

Population Density

One Dot = 100 Persons

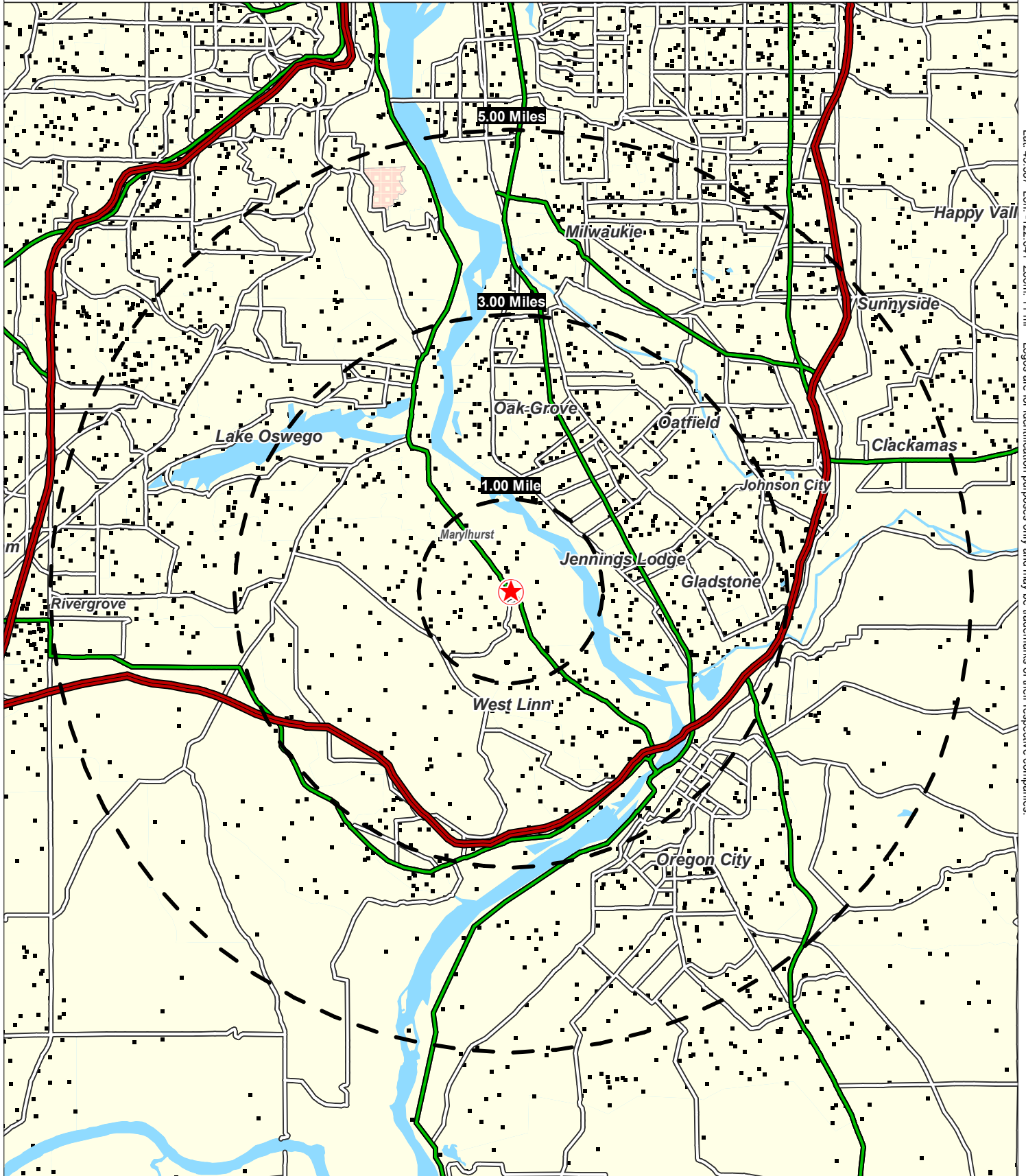
# S Cedaroak Dr & Willamette Dr West Linn, Oregon



First American  
Title Insurance Company  
NATIONAL COMMERCIAL SERVICES

August 2006

Prepared For Stephanie Sparks



Lat: 45.387 Lon: -122.641 Zoom: 11 mi Logos are for identification purposes only and may be trademarks of their respective companies.

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# GRAPHIC PROFILE

1990 - 2000 Census, 2005 Estimates & 2010 Projections

Calculated using Proportional Block Groups

Prepared For Stephanie Sparks



Lat/Lon: 45.387042/-122.641304

August 2006

RGraph3

## S Cedaroak Dr & Willamette Dr West Linn, Oregon

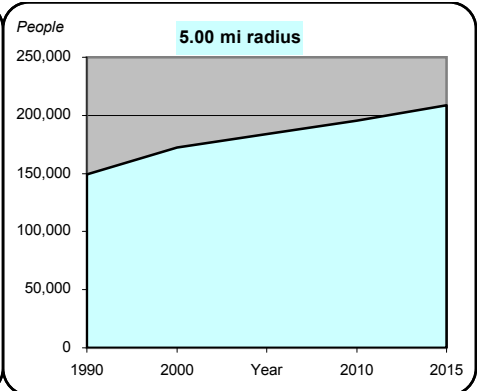
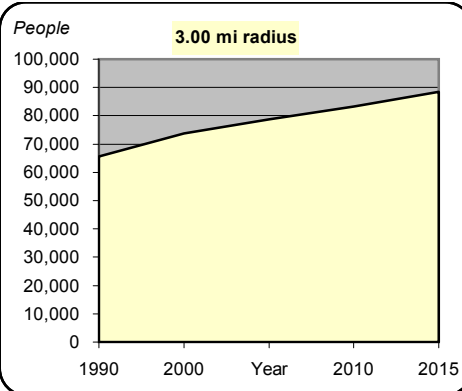
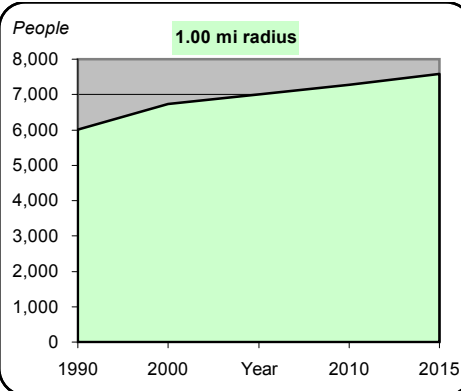
1.00 mi radius

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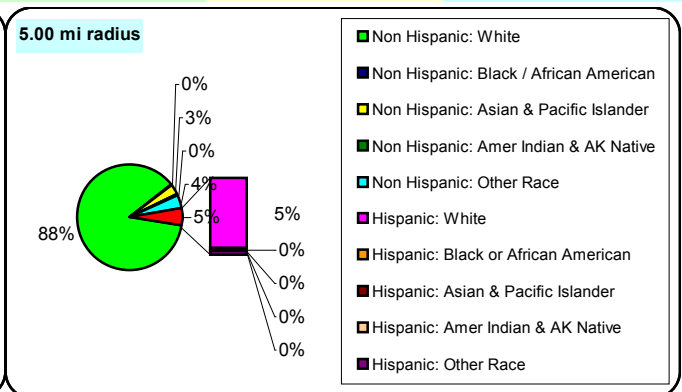
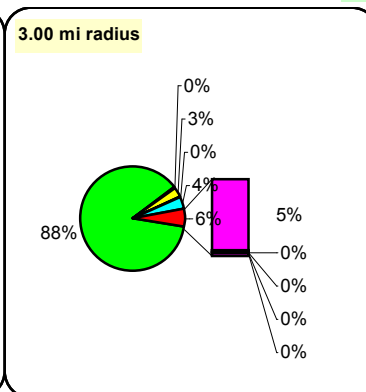
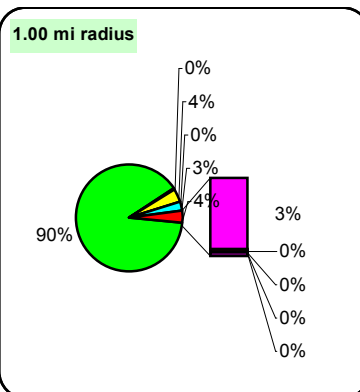
### Population

Census Population (1990)	6,006	65,525	149,084
Census Population (2000)	6,734	73,851	172,162
Estimated Population (2005)	7,012	78,679	184,170
Projected Population (2010)	7,276	83,263	195,649
Forecasted Population (2015)	7,577	88,478	208,658
Historical Annual Growth (1990-2000)	728 1.2%	8,327 1.3%	23,078 1.5%
Historical Annual Growth (2000-2005)	277 0.8%	4,828 1.3%	12,008 1.4%
Projected Annual Growth (2005-2010)	264 0.8%	4,584 1.2%	11,479 1.2%
Est. Population Density (2005)	2,402.91 psm	2,934.70 psm	2,428.02 psm
Trade Area Size	2.92 sq mi	26.81 sq mi	75.85 sq mi



### Race & Ethnicity (2005)

Non Hispanic: White	6,267 89.4%	68,660 87.3%	159,797 86.8%
Non Hispanic: Black / African American	24 0.3%	211 0.3%	634 0.3%
Non Hispanic: Asian & Pacific Islander	264 3.8%	2,294 2.9%	6,023 3.3%
Non Hispanic: Amer Indian & AK Native	17 0.2%	308 0.4%	843 0.5%
Non Hispanic: Other Race	187 2.7%	2,841 3.6%	7,055 3.8%
Hispanic: White	238 3.4%	4,132 5.3%	9,192 5.0%
Hispanic: Black or African American	1 0.0%	8 0.0%	34 0.0%
Hispanic: Asian & Pacific Islander	9 0.1%	121 0.2%	329 0.2%
Hispanic: Amer Indian & AK Native	0 -	15 0.0%	39 0.0%
Hispanic: Other Race	6 0.1%	88 0.1%	224 0.1%



- 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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Calculated using Proportional Block Groups

Prepared For Stephanie Sparks



Lat/Lon: 45.387042/-122.641304

August 2006

RGraph3

## S Cedaroak Dr & Willamette Dr West Linn, Oregon

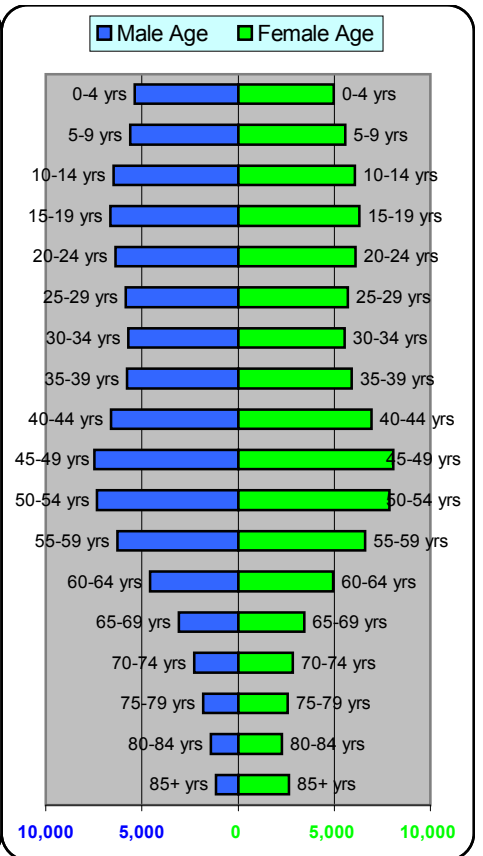
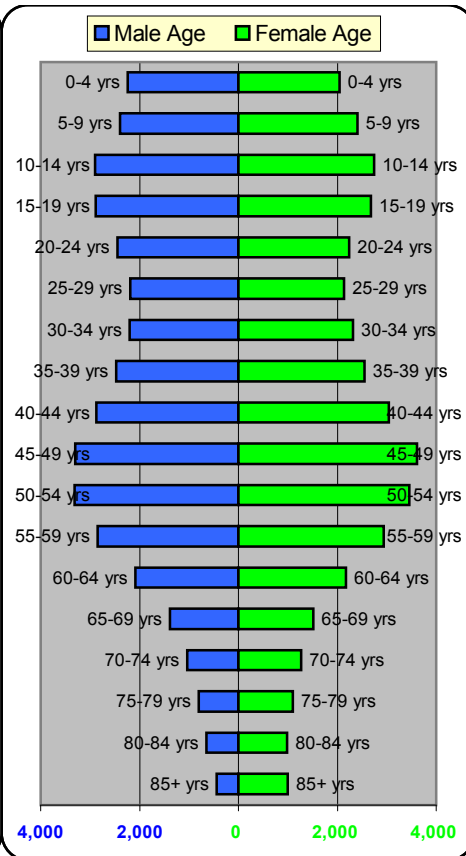
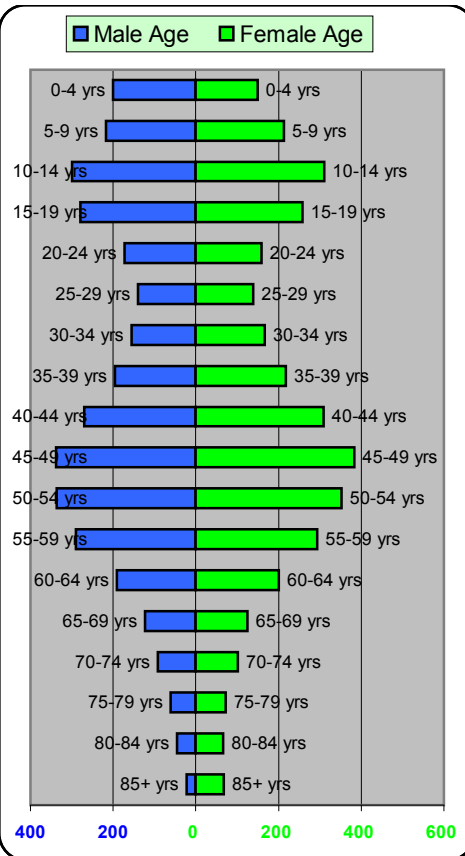
1.00 mi radius

3.00 mi radius

5.00 mi radius

### Age Distribution (2005)

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Total Population	7,012		78,679		184,170	
Age 0 to 4 yrs	350	5.0%	4,287	5.4%	10,350	5.6%
Age 5 to 9 yrs	431	6.1%	4,806	6.1%	11,173	6.1%
Age 10 to 14 yrs	609	8.7%	5,650	7.2%	12,548	6.8%
Age 15 to 19 yrs	537	7.7%	5,567	7.1%	12,930	7.0%
Age 20 to 24 yrs	332	4.7%	4,689	6.0%	12,498	6.8%
Age 25 to 29 yrs	278	4.0%	4,319	5.5%	11,530	6.3%
Age 30 to 34 yrs	322	4.6%	4,512	5.7%	11,226	6.1%
Age 35 to 39 yrs	414	5.9%	5,020	6.4%	11,683	6.3%
Age 40 to 44 yrs	578	8.2%	5,908	7.5%	13,547	7.4%
Age 45 to 49 yrs	721	10.3%	6,912	8.8%	15,523	8.4%
Age 50 to 54 yrs	690	9.8%	6,768	8.6%	15,212	8.3%
Age 55 to 59 yrs	584	8.3%	5,798	7.4%	12,885	7.0%
Age 60 to 64 yrs	392	5.6%	4,262	5.4%	9,517	5.2%
Age 65 to 69 yrs	247	3.5%	2,900	3.7%	6,509	3.5%
Age 70 to 74 yrs	194	2.8%	2,301	2.9%	5,135	2.8%
Age 75 to 79 yrs	134	1.9%	1,909	2.4%	4,407	2.4%
Age 80 to 84 yrs	111	1.6%	1,631	2.1%	3,692	2.0%
Age 85 yrs plus	89	1.3%	1,441	1.8%	3,806	2.1%
Median Age	41.0 yrs		39.4 yrs		38.4 yrs	



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Lat/Lon: 45.387042/-122.641304

August 2006

RGraph3

## S Cedaroak Dr & Willamette Dr West Linn, Oregon

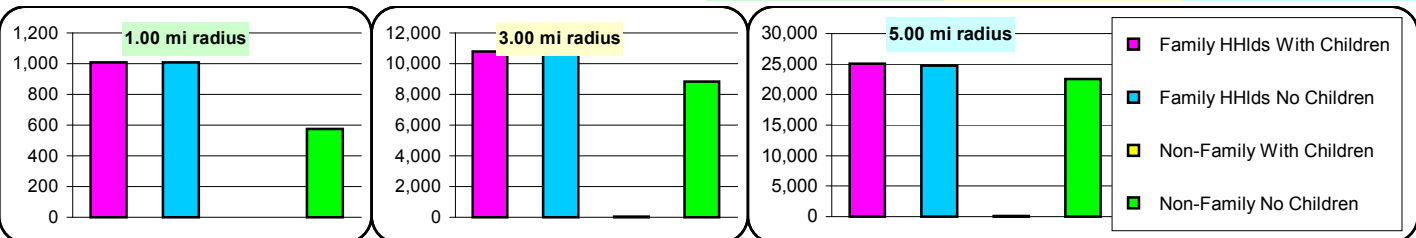
1.00 mi radius

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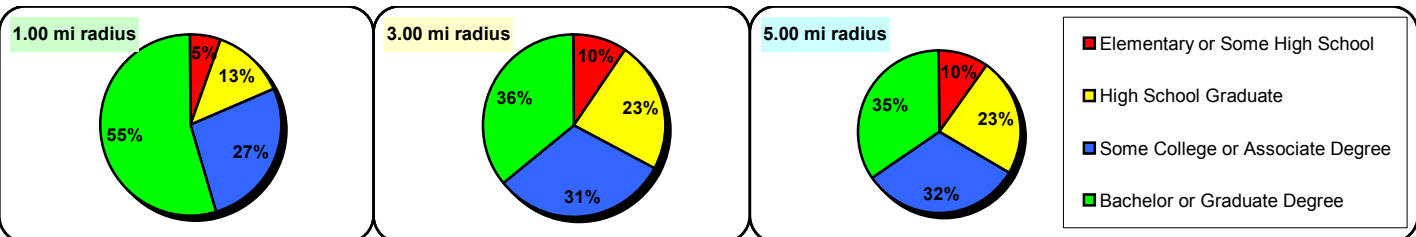
### Household Type (2005)

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Total Households	2,591		30,583		72,451	
Family Households	2,016	77.8%	21,712	71.0%	49,792	68.7%
Family HHlds With Children	1,009	50.1%	10,777	49.6%	25,066	50.3%
Family HHlds No Children	1,007	49.9%	10,935	50.4%	24,727	49.7%
Non-Family Households	575	22.2%	8,871	29.0%	22,659	31.3%
Non-Family With Children	1	0.2%	28	0.3%	77	0.3%
Non-Family No Children	574	99.8%	8,843	99.7%	22,583	99.7%



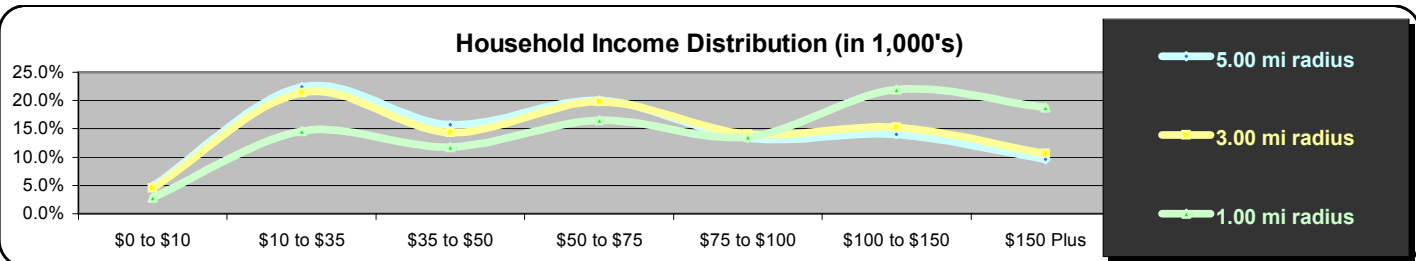
### Educational Attainment (2005)

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Elementary or Some High School	258	5.4%	5,218	9.7%	12,573	10.1%
High School Graduate	632	13.3%	12,312	22.9%	29,252	23.5%
Some College or Associate Degree	1,265	26.6%	16,820	31.3%	39,386	31.6%
Bachelor or Graduate Degree	2,599	54.7%	19,330	36.0%	43,460	34.9%



### Household Income (2005)

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Est. Average Household Income	\$103,389		\$81,540		\$77,789	
Est. Median Household Income	\$85,769		\$66,453		\$63,319	
HH Income \$0 to \$9,999	74	2.8%	1,372	4.5%	3,486	4.8%
HH Income \$10,000 to \$34,999	377	14.5%	6,541	21.4%	16,228	22.4%
HH Income \$35,000 to \$49,999	305	11.8%	4,391	14.4%	11,405	15.7%
HH Income \$50,000 to \$74,999	428	16.5%	6,051	19.8%	14,519	20.0%
HH Income \$75,000 to \$99,999	353	13.6%	4,285	14.0%	9,706	13.4%
HH Income \$100,000 to \$149,999	568	21.9%	4,685	15.3%	10,122	14.0%
HH Income \$150,000 or More	487	18.8%	3,258	10.7%	6,986	9.6%



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# DEMOGRAPHIC PROFILE COMPLETE

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Lat/Lon: 45.387042/-122.641304

August 2006

RF9

<b>S Cedaroak Dr &amp; Willamette Dr West Linn, Oregon</b>	<b>1.00 mi radius</b>		<b>3.00 mi radius</b>		<b>5.00 mi radius</b>	
<b>Population</b>						
Estimated Population (2005)	7,012		78,679		184,170	
Census Population (1990)	6,006		65,525		149,084	
Census Population (2000)	6,734		73,851		172,162	
Projected Population (2010)	7,276		83,263		195,649	
Forecasted Population (2015)	7,577		88,478		208,658	
Historical Annual Change (1990-2000)	728	1.2%	8,327	1.3%	23,078	1.5%
Historical Annual Change (2000-2005)	277	0.8%	4,828	1.3%	12,008	1.4%
Projected Annual Change (2005-2010)	264	0.8%	4,584	1.2%	11,479	1.2%
Est. Population Density (2005)	2,402.91	<i>psm</i>	2,934.70	<i>psm</i>	2,428.02	<i>psm</i>
Trade Area Size	2.92	<i>sq mi</i>	26.81	<i>sq mi</i>	75.85	<i>sq mi</i>
<b>Households</b>						
Estimated Households (2005)	2,591		30,583		72,451	
Census Households (1990)	2,157		25,049		57,767	
Census Households (2000)	2,486		28,757		67,829	
Projected Households (2010)	2,695		32,364		76,968	
Forecasted Households (2015)	2,809		34,354		82,010	
Historical Annual Change (1990-2000)	330	1.5%	3,707	1.5%	10,061	1.7%
Projected Annual Change (2000-2010)	208	0.8%	3,607	1.3%	9,139	1.3%
<b>Average Household Income</b>						
Est. Average Household Income (2005)	\$103,389		\$81,540		\$77,789	
Census Average Hhld Income (1990)	\$64,644		\$47,298		\$46,975	
Census Average Hhld Income (2000)	\$96,623		\$75,253		\$71,500	
Proj. Average Household Income (2010)	\$115,592		\$91,321		\$87,049	
Historical Annual Change (1990-2000)	\$31,979	4.9%	\$27,955	5.9%	\$24,525	5.2%
Projected Annual Change (2000-2010)	\$18,968	2.0%	\$16,068	2.1%	\$15,549	2.2%
<b>Median Household Income</b>						
Est. Median Household Income (2005)	\$85,769		\$66,453		\$63,319	
Census Median Hhld Income (1990)	\$54,573		\$39,784		\$38,999	
Census Median Hhld Income (2000)	\$77,706		\$60,518		\$57,777	
Proj. Median Household Income (2010)	\$96,956		\$75,108		\$71,373	
Historical Annual Change (1990-2000)	\$23,133	4.2%	\$20,734	5.2%	\$18,778	4.8%
Projected Annual Change (2000-2010)	\$19,250	2.5%	\$14,590	2.4%	\$13,596	2.4%
<b>Per Capita Income</b>						
Est. Per Capita Income (2005)	\$38,235		\$31,853		\$30,898	
Census Per Capita Income (1990)	\$23,211		\$18,081		\$18,202	
Census Per Capita Income (2000)	\$35,726		\$29,197		\$28,123	
Proj. Per Capita Income (2010)	\$42,837		\$35,674		\$34,577	
Historical Annual Change (1990-2000)	\$12,515	5.4%	\$11,116	6.1%	\$9,921	5.5%
Projected Annual Change (2000-2010)	\$7,111	2.0%	\$6,477	2.2%	\$6,454	2.3%
<b>Other Income</b>						
Est. Median Disposable Income (2005)	\$67,062		\$54,021		\$51,894	
Proj. Median Disposable Income (2010)	\$75,953		\$60,244		\$57,651	
Est. Median Household Net Worth (2005)	\$57,772		\$48,244		\$45,857	

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Calculated using Proportional Block Groups

Prepared For Stephanie Sparks



Lat/Lon: 45.387042/-122.641304

August 2006

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## S Cedaroak Dr & Willamette Dr West Linn, Oregon

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Household Income Distribution (2005)</b>						
HH Income \$200,000 or More	250	9.6%	1,815	5.9%	3,918	5.4%
HH Income \$150,000 to 199,999	238	9.2%	1,443	4.7%	3,068	4.2%
HH Income \$125,000 to 149,999	238	9.2%	1,693	5.5%	3,602	5.0%
HH Income \$100,000 to 124,999	330	12.7%	2,992	9.8%	6,520	9.0%
HH Income \$75,000 to 99,999	353	13.6%	4,285	14.0%	9,706	13.4%
HH Income \$50,000 to 74,999	428	16.5%	6,051	19.8%	14,519	20.0%
HH Income \$35,000 to 49,999	305	11.8%	4,391	14.4%	11,405	15.7%
HH Income \$25,000 to 34,999	178	6.9%	2,840	9.3%	7,181	9.9%
HH Income \$15,000 to 24,999	155	6.0%	2,718	8.9%	6,412	8.8%
HH Income \$10,000 to 14,999	44	1.7%	983	3.2%	2,635	3.6%
HH Income \$0 to 9,999	74	2.8%	1,372	4.5%	3,486	4.8%
HH Income \$35,000+	2,141	82.6%	22,670	74.1%	52,738	72.8%
HH Income \$50,000+	1,836	70.9%	18,279	59.8%	41,333	57.0%
HH Income \$75,000+	1,408	54.3%	12,228	40.0%	26,814	37.0%

<b>Race &amp; Ethnicity (2005)</b>						
Total Population	7,012		78,679		184,170	
White	6,504	92.8%	72,792	92.5%	168,989	91.8%
Black or African American	24	0.3%	219	0.3%	668	0.4%
American Indian & Alaska Native	17	0.2%	323	0.4%	882	0.5%
Asian	270	3.8%	2,339	3.0%	6,111	3.3%
Hawaiian & Pacific Islander	4	0.1%	77	0.1%	241	0.1%
Other Race	63	0.9%	1,287	1.6%	3,016	1.6%
Two or More Races	130	1.9%	1,642	2.1%	4,263	2.3%
Not Hispanic or Latino Population	6,759	96.4%	74,315	94.5%	174,353	94.7%
<i>Non Hispanic: White</i>	6,267	92.7%	68,660	92.4%	159,797	91.7%
<i>Non Hispanic: Black or African American</i>	24	0.4%	211	0.3%	634	0.4%
<i>Non Hispanic: Amer Indian &amp; AK Native</i>	17	0.2%	308	0.4%	843	0.5%
<i>Non Hispanic: Asian</i>	261	3.9%	2,220	3.0%	5,792	3.3%
<i>Non Hispanic: Hawaiian &amp; Pacific Islander</i>	4	0.1%	74	0.1%	231	0.1%
<i>Non Hispanic: Other Race</i>	63	0.9%	1,287	1.7%	3,016	1.7%
<i>Non Hispanic: Two or More Races</i>	124	1.8%	1,554	2.1%	4,039	2.3%
Hispanic or Latino Population	253	3.6%	4,364	5.5%	9,818	5.3%
<i>Hispanic: White</i>	238	93.9%	4,132	94.7%	9,192	93.6%
<i>Hispanic: Black or African American</i>	1	0.3%	8	0.2%	34	0.3%
<i>Hispanic: American Indian &amp; Alaska Native</i>	0	-	15	0.4%	39	0.4%
<i>Hispanic: Asian</i>	9	3.4%	118	2.7%	319	3.2%
<i>Hispanic: Hawaiian &amp; Pacific Islander</i>	0	-	3	0.1%	11	0.1%
<i>Hispanic: Other Race</i>	0	-	0	-	0	-
<i>Hispanic: Two or More Races</i>	6	2.3%	88	2.0%	224	2.3%
Not of Hispanic Origin Population (1990)	5,896	98.2%	64,053	97.8%	145,996	97.9%
Hispanic Origin Population (1990)	111	1.8%	1,471	2.2%	3,089	2.1%
Not Hispanic or Latino Population (2000)	6,541	97.1%	70,523	95.5%	164,763	95.7%
Hispanic or Latino Population (2000)	193	2.9%	3,328	4.5%	7,399	4.3%
Not Hispanic or Latino Population 5yr (2010)	6,969	95.8%	77,921	93.6%	183,522	93.8%
Hispanic or Latino Population 5yr (2010)	308	4.2%	5,342	6.4%	12,126	6.2%
Historical Annual Change (1990-2000)	83	7.5%	1,857	12.6%	4,311	14.0%
Projected Annual Change (2000-2010)	114	5.9%	2,014	6.1%	4,727	6.4%

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## S Cedaroak Dr & Willamette Dr West Linn, Oregon

1.00 mi radius      3.00 mi radius      5.00 mi radius

### Age Distribution (2005)

Total Population	7,012		78,679		184,170	
Age 0 to 4 yrs	350	5.0%	4,287	5.4%	10,350	5.6%
Age 5 to 9 yrs	431	6.1%	4,806	6.1%	11,173	6.1%
Age 10 to 14 yrs	609	8.7%	5,650	7.2%	12,548	6.8%
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Age 35 to 39 yrs	414	5.9%	5,020	6.4%	11,683	6.3%
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Age 80 to 84 yrs	111	1.6%	1,631	2.1%	3,692	2.0%
Age 85 yrs plus	89	1.3%	1,441	1.8%	3,806	2.1%
Median Age	41.0 yrs		39.4 yrs		38.4 yrs	
Age 19 yrs or less	1,927	27.5%	20,310	25.8%	47,001	25.5%
Age 20 to 64 years	4,311	61.5%	48,188	61.2%	113,620	61.7%
Age 65 years Plus	774	11.0%	10,182	12.9%	23,549	12.8%

### Female Age Distribution (2005)

Female Population	3,583	51.1%	40,213	51.1%	94,420	51.3%
Age 0 to 4 yrs	150	4.2%	2,041	5.1%	4,989	5.3%
Age 5 to 9 yrs	213	5.9%	2,409	6.0%	5,573	5.9%
Age 10 to 14 yrs	310	8.7%	2,748	6.8%	6,068	6.4%
Age 15 to 19 yrs	258	7.2%	2,677	6.7%	6,296	6.7%
Age 20 to 24 yrs	159	4.4%	2,239	5.6%	6,121	6.5%
Age 25 to 29 yrs	139	3.9%	2,135	5.3%	5,694	6.0%
Age 30 to 34 yrs	166	4.6%	2,315	5.8%	5,527	5.9%
Age 35 to 39 yrs	218	6.1%	2,550	6.3%	5,908	6.3%
Age 40 to 44 yrs	309	8.6%	3,039	7.6%	6,942	7.4%
Age 45 to 49 yrs	384	10.7%	3,615	9.0%	8,062	8.5%
Age 50 to 54 yrs	353	9.8%	3,456	8.6%	7,886	8.4%
Age 55 to 59 yrs	294	8.2%	2,944	7.3%	6,622	7.0%
Age 60 to 64 yrs	201	5.6%	2,178	5.4%	4,926	5.2%
Age 65 to 69 yrs	124	3.5%	1,513	3.8%	3,436	3.6%
Age 70 to 74 yrs	101	2.8%	1,262	3.1%	2,861	3.0%
Age 75 to 79 yrs	72	2.0%	1,107	2.8%	2,583	2.7%
Age 80 to 84 yrs	65	1.8%	987	2.5%	2,266	2.4%
Age 85 yrs plus	67	1.9%	997	2.5%	2,662	2.8%
Female Median Age	41.9 yrs		40.7 yrs		39.8 yrs	
Age 19 yrs or less	932	26.0%	9,875	24.6%	22,926	24.3%
Age 20 to 64 years	2,222	62.0%	24,473	60.9%	57,687	61.1%
Age 65 years Plus	430	12.0%	5,865	14.6%	13,807	14.6%

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# DEMOGRAPHIC PROFILE COMPLETE

1990 - 2000 Census, 2005 Estimates & 2010 Projections

Calculated using Proportional Block Groups

Prepared For Stephanie Sparks



First American  
Title Insurance Company  
NATIONAL COMMERCIAL SERVICES

Lat/Lon: 45.387042/-122.641304

August 2006

RF9

## S Cedaroak Dr & Willamette Dr West Linn, Oregon

1.00 mi radius      3.00 mi radius      5.00 mi radius

### Male Age Distribution (2005)

Male Population	3,428	48.9%	38,466	48.9%	89,751	48.7%
Age 0 to 4 yrs	200	5.8%	2,246	5.8%	5,361	6.0%
Age 5 to 9 yrs	218	6.3%	2,397	6.2%	5,600	6.2%
Age 10 to 14 yrs	299	8.7%	2,902	7.5%	6,480	7.2%
Age 15 to 19 yrs	279	8.1%	2,890	7.5%	6,633	7.4%
Age 20 to 24 yrs	173	5.0%	2,449	6.4%	6,377	7.1%
Age 25 to 29 yrs	140	4.1%	2,184	5.7%	5,837	6.5%
Age 30 to 34 yrs	156	4.5%	2,197	5.7%	5,699	6.3%
Age 35 to 39 yrs	196	5.7%	2,470	6.4%	5,775	6.4%
Age 40 to 44 yrs	270	7.9%	2,868	7.5%	6,605	7.4%
Age 45 to 49 yrs	338	9.8%	3,296	8.6%	7,461	8.3%
Age 50 to 54 yrs	337	9.8%	3,313	8.6%	7,326	8.2%
Age 55 to 59 yrs	290	8.5%	2,853	7.4%	6,263	7.0%
Age 60 to 64 yrs	190	5.6%	2,084	5.4%	4,591	5.1%
Age 65 to 69 yrs	122	3.6%	1,388	3.6%	3,073	3.4%
Age 70 to 74 yrs	92	2.7%	1,038	2.7%	2,274	2.5%
Age 75 to 79 yrs	62	1.8%	802	2.1%	1,825	2.0%
Age 80 to 84 yrs	46	1.3%	644	1.7%	1,426	1.6%
Age 85 yrs plus	22	0.7%	444	1.2%	1,145	1.3%
Male Median Age	39.9	yrs	38.1	yrs	37.0	yrs
Age 19 yrs or less	996	29.0%	10,435	27.1%	24,075	26.8%
Age 20 to 64 years	2,089	60.9%	23,715	61.7%	55,934	62.3%
Age 65 years Plus	344	10.0%	4,317	11.2%	9,742	10.9%

### Males per 100 Females, Male % Pop (2005)

Overall Comparison	96		96		95	
Age 0 to 4 yrs	133	57.1%	110	52.4%	107	51.8%
Age 5 to 9 yrs	102	50.6%	99	49.9%	100	50.1%
Age 10 to 14 yrs	96	49.1%	106	51.4%	107	51.6%
Age 15 to 19 yrs	108	52.0%	108	51.9%	105	51.3%
Age 20 to 24 yrs	108	52.0%	109	52.2%	104	51.0%
Age 25 to 29 yrs	101	50.2%	102	50.6%	103	50.6%
Age 30 to 34 yrs	94	48.4%	95	48.7%	103	50.8%
Age 35 to 39 yrs	90	47.3%	97	49.2%	98	49.4%
Age 40 to 44 yrs	87	46.6%	94	48.6%	95	48.8%
Age 45 to 49 yrs	88	46.8%	91	47.7%	93	48.1%
Age 50 to 54 yrs	96	48.9%	96	48.9%	93	48.2%
Age 55 to 59 yrs	99	49.7%	97	49.2%	95	48.6%
Age 60 to 64 yrs	95	48.6%	96	48.9%	93	48.2%
Age 65 to 69 yrs	99	49.7%	92	47.9%	89	47.2%
Age 70 to 74 yrs	91	47.7%	82	45.1%	79	44.3%
Age 75 to 79 yrs	86	46.1%	73	42.0%	71	41.4%
Age 80 to 84 yrs	70	41.1%	65	39.5%	63	38.6%
Age 85 yrs plus	33	25.0%	45	30.8%	43	30.1%
Age 19 yrs or less	107	51.7%	106	51.4%	105	51.2%
Age 20 to 39 yrs	97	49.3%	101	50.2%	102	50.5%
Age 40 to 64 yrs	93	48.1%	95	48.6%	94	48.4%
Age 65 years Plus	80	44.5%	74	42.4%	71	41.4%

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S Cedaroak Dr & Willamette Dr West Linn, Oregon	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Household Type (2005)</b>						
Total Households	2,591		30,583		72,451	
Households with Children	1,010	39.0%	10,805	35.3%	25,142	34.7%
Average Household Size	2.66		2.56		2.51	
Est. Household Density	888.09	psm	1,140.74	psm	955.17	psm
Population Family	6,143	87.6%	65,924	83.8%	150,347	81.6%
Population Non-Family	763	10.9%	12,274	15.6%	31,596	17.2%
Population Group Qtrs	106	1.5%	482	0.6%	2,227	1.2%
Family Households	2,016	77.8%	21,712	71.0%	49,792	68.7%
<i>Married Couple Hhlds</i>	1,725	85.6%	17,562	80.9%	39,490	79.3%
<i>Other Family Hhlds</i>	291	14.4%	4,150	19.1%	10,302	20.7%
Family Households With Children	1,009	50.1%	10,777	49.6%	25,066	50.3%
<i>Married Couple With Children</i>	801	79.3%	7,690	71.4%	17,416	69.5%
<i>Other Family Hhlds With Children</i>	209	20.7%	3,087	28.6%	7,650	30.5%
Family Households No Children	1,007	49.9%	10,935	50.4%	24,727	49.7%
<i>Married Couple No Children</i>	925	91.8%	9,872	90.3%	22,075	89.3%
<i>Other Family Households No Children</i>	82	8.2%	1,063	9.7%	2,652	10.7%
Average Family Household Size	3.05		3.04		3.02	
Average Family Income	\$117,315		\$95,700		\$91,842	
Median Family Income	\$97,656		\$79,384		\$76,200	
Non-Family Households	575	22.2%	8,871	29.0%	22,659	31.3%
Non-Family Hhlds With Children	1	0.2%	28	0.3%	77	0.3%
Non-Family Hhld No Children	574	99.8%	8,843	99.7%	22,583	99.7%
<i>N-F Hhld Lone Person No Children</i>	511	88.8%	7,872	88.7%	19,992	88.2%
Lone Male Householder	243	47.5%	3,793	48.2%	9,626	48.2%
Lone Female Householder	268	52.5%	4,079	51.8%	10,365	51.8%
<i>N-F Hhld 2+ Persons No Children</i>	63	11.0%	971	10.9%	2,591	11.4%
Average Non-Family Hhld Size	1.33		1.38		1.39	
<b>Marital Status (2005)</b>						
(15 Years or Older)	5,622		63,937		150,099	
Never Married	1,160	20.6%	13,994	21.9%	34,982	23.3%
Now Married	3,572	63.5%	37,097	58.0%	84,320	56.2%
Previously Married	890	15.8%	12,846	20.1%	30,797	20.5%
<i>Separated</i>	119	13.4%	1,785	13.9%	4,517	14.7%
<i>Widowed</i>	538	60.5%	7,416	57.7%	17,468	56.7%
<i>Divorced</i>	233	26.2%	3,645	28.4%	8,812	28.6%
<b>Educational Attainment (2005)</b>						
Adult Population (25 Years or Older)	4,753		53,681		124,672	
Elementary (0 to 8)	112	2.4%	1,701	3.2%	4,073	3.3%
Some High School (9 to 11)	146	3.1%	3,517	6.6%	8,500	6.8%
High School Graduate (12)	632	13.3%	12,312	22.9%	29,252	23.5%
Some College (13 to 16)	890	18.7%	12,825	23.9%	30,261	24.3%
Associate Degree Only	374	7.9%	3,995	7.4%	9,125	7.3%
Bachelor Degree Only	1,722	36.2%	12,375	23.1%	27,717	22.2%
Graduate Degree	877	18.5%	6,956	13.0%	15,743	12.6%
Any College + (Some College or higher)	3,863	81.3%	36,151	67.3%	82,846	66.5%
College Degree + (Bachelor Degree or higher)	2,599	54.7%	19,330	36.0%	43,460	34.9%

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Lat/Lon: 45.387042/-122.641304

August 2006

RF9

<b>S Cedaroak Dr &amp; Willamette Dr West Linn, Oregon</b>	<b>1.00 mi radius</b>		<b>3.00 mi radius</b>		<b>5.00 mi radius</b>	
<b>Housing (2005)</b>						
Total Housing Units	2,675		31,919		75,581	
Housing Units, Occupied	2,591	96.9%	30,583	95.8%	72,451	95.9%
<i>Housing Units, Owner-Occupied</i>	2,033	78.4%	20,771	67.9%	46,299	63.9%
<i>Housing Units, Renter-Occupied</i>	559	21.6%	9,813	32.1%	26,153	36.1%
Housing Units, Vacant	83	3.1%	1,336	4.2%	3,129	4.1%
Total Housing Units (2000)	2,598		30,394		71,635	
Historical Annual Change (2000-2005)	76	0.6%	1,525	1.0%	3,946	1.1%
<b>Household Size (2005)</b>						
Total Households	2,591		30,583		72,451	
1 Person Household	511	19.7%	7,872	25.7%	19,992	27.6%
2 Person Households	976	37.7%	11,103	36.3%	25,915	35.8%
3 Person Households	334	12.9%	3,668	12.0%	8,809	12.2%
4 Person Households	596	23.0%	5,900	19.3%	13,205	18.2%
5 Person Households	153	5.9%	1,730	5.7%	3,838	5.3%
6 Person Households	12	0.5%	148	0.5%	335	0.5%
7+ Person Households	8	0.3%	163	0.5%	357	0.5%
<b>Household Stability (2005)</b>						
Total Households	2,591		30,583		72,451	
In current residence < 1 year	357	13.8%	4,630	15.1%	11,776	16.3%
In current residence 1-2 years	688	26.5%	8,956	29.3%	21,832	30.1%
In current residence 3-5 years	597	23.1%	6,866	22.4%	16,361	22.6%
In current residence 6-10 years	458	17.7%	4,494	14.7%	9,977	13.8%
In current residence > 10 years	491	19.0%	5,637	18.4%	12,505	17.3%
Turnover (% Annual Residential Turnover)	13.8%		15.1%		16.3%	
Stability (% In Current Residence 5+ Years)	36.6%		33.1%		31.0%	
Median Years in Residence	3.9 yrs		3.5 yrs		3.4 yrs	
<b>Household Vehicles (2005)</b>						
Total Vehicles Available	5,467		61,864		144,419	
Household: 0 Vehicles Available	79	3.1%	1,549	5.1%	4,006	5.5%
Household: 1 Vehicles Available	503	19.4%	6,912	22.6%	17,404	24.0%
Household: 2 Vehicles Available	1,339	51.7%	15,240	49.8%	35,836	49.5%
Household: 3+ Vehicles Available	670	25.9%	6,882	22.5%	15,206	21.0%
Average Per Household	2.1 Vehicles		2.0 Vehicles		2.0 Vehicles	
Owner Occupied Hhlds Vehicles	4,554	83.3%	45,790	74.0%	101,319	70.2%
<i>Average Per Owner Household</i>	2.2 Vehicles		2.2 Vehicles		2.2 Vehicles	
Renter Occupied Hhlds Vehicles	913	16.7%	16,074	26.0%	43,100	29.8%
<i>Average Per Renter Household</i>	1.6 Vehicles		1.6 Vehicles		1.6 Vehicles	
<b>Travel Time (2000)</b>						
Worker Base (16 Years or Older)	3,373		37,477		87,415	
Travel to Work in 14 Minutes or Less	560	16.6%	8,588	22.9%	21,597	24.7%
Travel to Work in 15 to 29 Minutes	1,596	47.3%	14,957	39.9%	34,299	39.2%
Travel to Work in 30 to 59 Minutes	866	25.7%	10,368	27.7%	23,329	26.7%
Travel to Work in 60 Minutes or More	89	2.6%	1,391	3.7%	3,244	3.7%
Work at Home	263	7.8%	2,173	5.8%	4,946	5.7%
Average Travel Time to Work	21.7 mins		22.0 mins		21.9 mins	

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<b>Transportation To Work (2000)</b>						
Work Base	3,373		37,477		87,415	
Drive to Work Alone	2,598	77.0%	28,962	77.3%	67,420	77.1%
Drive to Work in Carpool	309	9.1%	3,757	10.0%	8,757	10.0%
Travel to Work - Public Transportation	120	3.6%	1,545	4.1%	3,625	4.1%
Drive to Work on Motorcycle	8	0.2%	12	0.0%	71	0.1%
Bicycle to Work	10	0.3%	109	0.3%	276	0.3%
Walk to Work	47	1.4%	795	2.1%	1,984	2.3%
Other Means	20	0.6%	124	0.3%	336	0.4%
Work at Home	263	7.8%	2,173	5.8%	4,946	5.7%
<b>Daytime Demos (2005)</b>						
Total Number of Businesses	184		2,671		7,314	
Total Number of Employees	1,176		19,457		73,881	
Company Headqtrs: Businesses	0	0	2	0.1%	17	0.2%
Company Headqtrs: Employees	0	0	18	0.1%	1,238	1.7%
Employee Population per Business	6.4 to 1		7.3 to 1		10.1 to 1	
Residential Population per Business	38.2 to 1		29.5 to 1		25.2 to 1	
Est. Adj. Daytime Demographics (Age16+)	3,108		41,722		126,670	
<b>Labor Force (2005)</b>						
Labor: Population Age 16+	5,490		62,766		147,555	
Unemployment Rate		4.3%		4.2%		4.3%
Labor Force Total: Males	2,650	48.3%	30,319	48.3%	70,982	48.1%
<i>Male civilian employed</i>	1,919	72.4%	21,775	71.8%	51,095	72.0%
<i>Male civilian unemployed</i>	118	4.4%	1,531	5.1%	3,479	4.9%
<i>Males in Armed Forces</i>	3	0.1%	38	0.1%	53	0.1%
<i>Males not in labor force</i>	610	23.0%	6,975	23.0%	16,356	23.0%
Labor Force Total: Females	2,840	51.7%	32,447	51.7%	76,573	51.9%
<i>Female civilian employed</i>	1,636	57.6%	18,677	57.6%	43,587	56.9%
<i>Female civilian unemployed</i>	117	4.1%	1,133	3.5%	2,881	3.8%
<i>Females in Armed Forces</i>	0	-	11	0.0%	32	0.0%
<i>Females not in labor force</i>	1,087	38.3%	12,626	38.9%	30,074	39.3%
Labor Force Change (2000-2005)	2,120	12.6%	25,334	13.5%	60,214	13.8%
Male Change (2000-2005)	840	9.3%	10,232	10.2%	23,979	10.2%
Female Change (2000-2005)	1,279	16.4%	15,102	17.4%	36,235	18.0%
<b>Occupation (2000)</b>						
Occupation: Population Age 16+	3,371		37,433		87,341	
<i>Occupation Total: Males</i>	1,810	53.7%	20,087	53.7%	47,003	53.8%
<i>Occupation Total: Females</i>	1,561	46.3%	17,345	46.3%	40,338	46.2%
Mgmt, Business, & Financial Operations	916	27.2%	6,605	17.6%	15,381	17.6%
Professional and Related	820	24.3%	7,777	20.8%	17,784	20.4%
Service	245	7.3%	4,419	11.8%	10,555	12.1%
Sales and Office	978	29.0%	11,118	29.7%	25,967	29.7%
Farming, Fishing, and Forestry	2	0.1%	79	0.2%	161	0.2%
Construction, Extraction, & Maintenance	179	5.3%	3,196	8.5%	7,450	8.5%
Production, Transport, & Material Moving	231	6.9%	4,239	11.3%	10,042	11.5%
<i>White Collar</i>		80.5%		68.1%		67.7%
<i>Blue Collar</i>		19.5%		31.9%		32.3%

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<b>Units In Structure (2000)</b>							
Total Units		2,598		30,394		71,635	
1 Detached Unit		2,068	79.6%	21,759	71.6%	47,749	66.7%
1 Attached Unit		80	3.1%	738	2.4%	2,094	2.9%
2 Units		3	0.1%	698	2.3%	1,692	2.4%
3 to 4 Units		55	2.1%	1,181	3.9%	3,083	4.3%
5 to 9 Units		83	3.2%	1,244	4.1%	3,697	5.2%
10 to 19 Units		123	4.7%	1,318	4.3%	3,692	5.2%
20 to 49 Units		36	1.4%	795	2.6%	2,192	3.1%
50 or more Units		89	3.4%	1,473	4.8%	4,622	6.5%
Mobile Home or Trailer		60	2.3%	1,144	3.8%	2,746	3.8%
Other Structure		2	0.1%	44	0.1%	69	0.1%
<b>Homes Built By Year (2000)</b>							
Homes Built 1999 to 2000		27	1.0%	715	2.4%	1,399	2.0%
Homes Built 1995 to 1998		232	8.9%	2,316	7.6%	5,561	7.8%
Homes Built 1990 to 1994		303	11.7%	2,718	8.9%	7,195	10.0%
Homes Built 1980 to 1989		633	24.4%	3,920	12.9%	11,132	15.5%
Homes Built 1970 to 1979		680	26.2%	7,603	25.0%	17,270	24.1%
Homes Built 1960 to 1969		315	12.1%	4,772	15.7%	10,751	15.0%
Homes Built 1950 to 1959		233	9.0%	3,128	10.3%	7,222	10.1%
Homes Built 1940 to 1949		98	3.8%	1,941	6.4%	4,223	5.9%
Homes Built Before 1939		77	3.0%	3,280	10.8%	6,882	9.6%
Median Age of Homes		21.6 yrs		28.0 yrs		26.9 yrs	
<b>Home Values (2000)</b>							
Owner Specified Housing Units		1,834		18,404		40,551	
Home Values \$1,000,000 or More		5	0.3%	191	1.0%	530	1.3%
Home Values \$750,000 or \$999,999		15	0.8%	270	1.5%	595	1.5%
Home Values \$500,000 or \$749,999		105	5.7%	825	4.5%	1,675	4.1%
Home Values \$400,000 to \$499,999		152	8.3%	898	4.9%	1,929	4.8%
Home Values \$300,000 to \$399,999		277	15.1%	1,879	10.2%	4,024	9.9%
Home Values \$250,000 to \$299,999		339	18.5%	2,184	11.9%	4,479	11.0%
Home Values \$200,000 to \$249,999		441	24.0%	2,975	16.2%	6,163	15.2%
Home Values \$175,000 to \$199,999		178	9.7%	2,619	14.2%	5,420	13.4%
Home Values \$150,000 to \$174,999		177	9.7%	2,899	15.8%	6,845	16.9%
Home Values \$125,000 to \$149,999		102	5.5%	2,184	11.9%	5,271	13.0%
Home Values \$100,000 to \$124,999		25	1.4%	1,041	5.7%	2,379	5.9%
Home Values \$90,000 to \$99,999		14	0.8%	180	1.0%	508	1.3%
Home Values \$80,000 to \$89,999		0	-	95	0.5%	314	0.8%
Home Values \$70,000 to \$79,999		1	0.0%	54	0.3%	150	0.4%
Home Values \$60,000 to \$69,999		0	-	9	0.0%	24	0.1%
Home Values \$50,000 to \$59,999		0	-	18	0.1%	73	0.2%
Home Values \$35,000 to \$49,999		0	-	19	0.1%	37	0.1%
Home Values \$25,000 to \$34,999		5	0.3%	26	0.1%	63	0.2%
Home Values \$10,000 to \$24,999		0	-	30	0.2%	60	0.1%
Home Values \$0 to \$9,999		0	-	9	0.0%	14	0.0%
Owner Occupied Median Home Value		\$250,759		\$224,601		\$226,397	
Renter Occupied Median Rent		\$641		\$663		\$661	

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# DEMOGRAPHIC PROFILE COMPLETE

1990 - 2000 Census, 2005 Estimates & 2010 Projections

Calculated using Proportional Block Groups

Prepared For Stephanie Sparks



Lat/Lon: 45.387042/-122.641304

August 2006

RF9

<b>S Cedaroak Dr &amp; Willamette Dr West Linn, Oregon</b>	<b>1.00 mi radius</b>	<b>3.00 mi radius</b>	<b>5.00 mi radius</b>
<b>Consumer Expenditure (Annual Total)</b>			
Total Household Expenditure (2005)	\$187,644,066	\$1,854,266,907	\$4,235,617,650
<i>Total Non-Retail Expenditures (2005)</i>	\$107,012,879	\$1,053,835,236	\$2,405,206,019
<i>Total Retail Expenditures (2005)</i>	\$80,631,187	\$800,431,667	\$1,830,411,625
Apparel (2005)	\$8,291,979	\$81,506,742	\$186,130,438
Contributions (2005)	\$8,158,534	\$74,723,193	\$168,856,195
Education (2005)	\$4,681,839	\$42,690,500	\$96,357,044
Entertainment (2005)	\$10,466,117	\$102,503,035	\$233,601,487
Food And Beverages (2005)	\$26,783,856	\$270,592,875	\$620,479,851
Furnishings And Equipment (2005)	\$8,061,880	\$77,665,719	\$176,324,979
Gifts (2005)	\$5,755,034	\$53,694,953	\$121,643,613
Health Care (2005)	\$10,682,758	\$110,019,258	\$253,192,770
Household Operations (2005)	\$7,128,410	\$66,684,563	\$150,807,585
Miscellaneous Expenses (2005)	\$2,799,634	\$28,379,009	\$65,129,756
Personal Care (2005)	\$2,578,518	\$25,666,987	\$58,724,606
Personal Insurance (2005)	\$2,281,904	\$21,274,889	\$48,158,353
Reading (2005)	\$640,219	\$6,315,688	\$14,434,535
Shelter (2005)	\$38,162,317	\$374,386,548	\$854,047,948
Tobacco (2005)	\$1,103,943	\$12,091,808	\$28,131,818
Transportation (2005)	\$37,620,789	\$377,776,562	\$864,103,770
Utilities (2005)	\$12,446,336	\$128,294,577	\$295,492,905
<b>Consumer Expenditure (per Household per Month)</b>			
Total Household Expenditure (2005)	\$6,034	\$5,053	\$4,872
<i>Total Non-Retail Expenditures (2005)</i>	\$3,441 57.0%	\$2,871 56.8%	\$2,766 56.8%
<i>Total Retail Expenditures (2005)</i>	\$2,593 43.0%	\$2,181 43.2%	\$2,105 43.2%
Apparel (2005)	\$267 4.4%	\$222 4.4%	\$214 4.4%
Contributions (2005)	\$262 4.3%	\$204 4.0%	\$194 4.0%
Education (2005)	\$151 2.5%	\$116 2.3%	\$111 2.3%
Entertainment (2005)	\$337 5.6%	\$279 5.5%	\$269 5.5%
Food And Beverages (2005)	\$861 14.3%	\$737 14.6%	\$714 14.6%
Furnishings And Equipment (2005)	\$259 4.3%	\$212 4.2%	\$203 4.2%
Gifts (2005)	\$185 3.1%	\$146 2.9%	\$140 2.9%
Health Care (2005)	\$344 5.7%	\$300 5.9%	\$291 6.0%
Household Operations (2005)	\$229 3.8%	\$182 3.6%	\$173 3.6%
Miscellaneous Expenses (2005)	\$90 1.5%	\$77 1.5%	\$75 1.5%
Personal Care (2005)	\$83 1.4%	\$70 1.4%	\$68 1.4%
Personal Insurance (2005)	\$73 1.2%	\$58 1.1%	\$55 1.1%
Reading (2005)	\$21 0.3%	\$17 0.3%	\$17 0.3%
Shelter (2005)	\$1,227 20.3%	\$1,020 20.2%	\$982 20.2%
Tobacco (2005)	\$35 0.6%	\$33 0.7%	\$32 0.7%
Transportation (2005)	\$1,210 20.0%	\$1,029 20.4%	\$994 20.4%
Utilities (2005)	\$400 6.6%	\$350 6.9%	\$340 7.0%

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