851	100.0%	3,296	100.0%	45,643	100.0%	7,182	100.0%	84,457	100.0%

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

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.

January 11, 2019



Executive Summary

16220 SE 82nd Dr, Clackamas, Oregon, 97015
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.40522
Longitude: -122.56884

	1 mile	3 miles	5 miles
Population			
2000 Population	7,463	70,500	177,511
2010 Population	7,549	76,756	198,840
2018 Population	7,934	83,198	217,662
2023 Population	8,265	88,945	232,076
2000-2010 Annual Rate	0.11%	0.85%	1.14%
2010-2018 Annual Rate	0.60%	0.98%	1.10%
2018-2023 Annual Rate	0.82%	1.34%	1.29%
2018 Male Population	49.9%	48.8%	49.0%
2018 Female Population	50.1%	51.2%	51.0%
2018 Median Age	41.1	40.3	40.4

In the identified area, the current year population is 217,662. In 2010, the Census count in the area was 198,840. The rate of change since 2010 was 1.10% annually. The five-year projection for the population in the area is 232,076 representing a change of 1.29% annually from 2018 to 2023. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 41.1, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	82.4%	81.8%	81.6%
2018 Black Alone	1.6%	1.7%	1.8%
2018 American Indian/Alaska Native Alone	1.3%	0.9%	0.9%
2018 Asian Alone	2.7%	6.0%	7.1%
2018 Pacific Islander Alone	0.2%	0.5%	0.3%
2018 Other Race	6.6%	4.4%	3.7%
2018 Two or More Races	5.2%	4.7%	4.6%
2018 Hispanic Origin (Any Race)	15.1%	10.9%	9.4%

Persons of Hispanic origin represent 9.4% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 44.3 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	2,888	27,393	69,076
2010 Households	2,957	30,282	77,961
2018 Total Households	3,084	32,604	84,222
2023 Total Households	3,206	34,784	89,418
2000-2010 Annual Rate	0.24%	1.01%	1.22%
2010-2018 Annual Rate	0.51%	0.90%	0.94%
2018-2023 Annual Rate	0.78%	1.30%	1.20%
2018 Average Household Size	2.55	2.53	2.56

The household count in this area has changed from 77,961 in 2010 to 84,222 in the current year, a change of 0.94% annually. The five-year projection of households is 89,418, a change of 1.20% annually from the current year total. Average household size is currently 2.56, compared to 2.53 in the year 2010. The number of families in the current year is 55,178 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

January 11, 2019



Executive Summary

16220 SE 82nd Dr, Clackamas, Oregon, 97015
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.40522
Longitude: -122.56884

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$56,272	\$67,654	\$69,571
2023 Median Household Income	\$61,712	\$75,486	\$76,881
2018-2023 Annual Rate	1.86%	2.21%	2.02%
Average Household Income			
2018 Average Household Income	\$69,029	\$85,926	\$92,402
2023 Average Household Income	\$78,734	\$97,172	\$104,394
2018-2023 Annual Rate	2.67%	2.49%	2.47%
Per Capita Income			
2018 Per Capita Income	\$27,386	\$33,812	\$35,801
2023 Per Capita Income	\$31,134	\$38,114	\$40,224
2018-2023 Annual Rate	2.60%	2.42%	2.36%

Current median household income is \$69,571 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$76,881 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$92,402 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$104,394 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$35,801 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$40,224 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	3,058	28,745	73,038
2000 Owner Occupied Housing Units	1,897	17,670	45,639
2000 Renter Occupied Housing Units	992	9,723	23,437
2000 Vacant Housing Units	169	1,352	3,962
2010 Total Housing Units	3,125	32,089	82,643
2010 Owner Occupied Housing Units	1,913	18,824	50,571
2010 Renter Occupied Housing Units	1,044	11,458	27,390
2010 Vacant Housing Units	168	1,807	4,682
2018 Total Housing Units	3,246	34,466	88,978
2018 Owner Occupied Housing Units	2,017	20,461	55,199
2018 Renter Occupied Housing Units	1,067	12,143	29,023
2018 Vacant Housing Units	162	1,862	4,756
2023 Total Housing Units	3,375	36,664	94,114
2023 Owner Occupied Housing Units	2,134	21,920	59,406
2023 Renter Occupied Housing Units	1,072	12,864	30,012
2023 Vacant Housing Units	169	1,880	4,696

Currently, 62.0% of the 88,978 housing units in the area are owner occupied; 32.6%, renter occupied; and 5.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 82,643 housing units in the area - 61.2% owner occupied, 33.1% renter occupied, and 5.7% vacant. The annual rate of change in housing units since 2010 is 3.34%. Median home value in the area is \$340,878, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.84% annually to \$392,173.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Market Profile

16220 SE 82nd Dr, Clackamas, Oregon, 97015
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS
Latitude: 45.40522
Longitude: -122.56884

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	7,463	70,500	177,511
2010 Total Population	7,549	76,756	198,840
2018 Total Population	7,934	83,198	217,662
2018 Group Quarters	81	777	2,096
2023 Total Population	8,265	88,945	232,076
2018-2023 Annual Rate	0.82%	1.34%	1.29%
2018 Total Daytime Population	11,558	87,880	198,228
Workers	7,797	48,298	92,562
Residents	3,761	39,582	105,666
Household Summary			
2000 Households	2,888	27,393	69,076
2000 Average Household Size	2.55	2.56	2.55
2010 Households	2,957	30,282	77,961
2010 Average Household Size	2.53	2.51	2.53
2018 Households	3,084	32,604	84,222
2018 Average Household Size	2.55	2.53	2.56
2023 Households	3,206	34,784	89,418
2023 Average Household Size	2.55	2.53	2.57
2018-2023 Annual Rate	0.78%	1.30%	1.20%
2010 Families	1,913	20,098	51,439
2010 Average Family Size	3.05	3.02	3.04
2018 Families	1,969	21,370	55,178
2018 Average Family Size	3.07	3.04	3.07
2023 Families	2,036	22,731	58,472
2023 Average Family Size	3.07	3.04	3.08
2018-2023 Annual Rate	0.67%	1.24%	1.17%
Housing Unit Summary			
2000 Housing Units	3,058	28,745	73,038
Owner Occupied Housing Units	62.0%	61.5%	62.5%
Renter Occupied Housing Units	32.4%	33.8%	32.1%
Vacant Housing Units	5.5%	4.7%	5.4%
2010 Housing Units	3,125	32,089	82,643
Owner Occupied Housing Units	61.2%	58.7%	61.2%
Renter Occupied Housing Units	33.4%	35.7%	33.1%
Vacant Housing Units	5.4%	5.6%	5.7%
2018 Housing Units	3,246	34,466	88,978
Owner Occupied Housing Units	62.1%	59.4%	62.0%
Renter Occupied Housing Units	32.9%	35.2%	32.6%
Vacant Housing Units	5.0%	5.4%	5.3%
2023 Housing Units	3,375	36,664	94,114
Owner Occupied Housing Units	63.2%	59.8%	63.1%
Renter Occupied Housing Units	31.8%	35.1%	31.9%
Vacant Housing Units	5.0%	5.1%	5.0%
Median Household Income			
2018	\$56,272	\$67,654	\$69,571
2023	\$61,712	\$75,486	\$76,881
Median Home Value			
2018	\$267,612	\$322,292	\$340,878
2023	\$316,392	\$365,778	\$392,173
Per Capita Income			
2018	\$27,386	\$33,812	\$35,801
2023	\$31,134	\$38,114	\$40,224
Median Age			
2010	39.5	39.1	39.0
2018	41.1	40.3	40.4
2023	41.7	41.0	41.1

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



Market Profile

16220 SE 82nd Dr, Clackamas, Oregon, 97015
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.40522
Longitude: -122.56884

	1 mile	3 miles	5 miles
2018 Households by Income			
Household Income Base	3,084	32,604	84,222
<\$15,000	9.7%	7.5%	7.0%
\$15,000 - \$24,999	8.8%	7.4%	6.9%
\$25,000 - \$34,999	9.4%	8.2%	7.9%
\$35,000 - \$49,999	14.3%	12.6%	12.4%
\$50,000 - \$74,999	22.4%	18.4%	18.9%
\$75,000 - \$99,999	15.9%	15.9%	14.6%
\$100,000 - \$149,999	13.1%	17.4%	17.0%
\$150,000 - \$199,999	3.6%	6.9%	7.7%
\$200,000+	2.7%	5.8%	7.7%
Average Household Income	\$69,029	\$85,926	\$92,402
2023 Households by Income			
Household Income Base	3,206	34,784	89,418
<\$15,000	8.0%	6.1%	5.6%
\$15,000 - \$24,999	7.8%	6.5%	6.0%
\$25,000 - \$34,999	8.5%	7.5%	7.1%
\$35,000 - \$49,999	13.0%	11.8%	11.5%
\$50,000 - \$74,999	22.1%	17.7%	18.3%
\$75,000 - \$99,999	17.3%	16.3%	14.9%
\$100,000 - \$149,999	15.7%	19.7%	19.1%
\$150,000 - \$199,999	4.2%	7.6%	8.5%
\$200,000+	3.4%	6.9%	9.0%
Average Household Income	\$78,734	\$97,172	\$104,394
2018 Owner Occupied Housing Units by Value			
Total	2,017	20,461	55,199
<\$50,000	24.8%	7.8%	5.7%
\$50,000 - \$99,999	1.2%	0.8%	1.2%
\$100,000 - \$149,999	1.3%	1.2%	2.0%
\$150,000 - \$199,999	5.1%	4.8%	5.9%
\$200,000 - \$249,999	12.5%	10.4%	11.0%
\$250,000 - \$299,999	14.4%	18.2%	14.2%
\$300,000 - \$399,999	25.3%	31.0%	24.5%
\$400,000 - \$499,999	9.4%	14.0%	15.4%
\$500,000 - \$749,999	4.5%	8.4%	13.2%
\$750,000 - \$999,999	0.5%	2.2%	4.0%
\$1,000,000 - \$1,499,999	0.9%	1.0%	2.2%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.3%
\$2,000,000 +	0.0%	0.1%	0.4%
Average Home Value	\$260,473	\$346,285	\$393,397
2023 Owner Occupied Housing Units by Value			
Total	2,134	21,920	59,406
<\$50,000	19.5%	5.8%	4.3%
\$50,000 - \$99,999	7.5%	1.1%	1.1%
\$100,000 - \$149,999	0.7%	0.5%	1.0%
\$150,000 - \$199,999	1.6%	1.8%	2.7%
\$200,000 - \$249,999	5.5%	5.7%	6.5%
\$250,000 - \$299,999	10.0%	13.1%	11.1%
\$300,000 - \$399,999	31.3%	33.4%	25.2%
\$400,000 - \$499,999	14.8%	19.3%	19.6%
\$500,000 - \$749,999	6.0%	13.3%	18.8%
\$750,000 - \$999,999	1.1%	4.0%	5.7%
\$1,000,000 - \$1,499,999	1.8%	1.7%	2.9%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.4%
\$2,000,000 +	0.0%	0.2%	0.7%
Average Home Value	\$300,985	\$404,154	\$454,738

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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



Market Profile

16220 SE 82nd Dr, Clackamas, Oregon, 97015
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS
Latitude: 45.40522
Longitude: -122.56884

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	7,547	76,756	198,840
0 - 4	5.8%	6.0%	6.1%
5 - 9	6.1%	6.1%	6.4%
10 - 14	6.5%	6.7%	6.8%
15 - 24	13.1%	13.1%	12.3%
25 - 34	12.8%	12.7%	13.0%
35 - 44	13.4%	13.0%	13.8%
45 - 54	14.9%	14.9%	15.3%
55 - 64	14.1%	13.4%	13.4%
65 - 74	8.1%	7.2%	6.8%
75 - 84	3.7%	4.2%	3.9%
85 +	1.6%	2.5%	2.3%
18 +	77.3%	76.9%	76.5%
2018 Population by Age			
Total	7,935	83,197	217,661
0 - 4	5.4%	5.7%	5.6%
5 - 9	5.7%	5.7%	5.9%
10 - 14	6.0%	5.9%	6.2%
15 - 24	11.7%	12.1%	11.8%
25 - 34	13.8%	13.9%	13.3%
35 - 44	12.3%	12.3%	13.0%
45 - 54	12.9%	12.7%	13.3%
55 - 64	14.6%	13.9%	14.0%
65 - 74	11.3%	10.5%	10.0%
75 - 84	4.6%	4.7%	4.4%
85 +	1.8%	2.6%	2.4%
18 +	79.5%	79.2%	78.5%
2023 Population by Age			
Total	8,265	88,945	232,075
0 - 4	5.4%	5.7%	5.6%
5 - 9	5.4%	5.6%	5.7%
10 - 14	5.9%	5.8%	6.0%
15 - 24	11.0%	11.0%	11.0%
25 - 34	13.8%	13.9%	13.3%
35 - 44	12.7%	12.8%	13.4%
45 - 54	12.1%	11.9%	12.5%
55 - 64	13.7%	12.9%	13.1%
65 - 74	12.3%	11.6%	11.2%
75 - 84	5.8%	6.1%	5.7%
85 +	1.9%	2.5%	2.4%
18 +	79.8%	79.5%	79.0%
2010 Population by Sex			
Males	3,750	37,362	97,305
Females	3,799	39,394	101,535
2018 Population by Sex			
Males	3,957	40,621	106,588
Females	3,977	42,577	111,074
2023 Population by Sex			
Males	4,146	43,570	113,905
Females	4,119	45,375	118,171

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

January 11, 2019



Market Profile

16220 SE 82nd Dr, Clackamas, Oregon, 97015
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS
Latitude: 45.40522
Longitude: -122.56884

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	7,549	76,756	198,840
White Alone	85.0%	84.7%	84.5%
Black Alone	1.2%	1.3%	1.4%
American Indian Alone	1.3%	0.9%	0.9%
Asian Alone	2.3%	5.0%	5.8%
Pacific Islander Alone	0.2%	0.4%	0.3%
Some Other Race Alone	5.8%	3.9%	3.3%
Two or More Races	4.2%	3.8%	3.8%
Hispanic Origin	13.4%	9.7%	8.5%
Diversity Index	44.4	40.7	39.4
2018 Population by Race/Ethnicity			
Total	7,934	83,198	217,662
White Alone	82.4%	81.8%	81.6%
Black Alone	1.6%	1.7%	1.8%
American Indian Alone	1.3%	0.9%	0.9%
Asian Alone	2.7%	6.0%	7.1%
Pacific Islander Alone	0.2%	0.5%	0.3%
Some Other Race Alone	6.6%	4.4%	3.7%
Two or More Races	5.2%	4.7%	4.6%
Hispanic Origin	15.1%	10.9%	9.4%
Diversity Index	49.5	45.8	44.3
2023 Population by Race/Ethnicity			
Total	8,265	88,947	232,076
White Alone	80.2%	79.6%	79.4%
Black Alone	1.9%	2.0%	2.0%
American Indian Alone	1.3%	0.9%	0.9%
Asian Alone	3.1%	6.8%	8.1%
Pacific Islander Alone	0.2%	0.5%	0.4%
Some Other Race Alone	7.3%	4.8%	4.0%
Two or More Races	6.0%	5.3%	5.2%
Hispanic Origin	16.7%	12.0%	10.3%
Diversity Index	53.4	49.6	48.0
2010 Population by Relationship and Household Type			
Total	7,549	76,756	198,840
In Households	99.0%	99.1%	99.0%
In Family Households	80.9%	82.1%	81.6%
Householder	25.6%	26.1%	25.8%
Spouse	18.1%	19.4%	19.4%
Child	29.3%	29.7%	29.8%
Other relative	4.3%	3.9%	3.7%
Nonrelative	3.5%	3.0%	3.0%
In Nonfamily Households	18.1%	17.0%	17.4%
In Group Quarters	1.0%	0.9%	1.0%
Institutionalized Population	0.3%	0.3%	0.4%
Noninstitutionalized Population	0.7%	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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



Market Profile

16220 SE 82nd Dr, Clackamas, Oregon, 97015
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.40522
Longitude: -122.56884

	1 mile	3 miles	5 miles
2018 Population 25+ by Educational Attainment			
Total	5,652	58,741	153,320
Less than 9th Grade	2.5%	2.3%	2.6%
9th - 12th Grade, No Diploma	8.5%	5.3%	4.7%
High School Graduate	21.9%	18.4%	16.6%
GED/Alternative Credential	4.9%	4.1%	4.1%
Some College, No Degree	33.3%	30.1%	27.7%
Associate Degree	9.1%	9.9%	9.3%
Bachelor's Degree	13.0%	20.4%	22.4%
Graduate/Professional Degree	6.9%	9.5%	12.7%
2018 Population 15+ by Marital Status			
Total	6,583	68,778	178,990
Never Married	30.6%	30.4%	30.4%
Married	47.3%	49.9%	50.4%
Widowed	7.0%	6.4%	5.7%
Divorced	15.1%	13.3%	13.5%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	95.0%	95.2%	95.1%
Civilian Unemployed (Unemployment Rate)	5.1%	4.8%	4.9%
2018 Employed Population 16+ by Industry			
Total	4,253	44,410	114,065
Agriculture/Mining	3.1%	0.9%	0.7%
Construction	6.8%	6.9%	7.0%
Manufacturing	11.6%	11.8%	12.0%
Wholesale Trade	5.3%	3.9%	4.0%
Retail Trade	17.5%	14.2%	13.1%
Transportation/Utilities	7.5%	6.5%	5.1%
Information	1.2%	1.4%	1.4%
Finance/Insurance/Real Estate	4.8%	6.7%	7.6%
Services	39.6%	43.9%	45.4%
Public Administration	2.6%	3.7%	3.6%
2018 Employed Population 16+ by Occupation			
Total	4,254	44,408	114,061
White Collar	49.8%	61.6%	62.5%
Management/Business/Financial	9.4%	14.4%	15.5%
Professional	10.1%	18.4%	20.0%
Sales	14.6%	13.0%	12.8%
Administrative Support	15.7%	15.8%	14.2%
Services	22.8%	17.4%	17.0%
Blue Collar	27.4%	21.0%	20.6%
Farming/Forestry/Fishing	1.7%	0.6%	0.4%
Construction/Extraction	4.5%	5.1%	5.2%
Installation/Maintenance/Repair	4.1%	3.1%	3.1%
Production	4.6%	4.6%	5.1%
Transportation/Material Moving	12.6%	7.6%	6.8%
2010 Population By Urban/ Rural Status			
Total Population	7,549	76,756	198,840
Population Inside Urbanized Area	100.0%	98.3%	97.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	1.7%	2.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

January 11, 2019



Market Profile

16220 SE 82nd Dr, Clackamas, Oregon, 97015
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.40522
Longitude: -122.56884

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	2,956	30,283	77,962
Households with 1 Person	27.3%	26.2%	25.8%
Households with 2+ People	72.7%	73.8%	74.2%
Family Households	64.7%	66.4%	66.0%
Husband-wife Families	45.9%	49.2%	49.7%
With Related Children	19.2%	20.5%	21.8%
Other Family (No Spouse Present)	18.8%	17.1%	16.3%
Other Family with Male Householder	5.8%	5.1%	5.0%
With Related Children	3.5%	3.1%	3.0%
Other Family with Female Householder	13.0%	12.0%	11.3%
With Related Children	8.1%	7.7%	7.2%
Nonfamily Households	8.0%	7.4%	8.2%
All Households with Children	31.6%	31.9%	32.6%
Multigenerational Households	4.0%	3.5%	3.5%
Unmarried Partner Households	8.1%	7.4%	7.7%
Male-female	7.1%	6.5%	6.8%
Same-sex	1.0%	0.9%	0.9%
2010 Households by Size			
Total	2,955	30,283	77,959
1 Person Household	27.3%	26.2%	25.8%
2 Person Household	33.8%	34.7%	34.4%
3 Person Household	16.8%	16.4%	16.7%
4 Person Household	12.5%	13.0%	13.4%
5 Person Household	6.0%	5.8%	5.9%
6 Person Household	2.1%	2.3%	2.3%
7 + Person Household	1.5%	1.5%	1.5%
2010 Households by Tenure and Mortgage Status			
Total	2,957	30,282	77,961
Owner Occupied	64.7%	62.2%	64.9%
Owned with a Mortgage/Loan	42.4%	45.9%	49.9%
Owned Free and Clear	22.4%	16.2%	15.0%
Renter Occupied	35.3%	37.8%	35.1%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,125	32,089	82,643
Housing Units Inside Urbanized Area	100.0%	98.4%	97.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	1.6%	2.1%

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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



Market Profile

16220 SE 82nd Dr, Clackamas, Oregon, 97015
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.40522
Longitude: -122.56884

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Metro Fusion (11C)	Comfortable Empty Nesters	Front Porches (8E)
2.	Rooted Rural (10B)	Green Acres (6A)	Parks and Rec (5C)
3.	Salt of the Earth (6B)	Parks and Rec (5C)	Soccer Moms (4A)
2018 Consumer Spending			
Apparel & Services: Total \$	\$5,526,017	\$72,579,467	\$201,370,342
Average Spent	\$1,791.83	\$2,226.09	\$2,390.95
Spending Potential Index	82	102	110
Education: Total \$	\$3,459,535	\$48,769,854	\$137,374,755
Average Spent	\$1,121.77	\$1,495.82	\$1,631.10
Spending Potential Index	78	103	113
Entertainment/Recreation: Total \$	\$8,507,354	\$108,045,611	\$297,557,440
Average Spent	\$2,758.55	\$3,313.88	\$3,533.01
Spending Potential Index	86	103	110
Food at Home: Total \$	\$13,695,622	\$168,975,339	\$460,839,131
Average Spent	\$4,440.86	\$5,182.66	\$5,471.72
Spending Potential Index	88	103	109
Food Away from Home: Total \$	\$9,051,847	\$118,109,065	\$325,470,352
Average Spent	\$2,935.10	\$3,622.53	\$3,864.43
Spending Potential Index	84	103	110
Health Care: Total \$	\$15,588,747	\$193,155,116	\$526,969,856
Average Spent	\$5,054.72	\$5,924.28	\$6,256.91
Spending Potential Index	88	103	109
HH Furnishings & Equipment: Total \$	\$5,344,619	\$70,101,123	\$193,785,748
Average Spent	\$1,733.02	\$2,150.08	\$2,300.89
Spending Potential Index	83	103	110
Personal Care Products & Services: Total \$	\$2,100,212	\$27,893,248	\$77,157,766
Average Spent	\$681.00	\$855.52	\$916.12
Spending Potential Index	82	103	111
Shelter: Total \$	\$41,787,999	\$563,237,413	\$1,569,369,589
Average Spent	\$13,549.93	\$17,275.10	\$18,633.73
Spending Potential Index	81	103	111
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,277,544	\$82,528,021	\$229,867,584
Average Spent	\$2,035.52	\$2,531.22	\$2,729.31
Spending Potential Index	82	102	110
Travel: Total \$	\$5,145,501	\$71,688,882	\$202,381,279
Average Spent	\$1,668.45	\$2,198.78	\$2,402.95
Spending Potential Index	77	102	112
Vehicle Maintenance & Repairs: Total \$	\$2,870,639	\$36,251,648	\$99,251,093
Average Spent	\$930.82	\$1,111.88	\$1,178.45
Spending Potential Index	87	103	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 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.