





# Business Summary

13309 NE Highway 99, Vancouver, Washington, 98686  
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
 Latitude: 45.71733  
 Longitude: -122.65237

Data for all businesses in area	1 mile				3 miles				5 miles			
Total Businesses:	614				2,299				3,981			
Total Employees:	7,060				20,496				35,522			
Total Residential Population:	8,296				76,160				150,936			
Employee/Residential Population Ratio (per 100 Residents)	85				27				24			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	8	1.3%	55	0.8%	49	2.1%	352	1.7%	99	2.5%	544	1.5%
Construction	51	8.3%	385	5.5%	262	11.4%	1,909	9.3%	500	12.6%	3,677	10.4%
Manufacturing	13	2.1%	148	2.1%	60	2.6%	678	3.3%	130	3.3%	2,534	7.1%
Transportation	8	1.3%	39	0.6%	57	2.5%	340	1.7%	133	3.3%	1,295	3.6%
Communication	4	0.7%	12	0.2%	14	0.6%	56	0.3%	23	0.6%	135	0.4%
Utility	1	0.2%	1	0.0%	2	0.1%	10	0.0%	8	0.2%	85	0.2%
Wholesale Trade	22	3.6%	149	2.1%	75	3.3%	475	2.3%	151	3.8%	1,077	3.0%
Retail Trade Summary	112	18.2%	1,445	20.5%	464	20.2%	5,812	28.4%	745	18.7%	8,381	23.6%
Home Improvement	18	2.9%	72	1.0%	58	2.5%	395	1.9%	93	2.3%	637	1.8%
General Merchandise Stores	0	0.0%	0	0.0%	13	0.6%	887	4.3%	26	0.7%	1,060	3.0%
Food Stores	8	1.3%	244	3.5%	39	1.7%	1,150	5.6%	67	1.7%	1,713	4.8%
Auto Dealers, Gas Stations, Auto Aftermarket	12	2.0%	116	1.6%	64	2.8%	515	2.5%	105	2.6%	972	2.7%
Apparel & Accessory Stores	2	0.3%	11	0.2%	14	0.6%	46	0.2%	19	0.5%	56	0.2%
Furniture & Home Furnishings	4	0.7%	13	0.2%	35	1.5%	130	0.6%	63	1.6%	336	0.9%
Eating & Drinking Places	40	6.5%	626	8.9%	130	5.7%	1,718	8.4%	192	4.8%	2,378	6.7%
Miscellaneous Retail	28	4.6%	364	5.2%	111	4.8%	970	4.7%	178	4.5%	1,230	3.5%
Finance, Insurance, Real Estate Summary	64	10.4%	382	5.4%	222	9.7%	1,098	5.4%	333	8.4%	1,663	4.7%
Banks, Savings & Lending Institutions	15	2.4%	87	1.2%	37	1.6%	293	1.4%	50	1.3%	378	1.1%
Securities Brokers	5	0.8%	11	0.2%	25	1.1%	82	0.4%	39	1.0%	124	0.3%
Insurance Carriers & Agents	10	1.6%	37	0.5%	47	2.0%	165	0.8%	64	1.6%	219	0.6%
Real Estate, Holding, Other Investment Offices	35	5.7%	248	3.5%	114	5.0%	558	2.7%	180	4.5%	941	2.6%
Services Summary	291	47.4%	4,382	62.1%	927	40.3%	9,254	45.2%	1,569	39.4%	15,091	42.5%
Hotels & Lodging	8	1.3%	78	1.1%	14	0.6%	106	0.5%	15	0.4%	126	0.4%
Automotive Services	8	1.3%	59	0.8%	62	2.7%	352	1.7%	130	3.3%	703	2.0%
Motion Pictures & Amusements	19	3.1%	79	1.1%	60	2.6%	505	2.5%	92	2.3%	945	2.7%
Health Services	118	19.2%	3,105	44.0%	204	8.9%	3,836	18.7%	299	7.5%	5,027	14.2%
Legal Services	1	0.2%	5	0.1%	14	0.6%	49	0.2%	27	0.7%	79	0.2%
Education Institutions & Libraries	12	2.0%	377	5.3%	49	2.1%	1,656	8.1%	85	2.1%	3,226	9.1%
Other Services	124	20.2%	678	9.6%	524	22.8%	2,750	13.4%	921	23.1%	4,986	14.0%
Government	3	0.5%	46	0.7%	12	0.5%	464	2.3%	23	0.6%	931	2.6%
Unclassified Establishments	39	6.4%	14	0.2%	154	6.7%	47	0.2%	267	6.7%	109	0.3%
Totals	614	100.0%	7,060	100.0%	2,299	100.0%	20,496	100.0%	3,981	100.0%	35,522	100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



# Business Summary

13309 NE Highway 99, Vancouver, Washington, 98686  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.71733  
Longitude: -122.65237

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	5	0.2%	40	0.2%	20	0.5%	81	0.2%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.1%	10	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	6	0.0%	1	0.0%	21	0.1%
Construction	54	8.8%	400	5.7%	274	11.9%	1,950	9.5%	532	13.4%	3,770	10.6%
Manufacturing	13	2.1%	148	2.1%	63	2.7%	686	3.3%	140	3.5%	2,571	7.2%
Wholesale Trade	22	3.6%	149	2.1%	72	3.1%	463	2.3%	147	3.7%	1,058	3.0%
Retail Trade	71	11.6%	819	11.6%	326	14.2%	4,061	19.8%	535	13.4%	5,924	16.7%
Motor Vehicle & Parts Dealers	5	0.8%	65	0.9%	43	1.9%	365	1.8%	73	1.8%	755	2.1%
Furniture & Home Furnishings Stores	3	0.5%	9	0.1%	20	0.9%	66	0.3%	34	0.9%	167	0.5%
Electronics & Appliance Stores	1	0.2%	4	0.1%	8	0.3%	60	0.3%	16	0.4%	139	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	18	2.9%	72	1.0%	57	2.5%	378	1.8%	92	2.3%	612	1.7%
Food & Beverage Stores	6	1.0%	242	3.4%	28	1.2%	1,106	5.4%	53	1.3%	1,646	4.6%
Health & Personal Care Stores	9	1.5%	77	1.1%	30	1.3%	187	0.9%	41	1.0%	287	0.8%
Gasoline Stations	7	1.1%	51	0.7%	20	0.9%	151	0.7%	32	0.8%	217	0.6%
Clothing & Clothing Accessories Stores	2	0.3%	175	2.5%	18	0.8%	355	1.7%	24	0.6%	368	1.0%
Sport Goods, Hobby, Book, & Music Stores	4	0.7%	18	0.3%	22	1.0%	109	0.5%	32	0.8%	133	0.4%
General Merchandise Stores	0	0.0%	0	0.0%	13	0.6%	887	4.3%	26	0.7%	1,060	3.0%
Miscellaneous Store Retailers	11	1.8%	82	1.2%	49	2.1%	352	1.7%	77	1.9%	476	1.3%
Nonstore Retailers	6	1.0%	24	0.3%	16	0.7%	47	0.2%	33	0.8%	64	0.2%
Transportation & Warehousing	4	0.7%	34	0.5%	38	1.7%	265	1.3%	99	2.5%	1,176	3.3%
Information	12	2.0%	50	0.7%	38	1.7%	284	1.4%	66	1.7%	579	1.6%
Finance & Insurance	29	4.7%	134	1.9%	113	4.9%	549	2.7%	156	3.9%	724	2.0%
Central Bank/Credit Intermediation & Related Activities	15	2.4%	87	1.2%	39	1.7%	298	1.5%	51	1.3%	377	1.1%
Securities, Commodity Contracts & Other Financial	5	0.8%	11	0.2%	27	1.2%	86	0.4%	41	1.0%	128	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	10	1.6%	37	0.5%	47	2.0%	165	0.8%	64	1.6%	219	0.6%
Real Estate, Rental & Leasing	36	5.9%	254	3.6%	131	5.7%	616	3.0%	210	5.3%	927	2.6%
Professional, Scientific & Tech Services	45	7.3%	187	2.6%	207	9.0%	836	4.1%	335	8.4%	1,483	4.2%
Legal Services	1	0.2%	5	0.1%	18	0.8%	53	0.3%	35	0.9%	171	0.5%
Management of Companies & Enterprises	2	0.3%	3	0.0%	5	0.2%	8	0.0%	6	0.2%	9	0.0%
Administrative & Support & Waste Management & Remediation	20	3.3%	87	1.2%	82	3.6%	575	2.8%	154	3.9%	1,073	3.0%
Educational Services	18	2.9%	399	5.7%	59	2.6%	1,688	8.2%	102	2.6%	3,293	9.3%
Health Care & Social Assistance	132	21.5%	3,264	46.2%	250	10.9%	4,241	20.7%	393	9.9%	5,932	16.7%
Arts, Entertainment & Recreation	13	2.1%	71	1.0%	48	2.1%	468	2.3%	74	1.9%	888	2.5%
Accommodation & Food Services	49	8.0%	704	10.0%	148	6.4%	1,856	9.1%	214	5.4%	2,554	7.2%
Accommodation	8	1.3%	78	1.1%	14	0.6%	106	0.5%	15	0.4%	126	0.4%
Food Services & Drinking Places	40	6.5%	626	8.9%	135	5.9%	1,750	8.5%	198	5.0%	2,428	6.8%
Other Services (except Public Administration)	51	8.3%	297	4.2%	273	11.9%	1,394	6.8%	506	12.7%	2,411	6.8%
Automotive Repair & Maintenance	6	1.0%	44	0.6%	53	2.3%	291	1.4%	115	2.9%	616	1.7%
Public Administration	3	0.5%	46	0.7%	12	0.5%	464	2.3%	23	0.6%	931	2.6%
Unclassified Establishments	39	6.4%	14	0.2%	153	6.7%	46	0.2%	266	6.7%	107	0.3%
<b>Total</b>	<b>614</b>	<b>100.0%</b>	<b>7,060</b>	<b>100.0%</b>	<b>2,299</b>	<b>100.0%</b>	<b>20,496</b>	<b>100.0%</b>	<b>3,981</b>	<b>100.0%</b>	<b>35,522</b>	<b>100.0%</b>

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

February 21, 2023



# Executive Summary

13309 NE Highway 99, Vancouver, Washington, 98686  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.71733  
Longitude: -122.65237

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	7,360	62,737	124,308
2020 Population	8,087	74,490	147,546
2022 Population	8,296	76,160	150,936
2027 Population	8,735	79,388	157,258
2010-2020 Annual Rate	0.95%	1.73%	1.73%
2020-2022 Annual Rate	1.14%	0.99%	1.01%
2022-2027 Annual Rate	1.04%	0.83%	0.82%
2022 Male Population	48.9%	48.8%	49.0%
2022 Female Population	51.1%	51.2%	51.0%
2022 Median Age	41.3	41.6	40.4

In the identified area, the current year population is 150,936. In 2020, the Census count in the area was 147,546. The rate of change since 2020 was 1.01% annually. The five-year projection for the population in the area is 157,258 representing a change of 0.82% annually from 2022 to 2027. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 40.4, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	78.8%	76.4%	75.6%
2022 Black Alone	2.0%	2.3%	2.5%
2022 American Indian/Alaska Native Alone	0.8%	0.9%	1.0%
2022 Asian Alone	5.3%	4.7%	4.5%
2022 Pacific Islander Alone	0.3%	0.7%	0.8%
2022 Other Race	3.1%	4.4%	4.9%
2022 Two or More Races	9.7%	10.6%	10.8%
2022 Hispanic Origin (Any Race)	8.2%	10.3%	11.3%

Persons of Hispanic origin represent 11.3% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.0 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	111	141	120
2010 Households	2,998	23,607	46,949
2020 Households	3,306	28,284	55,624
2022 Households	3,426	28,964	56,901
2027 Households	3,615	30,160	59,161
2010-2020 Annual Rate	0.98%	1.82%	1.71%
2020-2022 Annual Rate	1.60%	1.06%	1.01%
2022-2027 Annual Rate	1.08%	0.81%	0.78%
2022 Average Household Size	2.36	2.62	2.64

The household count in this area has changed from 55,624 in 2020 to 56,901 in the current year, a change of 1.01% annually. The five-year projection of households is 59,161, a change of 0.78% annually from the current year total. Average household size is currently 2.64, compared to 2.64 in the year 2020. The number of families in the current year is 39,321 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



# Executive Summary

13309 NE Highway 99, Vancouver, Washington, 98686  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.71733  
Longitude: -122.65237

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	23.8%	22.6%	23.1%
<b>Median Household Income</b>			
2022 Median Household Income	\$91,813	\$100,462	\$90,849
2027 Median Household Income	\$104,213	\$113,984	\$106,353
2022-2027 Annual Rate	2.57%	2.56%	3.20%
<b>Average Household Income</b>			
2022 Average Household Income	\$118,198	\$126,700	\$116,427
2027 Average Household Income	\$140,772	\$149,533	\$138,170
2022-2027 Annual Rate	3.56%	3.37%	3.48%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$47,535	\$48,082	\$43,895
2027 Per Capita Income	\$56,663	\$56,676	\$51,981
2022-2027 Annual Rate	3.58%	3.34%	3.44%
<b>Households by Income</b>			

Current median household income is \$90,849 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$106,353 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$116,427 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$138,170 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$43,895 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$51,981 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	98	105	103
2010 Total Housing Units	3,176	24,729	49,405
2010 Owner Occupied Housing Units	1,902	17,247	32,534
2010 Renter Occupied Housing Units	1,096	6,360	14,415
2010 Vacant Housing Units	178	1,122	2,456
2020 Total Housing Units	3,573	29,281	57,749
2020 Vacant Housing Units	267	997	2,125
2022 Total Housing Units	3,882	30,291	59,436
2022 Owner Occupied Housing Units	2,167	21,184	40,256
2022 Renter Occupied Housing Units	1,259	7,780	16,645
2022 Vacant Housing Units	456	1,327	2,535
2027 Total Housing Units	4,107	31,884	62,499
2027 Owner Occupied Housing Units	2,246	22,243	42,465
2027 Renter Occupied Housing Units	1,369	7,917	16,696
2027 Vacant Housing Units	492	1,724	3,338

Currently, 67.7% of the 59,436 housing units in the area are owner occupied; 28.0%, renter occupied; and 4.3% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 57,749 housing units in the area and 3.7% vacant housing units. The annual rate of change in housing units since 2020 is 1.29%. Median home value in the area is \$397,621, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.15% annually to \$487,165.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



# Market Profile

13309 NE Highway 99, Vancouver, Washington, 98686  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.71733  
Longitude: -122.65237

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	7,360	62,737	124,308
2020 Total Population	8,087	74,490	147,546
2020 Group Quarters	199	383	923
2022 Total Population	8,296	76,160	150,936
2022 Group Quarters	199	383	921
2027 Total Population	8,735	79,388	157,258
2022-2027 Annual Rate	1.04%	0.83%	0.82%
2022 Total Daytime Population	12,117	66,943	127,236
Workers	8,049	27,894	48,380
Residents	4,068	39,049	78,856
<b>Household Summary</b>			
2010 Households	2,998	23,607	46,949
2010 Average Household Size	2.44	2.65	2.64
2020 Total Households	3,306	28,284	55,624
2020 Average Household Size	2.39	2.62	2.64
2022 Total Households	3,426	28,964	56,901
2022 Average Household Size	2.36	2.62	2.64
2027 Total Households	3,615	30,160	59,161
2027 Average Household Size	2.36	2.62	2.64
2022-2027 Annual Rate	1.08%	0.81%	0.78%
2010 Families	2,089	17,113	32,950
2010 Average Family Size	2.88	3.07	3.09
2022 Total Families	2,325	20,656	39,321
2022 Average Family Size	2.82	3.05	3.11
2027 Total Families	2,452	21,551	41,022
2027 Average Family Size	2.81	3.04	3.10
2022-2027 Annual Rate	1.07%	0.85%	0.85%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,402	19,968	39,452
Owner Occupied Housing Units	69.1%	71.0%	68.3%
Renter Occupied Housing Units	26.1%	24.4%	27.0%
Vacant Housing Units	4.8%	4.6%	4.7%
2010 Housing Units	3,176	24,729	49,405
Owner Occupied Housing Units	59.9%	69.7%	65.9%
Renter Occupied Housing Units	34.5%	25.7%	29.2%
Vacant Housing Units	5.6%	4.5%	5.0%
2020 Housing Units	3,573	29,281	57,749
Vacant Housing Units	7.5%	3.4%	3.7%
2022 Housing Units	3,882	30,291	59,436
Owner Occupied Housing Units	55.8%	69.9%	67.7%
Renter Occupied Housing Units	32.4%	25.7%	28.0%
Vacant Housing Units	11.7%	4.4%	4.3%
2027 Housing Units	4,107	31,884	62,499
Owner Occupied Housing Units	54.7%	69.8%	67.9%
Renter Occupied Housing Units	33.3%	24.8%	26.7%
Vacant Housing Units	12.0%	5.4%	5.3%
<b>Median Household Income</b>			
2022	\$91,813	\$100,462	\$90,849
2027	\$104,213	\$113,984	\$106,353
<b>Median Home Value</b>			
2022	\$414,990	\$429,889	\$397,621
2027	\$551,630	\$526,577	\$487,165
<b>Per Capita Income</b>			
2022	\$47,535	\$48,082	\$43,895
2027	\$56,663	\$56,676	\$51,981
<b>Median Age</b>			
2010	38.7	39.2	38.2
2022	41.3	41.6	40.4
2027	42.0	42.1	40.7

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

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Market Profile

13309 NE Highway 99, Vancouver, Washington, 98686  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.71733  
Longitude: -122.65237

	1 mile	3 miles	5 miles
<b>2022 Households by Income</b>			
Household Income Base	3,426	28,964	56,901
<\$15,000	4.4%	3.9%	4.4%
\$15,000 - \$24,999	2.9%	4.0%	4.9%
\$25,000 - \$34,999	4.3%	4.3%	5.0%
\$35,000 - \$49,999	10.0%	8.8%	9.3%
\$50,000 - \$74,999	16.3%	13.6%	15.4%
\$75,000 - \$99,999	16.4%	14.9%	15.7%
\$100,000 - \$149,999	22.6%	23.9%	23.3%
\$150,000 - \$199,999	13.2%	14.1%	12.0%
\$200,000+	9.9%	12.3%	10.0%
Average Household Income	\$118,198	\$126,700	\$116,427
<b>2027 Households by Income</b>			
Household Income Base	3,615	30,160	59,161
<\$15,000	2.7%	2.5%	2.8%
\$15,000 - \$24,999	1.7%	2.6%	3.2%
\$25,000 - \$34,999	2.8%	2.8%	3.4%
\$35,000 - \$49,999	5.5%	5.8%	6.7%
\$50,000 - \$74,999	14.2%	11.8%	13.2%
\$75,000 - \$99,999	20.0%	14.6%	15.6%
\$100,000 - \$149,999	23.8%	25.9%	26.1%
\$150,000 - \$199,999	16.0%	18.8%	16.3%
\$200,000+	13.3%	15.3%	12.7%
Average Household Income	\$140,772	\$149,533	\$138,170
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	2,167	21,184	40,256
<\$50,000	0.8%	1.9%	1.7%
\$50,000 - \$99,999	0.3%	0.5%	0.4%
\$100,000 - \$149,999	0.0%	0.5%	0.6%
\$150,000 - \$199,999	0.5%	0.5%	1.1%
\$200,000 - \$249,999	0.6%	1.4%	2.3%
\$250,000 - \$299,999	3.9%	3.5%	5.6%
\$300,000 - \$399,999	40.4%	34.1%	39.3%
\$400,000 - \$499,999	23.9%	25.5%	22.1%
\$500,000 - \$749,999	17.0%	26.0%	20.8%
\$750,000 - \$999,999	11.4%	4.4%	4.5%
\$1,000,000 - \$1,499,999	0.5%	1.3%	1.2%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.2%
\$2,000,000 +	0.8%	0.3%	0.3%
Average Home Value	\$491,917	\$475,840	\$454,119
<b>2027 Owner Occupied Housing Units by Value</b>			
Total	2,246	22,243	42,465
<\$50,000	0.0%	0.3%	0.6%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.0%	0.1%	0.2%
\$200,000 - \$249,999	0.0%	1.4%	1.1%
\$250,000 - \$299,999	0.6%	1.1%	1.8%
\$300,000 - \$399,999	18.0%	17.9%	25.5%
\$400,000 - \$499,999	25.9%	25.3%	23.8%
\$500,000 - \$749,999	26.6%	37.1%	30.1%
\$750,000 - \$999,999	25.5%	11.0%	11.1%
\$1,000,000 - \$1,499,999	2.1%	4.6%	4.6%
\$1,500,000 - \$1,999,999	0.1%	0.5%	0.6%
\$2,000,000 +	1.2%	0.7%	0.6%
Average Home Value	\$624,922	\$593,693	\$570,099

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

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.





# Market Profile

13309 NE Highway 99, Vancouver, Washington, 98686  
 Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.71733  
 Longitude: -122.65237

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	7,358	62,736	124,309
0 - 4	5.2%	6.2%	6.6%
5 - 9	6.8%	6.8%	6.8%
10 - 14	7.6%	7.7%	7.3%
15 - 24	12.6%	12.4%	12.4%
25 - 34	13.0%	11.3%	12.6%
35 - 44	13.6%	13.7%	13.6%
45 - 54	15.3%	15.5%	14.8%
55 - 64	13.5%	13.6%	13.2%
65 - 74	7.7%	7.6%	7.2%
75 - 84	3.3%	3.6%	3.7%
85 +	1.4%	1.4%	1.8%
18 +	75.8%	74.6%	74.9%
<b>2022 Population by Age</b>			
Total	8,296	76,160	150,936
0 - 4	4.6%	5.5%	5.9%
5 - 9	5.7%	6.0%	6.2%
10 - 14	6.1%	6.4%	6.5%
15 - 24	11.5%	11.5%	11.4%
25 - 34	13.8%	12.6%	13.1%
35 - 44	13.2%	12.4%	13.0%
45 - 54	12.8%	12.7%	12.4%
55 - 64	14.1%	14.1%	13.2%
65 - 74	11.2%	11.5%	11.1%
75 - 84	5.3%	5.5%	5.3%
85 +	1.7%	1.8%	2.0%
18 +	79.7%	78.3%	77.7%
<b>2027 Population by Age</b>			
Total	8,735	79,389	157,257
0 - 4	4.6%	5.5%	5.9%
5 - 9	5.6%	5.9%	6.1%
10 - 14	6.0%	6.3%	6.4%
15 - 24	10.5%	10.5%	10.9%
25 - 34	13.9%	12.7%	12.8%
35 - 44	13.5%	12.8%	13.4%
45 - 54	12.6%	12.3%	12.2%
55 - 64	13.0%	12.9%	12.1%
65 - 74	11.7%	12.0%	11.3%
75 - 84	6.7%	7.1%	6.8%
85 +	1.9%	2.1%	2.2%
18 +	80.3%	78.7%	78.0%
<b>2010 Population by Sex</b>			
Males	3,582	30,719	60,908
Females	3,778	32,019	63,400
<b>2022 Population by Sex</b>			
Males	4,056	37,197	73,926
Females	4,240	38,963	77,010
<b>2027 Population by Sex</b>			
Males	4,269	38,725	77,001
Females	4,466	40,663	80,257

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.





# Market Profile

13309 NE Highway 99, Vancouver, Washington, 98686  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.71733  
Longitude: -122.65237

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	7,359	62,737	124,308
White Alone	87.5%	86.6%	86.2%
Black Alone	1.7%	1.7%	1.9%
American Indian Alone	0.7%	0.7%	0.8%
Asian Alone	4.4%	3.8%	3.7%
Pacific Islander Alone	0.4%	0.5%	0.5%
Some Other Race Alone	1.5%	2.8%	2.9%
Two or More Races	3.8%	3.9%	4.0%
Hispanic Origin	5.9%	7.0%	7.3%
Diversity Index	31.5	34.4	35.3
<b>2020 Population by Race/Ethnicity</b>			
Total	8,087	74,490	147,546
White Alone	79.4%	77.1%	76.2%
Black Alone	1.9%	2.2%	2.4%
American Indian Alone	0.7%	0.9%	0.9%
Asian Alone	5.3%	4.7%	4.4%
Pacific Islander Alone	0.3%	0.7%	0.8%
Some Other Race Alone	3.0%	4.2%	4.7%
Two or More Races	9.4%	10.2%	10.4%
Hispanic Origin	8.0%	10.1%	11.0%
Diversity Index	45.1	50.1	52.0
<b>2022 Population by Race/Ethnicity</b>			
Total	8,296	76,160	150,937
White Alone	78.8%	76.4%	75.6%
Black Alone	2.0%	2.3%	2.5%
American Indian Alone	0.8%	0.9%	1.0%
Asian Alone	5.3%	4.7%	4.5%
Pacific Islander Alone	0.3%	0.7%	0.8%
Some Other Race Alone	3.1%	4.4%	4.9%
Two or More Races	9.7%	10.6%	10.8%
Hispanic Origin	8.2%	10.3%	11.3%
Diversity Index	46.1	51.1	53.0
<b>2027 Population by Race/Ethnicity</b>			
Total	8,735	79,388	157,257
White Alone	77.6%	75.1%	74.2%
Black Alone	2.1%	2.3%	2.5%
American Indian Alone	0.8%	0.9%	1.0%
Asian Alone	5.6%	4.9%	4.7%
Pacific Islander Alone	0.3%	0.8%	0.9%
Some Other Race Alone	3.3%	4.7%	5.2%
Two or More Races	10.3%	11.3%	11.5%
Hispanic Origin	8.5%	10.7%	11.7%
Diversity Index	47.8	52.9	54.8
<b>2010 Population by Relationship and Household Type</b>			
Total	7,360	62,738	124,308
In Households	99.6%	99.8%	99.6%
In Family Households	84.2%	86.5%	84.9%
Householder	27.6%	27.2%	26.5%
Spouse	20.9%	21.5%	20.5%
Child	30.4%	31.9%	31.5%
Other relative	2.9%	3.1%	3.4%
Nonrelative	2.4%	2.7%	2.9%
In Nonfamily Households	15.4%	13.3%	14.7%
In Group Quarters	0.4%	0.2%	0.4%
Institutionalized Population	0.1%	0.1%	0.2%
Noninstitutionalized Population	0.3%	0.1%	0.3%

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

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Market Profile

13309 NE Highway 99, Vancouver, Washington, 98686  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.71733  
Longitude: -122.65237

	1 mile	3 miles	5 miles
<b>2022 Population 25+ by Educational Attainment</b>			
Total	5,980	53,816	105,676
Less than 9th Grade	0.8%	1.5%	1.9%
9th - 12th Grade, No Diploma	2.8%	3.6%	4.1%
High School Graduate	17.2%	17.4%	19.9%
GED/Alternative Credential	2.6%	3.4%	3.7%
Some College, No Degree	22.9%	22.8%	23.6%
Associate Degree	14.0%	11.0%	11.9%
Bachelor's Degree	22.8%	26.3%	22.8%
Graduate/Professional Degree	16.9%	14.1%	12.3%
<b>2022 Population 15+ by Marital Status</b>			
Total	6,933	62,541	122,905
Never Married	25.0%	25.0%	26.8%
Married	54.9%	59.6%	56.5%
Widowed	7.3%	4.5%	4.9%
Divorced	12.8%	10.9%	11.8%
<b>2022 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	4,442	38,709	75,454
Population 16+ Employed	96.5%	97.1%	96.7%
Population 16+ Unemployment rate	3.5%	2.9%	3.3%
Population 16-24 Employed	11.3%	10.7%	11.8%
Population 16-24 Unemployment rate	11.7%	9.0%	8.0%
Population 25-54 Employed	63.0%	63.4%	64.0%
Population 25-54 Unemployment rate	2.6%	2.1%	2.6%
Population 55-64 Employed	17.4%	19.0%	17.9%
Population 55-64 Unemployment rate	2.1%	2.6%	3.0%
Population 65+ Employed	8.2%	7.0%	6.4%
Population 65+ Unemployment rate	0.6%	0.8%	1.5%
<b>2022 Employed Population 16+ by Industry</b>			
Total	4,288	37,593	72,998
Agriculture/Mining	0.1%	0.4%	0.4%
Construction	7.1%	8.0%	8.2%
Manufacturing	11.0%	9.3%	10.5%
Wholesale Trade	3.0%	3.6%	3.4%
Retail Trade	11.1%	10.3%	10.3%
Transportation/Utilities	8.4%	9.4%	9.3%
Information	2.8%	1.4%	1.5%
Finance/Insurance/Real Estate	6.2%	7.8%	6.7%
Services	45.3%	45.5%	45.4%
Public Administration	5.0%	4.3%	4.2%
<b>2022 Employed Population 16+ by Occupation</b>			
Total	4,283	37,594	72,998
White Collar	67.6%	65.6%	62.0%
Management/Business/Financial	20.8%	21.2%	18.9%
Professional	27.9%	24.4%	22.9%
Sales	11.2%	9.9%	9.3%
Administrative Support	7.6%	10.1%	10.8%
Services	12.4%	13.5%	14.7%
Blue Collar	19.9%	20.9%	23.3%
Farming/Forestry/Fishing	0.0%	0.1%	0.2%
Construction/Extraction	4.6%	4.7%	5.1%
Installation/Maintenance/Repair	2.2%	2.8%	3.2%
Production	4.6%	4.3%	5.5%
Transportation/Material Moving	8.5%	9.0%	9.2%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

February 21, 2023



# Market Profile

13309 NE Highway 99, Vancouver, Washington, 98686  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.71733  
Longitude: -122.65237

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	2,997	23,607	46,948
Households with 1 Person	23.6%	21.4%	23.0%
Households with 2+ People	76.4%	78.6%	77.0%
Family Households	69.7%	72.5%	70.2%
Husband-wife Families	52.7%	57.2%	54.3%
With Related Children	21.6%	25.1%	23.9%
Other Family (No Spouse Present)	17.0%	15.3%	15.9%
Other Family with Male Householder	4.4%	4.6%	5.0%
With Related Children	2.6%	2.9%	3.1%
Other Family with Female Householder	12.6%	10.7%	10.9%
With Related Children	8.5%	6.9%	7.1%
Nonfamily Households	6.7%	6.1%	6.8%
All Households with Children	33.3%	35.6%	34.8%
Multigenerational Households	2.7%	3.4%	3.7%
Unmarried Partner Households	6.9%	6.7%	7.2%
Male-female	6.1%	5.7%	6.3%
Same-sex	0.8%	0.9%	1.0%
<b>2010 Households by Size</b>			
Total	2,997	23,607	46,950
1 Person Household	23.6%	21.4%	23.0%
2 Person Household	37.8%	35.7%	35.0%
3 Person Household	16.5%	17.1%	16.6%
4 Person Household	13.8%	15.2%	14.5%
5 Person Household	4.8%	6.3%	6.3%
6 Person Household	2.2%	2.6%	2.7%
7 + Person Household	1.3%	1.7%	1.9%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	2,998	23,607	46,949
Owner Occupied	63.4%	73.1%	69.3%
Owned with a Mortgage/Loan	49.9%	56.0%	53.6%
Owned Free and Clear	13.5%	17.0%	15.6%
Renter Occupied	36.6%	26.9%	30.7%
<b>2022 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	98	105	103
Percent of Income for Mortgage	23.8%	22.6%	23.1%
Wealth Index	111	141	120
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	3,176	24,729	49,405
Housing Units Inside Urbanized Area	100.0%	97.8%	96.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	2.2%	3.9%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	7,360	62,737	124,308
Population Inside Urbanized Area	100.0%	97.7%	95.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	2.3%	4.2%

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

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Market Profile

13309 NE Highway 99, Vancouver, Washington, 98686  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.71733  
Longitude: -122.65237

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Comfortable Empty Nesters (5A)	Workday Drive (4A)	Parks and Rec (5C)
2.	Bright Young Professionals (8C)	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)
3.	In Style (5B)	Comfortable Empty Nesters (5A)	Front Porches (8E)
<b>2022 Consumer Spending</b>			
Apparel & Services: Total \$	\$9,262,370	\$83,284,172	\$150,888,170
Average Spent	\$2,703.55	\$2,875.44	\$2,651.77
Spending Potential Index	112	119	110
Education: Total \$	\$7,514,737	\$70,360,465	\$126,302,727
Average Spent	\$2,193.44	\$2,429.24	\$2,219.69
Spending Potential Index	112	124	113
Entertainment/Recreation: Total \$	\$14,094,990	\$127,347,774	\$229,973,008
Average Spent	\$4,114.12	\$4,396.76	\$4,041.63
Spending Potential Index	112	120	110
Food at Home: Total \$	\$23,420,100	\$210,850,178	\$383,453,291
Average Spent	\$6,835.99	\$7,279.73	\$6,738.96
Spending Potential Index	110	118	109
Food Away from Home: Total \$	\$16,427,436	\$147,743,005	\$268,310,559
Average Spent	\$4,794.93	\$5,100.92	\$4,715.39
Spending Potential Index	111	118	109
Health Care: Total \$	\$27,528,607	\$246,527,925	\$445,847,155
Average Spent	\$8,035.20	\$8,511.53	\$7,835.49
Spending Potential Index	113	120	111
HH Furnishings & Equipment: Total \$	\$10,013,657	\$90,363,811	\$163,190,966
Average Spent	\$2,922.84	\$3,119.87	\$2,867.98
Spending Potential Index	114	122	112
Personal Care Products & Services: Total \$	\$3,976,253	\$35,764,035	\$64,739,868
Average Spent	\$1,160.61	\$1,234.78	\$1,137.76
Spending Potential Index	114	121	112
Shelter: Total \$	\$87,477,909	\$795,150,266	\$1,442,795,713
Average Spent	\$25,533.54	\$27,453.05	\$25,356.25
Spending Potential Index	111	120	111
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$10,728,835	\$96,563,472	\$174,300,212
Average Spent	\$3,131.59	\$3,333.91	\$3,063.22
Spending Potential Index	115	123	113
Travel: Total \$	\$11,324,742	\$102,919,361	\$184,607,940
Average Spent	\$3,305.53	\$3,553.35	\$3,244.37
Spending Potential Index	115	124	113
Vehicle Maintenance & Repairs: Total \$	\$4,852,362	\$43,521,691	\$79,165,047
Average Spent	\$1,416.33	\$1,502.61	\$1,391.28
Spending Potential Index	112	119	110

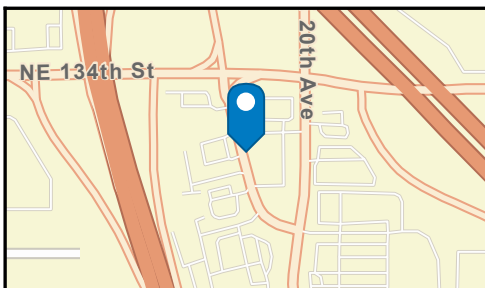
**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

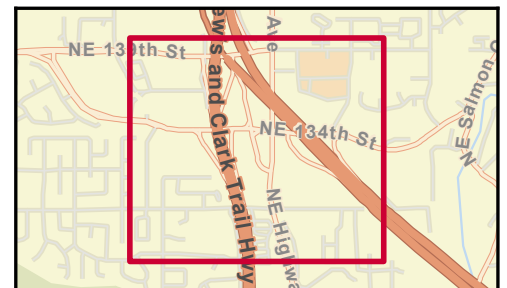
**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Esri Community Maps Contributors, County of Clark, WA, Oregon Metro, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).



# Traffic Count Profile

13309 NE Highway 99, Vancouver, Washington, 98686  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.71733  
Longitude: -122.65237

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.01	NE Hwy 99	NE 134th St (0.06 miles N)	2011	7,716
0.05	NE 20th Ave	NE 134th St (0.04 miles N)	2017	23,530
0.06	NE 134th St	NE Hwy 99 (0.02 miles W)	2001	32,590
0.07	NE 134th St	NE 20th Ave (0.01 miles E)	2017	17,607
0.08	NE 20th Ave	NE Hwy 99 (0.01 miles S)	2016	23,581
0.08	NE Hwy 99	NE 20th Ave (0.01 miles E)	2016	8,288
0.08		NE 134th St (0.07 miles NW)	2019	5,300
0.08	NE 134th St	NE 20th Ave (0.01 miles W)	2017	25,448
0.10	NE 20th Ave	NE 134th St (0.02 miles S)	2017	16,383
0.11	I- 5	NE 134th St (0.05 miles N)	2017	50,000
0.11		(0.0 miles )	2017	6,100
0.12	NE 134th St	I- 5 (0.02 miles W)	2012	18,552
0.12		(0.0 miles )	2012	4,700
0.13	NE 134th St	I- 205 (0.02 miles E)	2008	31,300
0.13	NE 134th St	NE Hwy 99 (0.06 miles S)	2019	5,900
0.13		(0.0 miles )	2001	10,052
0.13		(0.0 miles )	2018	5,900
0.14		I- 205 (0.06 miles N)	2019	60,000
0.14	NE Hwy 99	NE 129th St (0.05 miles S)	2016	20,456
0.15	I- 205	NE 134th St (0.04 miles S)	2018	47,000
0.16	NE 134th St	I- 205 (0.01 miles W)	2012	21,000
0.16	NE 134th St	I- 5 (0.02 miles E)	2010	46,000
0.17	NE 134th St	I- 5 (0.06 miles NE)	2019	5,900
0.17	Northeast 20th Avenue	NE 144th St (0.03 miles N)	2019	47,000
0.19	I- 205	NE 134th St (0.1 miles N)	2019	15,000
0.19	NE 129th St	NE Hwy 99 (0.01 miles W)	2002	4,574
0.20	I- 205	NE 134th St (0.05 miles NW)	2010	60,000
0.22	NE Hwy 99	NE 129th St (0.02 miles N)	2015	16,612
0.23		(0.0 miles )	2018	7,500
0.24	NE 129th St	NE Hwy 99 (0.1 miles W)	2002	3,059

**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2021 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2022 Kalibrate Technologies (Q3 2022).