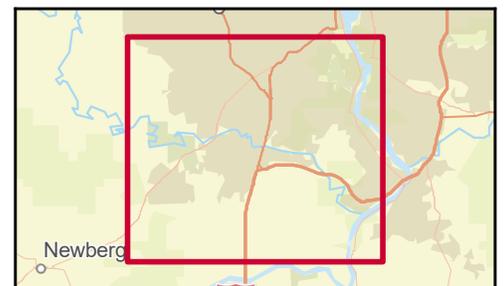
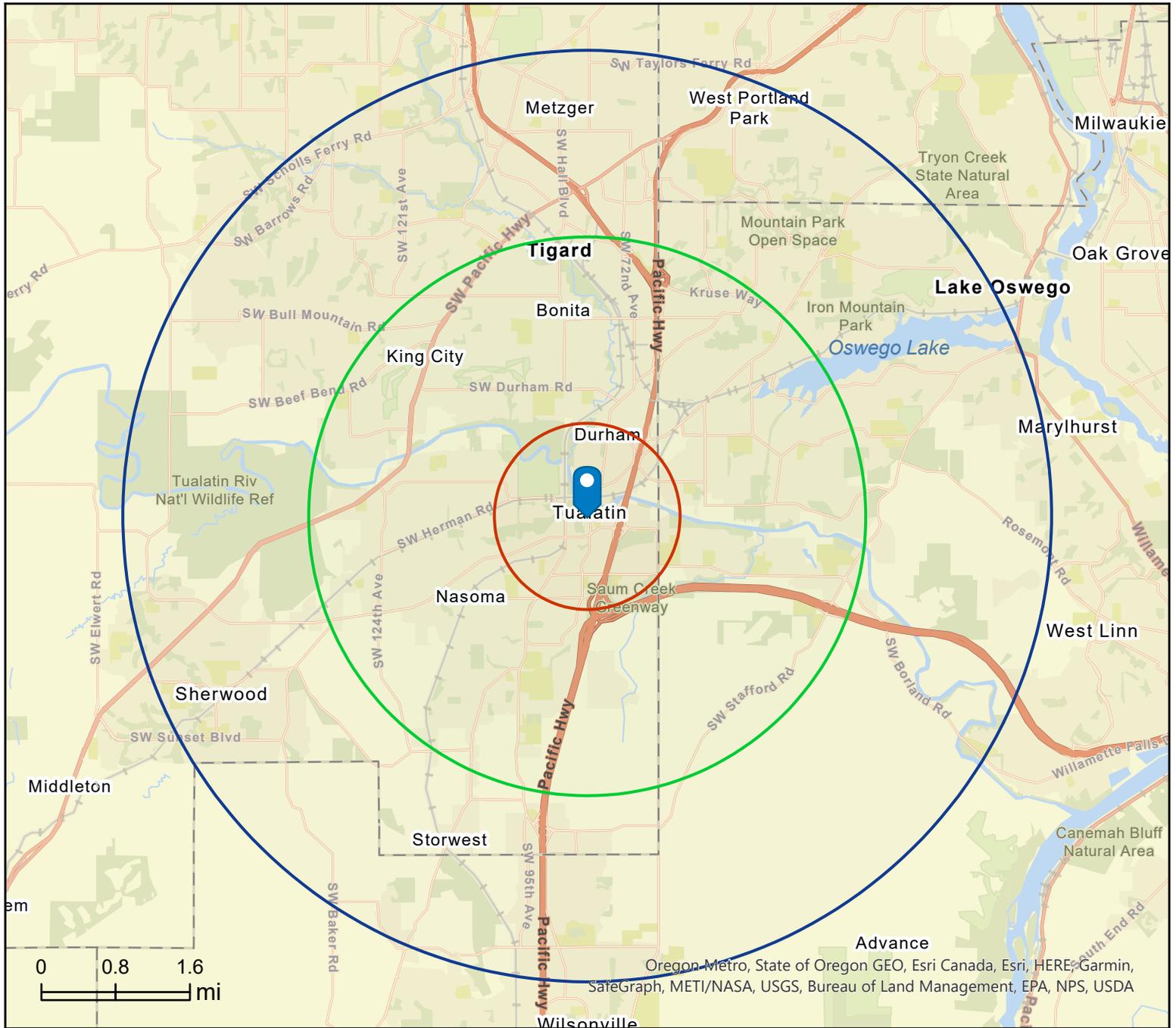


Site Map

18747 SW Martinazzi Ave, Tualatin, Oregon, 97062
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS
 Latitude: 45.38444
 Longitude: -122.75950

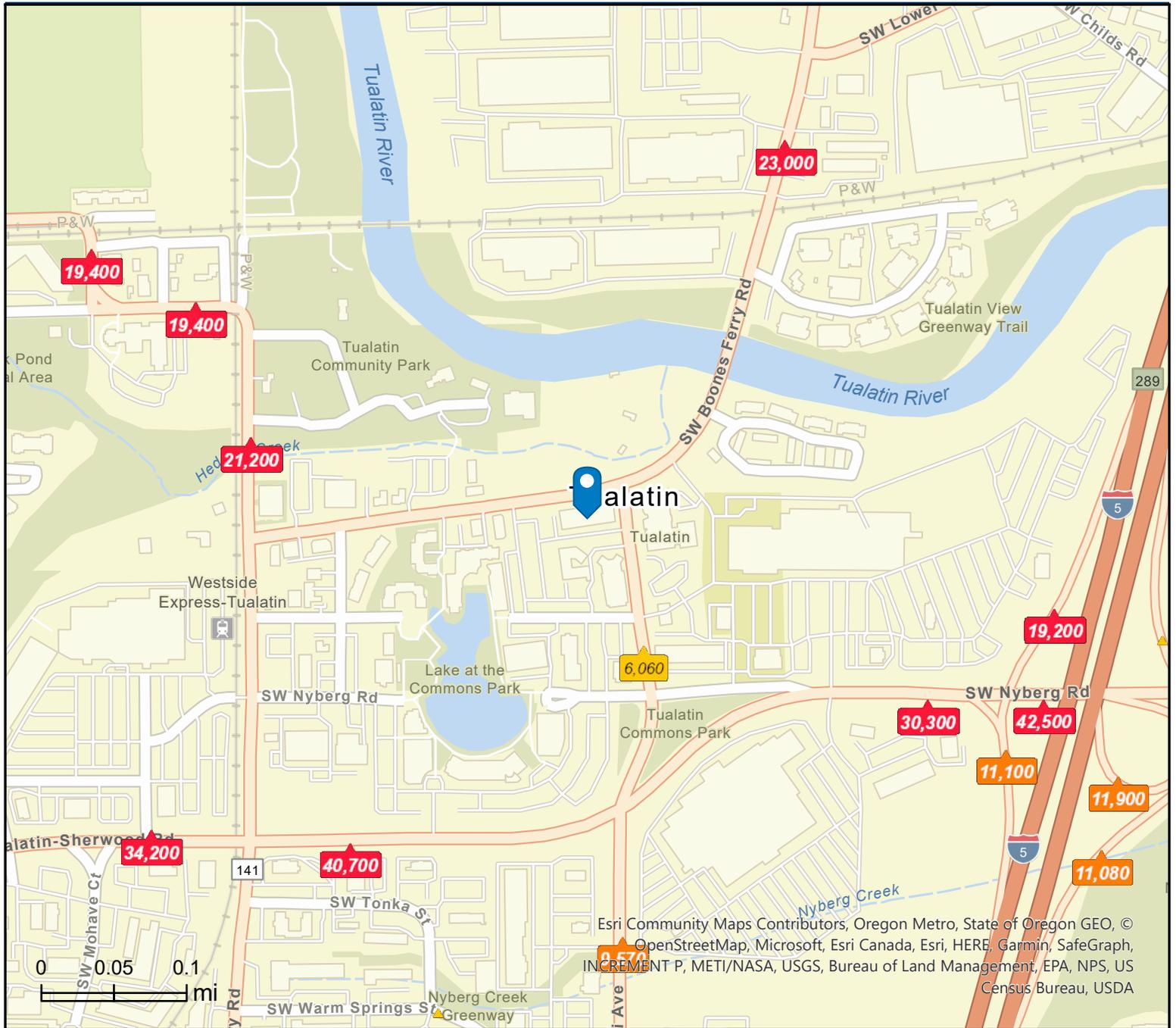


Oregon Metro, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

Traffic Count Map - Close Up

18747 SW Martinazzi Ave, Tualatin, Oregon, 97062
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS
 Latitude: 45.38444
 Longitude: -122.75950



- 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: ©2021 Kalibrate Technologies (Q4 2021).



Traffic Count Profile

18747 SW Martinazzi Ave, Tualatin, Oregon, 97062
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.38444
Longitude: -122.75950

| Distance: | Street: | Closest Cross-street: | Year of Count: | Count: |
|-----------|-------------------------------|---|----------------|---------|
| 0.10 | Southwest Martinazzi Avenue | SW Seneca St (0.02 miles N) | 2018 | 6,060 |
| 0.24 | Tualatin Rd | SW Boones Ferry Rd (0.07 miles S) | 2015 | 21,200 |
| 0.27 | SW Nyberg St | SW Edy Rd (0.04 miles W) | 2017 | 30,300 |
| 0.28 | SW Edy Rd | SW Martinazzi Ave (0.19 miles E) | 2017 | 40,700 |
| 0.29 | SW Boones Ferry Rd | SW Upper Boones Ferry Rd (0.06 miles N) | 2018 | 23,000 |
| 0.29 | Southwest Martinazzi Avenue | SW Edy Rd (0.09 miles N) | 2018 | 9,570 |
| 0.30 | Tualatin Rd | SW 86th Ave (0.02 miles W) | 2017 | 19,400 |
| 0.33 | I- 5 | SW Nyberg St (0.06 miles S) | 2018 | 19,200 |
| 0.33 | | (0.0 miles) | 2018 | 11,100 |
| 0.34 | SW Nyberg St | I- 5 (0.02 miles E) | 2016 | 42,500 |
| 0.35 | Southwest Warm Springs Street | SW Tonka Rd (0.01 miles NW) | 2018 | 4,890 |
| 0.37 | SW Tualatin-Sherwood Rd | SW Boones Ferry Rd (0.07 miles E) | 2017 | 34,200 |
| 0.38 | Southwest Tualatin Road | SW Cherokee St (0.01 miles N) | 2018 | 19,400 |
| 0.39 | Southwest Warm Springs Street | SW Mohawk St (0.04 miles E) | 2018 | 1,280 |
| 0.40 | | (0.0 miles) | 2018 | 7,100 |
| 0.41 | I- 5 | SW Nyberg St (0.06 miles N) | 2018 | 11,900 |
| 0.42 | Southwest Nyberg Street | I- 5 (0.05 miles W) | 2018 | 30,700 |
| 0.42 | | (0.0 miles) | 2017 | 11,080 |
| 0.46 | Robert Hugh Baldock Freeway | SW 72nd Ave (0.11 miles SE) | 2018 | 11,300 |
| 0.46 | Southwest Nyberg Street | I- 5 (0.1 miles W) | 2018 | 15,700 |
| 0.49 | Southwest Martinazzi Avenue | SW Mohawk St (0.06 miles S) | 2018 | 7,770 |
| 0.51 | SW Lower Boones Ferry Rd | SW Childs Rd (0.03 miles SW) | 2017 | 11,700 |
| 0.51 | I- 5 | SW Sagert St (0.17 miles S) | 2017 | 148,420 |
| 0.53 | Southwest Boones Ferry Road | SW Mohawk St (0.01 miles NE) | 2018 | 12,200 |
| 0.59 | SW Nyberg St | SW 65th Ave (0.2 miles SE) | 2018 | 19,000 |
| 0.59 | Southwest 90th Avenue | SW Tanoak Ln (0.08 miles N) | 2018 | 4,690 |
| 0.61 | SW Upper Boones Ferry Rd | SW Rivendell Dr (0.04 miles N) | 2017 | 18,400 |
| 0.67 | SW Sagert St | SW 86th Ave (0.04 miles W) | 2017 | 8,100 |
| 0.70 | SW Boones Ferry Rd | SW Logan Ln (0.02 miles NE) | 2017 | 13,000 |
| 0.72 | Robert Hugh Baldock Freeway | Lower Boones Ferry Rd (0.06 miles NW) | 2018 | 166,700 |

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: ©2021 Kalibrate Technologies (Q4 2021).



Business Summary

18747 SW Martinazzi Ave, Tualatin, Oregon, 97062
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.38444
Longitude: -122.75950

| Data for all businesses in area | 1 mile | | 3 miles | | 5 miles | | | | | | | |
|---|-------------------|---------------|------------------|---------------|-------------------|---------------|------------------|---------------|-------------------|---------------|------------------|---------------|
| Total Businesses: | 1,126 | | 5,077 | | 9,495 | | | | | | | |
| Total Employees: | 14,705 | | 63,814 | | 118,316 | | | | | | | |
| Total Residential Population: | 13,234 | | 77,929 | | 193,190 | | | | | | | |
| Employee/Residential Population Ratio (per 100 Residents) | 111 | | 82 | | 61 | | | | | | | |
| by SIC Codes | Businesses | | Employees | | Businesses | | Employees | | Businesses | | Employees | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| Agriculture & Mining | 17 | 1.5% | 156 | 1.1% | 77 | 1.5% | 625 | 1.0% | 169 | 1.8% | 1,228 | 1.0% |
| Construction | 61 | 5.4% | 818 | 5.6% | 339 | 6.7% | 4,300 | 6.7% | 615 | 6.5% | 7,051 | 6.0% |
| Manufacturing | 70 | 6.2% | 1,489 | 10.1% | 290 | 5.7% | 8,099 | 12.7% | 443 | 4.7% | 12,890 | 10.9% |
| Transportation | 20 | 1.8% | 336 | 2.3% | 97 | 1.9% | 1,179 | 1.8% | 182 | 1.9% | 1,817 | 1.5% |
| Communication | 6 | 0.5% | 110 | 0.7% | 29 | 0.6% | 760 | 1.2% | 72 | 0.8% | 1,225 | 1.0% |
| Utility | 3 | 0.3% | 53 | 0.4% | 13 | 0.3% | 253 | 0.4% | 22 | 0.2% | 353 | 0.3% |
| Wholesale Trade | 60 | 5.3% | 997 | 6.8% | 252 | 5.0% | 4,312 | 6.8% | 407 | 4.3% | 7,068 | 6.0% |
| Retail Trade Summary | 227 | 20.2% | 4,087 | 27.8% | 799 | 15.7% | 11,116 | 17.4% | 1,683 | 17.7% | 25,906 | 21.9% |
| Home Improvement | 20 | 1.8% | 269 | 1.8% | 82 | 1.6% | 1,061 | 1.7% | 147 | 1.5% | 2,099 | 1.8% |
| General Merchandise Stores | 8 | 0.7% | 110 | 0.7% | 29 | 0.6% | 416 | 0.7% | 69 | 0.7% | 2,848 | 2.4% |
| Food Stores | 21 | 1.9% | 411 | 2.8% | 57 | 1.1% | 1,219 | 1.9% | 129 | 1.4% | 2,541 | 2.1% |
| Auto Dealers, Gas Stations, Auto Aftermarket | 12 | 1.1% | 92 | 0.6% | 59 | 1.2% | 540 | 0.8% | 134 | 1.4% | 2,224 | 1.9% |
| Apparel & Accessory Stores | 22 | 2.0% | 329 | 2.2% | 45 | 0.9% | 590 | 0.9% | 110 | 1.2% | 2,476 | 2.1% |
| Furniture & Home Furnishings | 20 | 1.8% | 515 | 3.5% | 79 | 1.6% | 1,179 | 1.8% | 163 | 1.7% | 1,799 | 1.5% |
| Eating & Drinking Places | 82 | 7.3% | 1,643 | 11.2% | 256 | 5.0% | 4,171 | 6.5% | 507 | 5.3% | 8,009 | 6.8% |
| Miscellaneous Retail | 42 | 3.7% | 718 | 4.9% | 191 | 3.8% | 1,940 | 3.0% | 425 | 4.5% | 3,910 | 3.3% |
| Finance, Insurance, Real Estate Summary | 113 | 10.0% | 929 | 6.3% | 714 | 14.1% | 6,865 | 10.8% | 1,257 | 13.2% | 11,097 | 9.4% |
| Banks, Savings & Lending Institutions | 21 | 1.9% | 128 | 0.9% | 128 | 2.5% | 1,410 | 2.2% | 217 | 2.3% | 2,515 | 2.1% |
| Securities Brokers | 23 | 2.0% | 72 | 0.5% | 164 | 3.2% | 1,043 | 1.6% | 255 | 2.7% | 1,514 | 1.3% |
| Insurance Carriers & Agents | 15 | 1.3% | 62 | 0.4% | 134 | 2.6% | 1,705 | 2.7% | 243 | 2.6% | 2,689 | 2.3% |
| Real Estate, Holding, Other Investment Offices | 55 | 4.9% | 666 | 4.5% | 289 | 5.7% | 2,707 | 4.2% | 543 | 5.7% | 4,379 | 3.7% |
| Services Summary | 444 | 39.4% | 5,503 | 37.4% | 1,947 | 38.3% | 24,932 | 39.1% | 3,707 | 39.0% | 46,911 | 39.6% |
| Hotels & Lodging | 7 | 0.6% | 84 | 0.6% | 24 | 0.5% | 455 | 0.7% | 50 | 0.5% | 1,291 | 1.1% |
| Automotive Services | 23 | 2.0% | 606 | 4.1% | 96 | 1.9% | 1,643 | 2.6% | 172 | 1.8% | 2,155 | 1.8% |
| Motion Pictures & Amusements | 26 | 2.3% | 236 | 1.6% | 114 | 2.2% | 1,389 | 2.2% | 236 | 2.5% | 2,714 | 2.3% |
| Health Services | 128 | 11.4% | 1,620 | 11.0% | 424 | 8.4% | 4,983 | 7.8% | 722 | 7.6% | 7,617 | 6.4% |
| Legal Services | 17 | 1.5% | 59 | 0.4% | 139 | 2.7% | 755 | 1.2% | 224 | 2.4% | 1,188 | 1.0% |
| Education Institutions & Libraries | 8 | 0.7% | 179 | 1.2% | 59 | 1.2% | 2,251 | 3.5% | 140 | 1.5% | 7,415 | 6.3% |
| Other Services | 236 | 21.0% | 2,717 | 18.5% | 1,091 | 21.5% | 13,455 | 21.1% | 2,163 | 22.8% | 24,531 | 20.7% |
| Government | 16 | 1.4% | 172 | 1.2% | 46 | 0.9% | 971 | 1.5% | 76 | 0.8% | 2,061 | 1.7% |
| Unclassified Establishments | 90 | 8.0% | 55 | 0.4% | 476 | 9.4% | 403 | 0.6% | 861 | 9.1% | 709 | 0.6% |
| Totals | 1,126 | 100.0% | 14,705 | 100.0% | 5,077 | 100.0% | 63,814 | 100.0% | 9,495 | 100.0% | 118,316 | 100.0% |

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

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

18747 SW Martinazzi Ave, Tualatin, Oregon, 97062
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.38444
Longitude: -122.75950

| 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 | 1 | 0.1% | 3 | 0.0% | 7 | 0.1% | 29 | 0.0% | 25 | 0.3% | 91 | 0.1% |
| Mining | 0 | 0.0% | 0 | 0.0% | 1 | 0.0% | 3 | 0.0% | 3 | 0.0% | 8 | 0.0% |
| Utilities | 3 | 0.3% | 53 | 0.4% | 7 | 0.1% | 82 | 0.1% | 9 | 0.1% | 89 | 0.1% |
| Construction | 67 | 6.0% | 863 | 5.9% | 374 | 7.4% | 4,722 | 7.4% | 667 | 7.0% | 7,802 | 6.6% |
| Manufacturing | 70 | 6.2% | 1,603 | 10.9% | 299 | 5.9% | 8,250 | 12.9% | 459 | 4.8% | 13,171 | 11.1% |
| Wholesale Trade | 60 | 5.3% | 997 | 6.8% | 247 | 4.9% | 4,297 | 6.7% | 398 | 4.2% | 6,985 | 5.9% |
| Retail Trade | 138 | 12.3% | 2,197 | 14.9% | 523 | 10.3% | 6,616 | 10.4% | 1,130 | 11.9% | 17,356 | 14.7% |
| Motor Vehicle & Parts Dealers | 6 | 0.5% | 54 | 0.4% | 38 | 0.7% | 343 | 0.5% | 97 | 1.0% | 1,908 | 1.6% |
| Furniture & Home Furnishings Stores | 15 | 1.3% | 358 | 2.4% | 52 | 1.0% | 897 | 1.4% | 97 | 1.0% | 1,246 | 1.1% |
| Electronics & Appliance Stores | 5 | 0.4% | 143 | 1.0% | 20 | 0.4% | 227 | 0.4% | 46 | 0.5% | 375 | 0.3% |
| Bldg Material & Garden Equipment & Supplies Dealers | 20 | 1.8% | 269 | 1.8% | 82 | 1.6% | 1,061 | 1.7% | 146 | 1.5% | 2,095 | 1.8% |
| Food & Beverage Stores | 14 | 1.2% | 182 | 1.2% | 46 | 0.9% | 840 | 1.3% | 102 | 1.1% | 2,006 | 1.7% |
| Health & Personal Care Stores | 15 | 1.3% | 108 | 0.7% | 46 | 0.9% | 487 | 0.8% | 115 | 1.2% | 1,196 | 1.0% |
| Gasoline Stations | 6 | 0.5% | 39 | 0.3% | 21 | 0.4% | 196 | 0.3% | 37 | 0.4% | 316 | 0.3% |
| Clothing & Clothing Accessories Stores | 24 | 2.1% | 345 | 2.3% | 55 | 1.1% | 633 | 1.0% | 140 | 1.5% | 2,679 | 2.3% |
| Sport Goods, Hobby, Book, & Music Stores | 8 | 0.7% | 408 | 2.8% | 32 | 0.6% | 682 | 1.1% | 77 | 0.8% | 1,154 | 1.0% |
| General Merchandise Stores | 8 | 0.7% | 110 | 0.7% | 29 | 0.6% | 416 | 0.7% | 69 | 0.7% | 2,848 | 2.4% |
| Miscellaneous Store Retailers | 13 | 1.2% | 172 | 1.2% | 73 | 1.4% | 704 | 1.1% | 150 | 1.6% | 1,353 | 1.1% |
| Nonstore Retailers | 4 | 0.4% | 9 | 0.1% | 28 | 0.6% | 128 | 0.2% | 55 | 0.6% | 180 | 0.2% |
| Transportation & Warehousing | 13 | 1.2% | 257 | 1.7% | 58 | 1.1% | 922 | 1.4% | 118 | 1.2% | 1,450 | 1.2% |
| Information | 31 | 2.8% | 510 | 3.5% | 107 | 2.1% | 2,005 | 3.1% | 241 | 2.5% | 4,095 | 3.5% |
| Finance & Insurance | 59 | 5.2% | 277 | 1.9% | 431 | 8.5% | 4,227 | 6.6% | 724 | 7.6% | 6,807 | 5.8% |
| Central Bank/Credit Intermediation & Related Activities | 20 | 1.8% | 124 | 0.8% | 123 | 2.4% | 1,360 | 2.1% | 211 | 2.2% | 2,456 | 2.1% |
| Securities, Commodity Contracts & Other Financial | 24 | 2.1% | 77 | 0.5% | 172 | 3.4% | 1,117 | 1.8% | 268 | 2.8% | 1,617 | 1.4% |
| Insurance Carriers & Related Activities; Funds, Trusts & | 15 | 1.3% | 75 | 0.5% | 137 | 2.7% | 1,750 | 2.7% | 246 | 2.6% | 2,734 | 2.3% |
| Real Estate, Rental & Leasing | 57 | 5.1% | 658 | 4.5% | 303 | 6.0% | 2,673 | 4.2% | 587 | 6.2% | 4,134 | 3.5% |
| Professional, Scientific & Tech Services | 115 | 10.2% | 1,087 | 7.4% | 628 | 12.4% | 6,134 | 9.6% | 1,125 | 11.8% | 10,696 | 9.0% |
| Legal Services | 20 | 1.8% | 81 | 0.6% | 154 | 3.0% | 875 | 1.4% | 248 | 2.6% | 1,349 | 1.1% |
| Management of Companies & Enterprises | 3 | 0.3% | 55 | 0.4% | 10 | 0.2% | 146 | 0.2% | 16 | 0.2% | 252 | 0.2% |
| Administrative & Support & Waste Management & Remediation | 42 | 3.7% | 536 | 3.6% | 214 | 4.2% | 3,466 | 5.4% | 408 | 4.3% | 5,267 | 4.5% |
| Educational Services | 14 | 1.2% | 356 | 2.4% | 85 | 1.7% | 2,470 | 3.9% | 187 | 2.0% | 7,832 | 6.6% |
| Health Care & Social Assistance | 142 | 12.6% | 1,825 | 12.4% | 499 | 9.8% | 6,640 | 10.4% | 889 | 9.4% | 10,834 | 9.2% |
| Arts, Entertainment & Recreation | 18 | 1.6% | 202 | 1.4% | 77 | 1.5% | 1,225 | 1.9% | 164 | 1.7% | 2,284 | 1.9% |
| Accommodation & Food Services | 90 | 8.0% | 1,743 | 11.9% | 285 | 5.6% | 4,659 | 7.3% | 571 | 6.0% | 9,419 | 8.0% |
| Accommodation | 7 | 0.6% | 84 | 0.6% | 24 | 0.5% | 455 | 0.7% | 50 | 0.5% | 1,291 | 1.1% |
| Food Services & Drinking Places | 84 | 7.5% | 1,659 | 11.3% | 261 | 5.1% | 4,204 | 6.6% | 521 | 5.5% | 8,128 | 6.9% |
| Other Services (except Public Administration) | 97 | 8.6% | 1,259 | 8.6% | 401 | 7.9% | 3,879 | 6.1% | 837 | 8.8% | 6,980 | 5.9% |
| Automotive Repair & Maintenance | 20 | 1.8% | 589 | 4.0% | 81 | 1.6% | 1,526 | 2.4% | 131 | 1.4% | 1,897 | 1.6% |
| Public Administration | 16 | 1.4% | 172 | 1.2% | 46 | 0.9% | 971 | 1.5% | 76 | 0.8% | 2,060 | 1.7% |
| Unclassified Establishments | 89 | 7.9% | 53 | 0.4% | 475 | 9.4% | 398 | 0.6% | 860 | 9.1% | 704 | 0.6% |
| Total | 1,126 | 100.0% | 14,705 | 100.0% | 5,077 | 100.0% | 63,814 | 100.0% | 9,495 | 100.0% | 118,316 | 100.0% |

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

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

18747 SW Martinazzi Ave, Tualatin, Oregon, 97062
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.38444
Longitude: -122.75950

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 11,174 | 63,782 | 154,152 |
| 2010 Population | 11,747 | 70,504 | 175,415 |
| 2021 Population | 13,234 | 77,929 | 193,190 |
| 2026 Population | 13,945 | 82,424 | 203,795 |
| 2000-2010 Annual Rate | 0.50% | 1.01% | 1.30% |
| 2010-2021 Annual Rate | 1.07% | 0.89% | 0.86% |
| 2021-2026 Annual Rate | 1.05% | 1.13% | 1.07% |
| 2021 Male Population | 49.5% | 48.1% | 48.3% |
| 2021 Female Population | 50.5% | 51.9% | 51.7% |
| 2021 Median Age | 33.9 | 41.6 | 40.5 |

In the identified area, the current year population is 193,190. In 2010, the Census count in the area was 175,415. The rate of change since 2010 was 0.86% annually. The five-year projection for the population in the area is 203,795 representing a change of 1.07% annually from 2021 to 2026. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 33.9, compared to U.S. median age of 38.5.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2021 White Alone | 69.6% | 79.7% | 78.8% |
| 2021 Black Alone | 1.9% | 1.7% | 2.1% |
| 2021 American Indian/Alaska Native Alone | 1.0% | 0.6% | 0.6% |
| 2021 Asian Alone | 4.1% | 6.5% | 8.0% |
| 2021 Pacific Islander Alone | 1.5% | 0.7% | 0.6% |
| 2021 Other Race | 16.9% | 6.2% | 5.0% |
| 2021 Two or More Races | 4.9% | 4.6% | 4.8% |
| 2021 Hispanic Origin (Any Race) | 28.6% | 13.5% | 11.4% |

Persons of Hispanic origin represent 11.4% of the population in the identified area compared to 18.9% 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 49.9 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2021 Wealth Index | 87 | 147 | 153 |
| 2000 Households | 4,656 | 26,187 | 61,545 |
| 2010 Households | 4,975 | 29,172 | 70,358 |
| 2021 Total Households | 5,606 | 32,052 | 76,991 |
| 2026 Total Households | 5,903 | 33,872 | 81,101 |
| 2000-2010 Annual Rate | 0.66% | 1.09% | 1.35% |
| 2010-2021 Annual Rate | 1.07% | 0.84% | 0.80% |
| 2021-2026 Annual Rate | 1.04% | 1.11% | 1.05% |
| 2021 Average Household Size | 2.36 | 2.41 | 2.48 |

The household count in this area has changed from 70,358 in 2010 to 76,991 in the current year, a change of 0.80% annually. The five-year projection of households is 81,101, a change of 1.05% annually from the current year total. Average household size is currently 2.48, compared to 2.46 in the year 2010. The number of families in the current year is 49,209 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

18747 SW Martinazzi Ave, Tualatin, Oregon, 97062
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.38444
Longitude: -122.75950

| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|----------|-----------|-----------|
| Mortgage Income | | | |
| 2021 Percent of Income for Mortgage | 28.1% | 23.0% | 22.2% |
| Median Household Income | | | |
| 2021 Median Household Income | \$63,050 | \$84,518 | \$91,414 |
| 2026 Median Household Income | \$73,329 | \$98,803 | \$104,178 |
| 2021-2026 Annual Rate | 3.07% | 3.17% | 2.65% |
| Average Household Income | | | |
| 2021 Average Household Income | \$88,004 | \$118,010 | \$123,513 |
| 2026 Average Household Income | \$99,661 | \$133,180 | \$139,279 |
| 2021-2026 Annual Rate | 2.52% | 2.45% | 2.43% |
| Per Capita Income | | | |
| 2021 Per Capita Income | \$35,853 | \$48,259 | \$49,400 |
| 2026 Per Capita Income | \$40,618 | \$54,419 | \$55,626 |
| 2021-2026 Annual Rate | 2.53% | 2.43% | 2.40% |

Households by Income

Current median household income is \$91,414 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$104,178 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$123,513 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$139,279 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$49,400 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$55,626 in five years, compared to \$39,378 for all U.S. households

| | | | |
|------------------------------------|-------|--------|--------|
| Housing | | | |
| 2021 Housing Affordability Index | 80 | 98 | 101 |
| 2000 Total Housing Units | 5,004 | 27,749 | 65,109 |
| 2000 Owner Occupied Housing Units | 1,633 | 16,787 | 39,611 |
| 2000 Renter Occupied Housing Units | 3,022 | 9,400 | 21,934 |
| 2000 Vacant Housing Units | 349 | 1,562 | 3,564 |
| 2010 Total Housing Units | 5,265 | 30,784 | 74,305 |
| 2010 Owner Occupied Housing Units | 1,766 | 18,377 | 45,110 |
| 2010 Renter Occupied Housing Units | 3,209 | 10,795 | 25,248 |
| 2010 Vacant Housing Units | 290 | 1,612 | 3,947 |
| 2021 Total Housing Units | 5,883 | 33,435 | 80,377 |
| 2021 Owner Occupied Housing Units | 1,883 | 20,264 | 49,853 |
| 2021 Renter Occupied Housing Units | 3,723 | 11,787 | 27,138 |
| 2021 Vacant Housing Units | 277 | 1,383 | 3,386 |
| 2026 Total Housing Units | 6,175 | 35,216 | 84,401 |
| 2026 Owner Occupied Housing Units | 1,992 | 21,516 | 52,985 |
| 2026 Renter Occupied Housing Units | 3,911 | 12,356 | 28,116 |
| 2026 Vacant Housing Units | 272 | 1,344 | 3,300 |

Currently, 62.0% of the 80,377 housing units in the area are owner occupied; 33.8%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 74,305 housing units in the area - 60.7% owner occupied, 34.0% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 3.55%. Median home value in the area is \$483,989, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.90% annually to \$531,814.

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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Market Profile

18747 SW Martinazzi Ave, Tualatin, Oregon, 97062
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.38444
Longitude: -122.75950

| | 1 mile | 3 miles | 5 miles |
|--------------------------------|-----------|-----------|-----------|
| Population Summary | | | |
| 2000 Total Population | 11,174 | 63,782 | 154,152 |
| 2010 Total Population | 11,747 | 70,504 | 175,415 |
| 2021 Total Population | 13,234 | 77,929 | 193,190 |
| 2021 Group Quarters | 18 | 586 | 2,560 |
| 2026 Total Population | 13,945 | 82,424 | 203,795 |
| 2021-2026 Annual Rate | 1.05% | 1.13% | 1.07% |
| 2021 Total Daytime Population | 19,709 | 100,943 | 219,495 |
| Workers | 13,712 | 62,232 | 127,786 |
| Residents | 5,997 | 38,711 | 91,709 |
| Household Summary | | | |
| 2000 Households | 4,656 | 26,187 | 61,545 |
| 2000 Average Household Size | 2.40 | 2.42 | 2.49 |
| 2010 Households | 4,975 | 29,172 | 70,358 |
| 2010 Average Household Size | 2.36 | 2.40 | 2.46 |
| 2021 Households | 5,606 | 32,052 | 76,991 |
| 2021 Average Household Size | 2.36 | 2.41 | 2.48 |
| 2026 Households | 5,903 | 33,872 | 81,101 |
| 2026 Average Household Size | 2.36 | 2.42 | 2.48 |
| 2021-2026 Annual Rate | 1.04% | 1.11% | 1.05% |
| 2010 Families | 2,884 | 18,686 | 45,965 |
| 2010 Average Family Size | 3.00 | 2.97 | 3.02 |
| 2021 Families | 3,151 | 19,987 | 49,209 |
| 2021 Average Family Size | 3.03 | 3.02 | 3.06 |
| 2026 Families | 3,292 | 20,952 | 51,558 |
| 2026 Average Family Size | 3.04 | 3.03 | 3.07 |
| 2021-2026 Annual Rate | 0.88% | 0.95% | 0.94% |
| Housing Unit Summary | | | |
| 2000 Housing Units | 5,004 | 27,749 | 65,109 |
| Owner Occupied Housing Units | 32.6% | 60.5% | 60.8% |
| Renter Occupied Housing Units | 60.4% | 33.9% | 33.7% |
| Vacant Housing Units | 7.0% | 5.6% | 5.5% |
| 2010 Housing Units | 5,265 | 30,784 | 74,305 |
| Owner Occupied Housing Units | 33.5% | 59.7% | 60.7% |
| Renter Occupied Housing Units | 60.9% | 35.1% | 34.0% |
| Vacant Housing Units | 5.5% | 5.2% | 5.3% |
| 2021 Housing Units | 5,883 | 33,435 | 80,377 |
| Owner Occupied Housing Units | 32.0% | 60.6% | 62.0% |
| Renter Occupied Housing Units | 63.3% | 35.3% | 33.8% |
| Vacant Housing Units | 4.7% | 4.1% | 4.2% |
| 2026 Housing Units | 6,175 | 35,216 | 84,401 |
| Owner Occupied Housing Units | 32.3% | 61.1% | 62.8% |
| Renter Occupied Housing Units | 63.3% | 35.1% | 33.3% |
| Vacant Housing Units | 4.4% | 3.8% | 3.9% |
| Median Household Income | | | |
| 2021 | \$63,050 | \$84,518 | \$91,414 |
| 2026 | \$73,329 | \$98,803 | \$104,178 |
| Median Home Value | | | |
| 2021 | \$422,103 | \$463,852 | \$483,989 |
| 2026 | \$477,255 | \$495,277 | \$531,814 |
| Per Capita Income | | | |
| 2021 | \$35,853 | \$48,259 | \$49,400 |
| 2026 | \$40,618 | \$54,419 | \$55,626 |
| Median Age | | | |
| 2010 | 31.4 | 39.5 | 38.5 |
| 2021 | 33.9 | 41.6 | 40.5 |
| 2026 | 33.2 | 42.3 | 41.0 |

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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Market Profile

18747 SW Martinazzi Ave, Tualatin, Oregon, 97062
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.38444
Longitude: -122.75950

| | 1 mile | 3 miles | 5 miles |
|---|-----------|-----------|-----------|
| 2021 Households by Income | | | |
| Household Income Base | 5,606 | 32,052 | 76,991 |
| <\$15,000 | 8.4% | 7.1% | 6.3% |
| \$15,000 - \$24,999 | 9.0% | 5.6% | 4.8% |
| \$25,000 - \$34,999 | 9.7% | 7.2% | 6.2% |
| \$35,000 - \$49,999 | 11.3% | 8.6% | 8.3% |
| \$50,000 - \$74,999 | 18.8% | 16.2% | 15.3% |
| \$75,000 - \$99,999 | 12.9% | 12.1% | 12.7% |
| \$100,000 - \$149,999 | 14.7% | 17.4% | 18.4% |
| \$150,000 - \$199,999 | 8.1% | 11.7% | 12.7% |
| \$200,000+ | 7.1% | 14.2% | 15.2% |
| Average Household Income | \$88,004 | \$118,010 | \$123,513 |
| 2026 Households by Income | | | |
| Household Income Base | 5,903 | 33,872 | 81,101 |
| <\$15,000 | 6.8% | 5.7% | 5.0% |
| \$15,000 - \$24,999 | 7.6% | 4.5% | 3.7% |
| \$25,000 - \$34,999 | 8.5% | 6.1% | 5.0% |
| \$35,000 - \$49,999 | 9.5% | 7.1% | 6.9% |
| \$50,000 - \$74,999 | 18.5% | 15.1% | 14.4% |
| \$75,000 - \$99,999 | 14.1% | 12.0% | 12.5% |
| \$100,000 - \$149,999 | 17.1% | 19.2% | 19.9% |
| \$150,000 - \$199,999 | 10.0% | 14.5% | 15.5% |
| \$200,000+ | 7.8% | 15.8% | 17.1% |
| Average Household Income | \$99,661 | \$133,180 | \$139,279 |
| 2021 Owner Occupied Housing Units by Value | | | |
| Total | 1,878 | 20,259 | 49,848 |
| <\$50,000 | 0.2% | 1.2% | 0.7% |
| \$50,000 - \$99,999 | 0.5% | 0.3% | 0.2% |
| \$100,000 - \$149,999 | 1.4% | 0.3% | 0.2% |
| \$150,000 - \$199,999 | 2.7% | 0.6% | 0.5% |
| \$200,000 - \$249,999 | 2.2% | 0.5% | 0.3% |
| \$250,000 - \$299,999 | 7.1% | 2.0% | 1.4% |
| \$300,000 - \$399,999 | 30.4% | 27.0% | 22.6% |
| \$400,000 - \$499,999 | 24.8% | 28.5% | 28.7% |
| \$500,000 - \$749,999 | 28.1% | 28.6% | 32.1% |
| \$750,000 - \$999,999 | 2.3% | 7.2% | 8.3% |
| \$1,000,000 - \$1,499,999 | 0.3% | 2.3% | 2.8% |
| \$1,500,000 - \$1,999,999 | 0.0% | 1.1% | 1.3% |
| \$2,000,000 + | 0.0% | 0.6% | 0.9% |
| Average Home Value | \$448,749 | \$532,495 | \$565,938 |
| 2026 Owner Occupied Housing Units by Value | | | |
| Total | 1,986 | 21,510 | 52,979 |
| <\$50,000 | 0.0% | 0.7% | 0.3% |
| \$50,000 - \$99,999 | 0.0% | 0.1% | 0.0% |
| \$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 | 1.6% | 0.5% | 0.4% |
| \$300,000 - \$399,999 | 28.1% | 19.4% | 15.0% |
| \$400,000 - \$499,999 | 26.2% | 30.8% | 29.3% |
| \$500,000 - \$749,999 | 39.7% | 34.8% | 38.6% |
| \$750,000 - \$999,999 | 3.8% | 9.3% | 10.6% |
| \$1,000,000 - \$1,499,999 | 0.6% | 2.6% | 3.2% |
| \$1,500,000 - \$1,999,999 | 0.0% | 1.1% | 1.4% |
| \$2,000,000 + | 0.0% | 0.8% | 1.1% |
| Average Home Value | \$509,134 | \$576,080 | \$609,257 |

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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 24, 2022



Market Profile

18747 SW Martinazzi Ave, Tualatin, Oregon, 97062
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.38444
Longitude: -122.75950

| | 1 mile | 3 miles | 5 miles |
|-------------------------------|--------|---------|---------|
| 2010 Population by Age | | | |
| Total | 11,744 | 70,502 | 175,415 |
| 0 - 4 | 8.2% | 6.1% | 6.2% |
| 5 - 9 | 7.2% | 6.6% | 6.7% |
| 10 - 14 | 6.8% | 6.8% | 7.0% |
| 15 - 24 | 14.4% | 11.6% | 11.6% |
| 25 - 34 | 20.6% | 12.8% | 13.5% |
| 35 - 44 | 14.8% | 13.9% | 14.6% |
| 45 - 54 | 12.3% | 15.2% | 15.7% |
| 55 - 64 | 9.5% | 13.3% | 13.2% |
| 65 - 74 | 4.1% | 6.8% | 6.3% |
| 75 - 84 | 1.6% | 4.4% | 3.5% |
| 85 + | 0.6% | 2.4% | 1.8% |
| 18 + | 74.4% | 76.3% | 75.8% |
| 2021 Population by Age | | | |
| Total | 13,236 | 77,929 | 193,193 |
| 0 - 4 | 7.0% | 5.4% | 5.5% |
| 5 - 9 | 6.4% | 5.9% | 5.9% |
| 10 - 14 | 6.2% | 6.2% | 6.4% |
| 15 - 24 | 16.3% | 11.5% | 11.8% |
| 25 - 34 | 15.7% | 12.2% | 12.8% |
| 35 - 44 | 14.9% | 13.3% | 13.7% |
| 45 - 54 | 11.9% | 12.6% | 13.1% |
| 55 - 64 | 10.2% | 14.2% | 13.9% |
| 65 - 74 | 7.3% | 10.8% | 10.3% |
| 75 - 84 | 3.0% | 5.2% | 4.5% |
| 85 + | 1.1% | 2.8% | 2.0% |
| 18 + | 76.6% | 78.7% | 78.3% |
| 2026 Population by Age | | | |
| Total | 13,944 | 82,424 | 203,795 |
| 0 - 4 | 7.0% | 5.4% | 5.5% |
| 5 - 9 | 6.2% | 5.7% | 5.8% |
| 10 - 14 | 5.7% | 5.9% | 6.0% |
| 15 - 24 | 15.5% | 11.0% | 11.3% |
| 25 - 34 | 18.0% | 12.7% | 13.6% |
| 35 - 44 | 12.2% | 13.0% | 13.3% |
| 45 - 54 | 12.4% | 12.4% | 12.7% |
| 55 - 64 | 9.9% | 12.9% | 12.7% |
| 65 - 74 | 7.8% | 11.5% | 11.0% |
| 75 - 84 | 3.9% | 6.7% | 6.0% |
| 85 + | 1.3% | 2.8% | 2.1% |
| 18 + | 77.5% | 79.4% | 79.0% |
| 2010 Population by Sex | | | |
| Males | 5,816 | 33,803 | 84,701 |
| Females | 5,931 | 36,701 | 90,714 |
| 2021 Population by Sex | | | |
| Males | 6,545 | 37,461 | 93,282 |
| Females | 6,689 | 40,468 | 99,908 |
| 2026 Population by Sex | | | |
| Males | 6,819 | 39,605 | 98,279 |
| Females | 7,126 | 42,819 | 105,516 |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 24, 2022



Market Profile

18747 SW Martinazzi Ave, Tualatin, Oregon, 97062
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.38444
Longitude: -122.75950

| | 1 mile | 3 miles | 5 miles |
|---|--------|---------|---------|
| 2010 Population by Race/Ethnicity | | | |
| Total | 11,746 | 70,503 | 175,417 |
| White Alone | 73.2% | 84.0% | 83.4% |
| Black Alone | 1.5% | 1.2% | 1.6% |
| American Indian Alone | 0.9% | 0.6% | 0.6% |
| Asian Alone | 2.7% | 4.5% | 5.7% |
| Pacific Islander Alone | 1.6% | 0.7% | 0.6% |
| Some Other Race Alone | 15.8% | 5.4% | 4.3% |
| Two or More Races | 4.3% | 3.6% | 3.8% |
| Hispanic Origin | 26.8% | 11.7% | 9.9% |
| Diversity Index | 67.3 | 43.9 | 42.5 |
| 2021 Population by Race/Ethnicity | | | |
| Total | 13,234 | 77,928 | 193,189 |
| White Alone | 69.6% | 79.7% | 78.8% |
| Black Alone | 1.9% | 1.7% | 2.1% |
| American Indian Alone | 1.0% | 0.6% | 0.6% |
| Asian Alone | 4.1% | 6.5% | 8.0% |
| Pacific Islander Alone | 1.5% | 0.7% | 0.6% |
| Some Other Race Alone | 16.9% | 6.2% | 5.0% |
| Two or More Races | 4.9% | 4.6% | 4.8% |
| Hispanic Origin | 28.6% | 13.5% | 11.4% |
| Diversity Index | 71.2 | 50.9 | 49.9 |
| 2026 Population by Race/Ethnicity | | | |
| Total | 13,945 | 82,424 | 203,794 |
| White Alone | 67.5% | 77.4% | 76.3% |
| Black Alone | 2.1% | 2.0% | 2.4% |
| American Indian Alone | 1.0% | 0.7% | 0.6% |
| Asian Alone | 4.9% | 7.6% | 9.3% |
| Pacific Islander Alone | 1.6% | 0.7% | 0.7% |
| Some Other Race Alone | 17.6% | 6.5% | 5.3% |
| Two or More Races | 5.3% | 5.1% | 5.3% |
| Hispanic Origin | 29.9% | 14.6% | 12.4% |
| Diversity Index | 73.4 | 54.5 | 53.7 |
| 2010 Population by Relationship and Household Type | | | |
| Total | 11,747 | 70,504 | 175,415 |
| In Households | 99.9% | 99.3% | 98.7% |
| In Family Households | 77.0% | 80.9% | 81.1% |
| Householder | 23.8% | 26.3% | 26.2% |
| Spouse | 15.7% | 20.8% | 20.8% |
| Child | 29.8% | 28.9% | 29.3% |
| Other relative | 4.4% | 2.8% | 2.8% |
| Nonrelative | 3.3% | 2.1% | 2.0% |
| In Nonfamily Households | 22.9% | 18.3% | 17.6% |
| In Group Quarters | 0.1% | 0.7% | 1.3% |
| Institutionalized Population | 0.0% | 0.6% | 1.1% |
| Noninstitutionalized Population | 0.1% | 0.2% | 0.2% |

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 24, 2022



Market Profile

18747 SW Martinazzi Ave, Tualatin, Oregon, 97062
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.38444
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| | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| 2021 Population 25+ by Educational Attainment | | | |
| Total | 8,477 | 55,349 | 135,949 |
| Less than 9th Grade | 3.4% | 1.8% | 1.7% |
| 9th - 12th Grade, No Diploma | 3.0% | 2.3% | 2.3% |
| High School Graduate | 14.6% | 12.8% | 12.1% |
| GED/Alternative Credential | 3.8% | 2.3% | 2.1% |
| Some College, No Degree | 26.4% | 22.6% | 20.8% |
| Associate Degree | 9.5% | 8.1% | 7.9% |
| Bachelor's Degree | 25.9% | 30.8% | 32.6% |
| Graduate/Professional Degree | 13.5% | 19.2% | 20.5% |
| 2021 Population 15+ by Marital Status | | | |
| Total | 10,641 | 64,310 | 158,817 |
| Never Married | 40.5% | 29.2% | 30.1% |
| Married | 41.5% | 53.4% | 53.9% |
| Widowed | 2.4% | 4.7% | 4.2% |
| Divorced | 15.6% | 12.7% | 11.9% |
| 2021 Civilian Population 16+ in Labor Force | | | |
| Civilian Population 16+ | 7,689 | 41,818 | 106,119 |
| Population 16+ Employed | 95.2% | 94.5% | 95.2% |
| Population 16+ Unemployment rate | 4.8% | 5.5% | 4.8% |
| Population 16-24 Employed | 18.8% | 11.1% | 11.1% |
| Population 16-24 Unemployment rate | 4.4% | 10.9% | 9.5% |
| Population 25-54 Employed | 62.5% | 61.0% | 62.1% |
| Population 25-54 Unemployment rate | 4.6% | 4.4% | 4.0% |
| Population 55-64 Employed | 12.9% | 19.6% | 19.0% |
| Population 55-64 Unemployment rate | 7.4% | 5.0% | 4.6% |
| Population 65+ Employed | 5.8% | 8.3% | 7.8% |
| Population 65+ Unemployment rate | 2.3% | 7.9% | 5.0% |
| 2021 Employed Population 16+ by Industry | | | |
| Total | 7,320 | 39,499 | 100,976 |
| Agriculture/Mining | 0.5% | 0.6% | 0.6% |
| Construction | 5.2% | 4.9% | 4.8% |
| Manufacturing | 13.0% | 12.5% | 11.6% |
| Wholesale Trade | 4.7% | 3.6% | 3.6% |
| Retail Trade | 10.8% | 10.3% | 10.3% |
| Transportation/Utilities | 3.6% | 5.0% | 4.4% |
| Information | 1.4% | 2.1% | 2.1% |
| Finance/Insurance/Real Estate | 7.9% | 10.3% | 10.0% |
| Services | 49.8% | 47.5% | 48.9% |
| Public Administration | 3.1% | 3.2% | 3.8% |
| 2021 Employed Population 16+ by Occupation | | | |
| Total | 7,318 | 39,499 | 100,974 |
| White Collar | 64.3% | 76.1% | 78.4% |
| Management/Business/Financial | 19.8% | 25.2% | 26.0% |
| Professional | 23.0% | 28.4% | 30.3% |
| Sales | 9.4% | 11.6% | 11.2% |
| Administrative Support | 12.1% | 10.8% | 10.8% |
| Services | 19.0% | 11.1% | 10.1% |
| Blue Collar | 16.7% | 12.8% | 11.5% |
| Farming/Forestry/Fishing | 0.1% | 0.4% | 0.3% |
| Construction/Extraction | 2.1% | 2.1% | 2.0% |
| Installation/Maintenance/Repair | 1.1% | 1.1% | 1.3% |
| Production | 4.8% | 3.6% | 3.2% |
| Transportation/Material Moving | 8.6% | 5.6% | 4.6% |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 24, 2022



Market Profile

18747 SW Martinazzi Ave, Tualatin, Oregon, 97062
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.38444
Longitude: -122.75950

| | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| 2010 Households by Type | | | |
| Total | 4,976 | 29,171 | 70,358 |
| Households with 1 Person | 31.5% | 28.8% | 27.1% |
| Households with 2+ People | 68.5% | 71.2% | 72.9% |
| Family Households | 58.0% | 64.1% | 65.3% |
| Husband-wife Families | 38.6% | 50.6% | 51.7% |
| With Related Children | 19.5% | 22.8% | 24.2% |
| Other Family (No Spouse Present) | 19.4% | 13.4% | 13.6% |
| Other Family with Male Householder | 5.6% | 3.9% | 4.0% |
| With Related Children | 3.6% | 2.4% | 2.4% |
| Other Family with Female Householder | 13.8% | 9.5% | 9.6% |
| With Related Children | 10.1% | 6.1% | 6.3% |
| Nonfamily Households | 10.6% | 7.2% | 7.6% |
| All Households with Children | 33.8% | 31.6% | 33.2% |
| Multigenerational Households | 2.9% | 2.1% | 2.1% |
| Unmarried Partner Households | 9.1% | 6.2% | 6.5% |
| Male-female | 8.2% | 5.5% | 5.7% |
| Same-sex | 0.9% | 0.8% | 0.9% |
| 2010 Households by Size | | | |
| Total | 4,975 | 29,171 | 70,358 |
| 1 Person Household | 31.5% | 28.8% | 27.1% |
| 2 Person Household | 31.6% | 34.6% | 34.6% |
| 3 Person Household | 15.6% | 15.1% | 16.1% |
| 4 Person Household | 12.1% | 13.6% | 14.2% |
| 5 Person Household | 5.6% | 5.2% | 5.4% |
| 6 Person Household | 2.2% | 1.8% | 1.8% |
| 7 + Person Household | 1.3% | 0.9% | 1.0% |
| 2010 Households by Tenure and Mortgage Status | | | |
| Total | 4,975 | 29,172 | 70,358 |
| Owner Occupied | 35.5% | 63.0% | 64.1% |
| Owned with a Mortgage/Loan | 30.1% | 48.7% | 51.5% |
| Owned Free and Clear | 5.4% | 14.3% | 12.6% |
| Renter Occupied | 64.5% | 37.0% | 35.9% |
| 2021 Affordability, Mortgage and Wealth | | | |
| Housing Affordability Index | 80 | 98 | 101 |
| Percent of Income for Mortgage | 28.1% | 23.0% | 22.2% |
| Wealth Index | 87 | 147 | 153 |
| 2010 Housing Units By Urban/ Rural Status | | | |
| Total Housing Units | 5,265 | 30,784 | 74,305 |
| Housing Units Inside Urbanized Area | 100.0% | 98.8% | 97.9% |
| Housing Units Inside Urbanized Cluster | 0.0% | 0.0% | 0.0% |
| Rural Housing Units | 0.0% | 1.2% | 2.1% |
| 2010 Population By Urban/ Rural Status | | | |
| Total Population | 11,747 | 70,504 | 175,415 |
| Population Inside Urbanized Area | 100.0% | 98.6% | 97.7% |
| Population Inside Urbanized Cluster | 0.0% | 0.0% | 0.0% |
| Rural Population | 0.0% | 1.4% | 2.3% |

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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Market Profile

18747 SW Martinazzi Ave, Tualatin, Oregon, 97062
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.38444
Longitude: -122.75950

| | 1 mile | 3 miles | 5 miles |
|---|--------------------------|---------------------------------|---------------------------------|
| Top 3 Tapestry Segments | | | |
| 1. | Metro Fusion (11C) | Bright Young Professionals (8C) | Bright Young Professionals (8C) |
| 2. | Young and Restless (11B) | Savvy Suburbanites (1D) | Savvy Suburbanites (1D) |
| 3. | Emerald City (8B) | The Elders (9C) | Workday Drive (4A) |
| 2021 Consumer Spending | | | |
| Apparel & Services: Total \$ | \$12,009,905 | \$86,234,825 | \$217,119,632 |
| Average Spent | \$2,142.33 | \$2,690.47 | \$2,820.07 |
| Spending Potential Index | 101 | 127 | 133 |
| Education: Total \$ | \$9,605,570 | \$72,630,661 | \$184,024,430 |
| Average Spent | \$1,713.44 | \$2,266.03 | \$2,390.21 |
| Spending Potential Index | 99 | 131 | 138 |
| Entertainment/Recreation: Total \$ | \$16,845,683 | \$129,884,890 | \$325,739,046 |
| Average Spent | \$3,004.94 | \$4,052.32 | \$4,230.87 |
| Spending Potential Index | 93 | 125 | 131 |
| Food at Home: Total \$ | \$30,327,726 | \$218,909,284 | \$545,491,420 |
| Average Spent | \$5,409.87 | \$6,829.82 | \$7,085.13 |
| Spending Potential Index | 99 | 125 | 130 |
| Food Away from Home: Total \$ | \$21,617,905 | \$154,668,300 | \$388,676,792 |
| Average Spent | \$3,856.21 | \$4,825.54 | \$5,048.34 |
| Spending Potential Index | 102 | 127 | 133 |
| Health Care: Total \$ | \$31,959,903 | \$250,843,260 | \$619,967,376 |
| Average Spent | \$5,701.02 | \$7,826.13 | \$8,052.47 |
| Spending Potential Index | 91 | 125 | 129 |
| HH Furnishings & Equipment: Total \$ | \$11,970,660 | \$92,665,292 | \$232,441,161 |
| Average Spent | \$2,135.33 | \$2,891.09 | \$3,019.07 |
| Spending Potential Index | 95 | 128 | 134 |
| Personal Care Products & Services: Total \$ | \$4,958,677 | \$37,233,774 | \$92,662,893 |
| Average Spent | \$884.53 | \$1,161.67 | \$1,203.55 |
| Spending Potential Index | 99 | 129 | 134 |
| Shelter: Total \$ | \$112,681,704 | \$830,934,419 | \$2,084,642,216 |
| Average Spent | \$20,100.20 | \$25,924.57 | \$27,076.44 |
| Spending Potential Index | 100 | 129 | 134 |
| Support Payments/Cash Contributions/Gifts in Kind: Total \$ | \$12,176,821 | \$100,202,376 | \$249,114,181 |
| Average Spent | \$2,172.11 | \$3,126.24 | \$3,235.63 |
| Spending Potential Index | 91 | 131 | 135 |
| Travel: Total \$ | \$12,969,880 | \$106,201,979 | \$266,682,807 |
| Average Spent | \$2,313.57 | \$3,313.43 | \$3,463.82 |
| Spending Potential Index | 92 | 131 | 137 |
| Vehicle Maintenance & Repairs: Total \$ | \$6,172,357 | \$44,857,805 | \$111,839,283 |
| Average Spent | \$1,101.03 | \$1,399.53 | \$1,452.63 |
| Spending Potential Index | 99 | 126 | 131 |

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 24, 2022