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Radius



Ticor Title Insurance



**Demographic Profile
Radius
AGS 2006: Core, Consumer, Business [Oregon]**

Demographic Profile	Hwy 211 and 212 0 - 1 mi	Hwy 211 and 212 0 - 3 mi	Hwy 211 and 212 0 - 5 mi	Hwy 211 and 212 0 - 7.00001 mi
	%	%	%	%
Population				
2006 Estimate Population	1,956	9,180	14,545	21,946
1990 Census Population	1,030	6,204	10,555	17,123
2000 Census Population	1,818	8,151	12,765	19,410
2011 Projection Population	2,067	10,018	15,997	24,009
2016 Projection Population	2,146	10,956	17,708	26,439
Historical 10yr Change (1990-2000)	787 40%	1,947 21%	2,210 15%	2,287 10%
Historical 6yr Change (2000-2006)	138 7%	1,029 11%	1,780 12%	2,536 12%
Projected 5yr Change (2006-2011)	190% 10%	1,776% 19%	3,162% 22%	4,493% 20%
Est. Population Density (2006) psm Land Area (square miles)	575 3.40	296 31.02	183 79.27	137 160.17
Households				
2006 Estimated Households	677	3,188	5,024	7,567
1990 Census Households	369	2,124	3,551	5,690
2000 Census Households	629	2,831	4,414	6,705
2011 Projected Households	717	3,486	5,534	8,289
2016 Forcasted Households	744	3,811	6,122	9,116
Historical 10yr Change (1990-2000)	260 13%	707 8%	863 6%	1,014 5%
Projected 10yr Change (2006-2016)	67 3%	623 7%	1,098 8%	1,550 7%
Average Household Income				
2006 Estimated Average Income	\$ 53,697	\$ 54,028	\$ 57,416	\$ 61,029
1990 Census Average Income	\$ 36,833	\$ 36,779	\$ 39,611	\$ 41,415
2000 Census Average Income	\$ 48,085	\$ 48,536	\$ 52,821	\$ 56,734
2011 Projected Average Income	\$ 58,523	\$ 58,906	\$ 62,609	\$ 66,539
Historical 10yr Change (1990-2000)	11,252 23%	11,757 24%	13,211 25%	15,319 27%
Projected 11yr Change (2000-2011)	10,438 22%	10,370 21%	9,788 19%	9,804 17%
Median Household Income				
2006 Estimated Median Income	\$ 50,582	\$ 48,932	\$ 51,558	\$ 54,445
1990 Census Median Income	\$ 26,416	\$ 26,094	\$ 29,867	\$ 31,648
2000 Census Median Income	\$ 44,878	\$ 43,450	\$ 45,701	\$ 48,526
2011 Projected Median Income	\$ 55,032	\$ 52,773	\$ 55,664	\$ 58,706
Pre Capita Income				
2006 Estimated Per capita income	\$ 20,113	\$ 19,661	\$ 20,458	\$ 21,526
1990 Census Per Capita Income	\$ 11,261	\$ 11,019	\$ 11,982	\$ 12,516
2000 Census Per capita income	\$ 16,645	\$ 16,857	\$ 18,264	\$ 19,598
2011 Projected Per capita income	\$ 21,688	\$ 21,373	\$ 22,234	\$ 23,411
Historical 10yr Change (1990-2000)	5,384 32%	5,838 35%	6,283 34%	7,081 36%
Projected 11yr Change (2000-2011)	5,043 30%	4,516 27%	3,970 22%	3,813 19%
2006 Households by Income				
Less than \$9,999	39 6%	196 6%	284 6%	374 5%
\$10,000 to \$19,999	59 9%	280 9%	428 9%	626 8%
\$20,000 to \$29,999	81 12%	419 13%	590 12%	807 11%
\$30,000 to \$39,999	88 13%	418 13%	645 13%	935 12%
\$40,000 to \$49,999	65 10%	315 10%	486 10%	701 9%
\$50,000 to \$59,999	89 13%	337 11%	496 10%	743 10%
\$60,000 to \$69,999	61 9%	307 10%	477 9%	724 10%
\$70,000 to \$79,999	51 8%	250 8%	413 8%	646 9%



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	%	%	%	%
\$80,000 to \$89,999	41 6%	172 5%	282 6%	443 6%
\$90,000 to \$99,999	34 5%	130 4%	213 4%	338 4%
\$100,000 to \$124,999	41 6%	209 7%	361 7%	585 8%
\$125,000 to \$149,999	12 2%	87 3%	175 3%	303 4%
\$150,000 to \$199,999	10 1%	47 1%	120 2%	226 3%
\$200,000 to \$249,999	2 0%	9 0%	25 0%	53 1%
\$250,000 to \$499,999	2 0%	6 0%	18 0%	45 1%
\$500,000 and over	1 0%	9 0%	11 0%	18 0%
\$35,000+	111 16%	522 16%	822 16%	1,182 16%
\$50,000+	178 26%	779 24%	1,195 24%	1,814 24%
\$75,000+	167 25%	782 25%	1,395 28%	2,308 31%
2006 Race & Ethnicity				
2006 Estimate Population	1,956	9,180	14,545	21,946
One race	1,928 99%	9,018 98%	14,283 98%	21,557 98%
White	1,824 93%	8,439 92%	13,486 93%	20,470 93%
Black	8 0%	40 0%	55 0%	78 0%
American Indian, Eskimo, Aleut	10 1%	76 1%	109 1%	154 1%
Asian	15 1%	71 1%	119 1%	175 1%
Hawaiian/Pacific Islander	3 0%	21 0%	32 0%	46 0%
Other	67 3%	372 4%	481 3%	635 3%
Two or More Races	28 1%	163 2%	262 2%	388 2%
Hispanic or Latino Origin				
2006 Est. Not of Hispanic Population	1,764 90%	8,084 88%	13,101 90%	20,009 91%
2006 Est. Hispanic Population	191 10%	1,097 12%	1,445 10%	1,937 9%
1990 Census Not of Hispanic Population	991 51%	5,899 64%	10,076 69%	16,357 75%
1990 Census Hispanic Population	39 2%	306 3%	480 3%	767 3%
2000 Census Not of Hispanic Population	1,688 86%	7,446 81%	11,839 81%	18,160 83%
2000 Census Hispanic Population	130 7%	706 8%	926 6%	1,250 6%
2011 Proj. Not of Hispanic Population	1,829 94%	8,607 94%	14,133 97%	21,522 98%
2011 Proj. Hispanic Population	238 12%	1,412 15%	1,864 13%	2,487 11%
Historical 10yr Change (1990-2000)	91 5%	400 4%	447 3%	483 2%
Projected 11yr Change (2000-2011)	108 6%	706 8%	938 6%	1,237 6%
2006 Population by Sex				
2006 Estimate Population	1,956	9,180	14,545	21,946
Male	955 49%	4,564 50%	7,302 50%	11,100 51%
Female	1,001 51%	4,616 50%	7,244 50%	10,846 49%
2006 Population by Age				
0 to 4 years	156 8%	668 7%	952 7%	1,307 6%
5 to 9 years	148 8%	693 8%	1,055 7%	1,513 7%
10 to 14 years	146 7%	661 7%	1,095 8%	1,717 8%
15 to 19 years	127 6%	696 8%	1,127 8%	1,703 8%
20 to 24 years	153 8%	721 8%	1,056 7%	1,446 7%
25 to 29 years	194 10%	766 8%	1,049 7%	1,372 6%
30 to 34 years	158 8%	651 7%	958 7%	1,339 6%
35 to 39 years	127 6%	593 6%	937 6%	1,400 6%
40 to 44 years	108 6%	562 6%	975 7%	1,542 7%
45 to 49 years	100 5%	527 6%	933 6%	1,553 7%
50 to 54 years	112 6%	555 6%	997 7%	1,651 8%
55 to 59 years	99 5%	510 6%	938 6%	1,593 7%
60 to 64 years	86 4%	439 5%	756 5%	1,213 6%



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	%	%	%	%
65 to 69 years	74 4%	326 4%	555 4%	890 4%
70 to 74 years	47 2%	239 3%	360 2%	542 2%
75 to 79 years	38 2%	191 2%	289 2%	452 2%
80 to 84 years	41 2%	179 2%	246 2%	354 2%
85 years and over	44 2%	203 2%	268 2%	359 2%
2006 Median Age	31.8	33.0	34.9	37.1
2006 Average Age	35.3	35.7	36.4	37.2
19 years or less	576 29%	2,718 30%	4,229 29%	6,240 28%
20 to 64 years	1,136 58%	5,325 58%	8,598 59%	13,109 60%
65 years or more	244 12%	1,137 12%	1,718 12%	2,597 12%
2006 Male Population by Age	955	4,564	7,302	11,100
0 to 4 years	80 8%	332 7%	483 7%	676 6%
5 to 9 years	75 8%	383 8%	575 8%	815 7%
10 to 14 years	67 7%	333 7%	555 8%	873 8%
15 to 19 years	67 7%	364 8%	581 8%	875 8%
20 to 24 years	70 7%	359 8%	539 7%	763 7%
25 to 29 years	94 10%	389 9%	550 8%	735 7%
30 to 34 years	83 9%	344 8%	491 7%	670 6%
35 to 39 years	68 7%	309 7%	479 7%	703 6%
40 to 44 years	54 6%	281 6%	493 7%	781 7%
45 to 49 years	50 5%	264 6%	470 6%	778 7%
50 to 54 years	55 6%	277 6%	501 7%	837 8%
55 to 59 years	46 5%	254 6%	461 6%	791 7%
60 to 64 years	44 5%	201 4%	357 5%	591 5%
65 to 69 years	33 3%	154 3%	283 4%	471 4%
70 to 74 years	23 2%	114 2%	179 2%	267 2%
75 to 79 years	14 2%	83 2%	131 2%	218 2%
80 to 84 years	18 2%	71 2%	99 1%	143 1%
85 years and over	13 1%	53 1%	74 1%	112 1%
2006 Male Median Age	31.4	31.8	33.8	36.0
19 years or less	289 30%	1,412 31%	2,193 30%	3,239 29%
20 to 64 years	565 59%	2,679 59%	4,342 59%	6,650 60%
65 years or more	101 11%	474 10%	767 11%	1,211 11%
2006 Female Population by Age	1,001	4,616	7,244	10,846
0 to 4 years	76 8%	337 7%	469 6%	632 6%
5 to 9 years	73 7%	310 7%	480 7%	698 6%
10 to 14 years	79 8%	328 7%	541 7%	844 8%
15 to 19 years	59 6%	331 7%	546 8%	828 8%
20 to 24 years	82 8%	362 8%	517 7%	682 6%
25 to 29 years	99 10%	376 8%	498 7%	637 6%
30 to 34 years	75 8%	307 7%	467 6%	669 6%
35 to 39 years	58 6%	285 6%	458 6%	697 6%
40 to 44 years	54 5%	280 6%	482 7%	760 7%
45 to 49 years	50 5%	263 6%	463 6%	775 7%
50 to 54 years	57 6%	278 6%	495 7%	814 8%
55 to 59 years	53 5%	256 6%	476 7%	801 7%
60 to 64 years	43 4%	238 5%	399 6%	622 6%
65 to 69 years	41 4%	172 4%	271 4%	419 4%
70 to 74 years	25 2%	125 3%	181 3%	275 3%



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	%	%	%	%
75 to 79 years	23 2%	108 2%	158 2%	234 2%
80 to 84 years	23 2%	109 2%	146 2%	211 2%
85 years and over	31 3%	150 3%	194 3%	247 2%
2006 Female Median Age	32.2	34.3	36.1	38.1
19 years or less	287 29%	1,306 28%	2,036 28%	3,001 28%
20 to 64 years	571 57%	2,646 57%	4,256 59%	6,458 60%
65 years or more	143 14%	664 14%	951 13%	1,386 13%
2006 Marital Status (15 years and over)	1,507	7,159	11,444	17,409
Never Married	243 16%	1,363 19%	2,262 20%	3,456 20%
Now Married	872 58%	4,167 58%	6,807 59%	10,667 61%
Separated	74 5%	290 4%	368 3%	468 3%
Widowed	128 8%	502 7%	730 6%	1,051 6%
Divorced	190 13%	836 12%	1,276 11%	1,767 10%
2006 Educational Attainment	1,228	5,741	9,260	14,260
Less than 9th grade	77 6%	340 6%	511 6%	733 5%
9th to 12th grade, no diploma	112 9%	532 9%	797 9%	1,187 8%
High school graduate	417 34%	1,912 33%	3,008 32%	4,509 32%
Some college, no degree	307 25%	1,411 25%	2,309 25%	3,616 25%
Associate degree	118 10%	485 8%	730 8%	1,067 7%
Bachelor's degree	129 10%	660 11%	1,118 12%	1,818 13%
Graduate or profession degree	69 6%	402 7%	787 8%	1,330 9%
2006 Household Size	677	3,188	5,024	7,567
Total Households	677	3,188	5,024	7,567
1 Person	134 20%	662 21%	971 19%	1,368 18%
2 Person	216 32%	1,006 32%	1,679 33%	2,633 35%
3 Person	120 18%	528 17%	811 16%	1,234 16%
4 Person	115 17%	513 16%	806 16%	1,210 16%
5 Person	57 8%	281 9%	439 9%	646 9%
6 Persons	19 3%	107 3%	171 3%	259 3%
7 or more Persons	16 2%	90 3%	146 3%	216 3%
Median Persons per Household	2.9	2.9	2.9	2.9
2006 Population by Household Type	1,956	9,180	14,545	21,946
2006 Estimate Population	1,956	9,180	14,545	21,946
Persons in Families	1,734 89%	8,107 88%	12,966 89%	19,730 90%
Persons in Non-Family Households	189 10%	965 11%	1,465 10%	2,089 10%
Persons In Group Quarters	32 2%	108 1%	114 1%	128 1%
2006 Households by Age of Householder	677	3,188	5,024	7,567
Under 25 years	42 6%	186 6%	252 5%	305 4%
25 to 34 years	164 24%	649 20%	883 18%	1,141 15%
35 to 44 years	118 17%	584 18%	953 19%	1,440 19%
45 to 54 years	119 18%	587 18%	1,025 20%	1,663 22%
55 to 64 years	103 15%	531 17%	914 18%	1,499 20%
65 to 74 years	65 10%	320 10%	518 10%	808 11%
75 to 84 years	46 7%	229 7%	338 7%	512 7%
85 years and over	19 3%	102 3%	142 3%	198 3%



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Median Age of Householder	46.2 %	48.0 %	49.1 %	50.4 %
2006 Households With Children	271	1,214	1,865	2,751
Married Couple Family	241 89%	1,057 87%	1,638 88%	2,441 89%
Lone Parent Male	15 5%	79 7%	117 6%	165 6%
Lone Parent Female	15 6%	78 6%	109 6%	145 5%
Non-family Male Head	0 0%	0 0%	0 0%	1 0%
Non-family Female Head	0 0%	0 0%	0 0%	0 0%
2006 Households Without Children	355	1,726	2,755	4,214
Married Couple Family	176 49%	810 47%	1,411 51%	2,302 55%
Lone Parent Male	17 5%	87 5%	137 5%	204 5%
Lone Parent Female	29 8%	166 10%	236 9%	340 8%
Lone Male Householder	49 14%	249 14%	404 15%	601 14%
Lone Female Householder	86 24%	413 24%	566 21%	767 18%
2006 Families by Income				
2006 Families	492	2,278	3,649	5,596
Less than \$9,999	24 5%	87 4%	134 4%	189 3%
\$10,000 to \$19,999	31 6%	139 6%	213 6%	312 6%
\$20,000 to \$29,999	50 10%	278 12%	389 11%	528 9%
\$30,000 to \$39,999	63 13%	289 13%	445 12%	637 11%
\$40,000 to \$49,999	46 9%	221 10%	333 9%	484 9%
\$50,000 to \$59,999	70 14%	272 12%	395 11%	602 11%
\$60,000 to \$69,999	44 9%	236 10%	374 10%	587 10%
\$70,000 to \$79,999	44 9%	216 9%	353 10%	546 10%
\$80,000 to \$89,999	33 7%	138 6%	230 6%	359 6%
\$90,000 to \$99,999	29 6%	106 5%	178 5%	282 5%
\$100,000 to \$124,999	34 7%	169 7%	303 8%	498 9%
\$125,000 to \$149,999	10 2%	63 3%	140 4%	258 5%
\$150,000 to \$199,999	8 2%	40 2%	109 3%	209 4%
\$200,000 to \$249,999	2 0%	7 0%	23 1%	49 1%
\$250,000 to \$499,999	2 0%	6 0%	16 0%	38 1%
\$500,000 and over	1 0%	9 0%	11 0%	18 0%
2006 Median Family Income	\$ 53,754	\$ 54,583	\$ 57,824	\$ 60,717
\$35,000+	81 17%	370 16%	576 16%	830 15%
\$50,000+	139 28%	626 27%	962 26%	1,487 27%
\$75,000+	139 28%	637 28%	1,171 32%	1,959 35%
2006 Non-family Households by Income				
2006 Non-family Households	185	910	1,375	1,971
Less than \$9,999	16 8%	109 12%	150 11%	186 9%
\$10,000 to \$19,999	28 15%	140 15%	214 16%	313 16%
\$20,000 to \$29,999	31 17%	141 16%	201 15%	279 14%
\$30,000 to \$39,999	25 13%	128 14%	200 15%	298 15%
\$40,000 to \$49,999	18 10%	94 10%	153 11%	218 11%
\$50,000 to \$59,999	19 10%	65 7%	101 7%	141 7%
\$60,000 to \$69,999	16 9%	71 8%	103 7%	137 7%
\$70,000 to \$79,999	7 4%	34 4%	60 4%	101 5%
\$80,000 to \$89,999	7 4%	33 4%	52 4%	84 4%
\$90,000 to \$99,999	5 3%	24 3%	35 3%	55 3%
\$100,000 to \$125,000	7 4%	40 4%	58 4%	87 4%
\$125,000 to \$150,000	3 1%	23 3%	35 3%	45 2%



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\$150,000 to \$199,999	1 1%	7 1%	11 1%	17 1%
\$200,000 to \$249,999	1 0%	1 0%	1 0%	3 0%
\$250,000 to \$499,999	0 0%	0 0%	2 0%	7 0%
\$500,000 and over	0 0%	0 0%	0 0%	0 0%
Median Non-Family Income	\$ 36,960	\$ 34,618	\$ 35,864	\$ 36,629
\$35,000+	30 16%	152 17%	246 18%	352 18%
\$50,000+	39 21%	153 17%	233 17%	327 17%
\$75,000+	28 15%	145 16%	224 16%	350 18%
2006 Housing Units by Occupancy Status	694	3,266	5,222	7,839
Vacant	17 2%	79 2%	198 4%	272 3%
Owner-Occupied Households	491 71%	2,239 69%	3,687 71%	5,796 74%
Renter-Occupied Households	186 27%	949 29%	1,337 26%	1,771 23%
2000 Housing Units by Occupancy Status	655 94%	2,952 90%	4,650 89%	7,044 90%
Historical 6yr Change (2000-2006)	38 6%	315 10%	571 11%	794 10%
2000 Dwellings by units in structure	655	2,952	4,650	7,044
Single units, detached	399 61%	1,956 66%	3,173 68%	5,004 71%
Single units, attached	16 2%	75 3%	89 2%	107 2%
Double units	18 3%	69 2%	85 2%	114 2%
3 to 4 units	56 8%	172 6%	180 4%	186 3%
5 to 9 units	0 0%	24 1%	30 1%	31 0%
10 to 19 units	5 1%	32 1%	113 2%	132 2%
20 to 49 units	32 5%	105 4%	108 2%	108 2%
50 or more units	15 2%	76 3%	85 2%	89 1%
Mobile home	115 18%	427 14%	762 16%	1,232 17%
Boat; RV; van; etc.	1 0%	16 1%	26 1%	40 1%
2000 Housing units by year built	655	2,952	4,650	7,044
Built 1999 to 2000	43 7%	134 5%	245 5%	301 4%
Built 1995 to 1998	195 30%	575 19%	719 15%	882 13%
Built 1990 to 1994	67 10%	271 9%	412 9%	562 8%
Built 1980 to 1989	58 9%	286 10%	499 11%	828 12%
Built 1970 to 1979	108 16%	608 21%	1,066 23%	1,900 27%
Built 1960 to 1969	56 8%	292 10%	439 9%	643 9%
Built 1950 to 1959	47 7%	256 9%	385 8%	513 7%
Built 1940 to 1949	32 5%	182 6%	303 7%	459 7%
Built 1939 or earlier	50 8%	346 12%	584 13%	956 14%
2000 Housing Value	316	1,385	1,983	2,929
Specified Owner-Occupied				
Less than \$49,999	2 1%	16 1%	16 1%	16 1%
\$50,000 to \$99,999	20 6%	83 6%	107 5%	133 5%
\$100,000 to \$124,999	34 11%	198 14%	241 12%	309 11%
\$125,000 to \$149,999	75 24%	318 23%	371 19%	447 15%
\$150,000 to \$174,999	94 30%	328 24%	399 20%	489 17%
\$175,000 to \$199,999	31 10%	156 11%	238 12%	370 13%
\$200,000 to \$249,999	21 7%	94 7%	203 10%	400 14%
\$250,000 to \$299,999	13 4%	90 6%	205 10%	412 14%
\$300,000 to \$399,999	26 8%	84 6%	159 8%	260 9%
\$400,000 to \$499,999	0 0%	10 1%	25 1%	56 2%



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\$500,000 to \$749,999	1 0%	6 0%	13 1%	20 1%
\$750,000 to \$999,999	0 0%	0 0%	4 0%	10 0%
\$1,000,000 or more	0 0%	1 0%	4 0%	8 0%
Median Owner-Occupied Home Value	\$ 157,149	\$ 155,882	\$ 166,120	\$ 179,775
2006 Households by Vehicles				
Total Vehicles	1,358	6,525	11,017	17,285
2006 Total Household	677	3,188	5,024	7,567
Households With No Vehicle	39 6%	231 7%	291 6%	356 5%
Households With 1 vehicle	154 23%	673 21%	986 20%	1,354 18%
Households With 2 or more vehicles	485 72%	2,283 72%	3,747 75%	5,856 77%
Owner-Occupied Households	491	2,239	3,687	5,796
None	9 2%	50 2%	73 2%	103 2%
1 vehicle	71 15%	307 14%	463 13%	671 12%
2 vehicles	262 53%	1,104 49%	1,703 46%	2,591 45%
3 or more vehicles	148 30%	777 35%	1,447 39%	2,431 42%
Total Owner Household Vehicles	1,102	5,232	8,995	14,417
Average Owner Occupied Household Vehicles	2.2	2.3	2.4	2.5
Renter-Occupied Households	186	949	1,337	1,771
None	30 16%	181 19%	218 16%	253 14%
1 vehicle	82 44%	366 39%	522 39%	683 39%
2 vehicles	60 32%	334 35%	487 36%	672 38%
3 or more vehicles	14 7%	68 7%	110 8%	163 9%
Total Renter Household Vehicles	255	1,293	2,022	2,868
Average Renter Occupied Household Vehicles	1.4	1.4	1.5	1.6
2000 Population by Travel Time to Work	841	3,695	5,848	9,003
Worked at home	25 3%	163 4%	347 6%	674 7%
Less than 14 minutes	178 21%	872 24%	1,227 21%	1,763 20%
15 to 29 minutes	169 20%	782 21%	1,308 22%	2,131 24%
30 to 44 minutes	246 29%	849 23%	1,278 22%	1,945 22%
45 to 59 minutes	108 13%	542 15%	930 16%	1,427 16%
60 minutes or more	115 14%	487 13%	758 13%	1,063 12%
Average Travel Time in Minutes	31.01	29.68	30.19	29.46
Daytime Demos				
Total Employees (Daytime Population)	1,097	3,556	4,864	6,075
Total Establishments	81	388	621	852
Establishments with:				
1 to 4 Employees	55 68%	270 70%	440 71%	610 72%
5 to 9 Employees	16 20%	69 18%	101 16%	135 16%
10 to 19 Employees	3 4%	22 6%	38 6%	52 6%
20 to 49 Employees	3 4%	17 4%	28 5%	37 4%
50 to 99 Employees	2 3%	5 1%	8 1%	11 1%
100 to 249 Employees	0 0%	1 0%	3 0%	4 0%
250 to 499 Employees	1 1%	2 0%	2 0%	2 0%
500 to 999 Employees	0 0%	0 0%	0 0%	0 0%
1000 or more Employees	1 1%	1 0%	1 0%	1 0%
Median Employees per Establishment	3.9	3.9	3.8	3.8
Employee Population per Bussiness	14	9	8	7



Demographic Profile
Radius
AGS 2006: Core, Consumer, Business [Oregon]

Demographic Profile	Hwy 211 and 212 0 - 1 mi	Hwy 211 and 212 0 - 3 mi	Hwy 211 and 212 0 - 5 mi	Hwy 211 and 212 0 - 7.00001 mi
Residential Population per Bussiness	24 %	24 %	23 %	26 %
2006 Population by Labor Force	1,483	7,032	11,224	17,045
Unemployment Rate	88 6%	371 5%	563 5%	787 5%
Male	718 48%	3,447 49%	5,572 50%	8,549 50%
Civilian Employed	500 34%	2,364 34%	3,816 34%	5,844 34%
Civilian Unemployed	57 4%	239 3%	339 3%	459 3%
In Armed Forces	0 0%	0 0%	1 0%	8 0%
Not In Labor Force	161 11%	845 12%	1,416 13%	2,238 13%
Female	765 52%	3,585 51%	5,651 50%	8,496 50%
Civilian Employed	439 30%	1,938 28%	3,051 27%	4,614 27%
Civilian Unemployed	30 2%	133 2%	224 2%	329 2%
In Armed Forces	0 0%	0 0%	0 0%	1 0%
Not In Labor Force	296 20%	1,515 22%	2,376 21%	3,552 21%
2000 Population by Labor Force	1,310	5,954	9,413	14,449
Labor Force Change (2000-2006)	173	1,078	1,811	2,596
2006 Occupation				
Occupation by Classification	1,096	3,547	4,824	6,000
White Collar Employees	393 36%	1,565 44%	2,220 46%	2,826 47%
Blue Collar Employees	703 64%	1,982 56%	2,604 54%	3,174 53%
Occupation by Type				
Executive and Managerial	80	314	443	558
Professional	96	329	457	599
Technical	19	67	91	109
Sales	75	341	486	615
Sales Workers and Clerks	61	270	388	496
Sales Professionals	15	71	99	119
Clerical	122	513	743	945
Administrative Support Workers	122	508	735	934
Technical, Sales, & Administrative: Field	1	5	7	11
Private Household	1	2	2	2
Protective Services	17	49	60	69
Services	164	509	665	796
Site based	159	496	648	778
Field based	4	13	17	18
Agriculture, Forestry, and Fishing	205	458	563	671
Production and Related	173	544	757	960
Site based	136	429	577	714
Field based	36	116	179	246
Operators	51	142	178	212
Materials Handlers	46	137	188	232
Laborers	46	142	192	232
Top 5 Occupations	Agriculture... Production... Services Clerical Professional	Production... Clerical Services Agriculture... Sales	Production... Clerical Services Agriculture... Sales	Production... Clerical Services Agriculture... Sales
2006 Annual Consumer Expenditures				
Annual Expenditure	\$31,071,736	\$ 146,888,...	\$ 241,194,...	\$ 378,649,...
Total Annual Non-retail Expenditures	\$17,396,146 56%	\$82,175,724 56%	\$ 135,097,...	\$ 212,306,...



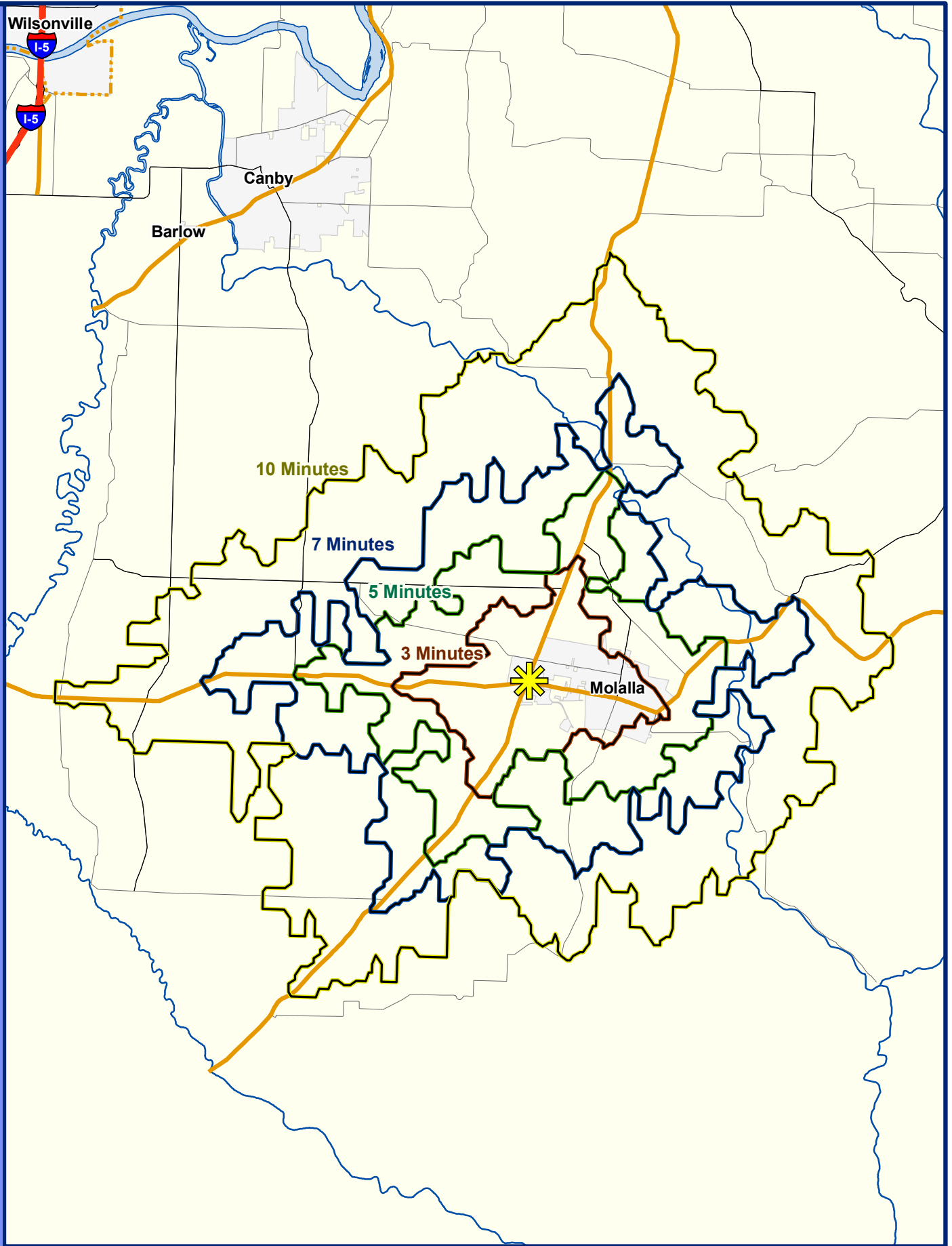
Demographic Profile
Radius
AGS 2006: Core, Consumer, Business [Oregon]

Demographic Profile	Hwy 211 and 212 0 - 1 mi	Hwy 211 and 212 0 - 3 mi	Hwy 211 and 212 0 - 5 mi	Hwy 211 and 212 0 - 7.00001 mi
<i>Total Annual Retail Expenditures</i>	\$ 13,675,910 44%	\$ 64,715,157 44%	\$ 106,101,100 44%	\$ 166,349,100 44%
Apparel	\$ 452,356 1%	\$ 2,140,382 1%	\$ 3,516,262 1%	\$ 5,520,744 1%
Contributions	\$ 1,089,469 4%	\$ 5,148,833 4%	\$ 8,660,271 4%	\$ 13,864,603 4%
Education	\$ 686,633 2%	\$ 3,275,993 2%	\$ 5,499,826 2%	\$ 8,775,679 2%
Entertainment	\$ 1,787,384 6%	\$ 8,452,010 6%	\$ 13,909,992 6%	\$ 21,883,864 6%
Food and beverages	\$ 5,035,949 16%	\$ 23,828,875 16%	\$ 38,884,476 16%	\$ 60,710,958 16%
Gifts	\$ 792,536 3%	\$ 3,756,730 3%	\$ 6,277,268 3%	\$ 10,000,998 3%
Health care	\$ 2,026,947 7%	\$ 9,575,558 7%	\$ 15,565,367 6%	\$ 24,226,384 6%
Household furnishings and equipment	\$ 1,374,592 4%	\$ 6,481,130 4%	\$ 10,744,139 4%	\$ 17,004,594 4%
Shelter	\$ 6,151,754 20%	\$ 29,156,188 20%	\$ 47,971,648 20%	\$ 75,431,010 20%
Household operations	\$ 1,088,025 4%	\$ 5,148,256 4%	\$ 8,591,011 4%	\$ 13,665,303 4%
Miscellaneous expenses	\$ 546,814 2%	\$ 2,577,928 2%	\$ 4,199,248 2%	\$ 6,554,242 2%
Personal care	\$ 467,632 2%	\$ 2,210,227 2%	\$ 3,622,979 2%	\$ 5,677,782 1%
Personal insurance	\$ 309,737 1%	\$ 1,463,420 1%	\$ 2,446,172 1%	\$ 3,896,264 1%
Reading	\$ 104,095 0%	\$ 493,201 0%	\$ 811,095 0%	\$ 1,274,660 0%
Tobacco	\$ 227,597 1%	\$ 1,074,106 1%	\$ 1,720,547 1%	\$ 2,642,999 1%
Transportation	\$ 6,603,288 21%	\$ 31,112,046 21%	\$ 50,937,794 21%	\$ 79,815,780 21%
Utilities	\$ 2,327,073 7%	\$ 10,994,895 7%	\$ 17,838,830 7%	\$ 27,708,188 7%
Annual Household Expenditure	\$ 45,894	\$ 46,079	\$ 48,010	\$ 50,042
<i>Annual Household Non-retail Expenditures</i>	\$ 25,695 56%	\$ 25,779 56%	\$ 26,891 56%	\$ 28,058 56%
<i>Annual Household Retail Expenditures</i>	\$ 20,200 44%	\$ 20,301 44%	\$ 21,120 44%	\$ 21,985 44%
2006 Monthly Consumer Expenditures				
Total Monthly Expenditure	\$ 2,589,311	\$ 12,240,685	\$ 20,099,506	\$ 31,554,095
Monthly Household Expenditure	\$ 3,824	\$ 3,840	\$ 4,001	\$ 4,170
Monthly Household Non-retail Expenditures	\$ 2,141 56%	\$ 2,148 56%	\$ 2,241 56%	\$ 2,338 56%
Monthly Household Retail Expenditures	\$ 1,683 44%	\$ 1,692 44%	\$ 1,760 44%	\$ 1,832 44%
Apparel	\$ 56 1%	\$ 56 1%	\$ 58 1%	\$ 61 1%
Contributions	\$ 134 4%	\$ 135 4%	\$ 144 4%	\$ 153 4%
Education	\$ 85 2%	\$ 86 2%	\$ 91 2%	\$ 97 2%
Entertainment	\$ 220 6%	\$ 221 6%	\$ 231 6%	\$ 241 6%
Food and beverages	\$ 620 16%	\$ 623 16%	\$ 645 16%	\$ 669 16%
Gifts	\$ 98 3%	\$ 98 3%	\$ 104 3%	\$ 110 3%
Health care	\$ 249 7%	\$ 250 7%	\$ 258 6%	\$ 267 6%
Household furnishings and equipment	\$ 169 4%	\$ 169 4%	\$ 178 4%	\$ 187 4%
Shelter	\$ 757 20%	\$ 762 20%	\$ 796 20%	\$ 831 20%
Household operations	\$ 134 4%	\$ 135 4%	\$ 143 4%	\$ 151 4%
Miscellaneous expenses	\$ 67 2%	\$ 67 2%	\$ 70 2%	\$ 72 2%
Personal care	\$ 58 2%	\$ 58 2%	\$ 60 2%	\$ 63 1%
Personal insurance	\$ 38 1%	\$ 38 1%	\$ 41 1%	\$ 43 1%
Reading	\$ 13 0%	\$ 13 0%	\$ 13 0%	\$ 14 0%
Tobacco	\$ 28 1%	\$ 28 1%	\$ 29 1%	\$ 29 1%
Transportation	\$ 813 21%	\$ 813 21%	\$ 845 21%	\$ 879 21%
Utilities	\$ 286 7%	\$ 287 7%	\$ 296 7%	\$ 305 7%
2006 Total Establishments	81	388	621	852
Retail Trade				
<i>Building Materials, Hardware and Garden</i>	3 3%	13 3%	26 4%	42 5%
<i>Food Markets and Convenience Stores</i>	3 4%	11 3%	16 3%	23 3%
<i>Restaurants and Bars</i>	4 5%	21 5%	27 4%	31 4%
<i>Auto Dealers and Gas Stations</i>	2 3%	11 3%	14 2%	16 2%
<i>Clothing Stores</i>	0 0%	3 1%	4 1%	5 1%



Demographic Profile
Radius
AGS 2006: Core, Consumer, Business [Oregon]

Demographic Profile	Hwy 211 and 212 0 - 1 mi	Hwy 211 and 212 0 - 3 mi	Hwy 211 and 212 0 - 5 mi	Hwy 211 and 212 0 - 7.00001 mi
	%	%	%	%
<i>Furniture and Home Furnishings</i>	0 0%	2 1%	6 1%	11 1%
<i>Electronics and Computer Stores</i>	1 1%	2 1%	4 1%	6 1%
<i>Drug Stores</i>	0 0%	2 0%	2 0%	2 0%
<i>Liquor Stores</i>	1 1%	1 0%	1 0%	1 0%
<i>Other Merchandise Stores</i>	3 3%	17 4%	25 4%	30 4%
Services				
<i>Hotels and Lodging</i>	0 0%	2 1%	4 1%	5 1%
<i>Dry Cleaning and Laundry</i>	1 1%	2 0%	2 0%	2 0%
<i>Beauty, Barber, and Other Personal Service</i>	4 5%	17 4%	22 4%	28 3%
<i>Advertising</i>	0 0%	0 0%	0 0%	0 0%
<i>Computer Services</i>	1 1%	4 1%	5 1%	6 1%
<i>Other Business Services</i>	3 3%	8 2%	12 2%	15 2%
<i>Auto Repair/Services</i>	4 5%	20 5%	28 5%	34 4%
<i>Miscellaneous Repair Services</i>	1 1%	5 1%	9 2%	14 2%
<i>Motion Pictures</i>	1 1%	2 1%	2 0%	3 0%
<i>Entertainment and Recreation Services</i>	2 3%	12 3%	17 3%	22 3%
<i>Health and Medical Services</i>	4 4%	14 4%	17 3%	18 2%
<i>Hospitals</i>	1 1%	2 0%	2 0%	2 0%
<i>Legal Services</i>	1 1%	3 1%	3 0%	3 0%
<i>Primary and Secondary Education</i>	1 2%	4 1%	7 1%	12 1%
<i>Colleges and Universities</i>	0 0%	0 0%	0 0%	0 0%
<i>Other Education and Libraries</i>	0 0%	3 1%	5 1%	5 1%
<i>Social Services</i>	4 5%	15 4%	17 3%	18 2%
<i>Child Care Services</i>	0 0%	1 0%	2 0%	2 0%
<i>Museums and Zoos</i>	0 0%	0 0%	0 0%	0 0%
<i>Membership Organizations</i>	1 1%	19 5%	32 5%	42 5%
<i>Professional Services</i>	1 2%	8 2%	15 2%	21 3%
<i>Agricultural, Forestry, Fishing</i>	3 3%	13 3%	32 5%	57 7%
<i>Finance, Insurance and Real Estate</i>				
<i>Mining</i>	0 0%	1 0%	2 0%	2 0%
<i>Construction</i>	7 9%	37 10%	75 12%	117 14%
<i>Manufacturing</i>	6 7%	24 6%	38 6%	54 6%
<i>Transportation and Communications</i>	4 5%	18 5%	29 5%	40 5%
<i>Wholesale Trade</i>	8 9%	32 8%	54 9%	84 10%
<i>Public Administration</i>	3 4%	14 4%	21 3%	28 3%



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Drive Time





Demographic Profile
Drive Time
AGS 2006: Core, Consumer, Business [Oregon]

Demographic Profile	Hwy 211 and 213 Dt 0 min - 3 min	Hwy 211 and 213 Dt 0 min - 5 min	Hwy 211 and 213 Dt 0 min - 7 min	Hwy 211 and 213 Dt 0 min - 10 min
	%	%	%	%
Population				
2006 Estimate Population	6,484	7,914	9,450	14,889
1990 Census Population	4,003	5,119	6,399	11,079
2000 Census Population	5,770	7,038	8,380	13,199
2011 Projection Population	7,066	8,629	10,324	16,265
2016 Projection Population	7,699	9,416	11,307	17,854
Historical 10yr Change (1990-2000)	1,766 27%	1,919 24%	1,980 21%	2,120 14%
Historical 6yr Change (2000-2006)	714 11%	876 11%	1,071 11%	1,689 11%
Projected 5yr Change (2006-2011)	1,216% 19%	1,502% 19%	1,856% 20%	2,965% 20%
Est. Population Density (2006) psm	1,019	518	303	199
Land Area (square miles)	6.36	15.29	31.14	74.72
Households				
2006 Estimated Households	2,269	2,745	3,286	5,153
1990 Census Households	1,396	1,756	2,192	3,731
2000 Census Households	2,018	2,441	2,914	4,574
2011 Projected Households	2,480	3,000	3,596	5,636
2016 Forcasted Households	2,703	3,273	3,937	6,180
Historical 10yr Change (1990-2000)	622 10%	685 9%	723 8%	843 6%
Projected 10yr Change (2006-2016)	433 7%	528 7%	651 7%	1,028 7%
Average Household Income				
2006 Estimated Average Income	\$ 52,526	\$ 53,289	\$ 53,983	\$ 58,092
1990 Census Average Income	\$ 33,889	\$ 35,463	\$ 36,841	\$ 39,640
2000 Census Average Income	\$ 47,415	\$ 48,105	\$ 48,671	\$ 53,681
2011 Projected Average Income	\$ 57,313	\$ 58,164	\$ 58,875	\$ 63,371
Historical 10yr Change (1990-2000)	13,526 29%	12,642 26%	11,829 24%	14,041 26%
Projected 11yr Change (2000-2011)	9,898 21%	10,058 21%	10,204 21%	9,690 18%
Median Household Income				
2006 Estimated Median Income	\$ 48,453	\$ 49,233	\$ 49,055	\$ 52,018
1990 Census Median Income	\$ 24,036	\$ 25,484	\$ 26,213	\$ 30,100
2000 Census Median Income	\$ 43,096	\$ 43,680	\$ 43,552	\$ 46,131
2011 Projected Median Income	\$ 52,263	\$ 53,097	\$ 52,910	\$ 56,187
Pre Capita Income				
2006 Estimated Per capita income	\$ 19,463	\$ 19,559	\$ 19,692	\$ 20,650
1990 Census Per Capita Income	\$ 10,063	\$ 10,564	\$ 11,042	\$ 11,974
2000 Census Per capita income	\$ 16,584	\$ 16,685	\$ 16,927	\$ 18,603
2011 Projected Per capita income	\$ 21,225	\$ 21,208	\$ 21,387	\$ 22,543
Historical 10yr Change (1990-2000)	6,520 39%	6,122 37%	5,885 35%	6,628 36%
Projected 11yr Change (2000-2011)	4,641 28%	4,523 27%	4,460 26%	3,941 21%
2006 Households by Income				
Less than \$9,999	141 6%	168 6%	205 6%	289 6%
\$10,000 to \$19,999	204 9%	241 9%	291 9%	437 8%
\$20,000 to \$29,999	305 13%	365 13%	431 13%	610 12%
\$30,000 to \$39,999	285 13%	345 13%	424 13%	656 13%
\$40,000 to \$49,999	237 10%	275 10%	321 10%	482 9%
\$50,000 to \$59,999	245 11%	286 10%	341 10%	495 10%
\$60,000 to \$69,999	218 10%	263 10%	313 10%	478 9%



Demographic Profile
Drive Time
AGS 2006: Core, Consumer, Business [Oregon]

Demographic Profile	Hwy 211 and 213		Hwy 211 and 213		Hwy 211 and 213		Hwy 211 and 213	
	Dt		Dt		Dt		Dt	
	0 min - 3 min	%	0 min - 5 min	%	0 min - 7 min	%	0 min - 10 min	%
\$70,000 to \$79,999	180	8%	224	8%	260	8%	433	8%
\$80,000 to \$89,999	123	5%	153	6%	178	5%	297	6%
\$90,000 to \$99,999	91	4%	115	4%	135	4%	226	4%
\$100,000 to \$124,999	142	6%	183	7%	220	7%	383	7%
\$125,000 to \$149,999	60	3%	74	3%	92	3%	181	4%
\$150,000 to \$199,999	29	1%	38	1%	49	1%	126	2%
\$200,000 to \$249,999	4	0%	6	0%	9	0%	28	1%
\$250,000 to \$499,999	3	0%	4	0%	6	0%	21	0%
\$500,000 and over	4	0%	5	0%	8	0%	12	0%
\$35,000+	378	17%	446	16%	532	16%	816	16%
\$50,000+	560	25%	671	24%	795	24%	1,205	23%
\$75,000+	537	24%	680	25%	818	25%	1,474	29%
2006 Race & Ethnicity								
2006 Estimate Population	6,484		7,914		9,450		14,889	
One race	6,377	98%	7,781	98%	9,284	98%	14,616	98%
White	5,958	92%	7,280	92%	8,698	92%	13,815	93%
Black	28	0%	31	0%	39	0%	56	0%
American Indian, Eskimo, Aleut	53	1%	64	1%	77	1%	110	1%
Asian	50	1%	61	1%	72	1%	114	1%
Hawaiian/Pacific Islander	16	0%	19	0%	22	0%	34	0%
Other	271	4%	325	4%	376	4%	488	3%
Two or More Races	107	2%	133	2%	166	2%	273	2%
Hispanic or Latino Origin								
2006 Est. Not of Hispanic Population	5,697	88%	6,962	88%	8,334	88%	13,408	90%
2006 Est. Hispanic Population	787	12%	952	12%	1,116	12%	1,481	10%
1990 Census Not of Hispanic Population	3,829	59%	4,892	62%	6,096	65%	10,567	71%
1990 Census Hispanic Population	174	3%	227	3%	303	3%	513	3%
2000 Census Not of Hispanic Population	5,263	81%	6,425	81%	7,662	81%	12,246	82%
2000 Census Hispanic Population	507	8%	613	8%	717	8%	953	6%
2011 Proj. Not of Hispanic Population	6,053	93%	7,404	94%	8,885	94%	14,360	96%
2011 Proj. Hispanic Population	1,013	16%	1,224	15%	1,439	15%	1,905	13%
Historical 10yr Change (1990-2000)	333	5%	386	5%	414	4%	440	3%
Projected 11yr Change (2000-2011)	505	8%	611	8%	722	8%	951	6%
2006 Population by Sex								
2006 Estimate Population	6,484		7,914		9,450		14,889	
Male	3,200	49%	3,914	49%	4,695	50%	7,480	50%
Female	3,284	51%	4,000	51%	4,756	50%	7,409	50%
2006 Population by Age								
0 to 4 years	499	8%	594	8%	684	7%	956	6%
5 to 9 years	499	8%	602	8%	707	7%	1,065	7%
10 to 14 years	461	7%	566	7%	679	7%	1,134	8%
15 to 19 years	474	7%	591	7%	716	8%	1,148	8%
20 to 24 years	527	8%	634	8%	739	8%	1,038	7%
25 to 29 years	587	9%	693	9%	784	8%	1,036	7%
30 to 34 years	480	7%	574	7%	668	7%	967	6%
35 to 39 years	425	7%	515	7%	613	6%	966	6%
40 to 44 years	382	6%	475	6%	582	6%	1,012	7%
45 to 49 years	355	5%	443	6%	546	6%	973	7%
50 to 54 years	371	6%	465	6%	576	6%	1,035	7%
55 to 59 years	324	5%	419	5%	528	6%	981	7%



Demographic Profile
Drive Time
AGS 2006: Core, Consumer, Business [Oregon]

Demographic Profile	Hwy 211 and 213		Hwy 211 and 213		Hwy 211 and 213		Hwy 211 and 213	
	Dt		Dt		Dt		Dt	
	0 min - 3 min		0 min - 5 min		0 min - 7 min		0 min - 10 min	
60 to 64 years	291	4%	367	5%	455	5%	787	5%
65 to 69 years	220	3%	271	3%	338	4%	587	4%
70 to 74 years	164	3%	204	3%	246	3%	373	3%
75 to 79 years	134	2%	163	2%	198	2%	305	2%
80 to 84 years	135	2%	157	2%	183	2%	252	2%
85 years and over	154	2%	181	2%	210	2%	275	2%
2006 Median Age	32.0		32.4		33.1		35.5	
2006 Average Age	35.2		35.4		35.7		36.6	
19 years or less	1,934	30%	2,354	30%	2,786	29%	4,303	29%
20 to 64 years	3,742	58%	4,585	58%	5,490	58%	8,795	59%
65 years or more	807	12%	976	12%	1,174	12%	1,791	12%
2006 Male Population by Age	3,200		3,914		4,695		7,480	
0 to 4 years	246	8%	294	8%	340	7%	490	7%
5 to 9 years	272	9%	330	8%	389	8%	576	8%
10 to 14 years	229	7%	284	7%	342	7%	579	8%
15 to 19 years	249	8%	309	8%	374	8%	593	8%
20 to 24 years	259	8%	313	8%	369	8%	530	7%
25 to 29 years	297	9%	351	9%	398	8%	544	7%
30 to 34 years	255	8%	303	8%	353	8%	494	7%
35 to 39 years	223	7%	269	7%	320	7%	492	7%
40 to 44 years	192	6%	237	6%	291	6%	514	7%
45 to 49 years	179	6%	225	6%	272	6%	483	6%
50 to 54 years	183	6%	231	6%	288	6%	527	7%
55 to 59 years	160	5%	206	5%	263	6%	485	6%
60 to 64 years	131	4%	164	4%	207	4%	372	5%
65 to 69 years	102	3%	127	3%	159	3%	297	4%
70 to 74 years	75	2%	96	2%	119	3%	189	3%
75 to 79 years	56	2%	69	2%	85	2%	137	2%
80 to 84 years	54	2%	63	2%	72	2%	100	1%
85 years and over	38	1%	46	1%	54	1%	76	1%
2006 Male Median Age	30.9		31.3		31.9		34.3	
19 years or less	997	31%	1,216	31%	1,446	31%	2,239	30%
20 to 64 years	1,878	59%	2,298	59%	2,760	59%	4,441	59%
65 years or more	325	10%	400	10%	489	10%	800	11%
2006 Female Population by Age	3,284		4,000		4,756		7,409	
0 to 4 years	253	8%	301	8%	344	7%	466	6%
5 to 9 years	227	7%	273	7%	318	7%	489	7%
10 to 14 years	232	7%	283	7%	337	7%	554	7%
15 to 19 years	225	7%	282	7%	341	7%	555	7%
20 to 24 years	268	8%	321	8%	370	8%	509	7%
25 to 29 years	290	9%	342	9%	385	8%	492	7%
30 to 34 years	225	7%	271	7%	315	7%	473	6%
35 to 39 years	201	6%	246	6%	293	6%	473	6%
40 to 44 years	191	6%	239	6%	291	6%	498	7%
45 to 49 years	176	5%	219	5%	274	6%	490	7%
50 to 54 years	188	6%	234	6%	288	6%	508	7%
55 to 59 years	164	5%	213	5%	265	6%	496	7%
60 to 64 years	161	5%	203	5%	248	5%	415	6%



Demographic Profile
Drive Time
AGS 2006: Core, Consumer, Business [Oregon]

Demographic Profile	Hwy 211 and 213	Hwy 211 and 213	Hwy 211 and 213	Hwy 211 and 213
	Dt		Dt	
	0 min - 3 min	0 min - 5 min	0 min - 7 min	0 min - 10 min
		%		%
65 to 69 years	118	4%	144	4%
70 to 74 years	89	3%	108	3%
75 to 79 years	78	2%	95	2%
80 to 84 years	81	2%	94	2%
85 years and over	116	4%	136	3%
2006 Female Median Age	33.2		33.7	
19 years or less	938	29%	1,138	28%
20 to 64 years	1,865	57%	2,287	57%
65 years or more	482	15%	576	14%
2006 Marital Status (15 years and over)	5,024		6,152	
Never Married	952	19%	1,174	19%
Now Married	2,860	57%	3,520	57%
Separated	226	4%	266	4%
Widowed	378	8%	456	7%
Divorced	609	12%	735	12%
2006 Educational Attainment	4,022		4,926	
Less than 9th grade	246	6%	284	6%
9th to 12th grade, no diploma	387	10%	455	9%
High school graduate	1,356	34%	1,679	34%
Some college, no degree	972	24%	1,207	25%
Associate degree	361	9%	426	9%
Bachelor's degree	438	11%	552	11%
Graduate or profession degree	262	7%	324	7%
2006 Household Size				
Total Households	2,269		2,745	
1 Person	486	21%	580	21%
2 Person	699	31%	852	31%
3 Person	382	17%	462	17%
4 Person	370	16%	447	16%
5 Person	197	9%	240	9%
6 Persons	75	3%	91	3%
7 or more Persons	61	3%	74	3%
Median Persons per Household	2.9		2.9	
2006 Population by Household Type				
2006 Estimate Population	6,484		7,914	
Persons in Families	5,689	88%	6,964	88%
Persons in Non-Family Households	700	11%	845	11%
Persons In Group Quarters	95	1%	104	1%
2006 Households by Age of Householder	2,269		2,745	
Under 25 years	148	7%	171	6%
25 to 34 years	501	22%	586	21%
35 to 44 years	413	18%	499	18%
45 to 54 years	405	18%	497	18%
55 to 64 years	349	15%	442	16%
65 to 74 years	216	10%	266	10%



Demographic Profile
Drive Time
AGS 2006: Core, Consumer, Business [Oregon]

Demographic Profile	Hwy 211 and 213		Hwy 211 and 213		Hwy 211 and 213		Hwy 211 and 213	
	Dt		Dt		Dt		Dt	
	0 min - 3 min	%	0 min - 5 min	%	0 min - 7 min	%	0 min - 10 min	%
75 to 84 years	163	7%	196	7%	236	7%	354	7%
85 years and over	74	3%	88	3%	104	3%	145	3%
Median Age of Householder	46.8		47.4		48.0		49.6	
2006 Households With Children	874		1,051		1,242		1,901	
Married Couple Family	760	87%	914	87%	1,081	87%	1,671	88%
Lone Parent Male	55	6%	67	6%	81	7%	120	6%
Lone Parent Female	59	7%	70	7%	80	6%	110	6%
Non-family Male Head	0	0%	0	0%	0	0%	1	0%
Non-family Female Head	0	0%	0	0%	0	0%	0	0%
2006 Households Without Children	1,216		1,479		1,786		2,846	
Married Couple Family	545	45%	677	46%	837	47%	1,474	52%
Lone Parent Male	62	5%	75	5%	91	5%	142	5%
Lone Parent Female	122	10%	147	10%	173	10%	245	9%
Lone Male Householder	179	15%	215	15%	258	14%	410	14%
Lone Female Householder	308	25%	365	25%	426	24%	576	20%
2006 Families by Income								
2006 Families	1,604		1,950		2,344		3,761	
Less than \$9,999	59	4%	72	4%	90	4%	141	4%
\$10,000 to \$19,999	104	6%	123	6%	145	6%	214	6%
\$20,000 to \$29,999	198	12%	236	12%	286	12%	405	11%
\$30,000 to \$39,999	195	12%	235	12%	294	13%	451	12%
\$40,000 to \$49,999	168	10%	192	10%	224	10%	330	9%
\$50,000 to \$59,999	196	12%	229	12%	275	12%	397	11%
\$60,000 to \$69,999	166	10%	204	10%	241	10%	377	10%
\$70,000 to \$79,999	155	10%	193	10%	225	10%	372	10%
\$80,000 to \$89,999	99	6%	123	6%	144	6%	243	6%
\$90,000 to \$99,999	75	5%	94	5%	110	5%	188	5%
\$100,000 to \$124,999	113	7%	148	8%	179	8%	323	9%
\$125,000 to \$149,999	42	3%	54	3%	68	3%	149	4%
\$150,000 to \$199,999	24	1%	32	2%	42	2%	115	3%
\$200,000 to \$249,999	3	0%	5	0%	8	0%	26	1%
\$250,000 to \$499,999	3	0%	4	0%	6	0%	18	0%
\$500,000 and over	4	0%	5	0%	8	0%	12	0%
2006 Median Family Income	\$ 53,876		\$ 55,053		\$ 54,849		\$ 58,523	
\$35,000+	270	17%	316	16%	375	16%	571	15%
\$50,000+	448	28%	539	28%	638	27%	977	26%
\$75,000+	432	27%	552	28%	667	28%	1,242	33%
2006 Non-family Households by Income								
2006 Non-family Households	666		795		942		1,391	
Less than \$9,999	82	12%	96	12%	114	12%	148	11%
\$10,000 to \$19,999	100	15%	119	15%	146	16%	223	16%
\$20,000 to \$29,999	107	16%	129	16%	146	15%	204	15%
\$30,000 to \$39,999	89	13%	110	14%	131	14%	205	15%
\$40,000 to \$49,999	69	10%	83	10%	98	10%	151	11%
\$50,000 to \$59,999	49	7%	58	7%	67	7%	98	7%
\$60,000 to \$69,999	51	8%	59	7%	72	8%	101	7%
\$70,000 to \$79,999	25	4%	31	4%	35	4%	61	4%



Demographic Profile
Drive Time
AGS 2006: Core, Consumer, Business [Oregon]

Demographic Profile	Hwy 211 and 213	Hwy 211 and 213	Hwy 211 and 213	Hwy 211 and 213				
	Dt		Dt		Dt		Dt	
	0 min - 3 min		0 min - 5 min		0 min - 7 min		0 min - 10 min	
		%		%		%		%
\$80,000 to \$89,999	24	4%	30	4%	34	4%	54	4%
\$90,000 to \$99,999	16	2%	20	3%	25	3%	38	3%
\$100,000 to \$125,000	29	4%	35	4%	41	4%	61	4%
\$125,000 to \$150,000	18	3%	20	3%	24	3%	32	2%
\$150,000 to \$199,999	5	1%	6	1%	7	1%	11	1%
\$200,000 to \$249,999	1	0%	1	0%	1	0%	2	0%
\$250,000 to \$499,999	0	0%	0	0%	0	0%	3	0%
\$500,000 and over	0	0%	0	0%	0	0%	0	0%
Median Non-Family Income	\$ 34,280		\$ 34,359		\$ 34,511		\$ 35,483	
\$35,000+	108	16%	130	16%	157	17%	245	18%
\$50,000+	113	17%	132	17%	156	17%	229	16%
\$75,000+	105	16%	128	16%	151	16%	231	17%
2006 Housing Units by Occupancy Status	2,323		2,810		3,367		5,298	
Vacant	54	2%	65	2%	81	2%	145	3%
Owner-Occupied Households	1,556	67%	1,912	68%	2,310	69%	3,847	73%
Renter-Occupied Households	714	31%	833	30%	976	29%	1,306	25%
2000 Housing Units by Occupancy Status	2,102	90%	2,543	90%	3,038	90%	4,782	90%
Historical 6yr Change (2000-2006)	221	10%	268	10%	328	10%	516	10%
2000 Dwellings by units in structure	2,102		2,543		3,038		4,782	
Single units, detached	1,326	63%	1,658	65%	2,018	66%	3,351	70%
Single units, attached	57	3%	66	3%	77	3%	92	2%
Double units	55	3%	68	3%	73	2%	94	2%
3 to 4 units	154	7%	167	7%	177	6%	180	4%
5 to 9 units	18	1%	22	1%	25	1%	27	1%
10 to 19 units	27	1%	30	1%	34	1%	48	1%
20 to 49 units	90	4%	97	4%	106	4%	108	2%
50 or more units	66	3%	72	3%	80	3%	83	2%
Mobile home	297	14%	349	14%	430	14%	768	16%
Boat; RV; van; etc.	11	1%	12	0%	18	1%	30	1%
2000 Housing units by year built	2,102		2,543		3,038		4,782	
Built 1999 to 2000	113	5%	128	5%	137	5%	180	4%
Built 1995 to 1998	477	23%	536	21%	586	19%	727	15%
Built 1990 to 1994	205	10%	243	10%	279	9%	413	9%
Built 1980 to 1989	195	9%	235	9%	297	10%	538	11%
Built 1970 to 1979	419	20%	530	21%	636	21%	1,136	24%
Built 1960 to 1969	206	10%	252	10%	301	10%	447	9%
Built 1950 to 1959	170	8%	217	9%	264	9%	391	8%
Built 1940 to 1949	117	6%	144	6%	187	6%	310	6%
Built 1939 or earlier	200	10%	258	10%	351	12%	640	13%
2000 Housing Value	1,025		1,251		1,431		2,077	
Specified Owner-Occupied								
Less than \$49,999	9	1%	9	1%	15	1%	16	1%
\$50,000 to \$99,999	59	6%	73	6%	84	6%	110	5%
\$100,000 to \$124,999	150	15%	184	15%	204	14%	246	12%
\$125,000 to \$149,999	252	25%	306	24%	328	23%	372	18%
\$150,000 to \$174,999	269	26%	307	25%	336	24%	404	19%



Demographic Profile
Drive Time
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Demographic Profile	Hwy 211 and 213	Hwy 211 and 213	Hwy 211 and 213	Hwy 211 and 213
	Dt		Dt	
	0 min - 3 min	0 min - 5 min	0 min - 7 min	0 min - 10 min
		%		%
\$175,000 to \$199,999	118	12%	143	11%
\$200,000 to \$249,999	56	5%	77	6%
\$250,000 to \$299,999	54	5%	70	6%
\$300,000 to \$399,999	52	5%	70	6%
\$400,000 to \$499,999	5	0%	8	1%
\$500,000 to \$749,999	2	0%	4	0%
\$750,000 to \$999,999	0	0%	0	0%
\$1,000,000 or more	0	0%	0	0%
Median Owner-Occupied Home Value	\$ 153,962		\$ 154,404	
			\$ 156,330	
				\$ 168,202
2006 Households by Vehicles				
Total Vehicles	4,506		5,558	
2006 Total Household	2,269		2,745	
Households With No Vehicle	183	8%	209	8%
Households With 1 vehicle	500	22%	592	22%
Households With 2 or more vehicles	1,587	70%	1,945	71%
Owner-Occupied Households	1,556		1,912	
None	37	2%	45	2%
1 vehicle	216	14%	266	14%
2 vehicles	789	51%	947	50%
3 or more vehicles	514	33%	655	34%
Total Owner Household Vehicles	3,594		4,455	
Average Owner Occupied Household Vehicles	2.3		2.3	
Renter-Occupied Households	714		833	
None	146	21%	164	20%
1 vehicle	284	40%	326	39%
2 vehicles	238	33%	286	34%
3 or more vehicles	45	6%	57	7%
Total Renter Household Vehicles	912		1,102	
Average Renter Occupied Household Vehicles	1.3		1.3	
2000 Population by Travel Time to Work	2,586		3,141	
			3,786	
				6,061
Worked at home	98	4%	120	4%
Less than 14 minutes	599	23%	735	23%
15 to 29 minutes	538	21%	670	21%
30 to 44 minutes	613	24%	736	23%
45 to 59 minutes	379	15%	463	15%
60 minutes or more	360	14%	417	13%
Average Travel Time in Minutes	30.59		30.11	
			29.87	
				29.91
Daytime Demos				
Total Employees (Daytime Population)	2,469		3,334	
Total Establishments	253		351	
Establishments with:				
1 to 4 Employees	177	70%	244	70%
5 to 9 Employees	46	18%	63	18%
10 to 19 Employees	13	5%	20	6%
20 to 49 Employees	10	4%	15	4%
50 to 99 Employees	4	2%	5	1%
100 to 249 Employees	1	0%	1	0%



Demographic Profile
Drive Time
AGS 2006: Core, Consumer, Business [Oregon]

Demographic Profile	Hwy 211 and 213	Hwy 211 and 213	Hwy 211 and 213	Hwy 211 and 213
	Dt		Dt	
	0 min - 3 min	0 min - 5 min	0 min - 7 min	0 min - 10 min
		%		%
250 to 499 Employees	1	0%	2	0%
500 to 999 Employees	0	0%	0	0%
1000 or more Employees	1	0%	1	0%
Median Employees per Establishment	3.9	3.9	3.9	3.8
Employee Population per Business	10	9	9	8
Residential Population per Business	26	23	20	23
2006 Population by Labor Force	4,938	6,044	7,250	11,503
Unemployment Rate	279 6%	338 6%	384 5%	555 5%
Male	2,404 49%	2,948 49%	3,552 49%	5,712 50%
Civilian Employed	1,637 33%	1,994 33%	2,426 33%	3,903 34%
Civilian Unemployed	182 4%	217 4%	247 3%	339 3%
In Armed Forces	0 0%	0 0%	0 0%	2 0%
Not In Labor Force	585 12%	736 12%	879 12%	1,468 13%
Female	2,534 51%	3,096 51%	3,698 51%	5,791 50%
Civilian Employed	1,367 28%	1,656 27%	1,985 27%	3,138 27%
Civilian Unemployed	96 2%	121 2%	137 2%	216 2%
In Armed Forces	0 0%	0 0%	0 0%	1 0%
Not In Labor Force	1,070 22%	1,319 22%	1,577 22%	2,436 21%
2000 Population by Labor Force	4,184	5,122	6,132	9,755
Labor Force Change (2000-2006)	754	922	1,118	1,748
2006 Occupation				
Occupation by Classification	2,465	3,327	4,063	4,915
White Collar Employees	1,044 42%	1,445 43%	1,849 46%	2,276 46%
Blue Collar Employees	1,421 58%	1,881 57%	2,214 54%	2,639 54%
Occupation by Type				
Executive and Managerial	210	291	370	451
Professional	227	311	385	481
Technical	44	62	79	92
Sales	225	309	404	496
Sales Workers and Clerks	178	244	319	396
Sales Professionals	47	65	85	100
Clerical	338	472	611	756
Administrative Support Workers	335	468	605	748
Technical, Sales, & Administrative: Field	3	5	7	8
Private Household	2	2	2	2
Protective Services	35	46	54	61
Services	357	480	577	677
Site based	347	467	562	660
Field based	9	13	15	17
Agriculture, Forestry, and Fishing	349	447	485	567
Production and Related	382	510	621	770
Site based	302	402	486	585
Field based	80	108	135	185
Operators	102	136	158	180
Materials Handlers	94	128	156	190
Laborers	99	134	161	191



Demographic Profile
Drive Time
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Demographic Profile	Hwy 211 and 213		Hwy 211 and 213		Hwy 211 and 213		Hwy 211 and 213	
	Dt		Dt		Dt		Dt	
	0 min - 3 min		0 min - 5 min		0 min - 7 min		0 min - 10 min	
		%	%		%		%	
Top 5 Occupations	Production...		Production...		Production...		Production...	
	Services		Services		Clerical		Clerical	
	Agriculture...		Clerical		Services		Services	
	Clerical		Agriculture...		Agriculture...		Agriculture...	
	Professional		Professional		Sales		Sales	
2006 Annual Consumer Expenditures								
Annual Expenditure	\$ 102,621,...		\$ 125,325,...		\$ 151,311,...		\$ 249,333,...	
<i>Total Annual Non-retail Expenditures</i>	\$57,392,565	56%	\$70,117,868	56%	\$84,652,420	56%	\$139,679,...	
<i>Total Annual Retail Expenditures</i>	\$45,230,688	44%	\$55,209,703	44%	\$66,662,074	44%	\$109,658,...	
Apparel	\$ 1,495,212	1%	\$ 1,825,887	1%	\$ 2,204,393	1%	\$ 3,633,286	
Contributions	\$ 3,561,686	3%	\$ 4,368,934	3%	\$ 5,304,264	4%	\$ 8,987,981	
Education	\$ 2,274,016	2%	\$ 2,790,417	2%	\$ 3,381,459	2%	\$ 5,705,176	
Entertainment	\$ 5,902,195	6%	\$ 7,212,966	6%	\$ 8,707,248	6%	\$ 14,387,489	
Food and beverages	\$16,680,104	16%	\$20,340,216	16%	\$24,539,591	16%	\$40,149,707	
Gifts	\$ 2,607,280	3%	\$ 3,195,494	3%	\$ 3,872,678	3%	\$ 6,508,259	
Health care	\$ 6,708,304	7%	\$ 8,172,119	7%	\$ 9,860,338	7%	\$16,068,915	
Household furnishings and equipment	\$ 4,516,813	4%	\$ 5,531,824	4%	\$ 6,681,259	4%	\$11,129,087	
Shelter	\$20,352,716	20%	\$24,865,135	20%	\$30,039,655	20%	\$49,613,831	
Household operations	\$ 3,579,052	3%	\$ 4,385,730	3%	\$ 5,306,837	4%	\$ 8,903,943	
Miscellaneous expenses	\$ 1,805,873	2%	\$ 2,201,358	2%	\$ 2,654,805	2%	\$ 4,335,429	
Personal care	\$ 1,546,150	2%	\$ 1,887,010	2%	\$ 2,277,017	2%	\$ 3,743,313	
Personal insurance	\$ 1,016,533	1%	\$ 1,245,459	1%	\$ 1,507,996	1%	\$ 2,534,698	
Reading	\$ 344,665	0%	\$ 420,939	0%	\$ 508,223	0%	\$ 838,435	
Tobacco	\$ 756,492	1%	\$ 917,994	1%	\$ 1,104,987	1%	\$ 1,770,895	
Transportation	\$21,762,155	21%	\$26,573,510	21%	\$32,042,548	21%	\$52,626,910	
Utilities	\$ 7,713,600	8%	\$ 9,391,875	7%	\$11,320,122	7%	\$18,399,145	
Annual Household Expenditure	\$ 45,219		\$ 45,656		\$ 46,054		\$ 48,391	
<i>Annual Household Non-retail Expenditures</i>	\$ 25,289	56%	\$ 25,544	56%	\$ 25,765	56%	\$ 27,109	
<i>Annual Household Retail Expenditures</i>	\$ 19,930	44%	\$ 20,113	44%	\$ 20,290	44%	\$ 21,282	
2006 Monthly Consumer Expenditures								
Total Monthly Expenditure	\$ 8,551,826		\$10,443,805		\$12,609,315		\$20,777,775	
Monthly Household Expenditure	\$ 3,768		\$ 3,805		\$ 3,838		\$ 4,033	
<i>Monthly Household Non-retail Expenditures</i>	\$ 2,107	56%	\$ 2,129	56%	\$ 2,147	56%	\$ 2,259	
<i>Monthly Household Retail Expenditures</i>	\$ 1,661	44%	\$ 1,676	44%	\$ 1,691	44%	\$ 1,774	
Apparel	\$ 55	1%	\$ 55	1%	\$ 56	1%	\$ 59	
Contributions	\$ 131	3%	\$ 133	3%	\$ 135	4%	\$ 145	
Education	\$ 84	2%	\$ 85	2%	\$ 86	2%	\$ 92	
Entertainment	\$ 217	6%	\$ 219	6%	\$ 221	6%	\$ 233	
Food and beverages	\$ 612	16%	\$ 617	16%	\$ 622	16%	\$ 649	
Gifts	\$ 96	3%	\$ 97	3%	\$ 98	3%	\$ 105	
Health care	\$ 246	7%	\$ 248	7%	\$ 250	7%	\$ 260	
Household furnishings and equipment	\$ 166	4%	\$ 168	4%	\$ 169	4%	\$ 180	
Shelter	\$ 747	20%	\$ 755	20%	\$ 762	20%	\$ 802	
Household operations	\$ 131	3%	\$ 133	3%	\$ 135	4%	\$ 144	
Miscellaneous expenses	\$ 66	2%	\$ 67	2%	\$ 67	2%	\$ 70	
Personal care	\$ 57	2%	\$ 57	2%	\$ 58	2%	\$ 61	
Personal insurance	\$ 37	1%	\$ 38	1%	\$ 38	1%	\$ 41	
Reading	\$ 13	0%	\$ 13	0%	\$ 13	0%	\$ 14	
Tobacco	\$ 28	1%	\$ 28	1%	\$ 28	1%	\$ 29	
Transportation	\$ 799	21%	\$ 807	21%	\$ 813	21%	\$ 851	
Utilities	\$ 283	8%	\$ 285	7%	\$ 287	7%	\$ 298	



Demographic Profile
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	Dt	Dt	Dt	Dt
	0 min - 3 min	0 min - 5 min	0 min - 7 min	0 min - 10 min
	%	%	%	%
2006 Total Establishments	253	351	468	643
Retail Trade				
<i>Building Materials, Hardware and Garden</i>	8 3%	11 3%	16 3%	28 4%
<i>Food Markets and Convenience Stores</i>	7 3%	10 3%	13 3%	17 3%
<i>Restaurants and Bars</i>	13 5%	19 5%	25 5%	28 4%
<i>Auto Dealers and Gas Stations</i>	7 3%	10 3%	12 3%	14 2%
<i>Clothing Stores</i>	2 1%	3 1%	4 1%	5 1%
<i>Furniture and Home Furnishings</i>	1 1%	2 0%	3 1%	6 1%
<i>Electronics and Computer Stores</i>	1 1%	2 1%	3 1%	4 1%
<i>Drug Stores</i>	1 0%	1 0%	2 0%	2 0%
<i>Liquor Stores</i>	1 0%	1 0%	1 0%	1 0%
<i>Other Merchandise Stores</i>	11 4%	16 4%	20 4%	25 4%
Services				
<i>Hotels and Lodging</i>	1 0%	2 1%	3 1%	4 1%
<i>Dry Cleaning and Laundry</i>	1 0%	2 0%	2 0%	2 0%
<i>Beauty, Barber, and Other Personal Service</i>	12 5%	16 5%	20 4%	23 4%
<i>Advertising</i>	0 0%	0 0%	0 0%	0 0%
<i>Computer Services</i>	2 1%	3 1%	4 1%	5 1%
<i>Other Business Services</i>	5 2%	7 2%	9 2%	12 2%
<i>Auto Repair/Services</i>	14 6%	18 5%	23 5%	29 4%
<i>Miscellaneous Repair Services</i>	3 1%	4 1%	6 1%	10 2%
<i>Motion Pictures</i>	2 1%	2 1%	2 0%	2 0%
<i>Entertainment and Recreation Services</i>	7 3%	11 3%	14 3%	18 3%
<i>Health and Medical Services</i>	10 4%	14 4%	17 4%	18 3%
<i>Hospitals</i>	1 0%	2 0%	2 0%	2 0%
<i>Legal Services</i>	2 1%	3 1%	3 1%	3 0%
<i>Primary and Secondary Education</i>	3 1%	4 1%	5 1%	8 1%
<i>Colleges and Universities</i>	0 0%	0 0%	0 0%	0 0%
<i>Other Education and Libraries</i>	2 1%	3 1%	4 1%	5 1%
<i>Social Services</i>	11 4%	15 4%	17 4%	17 3%
<i>Child Care Services</i>	0 0%	1 0%	1 0%	2 0%
<i>Museums and Zoos</i>	0 0%	0 0%	0 0%	0 0%
<i>Membership Organizations</i>	11 4%	17 5%	25 5%	34 5%
<i>Professional Services</i>	5 2%	7 2%	10 2%	15 2%
Agricultural, Forestry, Fishing	7 3%	10 3%	16 3%	33 5%
Finance, Insurance and Real Estate				
Mining	0 0%	1 0%	1 0%	1 0%
Construction	24 9%	32 9%	46 10%	78 12%
Manufacturing	17 7%	22 6%	28 6%	39 6%
Transportation and Communications	11 4%	15 4%	21 5%	30 5%
Wholesale Trade	21 8%	28 8%	38 8%	57 9%
Public Administration	9 4%	13 4%	17 4%	23 4%