



Executive Summary

8511 NE 162nd Ave, Vancouver, Washington, 98682
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by First American NCS
 Latitude: 45.68392
 Longitude: -122.50583

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	10,200	43,117	80,494
2020 Population	12,710	54,748	95,544
2023 Population	14,738	57,483	103,225
2028 Population	15,346	60,356	109,908
2010-2020 Annual Rate	2.22%	2.42%	1.73%
2020-2023 Annual Rate	4.66%	1.51%	2.41%
2023-2028 Annual Rate	0.81%	0.98%	1.26%
2023 Male Population	50.0%	49.7%	48.9%
2023 Female Population	50.0%	50.3%	51.1%
2023 Median Age	34.9	36.0	37.5

In the identified area, the current year population is 103,225. In 2020, the Census count in the area was 95,544. The rate of change since 2020 was 2.41% annually. The five-year projection for the population in the area is 109,908 representing a change of 1.26% annually from 2023 to 2028. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 37.5, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	73.0%	71.0%	70.9%
2023 Black Alone	2.1%	2.5%	2.9%
2023 American Indian/Alaska Native Alone	1.2%	1.1%	1.0%
2023 Asian Alone	6.4%	6.1%	5.7%
2023 Pacific Islander Alone	1.2%	1.5%	1.7%
2023 Other Race	5.0%	6.6%	6.7%
2023 Two or More Races	11.1%	11.2%	11.1%
2023 Hispanic Origin (Any Race)	12.3%	14.4%	14.6%

Persons of Hispanic origin represent 14.6% of the population in the identified area compared to 19.4% 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 60.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	117	90	92
2010 Households	3,171	14,438	30,316
2020 Households	4,028	18,590	36,471
2023 Households	4,687	19,558	39,684
2028 Households	4,895	20,585	42,492
2010-2020 Annual Rate	2.42%	2.56%	1.87%
2020-2023 Annual Rate	4.77%	1.57%	2.63%
2023-2028 Annual Rate	0.87%	1.03%	1.38%
2023 Average Household Size	3.13	2.93	2.58

The household count in this area has changed from 36,471 in 2020 to 39,684 in the current year, a change of 2.63% annually. The five-year projection of households is 42,492, a change of 1.38% annually from the current year total. Average household size is currently 2.58, compared to 2.60 in the year 2020. The number of families in the current year is 26,930 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



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Mortgage Income			
2023 Percent of Income for Mortgage	28.4%	28.9%	33.7%
Median Household Income			
2023 Median Household Income	\$98,698	\$85,473	\$78,443
2028 Median Household Income	\$111,729	\$99,467	\$90,742
2023-2028 Annual Rate	2.51%	3.08%	2.96%
Average Household Income			
2023 Average Household Income	\$128,131	\$105,822	\$104,583
2028 Average Household Income	\$151,059	\$124,212	\$123,592
2023-2028 Annual Rate	3.35%	3.26%	3.40%
Per Capita Income			
2023 Per Capita Income	\$41,323	\$35,842	\$40,220
2028 Per Capita Income	\$48,854	\$42,177	\$47,798
2023-2028 Annual Rate	3.41%	3.31%	3.51%
GINI Index			
2023 Gini Index	31.8	35.2	37.9
Households by Income			
Current median household income is \$78,443 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$90,742 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$104,583 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$123,592 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$40,220 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$47,798 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	85	84	72
2010 Total Housing Units	3,303	15,141	31,913
2010 Owner Occupied Housing Units	2,634	10,481	17,640
2010 Renter Occupied Housing Units	537	3,946	12,688
2010 Vacant Housing Units	132	703	1,597
2020 Total Housing Units	4,129	19,166	38,075
2020 Vacant Housing Units	101	576	1,604
2023 Total Housing Units	4,810	20,227	41,472
2023 Owner Occupied Housing Units	3,790	14,895	23,680
2023 Renter Occupied Housing Units	897	4,663	16,004
2023 Vacant Housing Units	123	669	1,788
2028 Total Housing Units	5,000	21,214	44,192
2028 Owner Occupied Housing Units	4,030	15,778	25,425
2028 Renter Occupied Housing Units	865	4,807	17,067
2028 Vacant Housing Units	105	629	1,700
Socioeconomic Status Index			
2023 Socioeconomic Status Index	53.4	47.0	47.4

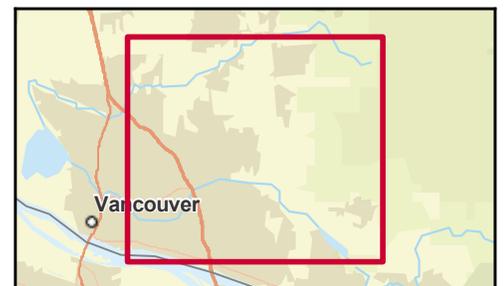
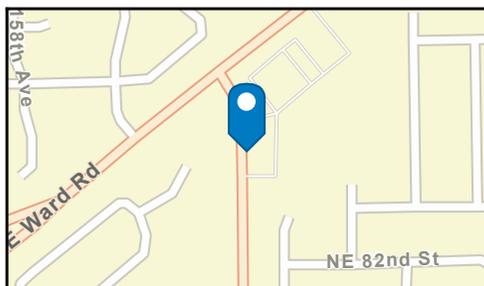
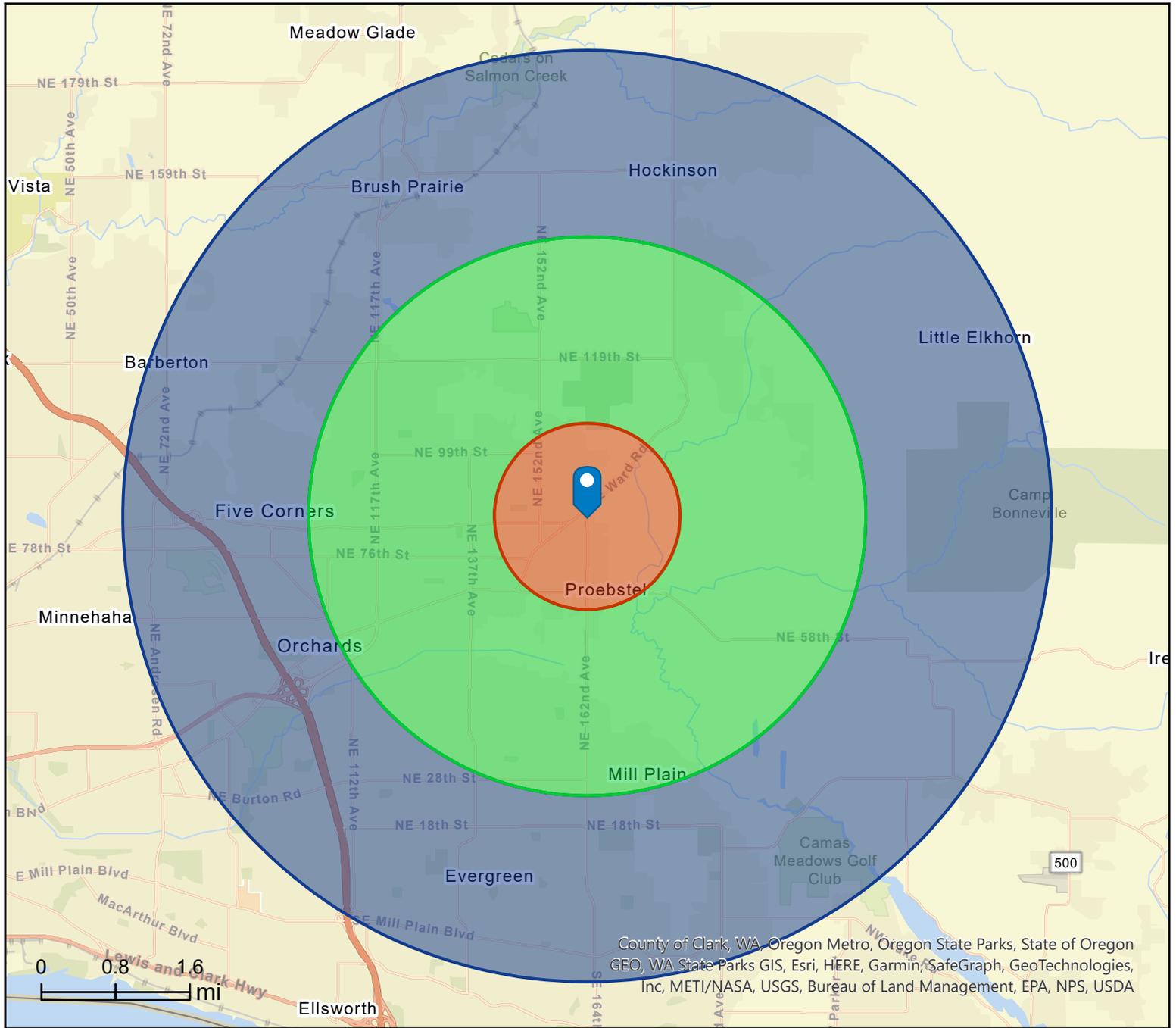
Currently, 57.1% of the 41,472 housing units in the area are owner occupied; 38.6%, renter occupied; and 4.3% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 38,075 housing units in the area and 4.2% vacant housing units. The annual rate of change in housing units since 2020 is 2.66%. Median home value in the area is \$439,394, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 4.03% annually to \$535,300.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

Site Map

8511 NE 162nd Ave, Vancouver, Washington, 98682
 Ring bands: 0-1, 1-3, 3-5 mile radii

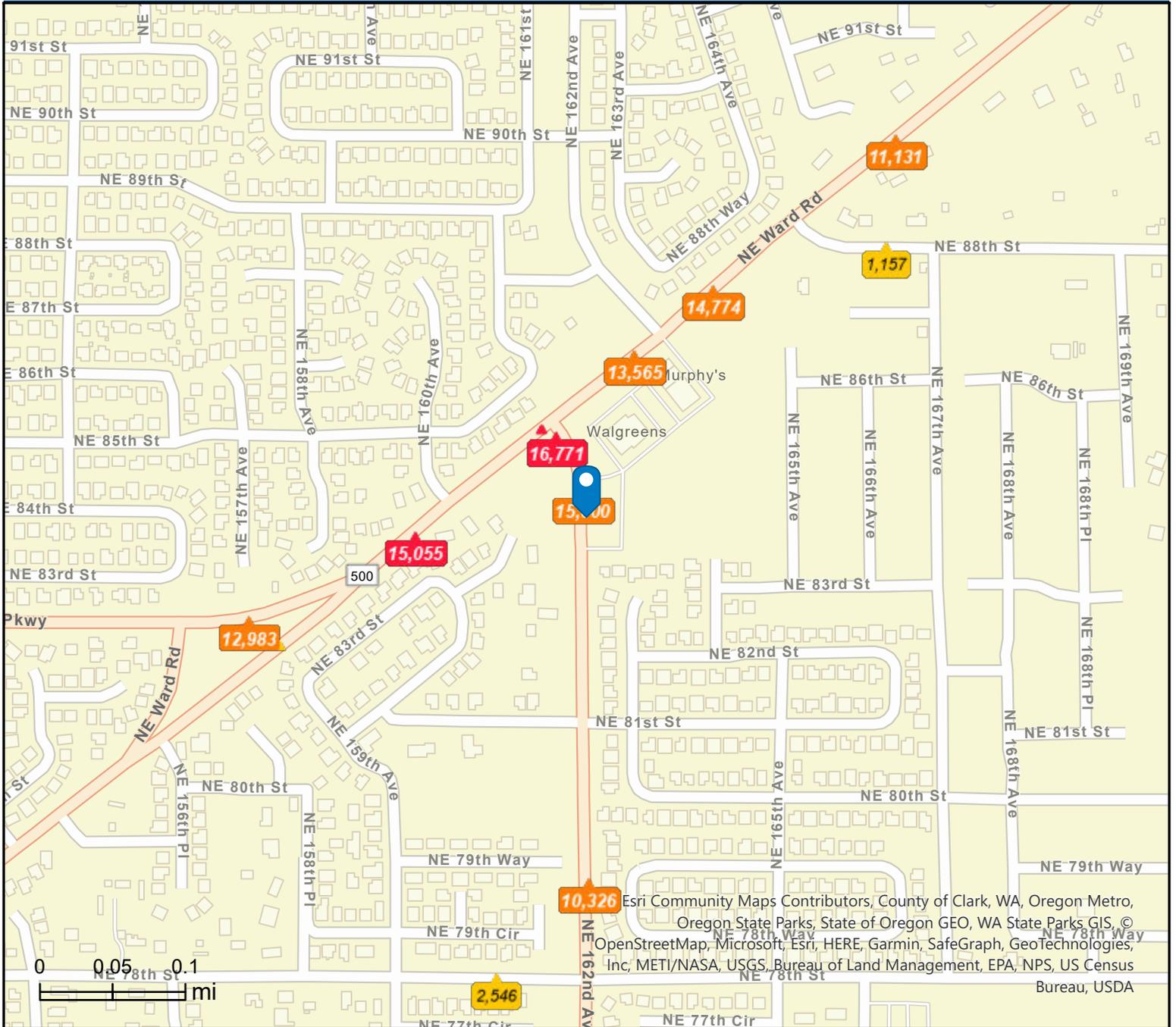
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Traffic Count Map - Close Up

8511 NE 162nd Ave, Vancouver, Washington, 98682
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Traffic Count Profile

8511 NE 162nd Ave, Vancouver, Washington, 98682
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.02	NE 162nd Ave	NE Ward Rd (0.05 miles NW)	2017	15,000
0.06	WA 500	NE Ward Rd (0.01 miles N)	2021	16,771
0.07	Northeast Ward Road	NE 162nd Ave (0.05 miles SW)	2019	19,000
0.07	Northeast Ward Road	NE 160th Ave (0.05 miles SW)	2021	18,577
0.11	NE Ward Rd	NE 162nd Ave (0.02 miles NE)	2012	13,565
0.12	NE Ward Rd	NE 160th Ave (0.03 miles NE)	2009	15,055
0.18	NE Ward Rd	NE 162nd Ave (0.05 miles SW)	2017	14,774
0.23	NE Ward Rd	State Hwy500 (0.08 miles NE)	2003	7,663
0.24	State Rte 500	NE Padden Pkwy (0.05 miles W)	2009	12,983
0.25	NE 162nd Ave	NE 78th St (0.07 miles S)	2003	10,326
0.28	NE 88th St	NE Ward Rd (0.06 miles W)	2003	1,157
0.32	NE 78th St	NE 162nd Ave (0.06 miles E)	2003	2,546
0.33	NE Ward Rd	NE 88th St (0.09 miles SW)	2012	11,131
0.36	NE 162nd Ave	NE 78th St (0.05 miles N)	2003	12,551
0.42	NE Padden Pkwy	NE 152nd Ave (0.09 miles W)	2003	10,621
0.47	NE 84th St	NE 153rd Ave (0.0 miles NW)	2003	8,704
0.52	NE 152nd Ave	NE 81st Way (0.02 miles S)	2003	5,276
0.52	NE 78th St	NE 154th Ave (0.04 miles E)	2003	3,445
0.54	NE Padden Pkwy	NE 152nd Ave (0.03 miles E)	2003	17,592
0.57	NE 152nd Ave	NE 80th St (0.04 miles N)	2003	6,637
0.61	NE Ward Rd	NE 152nd Ave (0.04 miles NE)	2012	5,893
0.63	NE Ward Rd	NE 172nd Ave (0.11 miles NE)	2017	13,235
0.70	NE Ward Rd	NE 76th St (0.07 miles SW)	2009	8,723
0.74	NE 76th St	NE 151st Ave (0.02 miles E)	2009	1,952
0.76	NE 162nd Ave	NE Fourth Plain Rd (0.05 miles S)	2017	20,000
0.79	NE Ward Rd	NE 76th St (0.03 miles NE)	2009	10,221
0.80	NE 76th St	NE Ward Rd (0.04 miles E)	2009	3,659
0.80	Northeast 162nd Avenue	NE Ward Rd (0.01 miles N)	2019	23,000
0.80	Northeast 162nd Avenue	NE Fourth Plain Rd (0.01 miles SE)	2021	21,515
0.81	NE 99th St	NE 154th Ave (0.02 miles W)	2017	2,161

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 2023 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: ©2023 Kalibrate Technologies (Q2 2023).



Business Summary

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Data for all businesses in area	0 - 1 mile		1 - 3 mile		3 - 5 mile							
Total Businesses:	164		1,264		2,917							
Total Employees:	1,049		10,957		38,834							
Total Residential Population:	14,738		57,483		103,225							
Employee/Residential Population Ratio (per 100 Residents)	7		19		38							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	5	3.0%	20	1.9%	35	2.8%	203	1.9%	56	1.9%	463	1.2%
Construction	41	25.0%	121	11.5%	208	16.5%	1,374	12.5%	256	8.8%	1,627	4.2%
Manufacturing	2	1.2%	11	1.0%	53	4.2%	638	5.8%	65	2.2%	2,516	6.5%
Transportation	7	4.3%	18	1.7%	50	4.0%	166	1.5%	86	2.9%	986	2.5%
Communication	1	0.6%	56	5.3%	6	0.5%	163	1.5%	23	0.8%	113	0.3%
Utility	0	0.0%	0	0.0%	6	0.5%	57	0.5%	1	0.0%	3	0.0%
Wholesale Trade	5	3.0%	50	4.8%	66	5.2%	693	6.3%	80	2.7%	2,088	5.4%
Retail Trade Summary	22	13.4%	197	18.8%	256	20.3%	3,012	27.5%	604	20.7%	9,512	24.5%
Home Improvement	2	1.2%	11	1.0%	32	2.5%	360	3.3%	37	1.3%	459	1.2%
General Merchandise Stores	1	0.6%	5	0.5%	10	0.8%	66	0.6%	24	0.8%	1,814	4.7%
Food Stores	3	1.8%	41	3.9%	31	2.5%	499	4.6%	52	1.8%	1,022	2.6%
Auto Dealers & Gas Stations	2	1.2%	7	0.7%	36	2.8%	292	2.7%	57	2.0%	722	1.9%
Apparel & Accessory Stores	0	0.0%	0	0.0%	5	0.4%	9	0.1%	42	1.4%	431	1.1%
Furniture & Home Furnishings	2	1.2%	6	0.6%	16	1.3%	127	1.2%	40	1.4%	341	0.9%
Eating & Drinking Places	8	4.9%	108	10.3%	75	5.9%	1,041	9.5%	210	7.2%	3,398	8.8%
Miscellaneous Retail	3	1.8%	18	1.7%	51	4.0%	618	5.6%	142	4.9%	1,326	3.4%
Finance, Insurance, Real Estate Summary	8	4.9%	60	5.7%	70	5.5%	307	2.8%	383	13.1%	2,730	7.0%
Banks, Savings & Lending Institutions	2	1.2%	9	0.9%	15	1.2%	118	1.1%	85	2.9%	690	1.8%
Securities Brokers	1	0.6%	1	0.1%	9	0.7%	23	0.2%	49	1.7%	206	0.5%
Insurance Carriers & Agents	2	1.2%	9	0.9%	14	1.1%	52	0.5%	62	2.1%	325	0.8%
Real Estate, Holding, Other Investment Offices	3	1.8%	41	3.9%	32	2.5%	114	1.0%	186	6.4%	1,509	3.9%
Services Summary	58	35.4%	515	49.1%	440	34.8%	4,230	38.6%	1,150	39.4%	17,513	45.1%
Hotels & Lodging	0	0.0%	0	0.0%	2	0.2%	7	0.1%	24	0.8%	395	1.0%
Automotive Services	4	2.4%	11	1.0%	71	5.6%	317	2.9%	64	2.2%	270	0.7%
Movies & Amusements	5	3.0%	32	3.1%	29	2.3%	163	1.5%	63	2.2%	796	2.0%
Health Services	8	4.9%	30	2.9%	47	3.7%	380	3.5%	240	8.2%	3,061	7.9%
Legal Services	1	0.6%	2	0.2%	4	0.3%	7	0.1%	27	0.9%	107	0.3%
Education Institutions & Libraries	4	2.4%	244	23.3%	27	2.1%	1,379	12.6%	71	2.4%	6,890	17.7%
Other Services	36	22.0%	197	18.8%	261	20.6%	1,977	18.0%	661	22.7%	5,995	15.4%
Government	0	0.0%	0	0.0%	6	0.5%	79	0.7%	41	1.4%	1,169	3.0%
Unclassified Establishments	15	9.1%	0	0.0%	68	5.4%	33	0.3%	172	5.9%	112	0.3%
Totals	164	100.0%	1,049	100.0%	1,264	100.0%	10,957	100.0%	2,917	100.0%	38,834	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

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.



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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%	1	0.1%	9	0.7%	31	0.3%	11	0.4%	56	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%	3	0.0%
Utilities	0	0.0%	0	0.0%	1	0.1%	11	0.1%	0	0.0%	0	0.0%
Construction	42	25.6%	122	11.6%	222	17.6%	1,458	13.3%	267	9.2%	1,654	4.3%
Manufacturing	2	1.2%	9	0.9%	57	4.5%	641	5.9%	75	2.6%	2,654	6.8%
Wholesale Trade	5	3.0%	50	4.8%	66	5.2%	693	6.3%	80	2.7%	2,088	5.4%
Retail Trade	14	8.5%	87	8.3%	176	13.9%	1,941	17.7%	378	13.0%	5,998	15.4%
Motor Vehicle & Parts Dealers	1	0.6%	4	0.4%	24	1.9%	208	1.9%	35	1.2%	586	1.5%
Furniture & Home Furnishings Stores	1	0.6%	4	0.4%	7	0.6%	84	0.8%	18	0.6%	127	0.3%
Electronics & Appliance Stores	1	0.6%	2	0.2%	7	0.6%	27	0.2%	17	0.6%	159	0.4%
Building Material & Garden Equipment & Supplies Dealers	2	1.2%	11	1.0%	32	2.5%	360	3.3%	37	1.3%	445	1.1%
Food & Beverage Stores	2	1.2%	38	3.6%	22	1.7%	468	4.3%	40	1.4%	950	2.4%
Health & Personal Care Stores	2	1.2%	9	0.9%	17	1.3%	190	1.7%	49	1.7%	562	1.4%
Gasoline Stations & Fuel Dealers	1	0.6%	3	0.3%	12	0.9%	87	0.8%	22	0.8%	137	0.4%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	0	0.0%	0	0.0%	9	0.7%	18	0.2%	47	1.6%	451	1.2%
Sporting Goods, Hobby, Book, & Music Stores	2	1.2%	10	1.0%	25	2.0%	296	2.7%	76	2.6%	621	1.6%
General Merchandise Stores	1	0.6%	5	0.5%	19	1.5%	203	1.9%	36	1.2%	1,959	5.0%
Transportation & Warehousing	6	3.7%	14	1.3%	49	3.9%	180	1.6%	65	2.2%	900	2.3%
Information	2	1.2%	60	5.7%	19	1.5%	245	2.2%	65	2.2%	1,067	2.7%
Finance & Insurance	5	3.0%	19	1.8%	39	3.1%	197	1.8%	202	6.9%	1,239	3.2%
Central Bank/Credit Intermediation & Related Activities	2	1.2%	9	0.9%	15	1.2%	118	1.1%	86	2.9%	694	1.8%
Securities & Commodity Contracts	1	0.6%	1	0.1%	11	0.9%	27	0.2%	53	1.8%	220	0.6%
Funds, Trusts & Other Financial Vehicles	2	1.2%	9	0.9%	14	1.1%	52	0.5%	62	2.1%	325	0.8%
Real Estate, Rental & Leasing	5	3.0%	47	4.5%	48	3.8%	185	1.7%	213	7.3%	1,552	4.0%
Professional, Scientific & Tech Services	14	8.5%	48	4.6%	93	7.4%	589	5.4%	250	8.6%	2,118	5.5%
Legal Services	1	0.6%	2	0.2%	5	0.4%	7	0.1%	33	1.1%	152	0.4%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.1%	2	0.0%	4	0.1%	11	0.0%
Administrative, Support & Waste Management Services	5	3.0%	25	2.4%	52	4.1%	629	5.7%	101	3.5%	915	2.4%
Educational Services	5	3.0%	245	23.4%	35	2.8%	1,405	12.8%	75	2.6%	6,708	17.3%
Health Care & Social Assistance	12	7.3%	48	4.6%	70	5.5%	697	6.4%	326	11.2%	4,191	10.8%
Arts, Entertainment & Recreation	4	2.4%	31	3.0%	24	1.9%	145	1.3%	56	1.9%	596	1.5%
Accommodation & Food Services	8	4.9%	108	10.3%	78	6.2%	1,056	9.6%	239	8.2%	3,826	9.9%
Accommodation	0	0.0%	0	0.0%	2	0.2%	7	0.1%	24	0.8%	395	1.0%
Food Services & Drinking Places	8	4.9%	108	10.3%	77	6.1%	1,048	9.6%	215	7.4%	3,432	8.8%
Other Services (except Public Administration)	20	12.2%	135	12.9%	150	11.9%	739	6.7%	298	10.2%	1,978	5.1%
Automotive Repair & Maintenance	3	1.8%	9	0.9%	51	4.0%	236	2.2%	44	1.5%	217	0.6%
Public Administration	0	0.0%	0	0.0%	6	0.5%	79	0.7%	41	1.4%	1,169	3.0%
Unclassified Establishments	15	9.1%	0	0.0%	68	5.4%	33	0.3%	172	5.9%	112	0.3%
Total	164	100.0%	1,049	100.0%	1,264	100.0%	10,957	100.0%	2,917	100.0%	38,834	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

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Market Profile

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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population Summary			
2010 Total Population	10,200	43,117	80,494
2020 Total Population	12,710	54,748	95,544
2020 Group Quarters	49	193	615
2023 Total Population	14,738	57,483	103,225
2023 Group Quarters	49	233	734
2028 Total Population	15,346	60,356	109,908
2023-2028 Annual Rate	0.81%	0.98%	1.26%
2023 Total Daytime Population	9,481	42,492	101,966
Workers	2,083	13,073	46,545
Residents	7,398	29,419	55,421
Household Summary			
2010 Households	3,171	14,438	30,316
2010 Average Household Size	3.20	2.97	2.64
2020 Total Households	4,028	18,590	36,471
2020 Average Household Size	3.14	2.93	2.60
2023 Total Households	4,687	19,558	39,684
2023 Average Household Size	3.13	2.93	2.58
2028 Total Households	4,895	20,585	42,492
2028 Average Household Size	3.13	2.92	2.57
2023-2028 Annual Rate	0.87%	1.03%	1.38%
2010 Families	2,613	11,069	20,771
2010 Average Family Size	3.48	3.34	3.15
2023 Total Families	3,875	14,573	26,930
2023 Average Family Size	3.40	3.34	3.08
2028 Total Families	4,066	15,430	29,083
2028 Average Family Size	3.37	3.32	3.04
2023-2028 Annual Rate	0.97%	1.15%	1.55%
Housing Unit Summary			
2000 Housing Units	2,584	11,857	24,955
Owner Occupied Housing Units	82.9%	73.0%	59.0%
Renter Occupied Housing Units	13.9%	22.6%	35.9%
Vacant Housing Units	3.2%	4.3%	5.2%
2010 Housing Units	3,303	15,141	31,913
Owner Occupied Housing Units	79.7%	69.2%	55.3%
Renter Occupied Housing Units	16.3%	26.1%	39.8%
Vacant Housing Units	4.0%	4.6%	5.0%
2020 Housing Units	4,129	19,166	38,075
Vacant Housing Units	2.4%	3.0%	4.2%
2023 Housing Units	4,810	20,227	41,472
Owner Occupied Housing Units	78.8%	73.6%	57.1%
Renter Occupied Housing Units	18.6%	23.1%	38.6%
Vacant Housing Units	2.6%	3.3%	4.3%
2028 Housing Units	5,000	21,214	44,192
Owner Occupied Housing Units	80.6%	74.4%	57.5%
Renter Occupied Housing Units	17.3%	22.7%	38.6%
Vacant Housing Units	2.1%	3.0%	3.8%
Median Household Income			
2023	\$98,698	\$85,473	\$78,443
2028	\$111,729	\$99,467	\$90,742
Median Home Value			
2023	\$466,867	\$410,716	\$439,394
2028	\$627,958	\$525,608	\$535,300
Per Capita Income			
2023	\$41,323	\$35,842	\$40,220
2028	\$48,854	\$42,177	\$47,798
Median Age			
2010	32.1	33.6	35.4
2023	34.9	36.0	37.5
2028	35.0	36.2	38.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

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	0 - 1 mile	1 - 3 mile	3 - 5 mile
2023 Households by Income			
Household Income Base	4,687	19,558	39,684
<\$15,000	2.3%	5.8%	7.4%
\$15,000 - \$24,999	3.6%	5.1%	5.3%
\$25,000 - \$34,999	3.3%	5.4%	5.9%
\$35,000 - \$49,999	6.3%	8.7%	10.1%
\$50,000 - \$74,999	13.4%	15.7%	18.6%
\$75,000 - \$99,999	21.9%	18.6%	15.5%
\$100,000 - \$149,999	25.2%	23.0%	21.0%
\$150,000 - \$199,999	10.7%	10.5%	7.6%
\$200,000+	13.3%	7.2%	8.7%
Average Household Income	\$128,131	\$105,822	\$104,583
2028 Households by Income			
Household Income Base	4,895	20,585	42,492
<\$15,000	1.9%	4.9%	6.2%
\$15,000 - \$24,999	2.6%	3.7%	3.9%
\$25,000 - \$34,999	2.4%	4.1%	4.5%
\$35,000 - \$49,999	4.4%	6.7%	8.7%
\$50,000 - \$74,999	10.8%	13.4%	16.4%
\$75,000 - \$99,999	18.9%	17.5%	14.8%
\$100,000 - \$149,999	26.8%	25.7%	23.6%
\$150,000 - \$199,999	14.7%	14.6%	10.4%
\$200,000+	17.5%	9.4%	11.5%
Average Household Income	\$151,059	\$124,212	\$123,592
2023 Owner Occupied Housing Units by Value			
Total	3,790	14,895	23,680
<\$50,000	1.7%	5.1%	4.2%
\$50,000 - \$99,999	0.1%	2.1%	0.6%
\$100,000 - \$149,999	0.1%	1.1%	0.6%
\$150,000 - \$199,999	0.4%	1.4%	1.4%
\$200,000 - \$249,999	2.1%	2.7%	2.8%
\$250,000 - \$299,999	2.8%	4.9%	3.8%
\$300,000 - \$399,999	30.9%	30.0%	26.2%
\$400,000 - \$499,999	17.6%	24.1%	26.4%
\$500,000 - \$749,999	31.0%	20.1%	24.9%
\$750,000 - \$999,999	4.9%	4.7%	5.9%
\$1,000,000 - \$1,499,999	3.5%	2.2%	1.8%
\$1,500,000 - \$1,999,999	0.3%	0.2%	0.5%
\$2,000,000 +	4.5%	1.3%	1.0%
Average Home Value	\$588,120	\$467,449	\$491,522
2028 Owner Occupied Housing Units by Value			
Total	4,030	15,778	25,425
<\$50,000	0.2%	1.0%	1.0%
\$50,000 - \$99,999	0.0%	0.3%	0.0%
\$100,000 - \$149,999	0.0%	0.4%	0.0%
\$150,000 - \$199,999	0.0%	0.5%	0.0%
\$200,000 - \$249,999	0.0%	0.8%	0.1%
\$250,000 - \$299,999	0.2%	1.6%	0.8%
\$300,000 - \$399,999	14.9%	17.6%	16.6%
\$400,000 - \$499,999	15.8%	24.5%	26.6%
\$500,000 - \$749,999	36.7%	31.3%	34.9%
\$750,000 - \$999,999	9.8%	11.2%	11.2%
\$1,000,000 - \$1,499,999	9.8%	7.8%	5.2%
\$1,500,000 - \$1,999,999	1.0%	1.1%	1.5%
\$2,000,000 +	11.6%	1.9%	2.1%
Average Home Value	\$838,120	\$631,618	\$635,244

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2010 Population by Age			
Total	10,198	43,116	80,493
0 - 4	7.6%	7.5%	7.1%
5 - 9	9.0%	8.2%	7.2%
10 - 14	10.2%	9.1%	7.4%
15 - 24	13.2%	13.7%	13.5%
25 - 34	14.7%	13.5%	14.1%
35 - 44	17.0%	15.4%	13.8%
45 - 54	13.4%	14.1%	13.4%
55 - 64	8.7%	10.4%	12.1%
65 - 74	4.0%	5.1%	6.2%
75 - 84	1.6%	2.1%	3.3%
85 +	0.6%	0.9%	1.7%
18 +	67.4%	70.1%	73.8%
2023 Population by Age			
Total	14,739	57,484	103,223
0 - 4	6.9%	6.6%	6.3%
5 - 9	7.5%	7.0%	6.7%
10 - 14	7.4%	7.0%	6.7%
15 - 24	13.3%	13.0%	12.1%
25 - 34	15.2%	15.0%	14.7%
35 - 44	15.7%	14.0%	14.0%
45 - 54	13.5%	12.5%	11.7%
55 - 64	10.4%	11.5%	11.5%
65 - 74	6.9%	8.8%	10.2%
75 - 84	2.6%	3.6%	4.5%
85 +	0.7%	0.9%	1.7%
18 +	73.7%	75.2%	76.6%
2028 Population by Age			
Total	15,349	60,354	109,905
0 - 4	6.9%	6.7%	6.4%
5 - 9	7.1%	6.8%	6.4%
10 - 14	7.5%	7.1%	6.7%
15 - 24	11.2%	11.6%	11.8%
25 - 34	17.3%	15.7%	14.0%
35 - 44	15.1%	14.7%	14.6%
45 - 54	12.9%	12.1%	11.8%
55 - 64	10.4%	10.5%	10.6%
65 - 74	7.3%	8.8%	9.9%
75 - 84	3.4%	4.7%	6.0%
85 +	0.8%	1.1%	1.9%
18 +	74.3%	75.5%	77.0%
2010 Population by Sex			
Males	5,168	21,401	39,132
Females	5,032	21,716	41,363
2023 Population by Sex			
Males	7,365	28,583	50,520
Females	7,373	28,900	52,705
2028 Population by Sex			
Males	7,623	29,906	53,595
Females	7,724	30,450	56,313

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2010 Population by Race/Ethnicity			
Total	10,200	43,117	80,494
White Alone	82.3%	83.1%	83.2%
Black Alone	2.2%	2.2%	2.5%
American Indian Alone	0.8%	0.8%	0.8%
Asian Alone	5.5%	5.3%	4.9%
Pacific Islander Alone	0.7%	1.0%	1.0%
Some Other Race Alone	3.6%	2.8%	3.2%
Two or More Races	4.8%	4.8%	4.4%
Hispanic Origin	9.0%	8.2%	8.2%
Diversity Index	42.7	40.8	40.7
2020 Population by Race/Ethnicity			
Total	12,710	54,748	95,544
White Alone	74.1%	72.0%	71.9%
Black Alone	2.1%	2.5%	3.0%
American Indian Alone	1.1%	1.1%	0.9%
Asian Alone	6.5%	6.2%	5.8%
Pacific Islander Alone	1.1%	1.4%	1.7%
Some Other Race Alone	4.6%	6.2%	6.2%
Two or More Races	10.5%	10.7%	10.5%
Hispanic Origin	11.2%	13.5%	13.5%
Diversity Index	54.5	58.8	58.9
2023 Population by Race/Ethnicity			
Total	14,738	57,484	103,225
White Alone	73.0%	71.0%	70.9%
Black Alone	2.1%	2.5%	2.9%
American Indian Alone	1.2%	1.1%	1.0%
Asian Alone	6.4%	6.1%	5.7%
Pacific Islander Alone	1.2%	1.5%	1.7%
Some Other Race Alone	5.0%	6.6%	6.7%
Two or More Races	11.1%	11.2%	11.1%
Hispanic Origin	12.3%	14.4%	14.6%
Diversity Index	56.7	60.4	60.7
2028 Population by Race/Ethnicity			
Total	15,345	60,357	109,908
White Alone	71.4%	69.3%	69.2%
Black Alone	2.1%	2.4%	2.8%
American Indian Alone	1.2%	1.2%	1.0%
Asian Alone	6.4%	6.2%	5.8%
Pacific Islander Alone	1.3%	1.6%	1.9%
Some Other Race Alone	5.5%	7.2%	7.3%
Two or More Races	12.0%	12.1%	12.0%
Hispanic Origin	13.5%	15.8%	15.9%
Diversity Index	59.2	62.9	63.2
2010 Population by Relationship and Household Type			
Total	10,200	43,117	80,495
In Households	99.5%	99.5%	99.5%
In Family Households	91.8%	89.0%	84.1%
Householder	25.8%	25.7%	25.7%
Spouse	20.5%	19.5%	19.0%
Child	39.0%	36.4%	32.6%
Other relative	3.8%	4.3%	3.8%
Nonrelative	2.7%	3.1%	2.9%
In Nonfamily Households	7.7%	10.5%	15.4%
In Group Quarters	0.5%	0.5%	0.5%
Institutionalized Population	0.1%	0.0%	0.1%
Noninstitutionalized Population	0.5%	0.5%	0.3%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2023 Population 25+ by Educational Attainment			
Total	9,578	38,161	70,500
Less than 9th Grade	2.9%	2.2%	2.5%
9th - 12th Grade, No Diploma	1.9%	5.0%	4.4%
High School Graduate	22.6%	25.8%	22.0%
GED/Alternative Credential	3.4%	5.2%	4.2%
Some College, No Degree	22.7%	23.6%	23.8%
Associate Degree	14.0%	10.9%	12.2%
Bachelor's Degree	23.6%	19.3%	20.5%
Graduate/Professional Degree	8.9%	8.0%	10.3%
2023 Population 15+ by Marital Status			
Total	11,531	45,643	82,988
Never Married	27.5%	32.2%	32.2%
Married	58.6%	52.7%	50.7%
Widowed	4.3%	4.1%	5.2%
Divorced	9.6%	10.9%	11.9%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	7,971	30,539	51,887
Population 16+ Employed	93.6%	93.5%	93.5%
Population 16+ Unemployment rate	6.4%	6.5%	6.5%
Population 16-24 Employed	12.5%	12.8%	13.7%
Population 16-24 Unemployment rate	18.6%	18.7%	14.6%
Population 25-54 Employed	69.0%	68.0%	65.5%
Population 25-54 Unemployment rate	4.7%	3.8%	5.1%
Population 55-64 Employed	15.7%	14.2%	16.0%
Population 55-64 Unemployment rate	2.3%	7.4%	4.0%
Population 65+ Employed	2.8%	4.9%	4.8%
Population 65+ Unemployment rate	5.5%	2.6%	8.4%
2023 Employed Population 16+ by Industry			
Total	7,464	28,568	48,512
Agriculture/Mining	1.6%	0.7%	0.6%
Construction	7.7%	9.0%	9.6%
Manufacturing	12.4%	12.2%	11.1%
Wholesale Trade	2.7%	2.5%	1.5%
Retail Trade	13.1%	11.4%	12.3%
Transportation/Utilities	8.4%	9.8%	9.8%
Information	1.0%	1.6%	1.9%
Finance/Insurance/Real Estate	5.9%	4.8%	5.1%
Services	43.0%	43.4%	44.0%
Public Administration	4.3%	4.6%	4.1%
2023 Employed Population 16+ by Occupation			
Total	7,464	28,569	48,510
White Collar	57.7%	56.2%	57.0%
Management/Business/Financial	18.2%	15.8%	16.2%
Professional	20.0%	20.9%	20.6%
Sales	10.4%	9.1%	9.3%
Administrative Support	9.2%	10.4%	11.0%
Services	13.6%	15.4%	17.0%
Blue Collar	28.6%	28.4%	25.9%
Farming/Forestry/Fishing	1.2%	0.3%	0.4%
Construction/Extraction	4.5%	6.3%	6.2%
Installation/Maintenance/Repair	3.3%	3.9%	3.3%
Production	6.6%	6.9%	6.5%
Transportation/Material Moving	13.0%	11.0%	9.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2010 Households by Type			
Total	3,170	14,427	30,325
Households with 1 Person	12.5%	17.2%	24.2%
Households with 2+ People	87.5%	82.8%	75.8%
Family Households	82.4%	76.7%	68.5%
Husband-wife Families	65.3%	58.2%	50.6%
With Related Children	38.2%	30.6%	23.5%
Other Family (No Spouse Present)	17.1%	18.5%	17.9%
Other Family with Male Householder	6.2%	5.9%	5.4%
With Related Children	4.4%	3.9%	3.5%
Other Family with Female Householder	10.9%	12.6%	12.5%
With Related Children	7.6%	9.0%	8.5%
Nonfamily Households	5.1%	6.1%	7.3%
All Households with Children	51.2%	44.2%	36.0%
Multigenerational Households	4.3%	5.0%	4.0%
Unmarried Partner Households	7.5%	7.8%	7.7%
Male-female	6.7%	7.1%	6.9%
Same-sex	0.8%	0.7%	0.8%
2010 Households by Size			
Total	3,170	14,438	30,315
1 Person Household	12.5%	17.1%	24.2%
2 Person Household	28.5%	31.2%	33.2%
3 Person Household	19.6%	18.2%	16.5%
4 Person Household	20.9%	17.1%	14.3%
5 Person Household	11.1%	9.2%	6.8%
6 Person Household	4.7%	4.1%	3.0%
7 + Person Household	2.8%	3.0%	2.0%
2010 Households by Tenure and Mortgage Status			
Total	3,171	14,427	30,328
Owner Occupied	83.1%	72.6%	58.2%
Owned with a Mortgage/Loan	75.3%	61.4%	46.6%
Owned Free and Clear	7.7%	11.3%	11.5%
Renter Occupied	16.9%	27.4%	41.8%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	85	84	72
Percent of Income for Mortgage	28.4%	28.9%	33.7%
Wealth Index	117	90	92
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,303	15,141	31,913
Housing Units Inside Urbanized Area	95.3%	93.9%	93.4%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	4.7%	6.1%	6.6%
2010 Population By Urban/ Rural Status			
Total Population	10,200	43,117	80,494
Population Inside Urbanized Area	95.6%	94.2%	92.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	4.4%	5.8%	7.5%

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

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Top 3 Tapestry Segments			
1.	Workday Drive (4A)	Middleburg (4C)	Bright Young Professionals (8C)
2.	Up and Coming Families (7A)	Home Improvement (4B)	Home Improvement (4B)
3.	Home Improvement (4B)	Up and Coming Families (7A)	Middleburg (4C)
2023 Consumer Spending			
Apparel & Services: Total \$	\$12,149,982	\$42,381,520	\$85,425,197
Average Spent	\$2,592.27	\$2,166.97	\$2,152.64
Spending Potential Index	118	99	98
Education: Total \$	\$9,476,913	\$32,109,523	\$68,795,964
Average Spent	\$2,021.96	\$1,641.76	\$1,733.59
Spending Potential Index	113	92	97
Entertainment/Recreation: Total \$	\$21,230,152	\$73,218,929	\$145,920,604
Average Spent	\$4,529.58	\$3,743.68	\$3,677.06
Spending Potential Index	120	99	97
Food at Home: Total \$	\$36,208,916	\$128,693,122	\$260,425,576
Average Spent	\$7,725.39	\$6,580.08	\$6,562.48
Spending Potential Index	114	97	96
Food Away from Home: Total \$	\$21,039,978	\$73,364,782	\$145,872,257
Average Spent	\$4,489.01	\$3,751.14	\$3,675.85
Spending Potential Index	121	101	99
Health Care: Total \$	\$40,391,465	\$142,203,492	\$282,926,347
Average Spent	\$8,617.77	\$7,270.86	\$7,129.48
Spending Potential Index	117	99	97
HH Furnishings & Equipment: Total \$	\$16,821,866	\$57,941,477	\$115,282,150
Average Spent	\$3,589.05	\$2,962.55	\$2,905.00
Spending Potential Index	121	100	98
Personal Care Products & Services: Total \$	\$5,366,419	\$18,696,033	\$37,698,781
Average Spent	\$1,144.96	\$955.93	\$949.97
Spending Potential Index	120	100	99
Shelter: Total \$	\$135,945,387	\$474,030,869	\$961,566,185
Average Spent	\$29,004.78	\$24,237.19	\$24,230.58
Spending Potential Index	117	98	98
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$18,353,301	\$62,476,599	\$123,715,169
Average Spent	\$3,915.79	\$3,194.43	\$3,117.51
Spending Potential Index	125	102	100
Travel: Total \$	\$13,141,076	\$44,475,982	\$88,271,482
Average Spent	\$2,803.73	\$2,274.06	\$2,224.36
Spending Potential Index	125	101	99
Vehicle Maintenance & Repairs: Total \$	\$7,351,483	\$25,963,792	\$51,449,350
Average Spent	\$1,568.48	\$1,327.53	\$1,296.48
Spending Potential Index	120	101	99

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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.