

GRAPHIC PROFILE

1990 - 2000 Census, 2004 Estimates & 2009 Projections

Calculated using Proportional Block Groups



Prepared For

Barnard Commercial Real Estate

Lat/Lon: 45.616582/-122.512381

RGraph3

15500 SE Mill Plain Blvd Vancouver, Washington

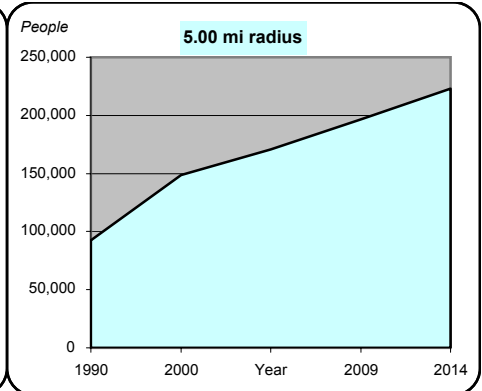
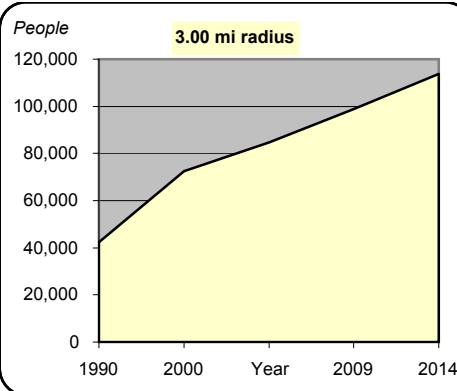
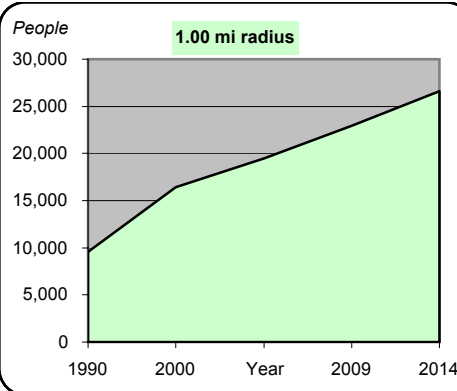
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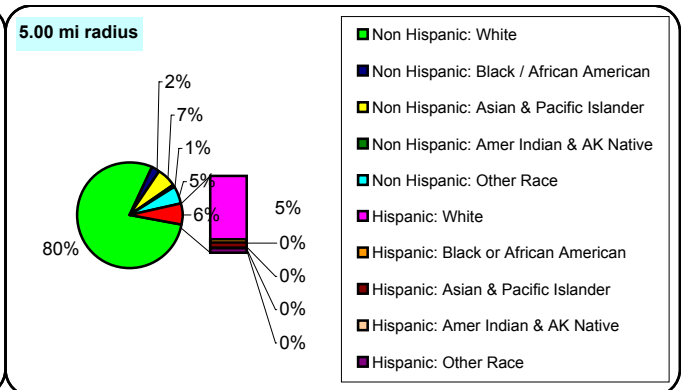
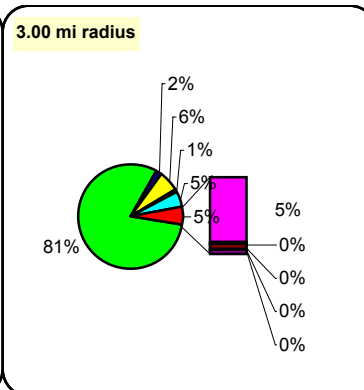
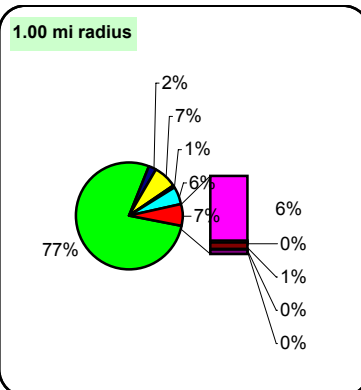
Population

Census Population (1990)	9,547	42,323	92,780			
Census Population (2000)	16,430	72,384	148,811			
Estimated Population (2004)	19,452	84,606	170,689			
Projected Population (2009)	22,970	98,955	196,371			
Forecasted Population (2014)	26,598	113,695	222,749			
Historical Annual Growth (1990-2000)	6,883	7.2%	30,061	7.1%	56,032	6.0%
Historical Annual Growth (2000-2004)	3,021	4.6%	12,222	4.2%	21,878	3.7%
Projected Annual Growth (2004-2009)	3,518	3.6%	14,349	3.4%	25,682	3.0%
Est. Population Density (2004)	6,194.75	psm	3,255.95	psm	2,412.43	psm
Trade Area Size	3.14	sq mi	25.99	sq mi	70.75	sq mi



Race & Ethnicity (2004)

Non Hispanic: White	15,175	78.0%	68,214	80.6%	135,324	79.3%
Non Hispanic: Black / African American	441	2.3%	1,660	2.0%	4,126	2.4%
Non Hispanic: Asian & Pacific Islander	1,326	6.8%	5,343	6.3%	9,867	5.8%
Non Hispanic: Amer Indian & AK Native	159	0.8%	626	0.7%	1,333	0.8%
Non Hispanic: Other Race	1,075	5.5%	4,112	4.9%	9,267	5.4%
Hispanic: White	1,092	5.6%	4,041	4.8%	9,157	5.4%
Hispanic: Black or African American	31	0.2%	105	0.1%	418	0.2%
Hispanic: Asian & Pacific Islander	102	0.5%	325	0.4%	713	0.4%
Hispanic: Amer Indian & AK Native	10	0.1%	34	0.0%	91	0.1%
Hispanic: Other Race	41	0.2%	145	0.2%	392	0.2%



- Non Hispanic: White
- Non Hispanic: Black / African American
- Non Hispanic: Asian & Pacific Islander
- Non Hispanic: Amer Indian & AK Native
- Non Hispanic: Other Race
- Hispanic: White
- Hispanic: Black or African American
- Hispanic: Asian & Pacific Islander
- Hispanic: Amer Indian & AK Native
- Hispanic: Other Race

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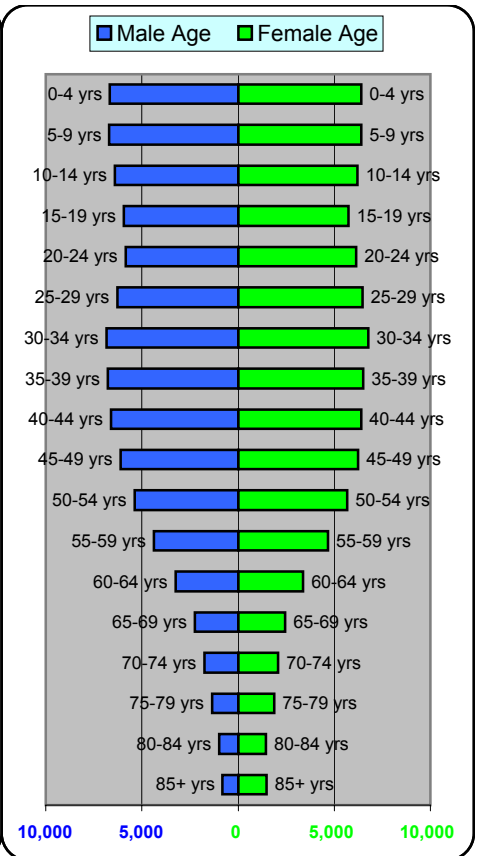
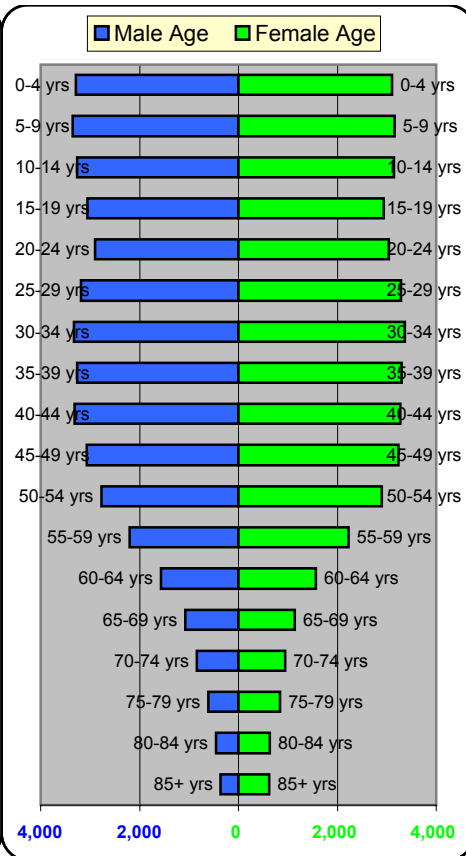
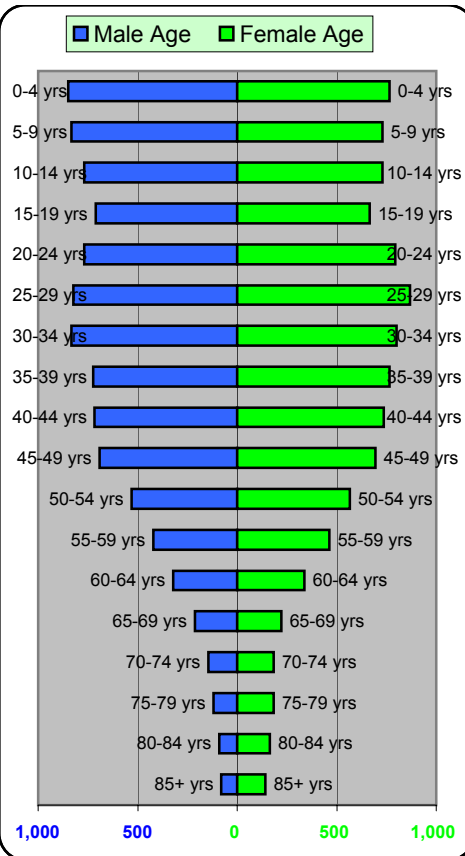
1.00 mi radius

3.00 mi radius

5.00 mi radius

Age Distribution (2004)

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Total Population	19,452		84,606		170,689	
Age 0 to 4 yrs	1,616	8.3%	6,405	7.6%	13,063	7.7%
Age 5 to 9 yrs	1,561	8.0%	6,515	7.7%	13,117	7.7%
Age 10 to 14 yrs	1,499	7.7%	6,411	7.6%	12,614	7.4%
Age 15 to 19 yrs	1,378	7.1%	5,989	7.1%	11,698	6.9%
Age 20 to 24 yrs	1,560	8.0%	5,945	7.0%	11,989	7.0%
Age 25 to 29 yrs	1,691	8.7%	6,469	7.6%	12,746	7.5%
Age 30 to 34 yrs	1,635	8.4%	6,691	7.9%	13,588	8.0%
Age 35 to 39 yrs	1,488	7.6%	6,564	7.8%	13,296	7.8%
Age 40 to 44 yrs	1,453	7.5%	6,585	7.8%	13,031	7.6%
Age 45 to 49 yrs	1,388	7.1%	6,307	7.5%	12,329	7.2%
Age 50 to 54 yrs	1,097	5.6%	5,661	6.7%	11,055	6.5%
Age 55 to 59 yrs	885	4.6%	4,426	5.2%	9,069	5.3%
Age 60 to 64 yrs	659	3.4%	3,136	3.7%	6,639	3.9%
Age 65 to 69 yrs	433	2.2%	2,216	2.6%	4,689	2.7%
Age 70 to 74 yrs	330	1.7%	1,785	2.1%	3,827	2.2%
Age 75 to 79 yrs	303	1.6%	1,446	1.7%	3,223	1.9%
Age 80 to 84 yrs	254	1.3%	1,081	1.3%	2,431	1.4%
Age 85 yrs plus	222	1.1%	977	1.2%	2,286	1.3%
Median Age	31.0 yrs		33.4 yrs		33.6 yrs	



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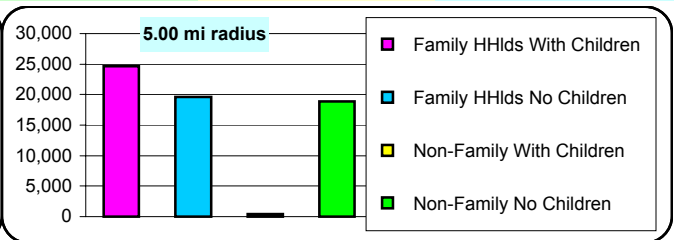
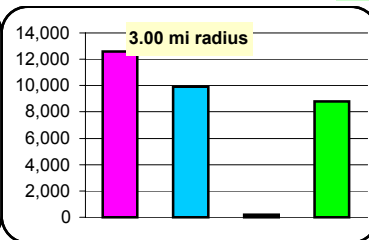
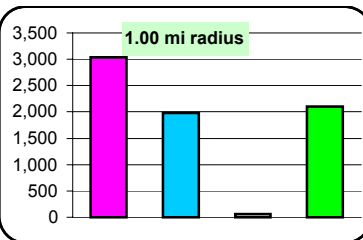
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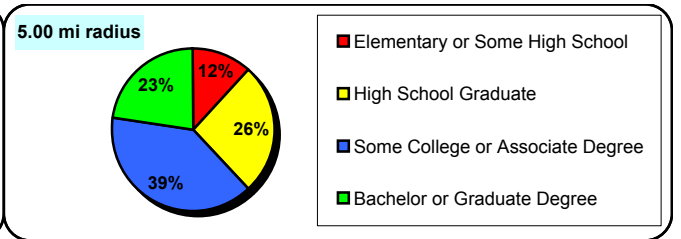
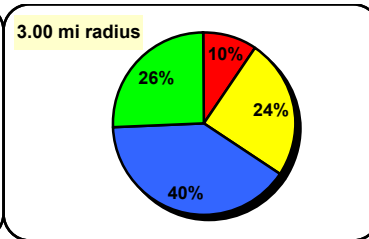
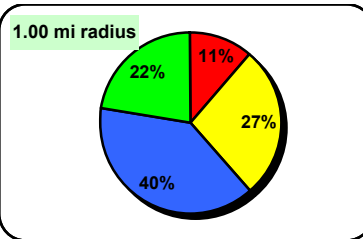
Household Type (2004)

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Total Households	7,185		31,494		63,676	
Family Households	5,017	69.8%	22,472	71.4%	44,344	69.6%
Family HHlds With Children	3,038	60.5%	12,572	55.9%	24,691	55.7%
Family HHlds No Children	1,979	39.5%	9,899	44.1%	19,653	44.3%
Non-Family Households	2,168	30.2%	9,022	28.6%	19,332	30.4%
Non-Family With Children	63	2.9%	202	2.2%	408	2.1%
Non-Family No Children	2,105	97.1%	8,820	97.8%	18,924	97.9%



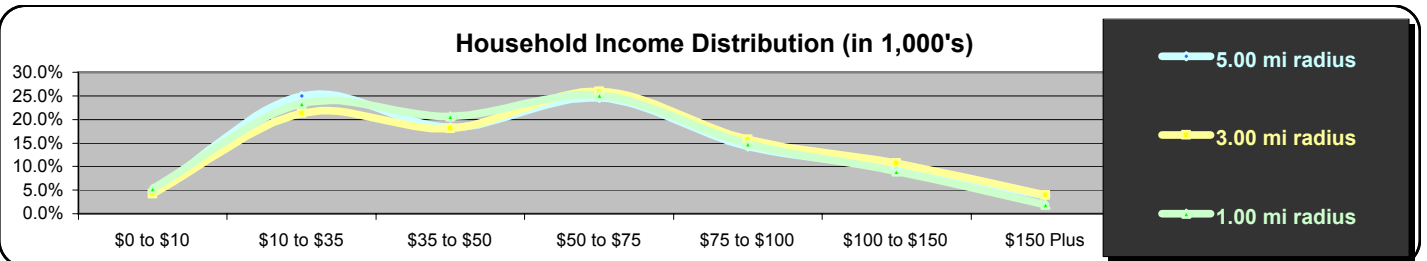
Educational Attainment (2004)

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Elementary or Some High School	1,350	11.4%	5,255	9.9%	12,898	11.9%
High School Graduate	3,235	27.3%	13,052	24.5%	28,335	26.2%
Some College or Associate Degree	4,604	38.9%	21,278	39.9%	42,423	39.2%
Bachelor or Graduate Degree	2,648	22.4%	13,757	25.8%	24,552	22.7%



Household Income (2004)

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Est. Average Household Income	\$61,586		\$70,594		\$68,509	
Est. Median Household Income	\$51,019		\$56,669		\$53,299	
HH Income \$0 to \$9,999	380	5.3%	1,319	4.2%	2,910	4.6%
HH Income \$10,000 to \$34,999	1,682	23.4%	6,724	21.4%	15,872	24.9%
HH Income \$35,000 to \$49,999	1,481	20.6%	5,676	18.0%	11,630	18.3%
HH Income \$50,000 to \$74,999	1,801	25.1%	8,179	26.0%	15,642	24.6%
HH Income \$75,000 to \$99,999	1,065	14.8%	4,971	15.8%	9,118	14.3%
HH Income \$100,000 to \$149,999	642	8.9%	3,395	10.8%	6,112	9.6%
HH Income \$150,000 or More	134	1.9%	1,229	3.9%	2,392	3.8%



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RF9

15500 SE Mill Plain Blvd Vancouver, Washington	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2004)	19,452		84,606		170,689	
Census Population (1990)	9,547		42,323		92,780	
Census Population (2000)	16,430		72,384		148,811	
Projected Population (2009)	22,970		98,955		196,371	
Forecasted Population (2014)	26,598		113,695		222,749	
Historical Annual Change (1990-2000)	6,883	7.2%	30,061	7.1%	56,032	6.0%
Historical Annual Change (2000-2004)	3,021	4.6%	12,222	4.2%	21,878	3.7%
Projected Annual Change (2004-2009)	3,518	3.6%	14,349	3.4%	25,682	3.0%
Est. Population Density (2004)	6,194.75 <i>psm</i>		3,255.95 <i>psm</i>		2,412.43 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		25.99 <i>sq mi</i>		70.75 <i>sq mi</i>	
Households						
Estimated Households (2004)	7,185		31,494		63,676	
Census Households (1990)	3,484		15,318		34,677	
Census Households (2000)	6,095		27,074		55,526	
Projected Households (2009)	8,443		36,657		73,167	
Forecasted Households (2014)	9,743		41,961		82,923	
Historical Annual Change (1990-2000)	2,611	7.5%	11,757	7.7%	20,849	6.0%
Projected Annual Change (2000-2009)	2,347	4.3%	9,583	3.9%	17,641	3.5%
Average Household Income						
Est. Average Household Income (2004)	\$61,586		\$70,594		\$68,509	
Census Average Hhld Income (1990)	\$42,300		\$42,751		\$40,089	
Census Average Hhld Income (2000)	\$54,283		\$59,640		\$57,289	
Proj. Average Household Income (2009)	\$68,261		\$78,389		\$75,955	
Historical Annual Change (1990-2000)	\$11,983	2.8%	\$16,890	4.0%	\$17,200	4.3%
Projected Annual Change (2000-2009)	\$13,978	2.9%	\$18,749	3.5%	\$18,665	3.6%
Median Household Income						
Est. Median Household Income (2004)	\$51,019		\$56,669		\$53,299	
Census Median Hhld Income (1990)	\$36,942		\$38,524		\$35,102	
Census Median Hhld Income (2000)	\$47,904		\$52,605		\$49,374	
Proj. Median Household Income (2009)	\$56,688		\$63,754		\$59,930	
Historical Annual Change (1990-2000)	\$10,961	3.0%	\$14,081	3.7%	\$14,272	4.1%
Projected Annual Change (2000-2009)	\$8,784	2.0%	\$11,149	2.4%	\$10,555	2.4%
Per Capita Income						
Est. Per Capita Income (2004)	\$22,760		\$26,298		\$25,634	
Census Per Capita Income (1990)	\$15,437		\$15,472		\$14,984	
Census Per Capita Income (2000)	\$20,037		\$22,274		\$21,325	
Proj. Per Capita Income (2009)	\$25,102		\$29,058		\$28,376	
Historical Annual Change (1990-2000)	\$4,600	3.0%	\$6,801	4.4%	\$6,342	4.2%
Projected Annual Change (2000-2009)	\$5,065	2.8%	\$6,784	3.4%	\$7,050	3.7%
Other Income						
Est. Median Disposable Income (2004)	\$43,186		\$47,340		\$44,773	
Proj. Median Disposable Income (2009)	\$47,274		\$52,443		\$49,545	
Est. Median Household Net Worth (2004)	\$36,493		\$41,151		\$40,254	

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Household Income Distribution (2004)						
HH Income \$200,000 or More	52	0.7%	631	2.0%	1,379	2.2%
HH Income \$150,000 to 199,999	82	1.1%	598	1.9%	1,013	1.6%
HH Income \$125,000 to 149,999	156	2.2%	911	2.9%	1,648	2.6%
HH Income \$100,000 to 124,999	486	6.8%	2,485	7.9%	4,464	7.0%
HH Income \$75,000 to 99,999	1,065	14.8%	4,971	15.8%	9,118	14.3%
HH Income \$50,000 to 74,999	1,801	25.1%	8,179	26.0%	15,642	24.6%
HH Income \$35,000 to 49,999	1,481	20.6%	5,676	18.0%	11,630	18.3%
HH Income \$25,000 to 34,999	768	10.7%	3,151	10.0%	7,202	11.3%
HH Income \$15,000 to 24,999	687	9.6%	2,614	8.3%	6,222	9.8%
HH Income \$10,000 to 14,999	227	3.2%	959	3.0%	2,447	3.8%
HH Income \$0 to 9,999	380	5.3%	1,319	4.2%	2,910	4.6%
HH Income \$35,000+	5,123	71.3%	23,450	74.5%	44,894	70.5%
HH Income \$50,000+	3,642	50.7%	17,774	56.4%	33,264	52.2%
HH Income \$75,000+	1,841	25.6%	9,595	30.5%	17,622	27.7%
Race & Ethnicity (2004)						
Total Population	19,452		84,606		170,689	
White	16,268	83.6%	72,256	85.4%	144,481	84.6%
Black or African American	471	2.4%	1,765	2.1%	4,544	2.7%
American Indian & Alaska Native	169	0.9%	660	0.8%	1,425	0.8%
Asian	1,263	6.5%	5,196	6.1%	9,644	5.6%
Hawaiian & Pacific Islander	165	0.8%	472	0.6%	935	0.5%
Other Race	418	2.1%	1,392	1.6%	3,627	2.1%
Two or More Races	698	3.6%	2,865	3.4%	6,032	3.5%
Not Hispanic or Latino Population	18,176	93.4%	79,955	94.5%	159,917	93.7%
<i>Non Hispanic: White</i>	15,175	83.5%	68,214	85.3%	135,324	84.6%
<i>Non Hispanic: Black or African American</i>	441	2.4%	1,660	2.1%	4,126	2.6%
<i>Non Hispanic: Amer Indian & AK Native</i>	159	0.9%	626	0.8%	1,333	0.8%
<i>Non Hispanic: Asian</i>	1,174	6.5%	4,902	6.1%	9,007	5.6%
<i>Non Hispanic: Hawaiian & Pacific Islander</i>	153	0.8%	441	0.6%	860	0.5%
<i>Non Hispanic: Other Race</i>	418	2.3%	1,392	1.7%	3,627	2.3%
<i>Non Hispanic: Two or More Races</i>	657	3.6%	2,720	3.4%	5,640	3.5%
Hispanic or Latino Population	1,276	6.6%	4,651	5.5%	10,771	6.3%
<i>Hispanic: White</i>	1,092	85.6%	4,041	86.9%	9,157	85.0%
<i>Hispanic: Black or African American</i>	31	2.4%	105	2.3%	418	3.9%
<i>Hispanic: American Indian & Alaska Native</i>	10	0.8%	34	0.7%	91	0.8%
<i>Hispanic: Asian</i>	89	7.0%	294	6.3%	637	5.9%
<i>Hispanic: Hawaiian & Pacific Islander</i>	13	1.0%	31	0.7%	76	0.7%
<i>Hispanic: Other Race</i>	0	-	0	-	0	-
<i>Hispanic: Two or More Races</i>	41	3.2%	145	3.1%	392	3.6%
Not of Hispanic Origin Population (1990)	9,235	96.7%	41,174	97.3%	90,335	97.4%
Hispanic Origin Population (1990)	312	3.3%	1,149	2.7%	2,445	2.6%
Not Hispanic or Latino Population (2000)	15,596	94.9%	69,277	95.7%	141,436	95.0%
Hispanic or Latino Population (2000)	834	5.1%	3,107	4.3%	7,375	5.0%
Not Hispanic or Latino Population 5yr (2009)	21,039	91.6%	92,037	93.0%	180,745	92.0%
Hispanic or Latino Population 5yr (2009)	1,930	8.4%	6,917	7.0%	15,626	8.0%
Historical Annual Change (1990-2000)	523	16.8%	1,959	17.1%	4,930	20.2%
Projected Annual Change (2000-2009)	1,096	14.6%	3,810	13.6%	8,251	12.4%

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Age Distribution (2004)

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Age 0 to 4 yrs	1,616	8.3%	6,405	7.6%	13,063	7.7%
Age 5 to 9 yrs	1,561	8.0%	6,515	7.7%	13,117	7.7%
Age 10 to 14 yrs	1,499	7.7%	6,411	7.6%	12,614	7.4%
Age 15 to 19 yrs	1,378	7.1%	5,989	7.1%	11,698	6.9%
Age 20 to 24 yrs	1,560	8.0%	5,945	7.0%	11,989	7.0%
Age 25 to 29 yrs	1,691	8.7%	6,469	7.6%	12,746	7.5%
Age 30 to 34 yrs	1,635	8.4%	6,691	7.9%	13,588	8.0%
Age 35 to 39 yrs	1,488	7.6%	6,564	7.8%	13,296	7.8%
Age 40 to 44 yrs	1,453	7.5%	6,585	7.8%	13,031	7.6%
Age 45 to 49 yrs	1,388	7.1%	6,307	7.5%	12,329	7.2%
Age 50 to 54 yrs	1,097	5.6%	5,661	6.7%	11,055	6.5%
Age 55 to 59 yrs	885	4.6%	4,426	5.2%	9,069	5.3%
Age 60 to 64 yrs	659	3.4%	3,136	3.7%	6,639	3.9%
Age 65 to 69 yrs	433	2.2%	2,216	2.6%	4,689	2.7%
Age 70 to 74 yrs	330	1.7%	1,785	2.1%	3,827	2.2%
Age 75 to 79 yrs	303	1.6%	1,446	1.7%	3,223	1.9%
Age 80 to 84 yrs	254	1.3%	1,081	1.3%	2,431	1.4%
Age 85 yrs plus	222	1.1%	977	1.2%	2,286	1.3%
Median Age	31.0	yrs	33.4	yrs	33.6	yrs
Age 19 yrs or less	6,054	31.1%	25,319	29.9%	50,491	29.6%
Age 20 to 64 years	11,856	60.9%	51,782	61.2%	103,742	60.8%
Age 65 years Plus	1,542	7.9%	7,505	8.9%	16,456	9.6%

Female Age Distribution (2004)

Female Population	9,815	50.5%	42,747	50.5%	86,407	50.6%
Age 0 to 4 yrs	766	7.8%	3,111	7.3%	6,395	7.4%
Age 5 to 9 yrs	730	7.4%	3,159	7.4%	6,412	7.4%
Age 10 to 14 yrs	730	7.4%	3,148	7.4%	6,215	7.2%
Age 15 to 19 yrs	667	6.8%	2,935	6.9%	5,748	6.7%
Age 20 to 24 yrs	793	8.1%	3,046	7.1%	6,155	7.1%
Age 25 to 29 yrs	868	8.8%	3,289	7.7%	6,456	7.5%
Age 30 to 34 yrs	802	8.2%	3,369	7.9%	6,766	7.8%
Age 35 to 39 yrs	765	7.8%	3,299	7.7%	6,515	7.5%
Age 40 to 44 yrs	735	7.5%	3,275	7.7%	6,422	7.4%
Age 45 to 49 yrs	695	7.1%	3,243	7.6%	6,234	7.2%
Age 50 to 54 yrs	567	5.8%	2,893	6.8%	5,672	6.6%
Age 55 to 59 yrs	464	4.7%	2,230	5.2%	4,680	5.4%
Age 60 to 64 yrs	337	3.4%	1,572	3.7%	3,387	3.9%
Age 65 to 69 yrs	222	2.3%	1,140	2.7%	2,448	2.8%
Age 70 to 74 yrs	184	1.9%	949	2.2%	2,087	2.4%
Age 75 to 79 yrs	184	1.9%	840	2.0%	1,868	2.2%
Age 80 to 84 yrs	163	1.7%	633	1.5%	1,462	1.7%
Age 85 yrs plus	143	1.5%	616	1.4%	1,485	1.7%
Female Median Age	32.0	yrs	34.0	yrs	34.3	yrs
Age 19 yrs or less	2,893	29.5%	12,352	28.9%	24,770	28.7%
Age 20 to 64 years	6,026	61.4%	26,217	61.3%	52,287	60.5%
Age 65 years Plus	896	9.1%	4,178	9.8%	9,350	10.8%

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DEMOGRAPHIC PROFILE COMPLETE

1990 - 2000 Census, 2004 Estimates & 2009 Projections

Calculated using Proportional Block Groups



Prepared For

Barnard Commercial Real Estate

Lat/Lon: 45.616582/-122.512381

RF9

1550 SE Mill Plain Blvd Vancouver, Washington	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Male Age Distribution (2004)						
Male Population	9,636	49.5%	41,858	49.5%	84,282	49.4%
Age 0 to 4 yrs	850	8.8%	3,294	7.9%	6,668	7.9%
Age 5 to 9 yrs	832	8.6%	3,356	8.0%	6,704	8.0%
Age 10 to 14 yrs	769	8.0%	3,263	7.8%	6,399	7.6%
Age 15 to 19 yrs	711	7.4%	3,054	7.3%	5,950	7.1%
Age 20 to 24 yrs	767	8.0%	2,899	6.9%	5,835	6.9%
Age 25 to 29 yrs	823	8.5%	3,180	7.6%	6,289	7.5%
Age 30 to 34 yrs	833	8.6%	3,321	7.9%	6,822	8.1%
Age 35 to 39 yrs	722	7.5%	3,265	7.8%	6,781	8.0%
Age 40 to 44 yrs	717	7.4%	3,309	7.9%	6,609	7.8%
Age 45 to 49 yrs	692	7.2%	3,064	7.3%	6,096	7.2%
Age 50 to 54 yrs	530	5.5%	2,767	6.6%	5,382	6.4%
Age 55 to 59 yrs	422	4.4%	2,196	5.2%	4,389	5.2%
Age 60 to 64 yrs	322	3.3%	1,564	3.7%	3,253	3.9%
Age 65 to 69 yrs	211	2.2%	1,076	2.6%	2,241	2.7%
Age 70 to 74 yrs	145	1.5%	835	2.0%	1,740	2.1%
Age 75 to 79 yrs	118	1.2%	606	1.4%	1,354	1.6%
Age 80 to 84 yrs	91	0.9%	449	1.1%	969	1.2%
Age 85 yrs plus	79	0.8%	361	0.9%	801	1.0%
Male Median Age	30.0	yrs	32.9	yrs	32.9	yrs
Age 19 yrs or less	3,162	32.8%	12,967	31.0%	25,721	30.5%
Age 20 to 64 years	5,829	60.5%	25,566	61.1%	51,455	61.1%
Age 65 years Plus	645	6.7%	3,326	7.9%	7,106	8.4%
Males per 100 Females, Male % Pop (2004)						
Overall Comparison	98		98		98	
Age 0 to 4 yrs	111	52.6%	106	51.4%	104	51.0%
Age 5 to 9 yrs	114	53.3%	106	51.5%	105	51.1%
Age 10 to 14 yrs	105	51.3%	104	50.9%	103	50.7%
Age 15 to 19 yrs	107	51.6%	104	51.0%	104	50.9%
Age 20 to 24 yrs	97	49.2%	95	48.8%	95	48.7%
Age 25 to 29 yrs	95	48.7%	97	49.2%	97	49.3%
Age 30 to 34 yrs	104	51.0%	99	49.6%	101	50.2%
Age 35 to 39 yrs	94	48.5%	99	49.7%	104	51.0%
Age 40 to 44 yrs	98	49.4%	101	50.3%	103	50.7%
Age 45 to 49 yrs	100	49.9%	95	48.6%	98	49.4%
Age 50 to 54 yrs	93	48.3%	96	48.9%	95	48.7%
Age 55 to 59 yrs	91	47.6%	98	49.6%	94	48.4%
Age 60 to 64 yrs	96	48.9%	99	49.9%	96	49.0%
Age 65 to 69 yrs	95	48.8%	94	48.6%	92	47.8%
Age 70 to 74 yrs	79	44.1%	88	46.8%	83	45.5%
Age 75 to 79 yrs	64	39.1%	72	41.9%	73	42.0%
Age 80 to 84 yrs	56	35.8%	71	41.5%	66	39.9%
Age 85 yrs plus	56	35.7%	59	36.9%	54	35.1%
Age 19 yrs or less	109	52.2%	105	51.2%	104	50.9%
Age 20 to 39 yrs	97	49.4%	97	49.3%	99	49.8%
Age 40 to 64 yrs	96	48.9%	98	49.4%	97	49.4%
Age 65 years Plus	72	41.9%	80	44.3%	76	43.2%

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Barnard Commercial Real Estate

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RF9

1550 SE Mill Plain Blvd Vancouver, Washington	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Household Type (2004)						
Total Households	7,185		31,494		63,676	
Households with Children	3,101	43.2%	12,775	40.6%	25,099	39.4%
Average Household Size	2.69		2.68		2.66	
Est. Household Density	2,288.15	psm	1,212.00	psm	899.96	psm
Population Family	15,489	79.6%	68,839	81.4%	136,369	79.9%
Population Non-Family	3,843	19.8%	15,563	18.4%	32,779	19.2%
Population Group Qtrs	119	0.6%	205	0.2%	1,541	0.9%
Family Households	5,017	69.8%	22,472	71.4%	44,344	69.6%
<i>Married Couple Hhlds</i>	3,810	75.9%	17,972	80.0%	34,695	78.2%
<i>Other Family Hhlds</i>	1,207	24.1%	4,499	20.0%	9,649	21.8%
Family Households With Children	3,038	60.5%	12,572	55.9%	24,691	55.7%
<i>Married Couple With Children</i>	2,114	69.6%	9,255	73.6%	17,688	71.6%
<i>Other Family Hhlds With Children</i>	924	30.4%	3,317	26.4%	7,003	28.4%
Family Households No Children	1,979	39.5%	9,899	44.1%	19,653	44.3%
<i>Married Couple No Children</i>	1,696	85.7%	8,717	88.1%	17,007	86.5%
<i>Other Family Households No Children</i>	283	14.3%	1,182	11.9%	2,646	13.5%
Average Family Household Size	3.09		3.06		3.08	
Average Family Income	\$67,878		\$78,633		\$76,917	
Median Family Income	\$55,219		\$62,350		\$59,291	
Non-Family Households	2,168	30.2%	9,022	28.6%	19,332	30.4%
Non-Family Hhlds With Children	63	2.9%	202	2.2%	408	2.1%
Non-Family Hhld No Children	2,105	97.1%	8,820	97.8%	18,924	97.9%
<i>N-F Hhld Lone Person No Children</i>	1,584	73.1%	6,742	74.7%	14,592	75.5%
Lone Male Householder	726	45.8%	3,148	46.7%	6,614	45.3%
Lone Female Householder	858	54.2%	3,595	53.3%	7,978	54.7%
<i>N-F Hhld 2+ Persons No Children</i>	521	24.0%	2,077	23.0%	4,333	22.4%
Average Non-Family Hhld Size	1.77		1.72		1.70	
Marital Status (2004)						
(15 Years or Older)	14,775		65,276		131,896	
Never Married	3,635	24.6%	14,701	22.5%	30,689	23.3%
Now Married	8,191	55.4%	37,615	57.6%	72,533	55.0%
Previously Married	2,950	20.0%	12,959	19.9%	28,674	21.7%
<i>Separated</i>	580	19.7%	2,389	18.4%	5,629	19.6%
<i>Widowed</i>	1,799	61.0%	7,887	60.9%	16,567	57.8%
<i>Divorced</i>	571	19.3%	2,684	20.7%	6,477	22.6%
Educational Attainment (2004)						
Adult Population (25 Years or Older)	11,837		53,342		108,208	
Elementary (0 to 8)	323	2.7%	995	1.9%	3,121	2.9%
Some High School (9 to 11)	1,027	8.7%	4,260	8.0%	9,777	9.0%
High School Graduate (12)	3,235	27.3%	13,052	24.5%	28,335	26.2%
Some College (13 to 16)	3,700	31.3%	16,918	31.7%	33,653	31.1%
Associate Degree Only	905	7.6%	4,360	8.2%	8,770	8.1%
Bachelor Degree Only	1,789	15.1%	9,191	17.2%	16,413	15.2%
Graduate Degree	859	7.3%	4,566	8.6%	8,139	7.5%
Any College + (Some College or higher)	7,252	61.3%	35,035	65.7%	66,975	61.9%
College Degree + (Bachelor Degree or higher)	2,648	22.4%	13,757	25.8%	24,552	22.7%

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Barnard Commercial Real Estate

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RF9

15500 SE Mill Plain Blvd Vancouver, Washington	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Housing (2004)						
Total Housing Units	7,535		33,210		67,242	
Housing Units, Occupied	7,185	95.3%	31,494	94.8%	63,676	94.7%
<i>Housing Units, Owner-Occupied</i>	3,981	55.4%	20,650	65.6%	41,267	64.8%
<i>Housing Units, Renter-Occupied</i>	3,204	44.6%	10,844	34.4%	22,409	35.2%
Housing Units, Vacant	351 4.7%		1,716 5.2%		3,566 5.3%	
Total Housing Units (2000)	6,389		28,524		58,599	
Historical Annual Change (2000-2004)	1,147	4.5%	4,685	4.1%	8,643	3.7%
Household Size (2004)						
Total Households	7,185		31,494		63,676	
1 Person Household	1,584	22.0%	6,742	21.4%	14,592	22.9%
2 Person Households	2,335	32.5%	10,927	34.7%	21,625	34.0%
3 Person Households	1,316	18.3%	5,489	17.4%	10,895	17.1%
4 Person Households	1,211	16.9%	5,005	15.9%	9,658	15.2%
5 Person Households	482	6.7%	2,171	6.9%	4,341	6.8%
6 Person Households	157	2.2%	663	2.1%	1,478	2.3%
7+ Person Households	100	1.4%	497	1.6%	1,088	1.7%
Household Stability (2004)						
Total Households	7,185		31,494		63,676	
In current residence < 1 year	2,375	33.1%	9,294	29.5%	17,319	27.2%
In current residence 1-2 years	2,307	32.1%	9,994	31.7%	19,806	31.1%
In current residence 3-5 years	1,741	24.2%	7,576	24.1%	14,582	22.9%
In current residence 6-10 years	361	5.0%	1,905	6.1%	4,496	7.1%
In current residence > 10 years	400	5.6%	2,724	8.6%	7,473	11.7%
Turnover (% Annual Residential Turnover)	33.1%		29.5%		27.2%	
Stability (% In Current Residence 5+ Years)	10.6%		14.7%		18.8%	
Median Years in Residence	2.1 yrs		2.4 yrs		2.6 yrs	
Household Vehicles (2004)						
Total Vehicles Available	12,961		59,479		117,119	
Household: 0 Vehicles Available	267	3.7%	1,181	3.8%	3,034	4.8%
Household: 1 Vehicles Available	2,362	32.9%	9,629	30.6%	20,854	32.7%
Household: 2 Vehicles Available	3,300	45.9%	14,354	45.6%	27,889	43.8%
Household: 3+ Vehicles Available	1,256	17.5%	6,329	20.1%	11,899	18.7%
Average Per Household	1.8 Vehicles		1.9 Vehicles		1.8 Vehicles	
Owner Occupied Hhlds Vehicles	7,837 60.5%		42,250 71.0%		83,366 71.2%	
<i>Average Per Owner Household</i>	2.0 Vehicles		2.0 Vehicles		2.0 Vehicles	
Renter Occupied Hhlds Vehicles	5,125 39.5%		17,230 29.0%		33,753 28.8%	
<i>Average Per Renter Household</i>	1.6 Vehicles		1.6 Vehicles		1.5 Vehicles	
Travel Time (2000)						
Worker Base (16 Years or Older)	8,206		36,117		71,944	
Travel to Work in 14 Minutes or Less	1,905	23.2%	9,084	25.2%	18,345	25.5%
Travel to Work in 15 to 29 Minutes	3,490	42.5%	15,245	42.2%	30,508	42.4%
Travel to Work in 30 to 59 Minutes	2,090	25.5%	8,614	23.9%	16,905	23.5%
Travel to Work in 60 Minutes or More	356	4.3%	1,613	4.5%	3,171	4.4%
Work at Home	366	4.5%	1,561	4.3%	3,014	4.2%
Average Travel Time to Work	22.8 mins		22.4 mins		22.2 mins	

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Transportation To Work (2000)						
Work Base	8,206		36,117		71,944	
Drive to Work Alone	6,637	80.9%	28,992	80.3%	56,988	79.2%
Drive to Work in Carpool	749	9.1%	3,880	10.7%	8,219	11.4%
Travel to Work - Public Transportation	210	2.6%	866	2.4%	1,919	2.7%
Drive to Work on Motorcycle	0	-	41	0.1%	78	0.1%
Bicycle to Work	30	0.4%	120	0.3%	291	0.4%
Walk to Work	133	1.6%	407	1.1%	936	1.3%
Other Means	81	1.0%	251	0.7%	499	0.7%
Work at Home	366	4.5%	1,561	4.3%	3,014	4.2%
Daytime Demos (2004)						
Total Number of Businesses	330		1,704		5,172	
Total Number of Employees	3,100		16,746		60,897	
Company Headqtrs: Businesses	0	0	7	0.4%	23	0.4%
Company Headqtrs: Employees	-	-	1,492	8.9%	3,530	5.8%
Employee Population per Business	9.4 to 1		9.8 to 1		11.8 to 1	
Residential Population per Business	58.9 to 1		49.7 to 1		33.0 to 1	
Est. Adj. Daytime Demographics (Age16+)	7,656		37,661		106,083	
Labor Force (2004)						
Labor: Population Age 16+	14,523		64,059		129,575	
Unemployment Rate		4.7%		3.6%		3.8%
Labor Force Total: Males	7,055	48.6%	31,337	48.9%	63,357	48.9%
<i>Male civilian employec</i>	5,270	74.7%	23,411	74.7%	45,656	72.1%
<i>Male civilian unemployec</i>	383	5.4%	1,345	4.3%	2,707	4.3%
<i>Males in Armed Forces</i>	94	1.3%	236	0.8%	417	0.7%
<i>Males not in labor force</i>	1,307	18.5%	6,345	20.2%	14,577	23.0%
Labor Force Total: Females	7,468	51.4%	32,723	51.1%	66,218	51.1%
<i>Female civilian employec</i>	4,583	61.4%	19,441	59.4%	38,237	57.7%
<i>Female civilian unemployec</i>	295	4.0%	987	3.0%	2,212	3.3%
<i>Females in Armed Forces</i>	21	0.3%	57	0.2%	78	0.1%
<i>Females not in labor force</i>	2,570	34.4%	12,237	37.4%	25,691	38.8%
Labor Force Change (2000-2004)	6,413	19.8%	28,198	19.7%	58,058	20.3%
Male Change (2000-2004)	2,737	15.8%	11,824	15.1%	24,535	15.8%
Female Change (2000-2004)	3,676	24.2%	16,373	25.0%	33,522	25.6%
Occupation (2000)						
Occupation: Population Age 16+	8,110		35,862		71,517	
<i>Occupation Total: Males</i>	4,318	53.2%	19,512	54.4%	38,821	54.3%
<i>Occupation Total: Females</i>	3,793	46.8%	16,349	45.6%	32,696	45.7%
Mgmt, Business, & Financial Operations	1,274	15.7%	5,315	14.8%	9,596	13.4%
Professional and Related	1,222	15.1%	6,441	18.0%	12,104	16.9%
Service	1,049	12.9%	4,490	12.5%	9,710	13.6%
Sales and Office	2,458	30.3%	10,680	29.8%	20,896	29.2%
Farming, Fishing, and Forestry	8	0.1%	125	0.3%	165	0.2%
Construction, Extraction, & Maintenance	808	10.0%	3,292	9.2%	7,105	9.9%
Production, Transport, & Material Moving	1,291	15.9%	5,519	15.4%	11,941	16.7%
<i>White Collar</i>		61.1%		62.6%		59.6%
<i>Blue Collar</i>		38.9%		37.4%		40.4%

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RF9

15500 SE Mill Plain Blvd Vancouver, Washington

1.00 mi radius 3.00 mi radius 5.00 mi radius

Units In Structure (2000)

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Total Units	6,389		28,524		58,599	
1 Detached Unit	3,693	57.8%	19,041	66.8%	37,630	64.2%
1 Attached Unit	376	5.9%	1,002	3.5%	2,645	4.5%
2 Units	403	6.3%	800	2.8%	1,624	2.8%
3 to 4 Units	204	3.2%	1,160	4.1%	2,528	4.3%
5 to 9 Units	446	7.0%	2,073	7.3%	3,979	6.8%
10 to 19 Units	410	6.4%	1,325	4.6%	2,676	4.6%
20 to 49 Units	66	1.0%	335	1.2%	978	1.7%
50 or more Units	489	7.6%	1,608	5.6%	3,607	6.2%
Mobile Home or Trailer	303	4.7%	1,118	3.9%	2,683	4.6%
Other Structure	0	-	62	0.2%	248	0.4%

Homes Built By Year (2000)

Homes Built 1999 to 2000	365	5.7%	1,858	6.5%	3,151	5.4%
Homes Built 1995 to 1998	1,311	20.5%	6,115	21.4%	11,530	19.7%
Homes Built 1990 to 1994	1,277	20.0%	5,181	18.2%	9,025	15.4%
Homes Built 1980 to 1989	1,611	25.2%	5,811	20.4%	9,429	16.1%
Homes Built 1970 to 1979	1,640	25.7%	7,143	25.0%	13,681	23.3%
Homes Built 1960 to 1969	142	2.2%	1,353	4.7%	5,625	9.6%
Homes Built 1950 to 1959	17	0.3%	618	2.2%	3,019	5.2%
Homes Built 1940 to 1949	0	-	250	0.9%	1,690	2.9%
Homes Built Before 1939	25	0.4%	193	0.7%	1,448	2.5%
Median Age of Homes	12.8 yrs		13.5 yrs		17.4 yrs	

Home Values (2000)

Owner Specified Housing Units	2,809		15,421		31,097	
Home Values \$1,000,000 or More	0	-	45	0.3%	69	0.2%
Home Values \$750,000 or \$999,999	0	-	71	0.5%	133	0.4%
Home Values \$500,000 or \$749,999	4	0.1%	138	0.9%	310	1.0%
Home Values \$400,000 to \$499,999	13	0.5%	207	1.3%	470	1.5%
Home Values \$300,000 to \$399,999	33	1.2%	520	3.4%	1,115	3.6%
Home Values \$250,000 to \$299,999	69	2.4%	785	5.1%	1,456	4.7%
Home Values \$200,000 to \$249,999	220	7.8%	1,561	10.1%	2,992	9.6%
Home Values \$175,000 to \$199,999	392	13.9%	2,067	13.4%	3,480	11.2%
Home Values \$150,000 to \$174,999	582	20.7%	2,821	18.3%	5,407	17.4%
Home Values \$125,000 to \$149,999	970	34.5%	4,177	27.1%	8,126	26.1%
Home Values \$100,000 to \$124,999	445	15.8%	2,454	15.9%	5,784	18.6%
Home Values \$90,000 to \$99,999	47	1.7%	376	2.4%	1,085	3.5%
Home Values \$80,000 to \$89,999	16	0.6%	108	0.7%	333	1.1%
Home Values \$70,000 to \$79,999	0	-	18	0.1%	96	0.3%
Home Values \$60,000 to \$69,999	0	-	1	0.0%	40	0.1%
Home Values \$50,000 to \$59,999	0	-	0	-	50	0.2%
Home Values \$35,000 to \$49,999	0	-	0	-	17	0.1%
Home Values \$25,000 to \$34,999	9	0.3%	26	0.2%	46	0.1%
Home Values \$10,000 to \$24,999	10	0.3%	45	0.3%	90	0.3%
Home Values \$0 to \$9,999	0	-	0	-	0	-
Owner Occupied Median Home Value	\$153,923		\$169,555		\$165,382	
Renter Occupied Median Rent	\$690		\$690		\$654	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DEMOGRAPHIC PROFILE COMPLETE

1990 - 2000 Census, 2004 Estimates & 2009 Projections

Calculated using Proportional Block Groups



Prepared For

Barnard Commercial Real Estate

Lat/Lon: 45.616582/-122.512381

RF9

15500 SE Mill Plain Blvd Vancouver, Washington

	1.00 mi radius	3.00 mi radius	5.00 mi radius
Consumer Expenditure (Annual Total)			
Total Household Expenditure (2004)	\$300,817,975	\$1,507,604,699	\$3,060,518,371
<i>Total Non-Retail Expenditures (2004)</i>	\$173,171,082	\$867,792,164	\$1,761,404,037
<i>Total Retail Expenditures (2004)</i>	\$127,646,892	\$639,812,532	\$1,299,114,334
Apparel (2004)	\$16,090,082	\$80,477,901	\$163,450,905
Contributions (2004)	\$8,958,139	\$45,290,009	\$91,862,208
Education (2004)	\$5,119,118	\$25,431,153	\$51,745,584
Entertainment (2004)	\$15,304,236	\$76,829,976	\$155,877,215
Food And Beverages (2004)	\$49,064,757	\$245,409,009	\$498,386,228
Furnishings And Equipment (2004)	\$11,661,398	\$58,693,746	\$119,050,422
Gifts (2004)	\$8,865,669	\$44,457,498	\$90,302,026
Health Care (2004)	\$19,126,844	\$95,755,168	\$194,405,766
Household Operations (2004)	\$9,474,108	\$47,774,885	\$96,824,748
Miscellaneous Expenses (2004)	\$3,441,511	\$17,221,390	\$34,989,966
Personal Care (2004)	\$4,938,188	\$24,720,576	\$50,204,020
Personal Insurance (2004)	\$3,446,391	\$17,292,331	\$35,101,320
Reading (2004)	\$1,582,647	\$7,920,816	\$16,090,497
Shelter (2004)	\$55,496,556	\$278,683,336	\$565,884,495
Tobacco (2004)	\$2,738,848	\$13,742,117	\$27,872,407
Transportation (2004)	\$62,708,022	\$313,997,174	\$637,192,613
Utilities (2004)	\$22,801,462	\$113,907,618	\$231,277,973

Consumer Expenditure (per Household per Month)			
Total Household Expenditure (2004)	\$3,489	\$3,989	\$4,005
<i>Total Non-Retail Expenditures (2004)</i>	\$2,009 57.6%	\$2,296 57.6%	\$2,305 57.6%
<i>Total Retail Expenditures (2004)</i>	\$1,481 42.4%	\$1,693 42.4%	\$1,700 42.4%
Apparel (2004)	\$187 5.3%	\$213 5.3%	\$214 5.3%
Contributions (2004)	\$104 3.0%	\$120 3.0%	\$120 3.0%
Education (2004)	\$59 1.7%	\$67 1.7%	\$68 1.7%
Entertainment (2004)	\$178 5.1%	\$203 5.1%	\$204 5.1%
Food And Beverages (2004)	\$569 16.3%	\$649 16.3%	\$652 16.3%
Furnishings And Equipment (2004)	\$135 3.9%	\$155 3.9%	\$156 3.9%
Gifts (2004)	\$103 2.9%	\$118 2.9%	\$118 3.0%
Health Care (2004)	\$222 6.4%	\$253 6.4%	\$254 6.4%
Household Operations (2004)	\$110 3.1%	\$126 3.2%	\$127 3.2%
Miscellaneous Expenses (2004)	\$40 1.1%	\$46 1.1%	\$46 1.1%
Personal Care (2004)	\$57 1.6%	\$65 1.6%	\$66 1.6%
Personal Insurance (2004)	\$40 1.1%	\$46 1.1%	\$46 1.1%
Reading (2004)	\$18 0.5%	\$21 0.5%	\$21 0.5%
Shelter (2004)	\$644 18.4%	\$737 18.5%	\$741 18.5%
Tobacco (2004)	\$32 0.9%	\$36 0.9%	\$36 0.9%
Transportation (2004)	\$727 20.8%	\$831 20.8%	\$834 20.8%
Utilities (2004)	\$264 7.6%	\$301 7.6%	\$303 7.6%

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