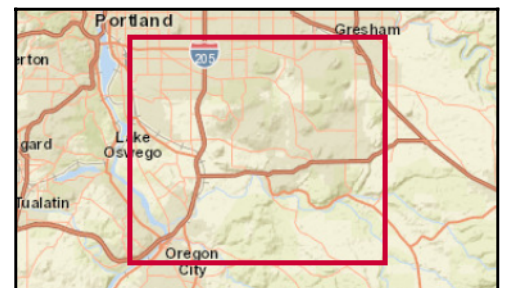
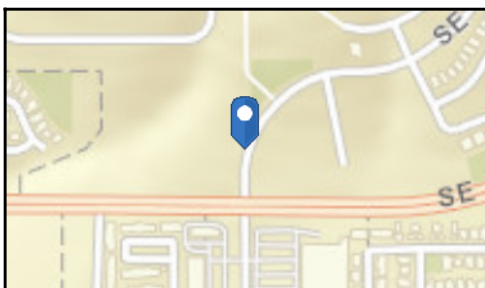
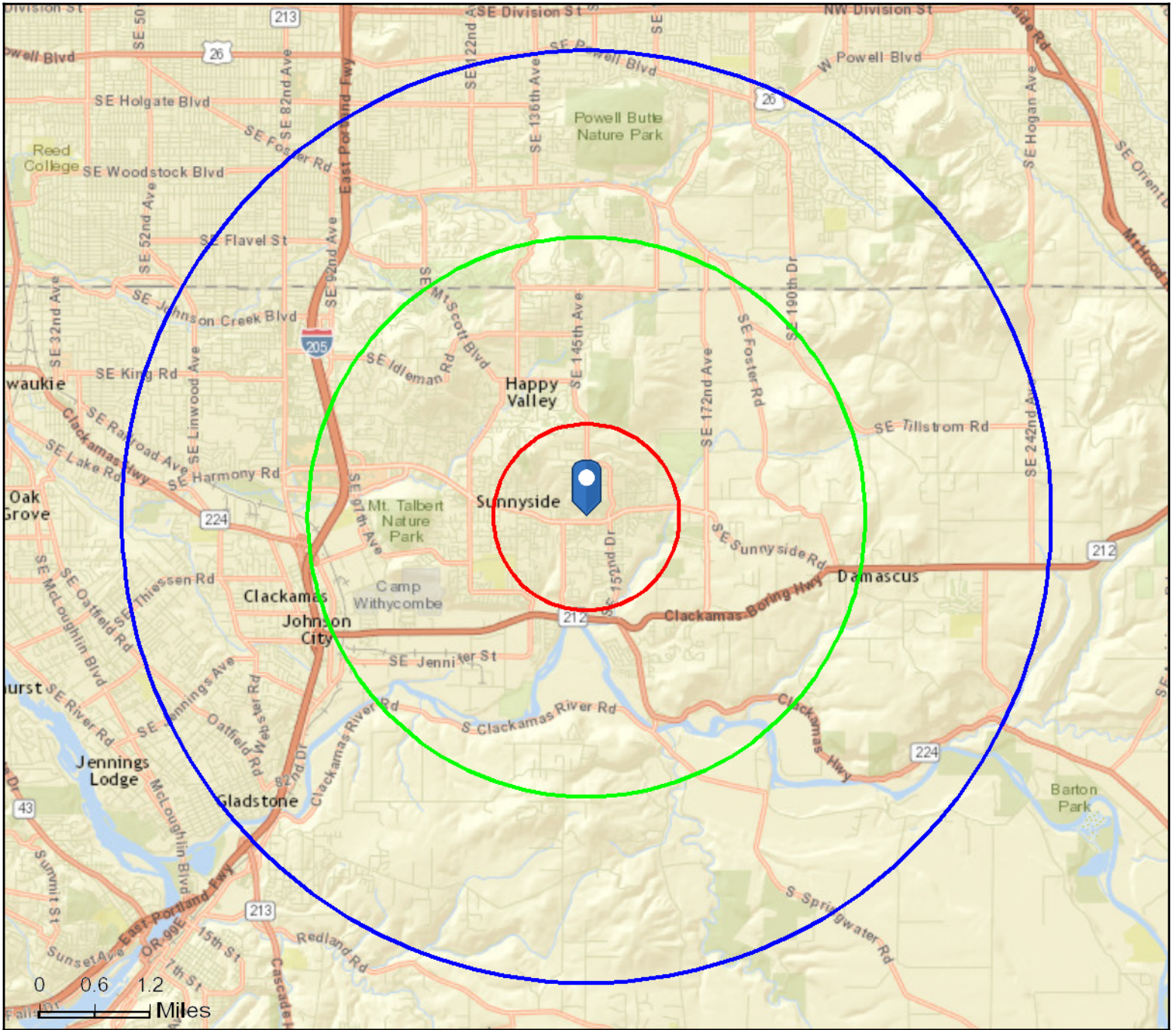


13327 SE Misty Dr, Happy Valley, Oregon, 97086
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 45.42559
 Longitude: -122.51232





2010 Census Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 45.42559
 Longitude: -122.51232

	2000	2010	2000-2010 Annual Rate
Population	6,308	10,126	4.85%
Households	2,149	3,412	4.73%
Housing Units	2,251	3,585	4.76%
Population by Race			
		Number	Percent
Total		10,127	100.0%
Population Reporting One Race		9,682	95.6%
White		7,603	75.1%
Black		148	1.5%
American Indian		48	0.5%
Asian		1,705	16.8%
Pacific Islander		33	0.3%
Some Other Race		145	1.4%
Population Reporting Two or More Races		445	4.4%
Total Hispanic Population		534	5.3%
Population by Sex			
Male		4,943	48.8%
Female		5,183	51.2%
Population by Age			
Total		10,127	100.0%
Age 0 - 4		702	6.9%
Age 5 - 9		842	8.3%
Age 10 - 14		898	8.9%
Age 15 - 19		775	7.7%
Age 20 - 24		583	5.8%
Age 25 - 29		552	5.5%
Age 30 - 34		675	6.7%
Age 35 - 39		814	8.0%
Age 40 - 44		832	8.2%
Age 45 - 49		879	8.7%
Age 50 - 54		750	7.4%
Age 55 - 59		620	6.1%
Age 60 - 64		432	4.3%
Age 65 - 69		291	2.9%
Age 70 - 74		160	1.6%
Age 75 - 79		149	1.5%
Age 80 - 84		88	0.9%
Age 85+		85	0.8%
Age 18+		7,152	70.6%
Age 65+		773	7.6%

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



2010 Census Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Ring: 1 mile radius

Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

Households by Type		
Total	3,412	100.0%
Households with 1 Person	552	16.2%
Households with 2+ People	2,860	83.8%
Family Households	2,671	78.3%
Husband-wife Families	2,132	62.5%
With Own Children	1,157	33.9%
Other Family (No Spouse Present)	539	15.8%
With Own Children	326	9.6%
Nonfamily Households	189	5.5%
All Households with Children	1,565	45.9%
Multigenerational Households	160	4.7%
Unmarried Partner Households	192	5.6%
Male-female	165	4.8%
Same-sex	27	0.8%
Average Household Size	2.96	

Family Households by Size		
Total	2,671	100.0%
2 People	838	31.4%
3 People	656	24.6%
4 People	714	26.7%
5 People	282	10.6%
6 People	115	4.3%
7+ People	66	2.5%
Average Family Size	3.33	

Nonfamily Households by Size		
Total	740	100.0%
1 Person	552	74.6%
2 People	151	20.4%
3 People	26	3.5%
4 People	6	0.8%
5 People	3	0.4%
6 People	2	0.3%
7+ People	0	0.0%
Average Nonfamily Size	1.34	

Population by Relationship and Household Type		
Total	10,126	100.0%
In Households	10,112	99.9%
In Family Households	9,121	90.1%
Householder	2,673	26.4%
Spouse	2,133	21.1%
Child	3,658	36.1%
Other relative	420	4.1%
Nonrelative	238	2.4%
In Nonfamily Households	991	9.8%
In Group Quarters	14	0.1%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	14	0.1%

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. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Ring: 1 mile radius

Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

Family Households by Age of Householder		
Total	2,670	100.0%
Householder Age 15 - 44	1,189	44.5%
Householder Age 45 - 54	761	28.5%
Householder Age 55 - 64	458	17.2%
Householder Age 65 - 74	181	6.8%
Householder Age 75+	81	3.0%

Nonfamily Households by Age of Householder		
Total	742	100.0%
Householder Age 15 - 44	282	38.0%
Householder Age 45 - 54	149	20.1%
Householder Age 55 - 64	137	18.5%
Householder Age 65 - 74	82	11.1%
Householder Age 75+	92	12.4%

Households by Race of Householder		
Total	3,411	100.0%
Householder is White Alone	2,752	80.7%
Householder is Black Alone	51	1.5%
Householder is American Indian Alone	15	0.4%
Householder is Asian Alone	459	13.5%
Householder is Pacific Islander Alone	10	0.3%
Householder is Some Other Race Alone	38	1.1%
Householder is Two or More Races	86	2.5%
Households with Hispanic Householder	139	4.1%

Husband-wife Families by Race of Householder		
Total	2,132	100.0%
Householder is White Alone	1,674	78.5%
Householder is Black Alone	36	1.7%
Householder is American Indian Alone	5	0.2%
Householder is Asian Alone	345	16.2%
Householder is Pacific Islander Alone	5	0.2%
Householder is Some Other Race Alone	25	1.2%
Householder is Two or More Races	42	2.0%
Husband-wife Families with Hispanic Householder	79	3.7%

Other Families (No Spouse) by Race of Householder		
Total	539	100.0%
Householder is White Alone	420	77.9%
Householder is Black Alone	10	1.9%
Householder is American Indian Alone	6	1.1%
Householder is Asian Alone	69	12.8%
Householder is Pacific Islander Alone	6	1.1%
Householder is Some Other Race Alone	5	0.9%
Householder is Two or More Races	23	4.3%
Other Families with Hispanic Householder	34	6.3%

Nonfamily Households by Race of Householder		
Total	742	100.0%
Householder is White Alone	658	88.7%
Householder is Black Alone	6	0.8%
Householder is American Indian Alone	4	0.5%
Householder is Asian Alone	45	6.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	8	1.1%
Householder is Two or More Races	21	2.8%
Nonfamily Households with Hispanic Householder	26	3.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Ring: 1 mile radius

Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

Total Housing Units by Occupancy

Total	3,612	100.0%
Occupied Housing Units	3,412	94.5%
Vacant Housing Units		
For Rent	35	1.0%
Rented, not Occupied	0	0.0%
For Sale Only	49	1.4%
Sold, not Occupied	7	0.2%
For Seasonal/Recreational/Occasional Use	8	0.2%
For Migrant Workers	0	0.0%
Other Vacant	101	2.8%
Total Vacancy Rate	4.8%	

Households by Tenure and Mortgage Status

Total	3,412	100.0%
Owner Occupied	2,582	75.7%
Owned with a Mortgage/Loan	2,275	66.7%
Owned Free and Clear	307	9.0%
Average Household Size	3.08	
Renter Occupied	830	24.3%
Average Household Size	2.60	

Owner-occupied Housing Units by Race of Householder

Total	2,581	100.0%
Householder is White Alone	2,044	79.2%
Householder is Black Alone	38	1.5%
Householder is American Indian Alone	8	0.3%
Householder is Asian Alone	414	16.0%
Householder is Pacific Islander Alone	7	0.3%
Householder is Some Other Race Alone	20	0.8%
Householder is Two or More Races	50	1.9%
Owner-occupied Housing Units with Hispanic Householder	88	3.4%

Renter-occupied Housing Units by Race of Householder

Total	830	100.0%
Householder is White Alone	707	85.2%
Householder is Black Alone	13	1.6%
Householder is American Indian Alone	8	1.0%
Householder is Asian Alone	45	5.4%
Householder is Pacific Islander Alone	3	0.4%
Householder is Some Other Race Alone	18	2.2%
Householder is Two or More Races	36	4.3%
Renter-occupied Housing Units with Hispanic Householder	51	6.1%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.83
Householder is Black Alone	3.71
Householder is American Indian Alone	2.60
Householder is Asian Alone	3.65
Householder is Pacific Islander Alone	3.30
Householder is Some Other Race Alone	3.68
Householder is Two or More Races	2.95
Householder is Hispanic	3.42

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 45.42559
 Longitude: -122.51232

	2000	2010	2000-2010 Annual Rate
Population	31,666	44,430	3.44%
Households	11,394	15,601	3.19%
Housing Units	11,976	16,532	3.28%
Population by Race			
		Number	Percent
Total		44,430	100.0%
Population Reporting One Race		42,783	96.3%
White		35,452	79.8%
Black		611	1.4%
American Indian		292	0.7%
Asian		5,397	12.1%
Pacific Islander		148	0.3%
Some Other Race		883	2.0%
Population Reporting Two or More Races		1,647	3.7%
Total Hispanic Population		2,742	6.2%
Population by Sex			
Male		21,916	49.3%
Female		22,514	50.7%
Population by Age			
Total		44,430	100.0%
Age 0 - 4		2,864	6.4%
Age 5 - 9		3,252	7.3%
Age 10 - 14		3,543	8.0%
Age 15 - 19		3,293	7.4%
Age 20 - 24		2,550	5.7%
Age 25 - 29		2,474	5.6%
Age 30 - 34		2,749	6.2%
Age 35 - 39		3,220	7.2%
Age 40 - 44		3,289	7.4%
Age 45 - 49		3,594	8.1%
Age 50 - 54		3,478	7.8%
Age 55 - 59		3,106	7.0%
Age 60 - 64		2,501	5.6%
Age 65 - 69		1,694	3.8%
Age 70 - 74		1,015	2.3%
Age 75 - 79		712	1.6%
Age 80 - 84		535	1.2%
Age 85+		561	1.3%
Age 18+		32,594	73.4%
Age 65+		4,517	10.2%

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



2010 Census Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Ring: 3 mile radius

Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

Households by Type		
Total	15,601	100.0%
Households with 1 Person	2,930	18.8%
Households with 2+ People	12,671	81.2%
Family Households	11,707	75.0%
Husband-wife Families	9,511	61.0%
With Own Children	4,508	28.9%
Other Family (No Spouse Present)	2,196	14.1%
With Own Children	1,268	8.1%
Nonfamily Households	964	6.2%
All Households with Children	6,203	39.8%
Multigenerational Households	674	4.3%
Unmarried Partner Households	928	5.9%
Male-female	793	5.1%
Same-sex	135	0.9%
Average Household Size	2.84	

Family Households by Size		
Total	11,707	100.0%
2 People	4,334	37.0%
3 People	2,727	23.3%
4 People	2,683	22.9%
5 People	1,179	10.1%
6 People	469	4.0%
7+ People	315	2.7%
Average Family Size	3.25	

Nonfamily Households by Size		
Total	3,894	100.0%
1 Person	2,930	75.2%
2 People	787	20.2%
3 People	117	3.0%
4 People	33	0.8%
5 People	15	0.4%
6 People	7	0.2%
7+ People	5	0.1%
Average Nonfamily Size	1.34	

Population by Relationship and Household Type		
Total	44,430	100.0%
In Households	44,302	99.7%
In Family Households	39,093	88.0%
Householder	11,803	26.6%
Spouse	9,588	21.6%
Child	14,800	33.3%
Other relative	1,829	4.1%
Nonrelative	1,073	2.4%
In Nonfamily Households	5,210	11.7%
In Group Quarters	128	0.3%
Institutionalized Population	21	0.0%
Noninstitutionalized Population	106	0.2%

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. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Ring: 3 mile radius

Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

Family Households by Age of Householder		
Total		11,706 100.0%
Householder Age 15 - 44	4,573	39.1%
Householder Age 45 - 54	3,155	27.0%
Householder Age 55 - 64	2,360	20.2%
Householder Age 65 - 74	1,088	9.3%
Householder Age 75+	530	4.5%

Nonfamily Households by Age of Householder		
Total		3,893 100.0%
Householder Age 15 - 44	1,423	36.6%
Householder Age 45 - 54	707	18.2%
Householder Age 55 - 64	780	20.0%
Householder Age 65 - 74	489	12.6%
Householder Age 75+	494	12.7%

Households by Race of Householder		
Total		15,601 100.0%
Householder is White Alone	13,225	84.8%
Householder is Black Alone	203	1.3%
Householder is American Indian Alone	86	0.6%
Householder is Asian Alone	1,490	9.6%
Householder is Pacific Islander Alone	37	0.2%
Householder is Some Other Race Alone	227	1.5%
Householder is Two or More Races	333	2.1%
Households with Hispanic Householder	686	4.4%

Husband-wife Families by Race of Householder		
Total		9,511 100.0%
Householder is White Alone	7,954	83.6%
Householder is Black Alone	117	1.2%
Householder is American Indian Alone	43	0.5%
Householder is Asian Alone	1,093	11.5%
Householder is Pacific Islander Alone	21	0.2%
Householder is Some Other Race Alone	137	1.4%
Householder is Two or More Races	146	1.5%
Husband-wife Families with Hispanic Householder	393	4.1%

Other Families (No Spouse) by Race of Householder		
Total		2,197 100.0%
Householder is White Alone	1,761	80.2%
Householder is Black Alone	41	1.9%
Householder is American Indian Alone	28	1.3%
Householder is Asian Alone	223	10.2%
Householder is Pacific Islander Alone	11	0.5%
Householder is Some Other Race Alone	50	2.3%
Householder is Two or More Races	83	3.8%
Other Families with Hispanic Householder	159	7.2%

Nonfamily Households by Race of Householder		
Total		3,895 100.0%
Householder is White Alone	3,510	90.1%
Householder is Black Alone	44	1.1%
Householder is American Indian Alone	16	0.4%
Householder is Asian Alone	174	4.5%
Householder is Pacific Islander Alone	5	0.1%
Householder is Some Other Race Alone	41	1.1%
Householder is Two or More Races	105	2.7%
Nonfamily Households with Hispanic Householder	134	3.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Ring: 3 mile radius

Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

Total Housing Units by Occupancy

Total	16,532	100.0%
Occupied Housing Units	15,601	94.4%
Vacant Housing Units		
For Rent	242	1.5%
Rented, not Occupied	12	0.1%
For Sale Only	291	1.8%
Sold, not Occupied	32	0.2%
For Seasonal/Recreational/Occasional Use	59	0.4%
For Migrant Workers	0	0.0%
Other Vacant	295	1.8%
Total Vacancy Rate	5.6%	

Households by Tenure and Mortgage Status

Total	15,601	100.0%
Owner Occupied	11,537	74.0%
Owned with a Mortgage/Loan	9,347	59.9%
Owned Free and Clear	2,189	14.0%
Average Household Size	2.96	
Renter Occupied	4,064	26.0%
Average Household Size	2.50	

Owner-occupied Housing Units by Race of Householder

Total	11,536	100.0%
Householder is White Alone	9,745	84.5%
Householder is Black Alone	114	1.0%
Householder is American Indian Alone	52	0.5%
Householder is Asian Alone	1,309	11.3%
Householder is Pacific Islander Alone	22	0.2%
Householder is Some Other Race Alone	96	0.8%
Householder is Two or More Races	198	1.7%
Owner-occupied Housing Units with Hispanic Householder	355	3.1%

Renter-occupied Housing Units by Race of Householder

Total	4,064	100.0%
Householder is White Alone	3,480	85.6%
Householder is Black Alone	88	2.2%
Householder is American Indian Alone	33	0.8%
Householder is Asian Alone	181	4.5%
Householder is Pacific Islander Alone	15	0.4%
Householder is Some Other Race Alone	131	3.2%
Householder is Two or More Races	136	3.3%
Renter-occupied Housing Units with Hispanic Householder	331	8.1%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.73
Householder is Black Alone	3.11
Householder is American Indian Alone	3.20
Householder is Asian Alone	3.55
Householder is Pacific Islander Alone	3.81
Householder is Some Other Race Alone	3.76
Householder is Two or More Races	2.88
Householder is Hispanic	3.47

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 45.42559
 Longitude: -122.51232

	2000	2010	2000-2010 Annual Rate
Population	133,652	161,317	1.90%
Households	49,035	58,739	1.82%
Housing Units	51,701	62,094	1.85%
Population by Race			
		Number	Percent
Total		161,316	100.0%
Population Reporting One Race		154,695	95.9%
White		126,680	78.5%
Black		3,982	2.5%
American Indian		1,538	1.0%
Asian		14,356	8.9%
Pacific Islander		702	0.4%
Some Other Race		7,437	4.6%
Population Reporting Two or More Races		6,621	4.1%
Total Hispanic Population		16,719	10.4%
Population by Sex			
Male		79,398	49.2%
Female		81,919	50.8%
Population by Age			
Total		161,318	100.0%
Age 0 - 4		10,641	6.6%
Age 5 - 9		11,023	6.8%
Age 10 - 14		11,517	7.1%
Age 15 - 19		11,272	7.0%
Age 20 - 24		9,788	6.1%
Age 25 - 29		10,462	6.5%
Age 30 - 34		11,041	6.8%
Age 35 - 39		11,086	6.9%
Age 40 - 44		11,142	6.9%
Age 45 - 49		11,896	7.4%
Age 50 - 54		12,173	7.5%
Age 55 - 59		11,366	7.0%
Age 60 - 64		9,228	5.7%
Age 65 - 69		6,173	3.8%
Age 70 - 74		4,117	2.6%
Age 75 - 79		3,129	1.9%
Age 80 - 84		2,464	1.5%
Age 85+		2,802	1.7%
Age 18+		121,037	75.0%
Age 65+		18,685	11.6%

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



2010 Census Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Ring: 5 mile radius

Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

Households by Type		
Total	58,740	100.0%
Households with 1 Person	12,997	22.1%
Households with 2+ People	45,743	77.9%
Family Households	41,104	70.0%
Husband-wife Families	30,788	52.4%
With Own Children	13,195	22.5%
Other Family (No Spouse Present)	10,316	17.6%
With Own Children	5,751	9.8%
Nonfamily Households	4,639	7.9%
All Households with Children	20,997	35.7%
Multigenerational Households	2,694	4.6%
Unmarried Partner Households	4,588	7.8%
Male-female	4,053	6.9%
Same-sex	535	0.9%
Average Household Size	2.72	

Family Households by Size		
Total	41,103	100.0%
2 People	16,001	38.9%
3 People	9,601	23.4%
4 People	8,372	20.4%
5 People	4,017	9.8%
6 People	1,744	4.2%
7+ People	1,368	3.3%
Average Family Size	3.17	

Nonfamily Households by Size		
Total	17,637	100.0%
1 Person	12,997	73.7%
2 People	3,693	20.9%
3 People	610	3.5%
4 People	202	1.1%
5 People	65	0.4%
6 People	39	0.2%
7+ People	31	0.2%
Average Nonfamily Size	1.35	

Population by Relationship and Household Type		
Total	161,317	100.0%
In Households	159,526	98.9%
In Family Households	135,672	84.1%
Householder	41,080	25.5%
Spouse	30,769	19.1%
Child	51,160	31.7%
Other relative	7,390	4.6%
Nonrelative	5,273	3.3%
In Nonfamily Households	23,853	14.8%
In Group Quarters	1,791	1.1%
Institutionalized Population	745	0.5%
Noninstitutionalized Population	1,046	0.6%

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. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Ring: 5 mile radius

Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

Family Households by Age of Householder		
Total		41,104 100.0%
Householder Age	15 - 44	16,724 40.7%
Householder Age	45 - 54	9,852 24.0%
Householder Age	55 - 64	8,118 19.7%
Householder Age	65 - 74	4,018 9.8%
Householder Age	75+	2,392 5.8%

Nonfamily Households by Age of Householder		
Total		17,635 100.0%
Householder Age	15 - 44	5,958 33.8%
Householder Age	45 - 54	3,263 18.5%
Householder Age	55 - 64	3,533 20.0%
Householder Age	65 - 74	2,130 12.1%
Householder Age	75+	2,751 15.6%

Households by Race of Householder		
Total		58,739 100.0%
Householder is	White Alone	49,426 84.1%
Householder is	Black Alone	1,293 2.2%
Householder is	American Indian Alone	476 0.8%
Householder is	Asian Alone	4,041 6.9%
Householder is	Pacific Islander Alone	186 0.3%
Householder is	Some Other Race Alone	1,813 3.1%
Householder is	Two or More Races	1,504 2.6%
Households with	Hispanic Householder	4,014 6.8%

Husband-wife Families by Race of Householder		
Total		30,787 100.0%
Householder is	White Alone	25,771 83.7%
Householder is	Black Alone	412 1.3%
Householder is	American Indian Alone	213 0.7%
Householder is	Asian Alone	2,690 8.7%
Householder is	Pacific Islander Alone	92 0.3%
Householder is	Some Other Race Alone	1,017 3.3%
Householder is	Two or More Races	592 1.9%
Husband-wife Families with	Hispanic Householder	2,168 7.0%

Other Families (No Spouse) by Race of Householder		
Total		10,315 100.0%
Householder is	White Alone	7,953 77.1%
Householder is	Black Alone	480 4.7%
Householder is	American Indian Alone	139 1.3%
Householder is	Asian Alone	703 6.8%
Householder is	Pacific Islander Alone	61 0.6%
Householder is	Some Other Race Alone	535 5.2%
Householder is	Two or More Races	444 4.3%
Other Families with	Hispanic Householder	1,157 11.2%

Nonfamily Households by Race of Householder		
Total		17,635 100.0%
Householder is	White Alone	15,701 89.0%
Householder is	Black Alone	401 2.3%
Householder is	American Indian Alone	124 0.7%
Householder is	Asian Alone	648 3.7%
Householder is	Pacific Islander Alone	33 0.2%
Householder is	Some Other Race Alone	260 1.5%
Householder is	Two or More Races	468 2.7%
Nonfamily Households with	Hispanic Householder	689 3.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Ring: 5 mile radius

Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

Total Housing Units by Occupancy

Total	62,082	100.0%
Occupied Housing Units	58,739	94.6%
Vacant Housing Units		
For Rent	1,251	2.0%
Rented, not Occupied	50	0.1%
For Sale Only	847	1.4%
Sold, not Occupied	128	0.2%
For Seasonal/Recreational/Occasional Use	168	0.3%
For Migrant Workers	2	0.0%
Other Vacant	897	1.4%
Total Vacancy Rate	5.4%	

Households by Tenure and Mortgage Status

Total	58,739	100.0%
Owner Occupied	38,936	66.3%
Owned with a Mortgage/Loan	30,519	52.0%
Owned Free and Clear	8,417	14.3%
Average Household Size	2.79	
Renter Occupied	19,803	33.7%
Average Household Size	2.57	

Owner-occupied Housing Units by Race of Householder

Total	38,935	100.0%
Householder is White Alone	33,650	86.4%
Householder is Black Alone	401	1.0%
Householder is American Indian Alone	217	0.6%
Householder is Asian Alone	3,202	8.2%
Householder is Pacific Islander Alone	65	0.2%
Householder is Some Other Race Alone	673	1.7%
Householder is Two or More Races	727	1.9%
Owner-occupied Housing Units with Hispanic Householder	1,688	4.3%

Renter-occupied Housing Units by Race of Householder

Total	19,802	100.0%
Householder is White Alone	15,775	79.7%
Householder is Black Alone	892	4.5%
Householder is American Indian Alone	259	1.3%
Householder is Asian Alone	839	4.2%
Householder is Pacific Islander Alone	121	0.6%
Householder is Some Other Race Alone	1,139	5.8%
Householder is Two or More Races	777	3.9%
Renter-occupied Housing Units with Hispanic Householder	2,326	11.7%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.59
Householder is Black Alone	2.96
Householder is American Indian Alone	3.02
Householder is Asian Alone	3.44
Householder is Pacific Islander Alone	3.81
Householder is Some Other Race Alone	4.07
Householder is Two or More Races	2.92
Householder is Hispanic	3.76

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Demographic and Income Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 45.42559
 Longitude: -122.51232

Summary	Census 2010	2017	2022
Population	10,126	13,707	15,538
Households	3,412	4,541	5,125
Families	2,671	3,551	3,996
Average Household Size	2.96	3.02	3.03
Owner Occupied Housing Units	2,582	3,403	3,833
Renter Occupied Housing Units	830	1,138	1,291
Median Age	35.2	36.2	37.6
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	2.54%	1.03%	0.83%
Households	2.45%	0.98%	0.79%
Families	2.39%	0.87%	0.71%
Owner HHs	2.41%	0.94%	0.72%
Median Household Income	1.68%	2.63%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	154	3.4%	160	3.1%
\$15,000 - \$24,999	220	4.8%	212	4.1%
\$25,000 - \$34,999	166	3.7%	150	2.9%
\$35,000 - \$49,999	378	8.3%	326	6.4%
\$50,000 - \$74,999	853	18.8%	861	16.8%
\$75,000 - \$99,999	769	16.9%	932	18.2%
\$100,000 - \$149,999	1,097	24.2%	1,327	25.9%
\$150,000 - \$199,999	416	9.2%	514	10.0%
\$200,000+	489	10.8%	642	12.5%
Median Household Income	\$89,442		\$97,212	
Average Household Income	\$111,309		\$125,232	
Per Capita Income	\$36,809		\$41,240	

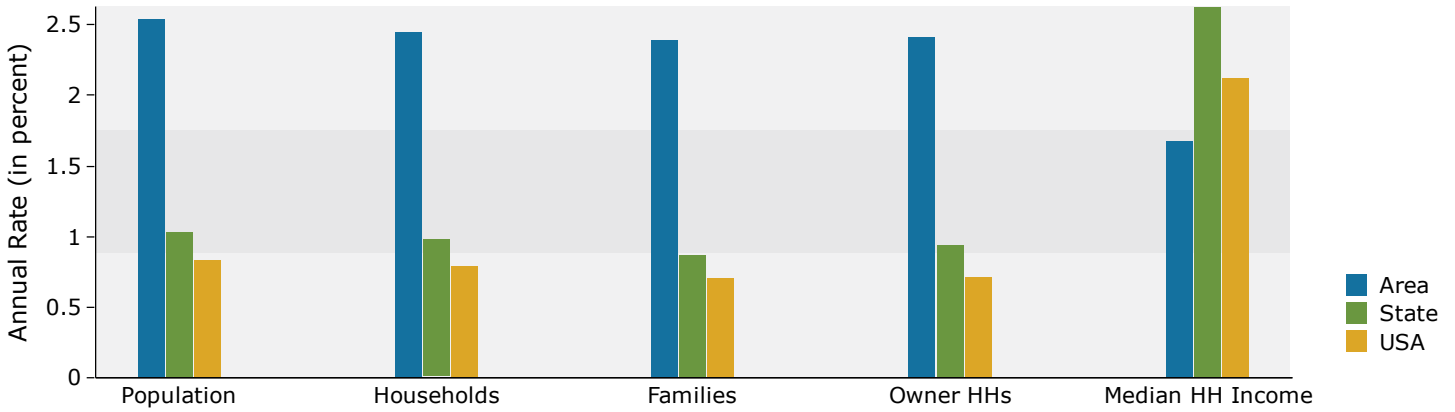
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	702	6.9%	909	6.6%	1,015	6.5%
5 - 9	842	8.3%	986	7.2%	1,069	6.9%
10 - 14	898	8.9%	1,073	7.8%	1,141	7.3%
15 - 19	775	7.7%	949	6.9%	1,023	6.6%
20 - 24	583	5.8%	729	5.3%	673	4.3%
25 - 34	1,227	12.1%	1,946	14.2%	2,131	13.7%
35 - 44	1,646	16.3%	2,061	15.0%	2,555	16.4%
45 - 54	1,629	16.1%	1,997	14.6%	2,069	13.3%
55 - 64	1,052	10.4%	1,678	12.2%	1,921	12.4%
65 - 74	451	4.5%	929	6.8%	1,290	8.3%
75 - 84	237	2.3%	330	2.4%	507	3.3%
85+	85	0.8%	120	0.9%	145	0.9%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,603	75.1%	9,668	70.5%	10,421	67.1%
Black Alone	148	1.5%	257	1.9%	332	2.1%
American Indian Alone	48	0.5%	62	0.5%	68	0.4%
Asian Alone	1,705	16.8%	2,754	20.1%	3,514	22.6%
Pacific Islander Alone	33	0.3%	46	0.3%	56	0.4%
Some Other Race Alone	145	1.4%	217	1.6%	271	1.7%
Two or More Races	445	4.4%	704	5.1%	877	5.6%
Hispanic Origin (Any Race)	534	5.3%	799	5.8%	998	6.4%

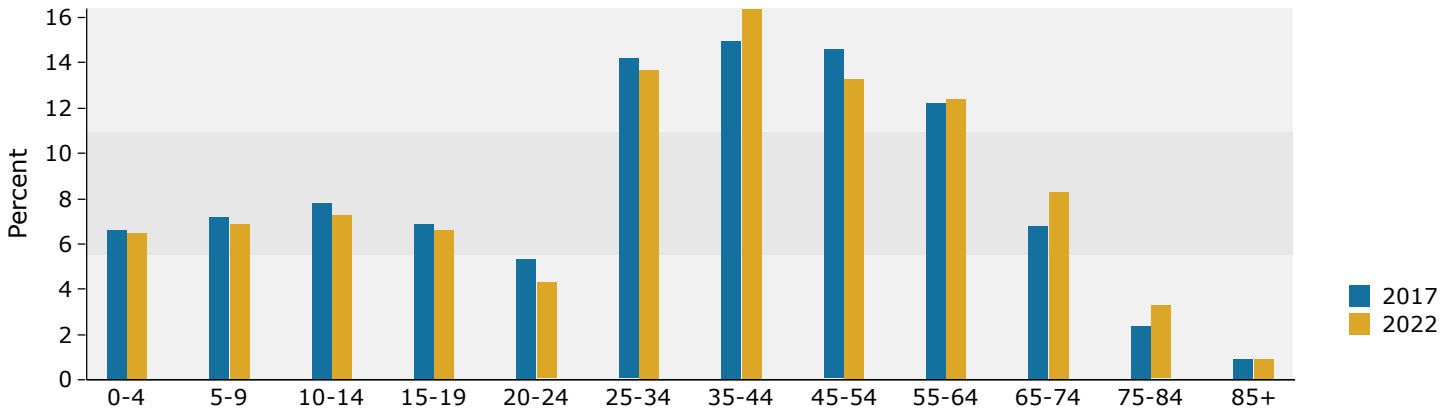
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

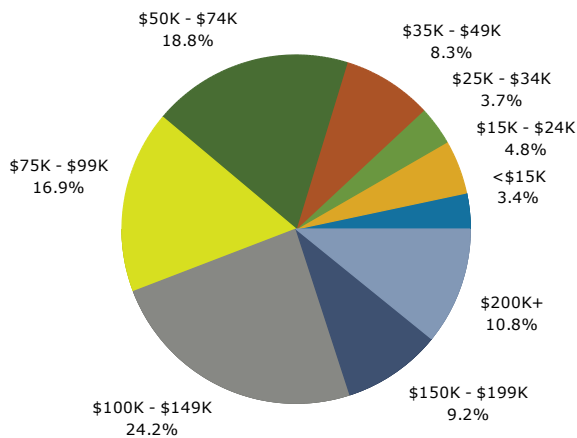
Trends 2017-2022



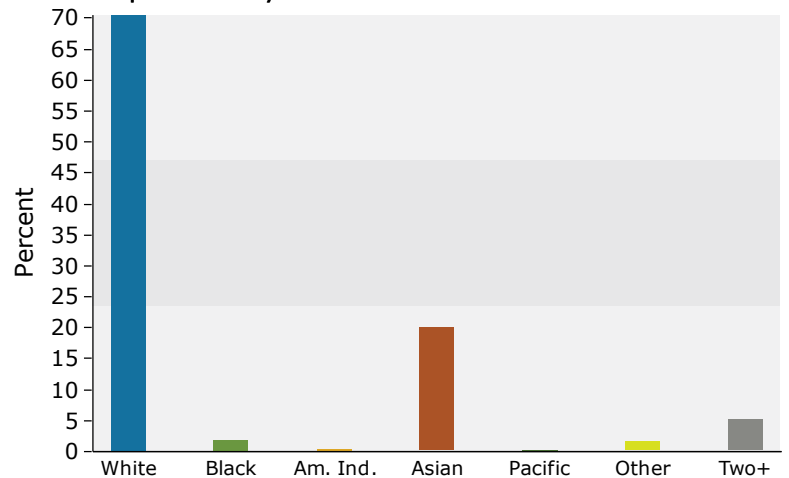
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 5.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



Demographic and Income Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 45.42559
 Longitude: -122.51232

Summary	Census 2010	2017	2022
Population	44,430	52,508	57,731
Households	15,601	18,196	19,911
Families	11,707	13,577	14,820
Average Household Size	2.84	2.88	2.89
Owner Occupied Housing Units	11,537	13,223	14,479
Renter Occupied Housing Units	4,064	4,973	5,432
Median Age	37.3	37.9	38.8
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.91%	1.03%	0.83%
Households	1.82%	0.98%	0.79%
Families	1.77%	0.87%	0.71%
Owner HHs	1.83%	0.94%	0.72%
Median Household Income	1.75%	2.63%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	722	4.0%	722	3.6%
\$15,000 - \$24,999	900	4.9%	848	4.3%
\$25,000 - \$34,999	985	5.4%	875	4.4%
\$35,000 - \$49,999	1,708	9.4%	1,439	7.2%
\$50,000 - \$74,999	3,433	18.9%	3,396	17.1%
\$75,000 - \$99,999	2,983	16.4%	3,583	18.0%
\$100,000 - \$149,999	3,794	20.9%	4,473	22.5%
\$150,000 - \$199,999	1,792	9.8%	2,191	11.0%
\$200,000+	1,879	10.3%	2,384	12.0%
Median Household Income	\$84,427		\$92,088	
Average Household Income	\$107,961		\$121,942	
Per Capita Income	\$37,833		\$42,518	

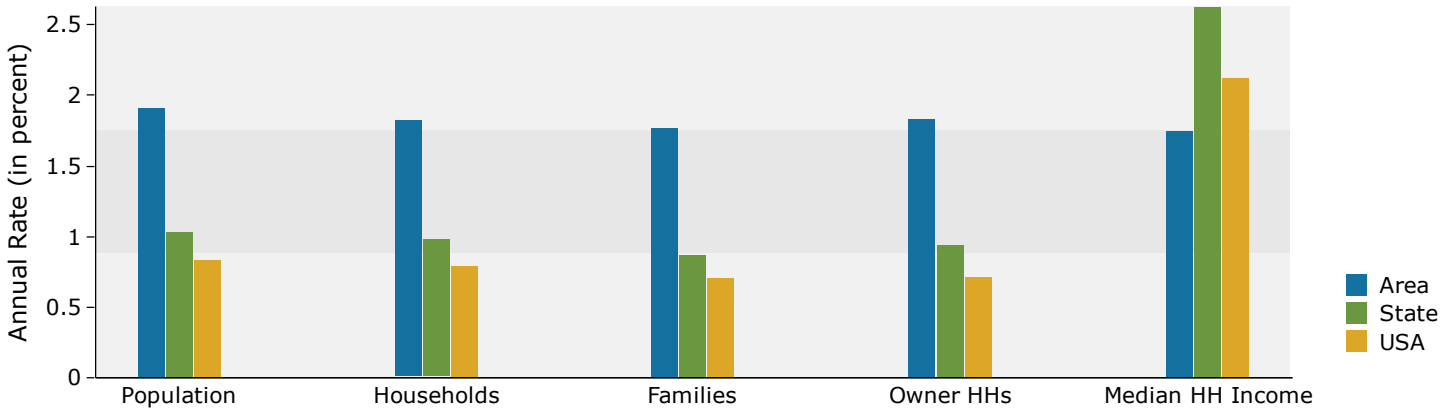
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,864	6.4%	3,268	6.2%	3,580	6.2%
5 - 9	3,252	7.3%	3,480	6.6%	3,699	6.4%
10 - 14	3,543	8.0%	3,746	7.1%	3,952	6.8%
15 - 19	3,293	7.4%	3,388	6.5%	3,573	6.2%
20 - 24	2,550	5.7%	3,050	5.8%	2,774	4.8%
25 - 34	5,223	11.8%	7,197	13.7%	7,878	13.6%
35 - 44	6,509	14.7%	7,180	13.7%	8,534	14.8%
45 - 54	7,072	15.9%	7,201	13.7%	7,266	12.6%
55 - 64	5,607	12.6%	7,006	13.3%	7,339	12.7%
65 - 74	2,709	6.1%	4,608	8.8%	5,829	10.1%
75 - 84	1,247	2.8%	1,696	3.2%	2,562	4.4%
85+	561	1.3%	687	1.3%	745	1.3%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	35,452	79.8%	39,924	76.0%	42,190	73.1%
Black Alone	611	1.4%	903	1.7%	1,133	2.0%
American Indian Alone	292	0.7%	332	0.6%	363	0.6%
Asian Alone	5,397	12.1%	7,665	14.6%	9,569	16.6%
Pacific Islander Alone	148	0.3%	200	0.4%	242	0.4%
Some Other Race Alone	883	2.0%	1,174	2.2%	1,415	2.5%
Two or More Races	1,647	3.7%	2,312	4.4%	2,820	4.9%
Hispanic Origin (Any Race)	2,742	6.2%	3,653	7.0%	4,455	7.7%

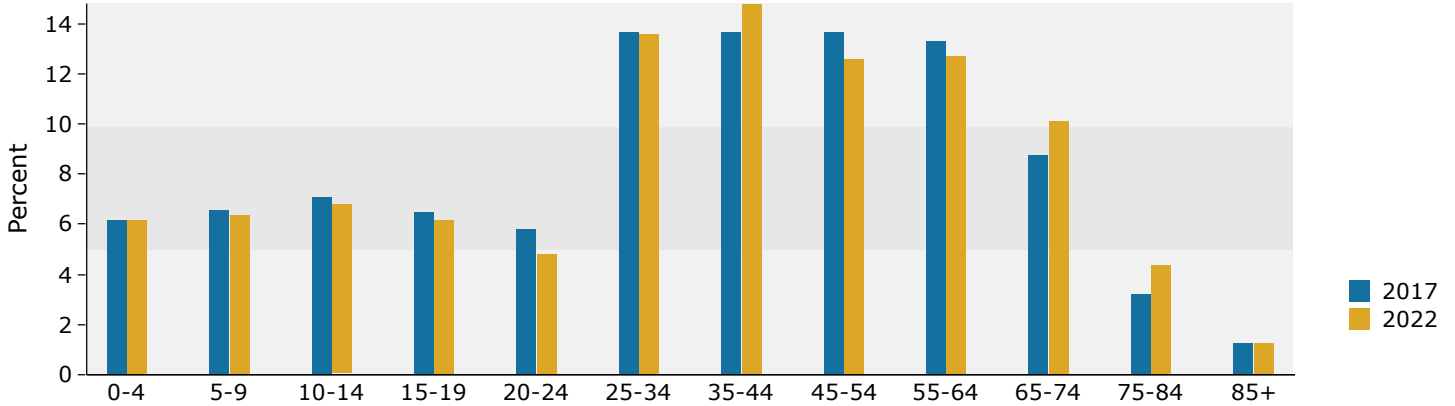
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

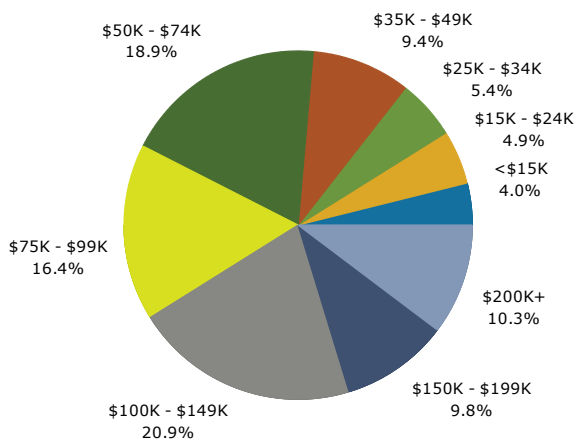
Trends 2017-2022



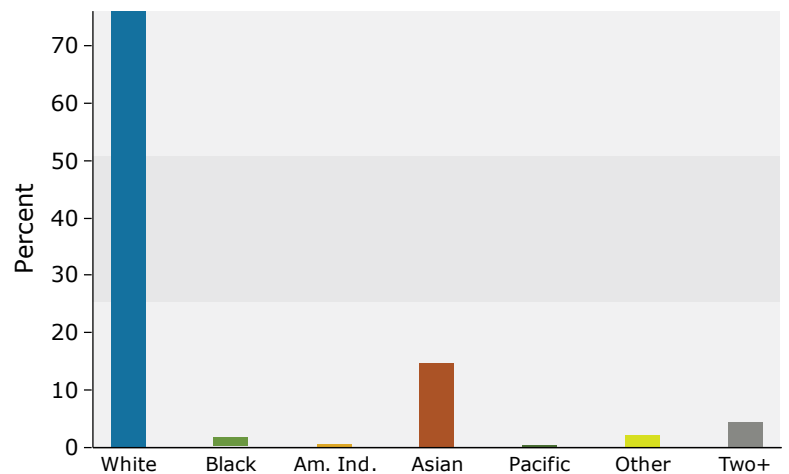
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 7.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



Demographic and Income Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 45.42559
 Longitude: -122.51232

Summary	Census 2010	2017	2022
Population	161,317	178,166	190,189
Households	58,739	63,921	67,891
Families	41,104	44,475	47,132
Average Household Size	2.72	2.76	2.77
Owner Occupied Housing Units	38,936	41,330	44,096
Renter Occupied Housing Units	19,803	22,591	23,795
Median Age	37.2	38.4	39.1
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.31%	1.03%	0.83%
Households	1.21%	0.98%	0.79%
Families	1.17%	0.87%	0.71%
Owner HHs	1.30%	0.94%	0.72%
Median Household Income	3.00%	2.63%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	5,323	8.3%	5,282	7.8%
\$15,000 - \$24,999	5,426	8.5%	5,068	7.5%
\$25,000 - \$34,999	5,283	8.3%	4,705	6.9%
\$35,000 - \$49,999	7,482	11.7%	6,317	9.3%
\$50,000 - \$74,999	12,989	20.3%	12,913	19.0%
\$75,000 - \$99,999	9,810	15.3%	12,096	17.8%
\$100,000 - \$149,999	10,333	16.2%	12,473	18.4%
\$150,000 - \$199,999	3,888	6.1%	4,769	7.0%
\$200,000+	3,387	5.3%	4,268	6.3%
Median Household Income	\$63,893		\$74,066	
Average Household Income	\$82,328		\$93,865	
Per Capita Income	\$29,798		\$33,749	

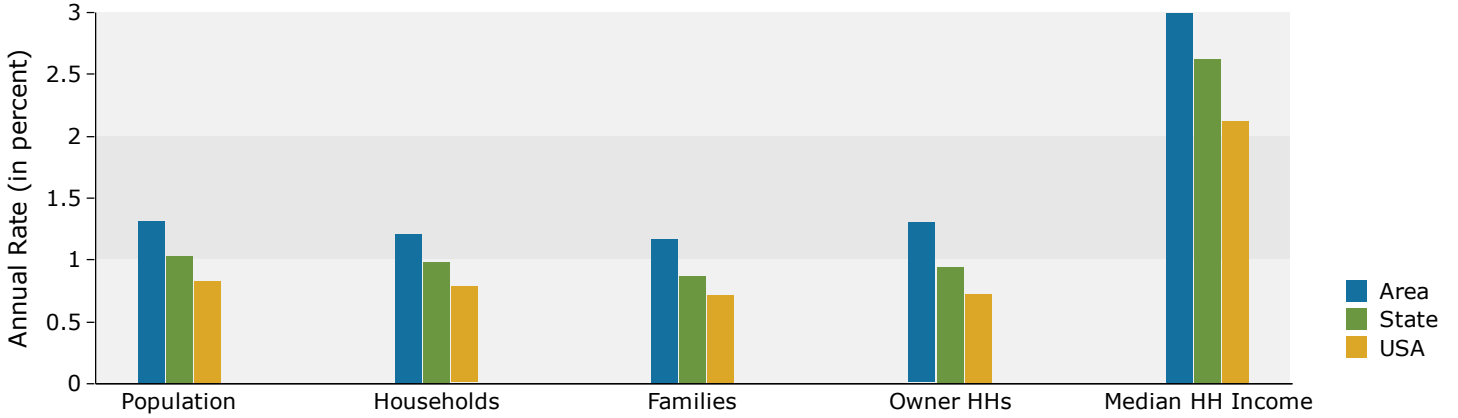
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,641	6.6%	11,101	6.2%	11,790	6.2%
5 - 9	11,023	6.8%	11,327	6.4%	11,686	6.1%
10 - 14	11,517	7.1%	11,675	6.6%	12,280	6.5%
15 - 19	11,272	7.0%	11,052	6.2%	11,453	6.0%
20 - 24	9,788	6.1%	11,130	6.2%	10,253	5.4%
25 - 34	21,503	13.3%	24,663	13.8%	26,462	13.9%
35 - 44	22,228	13.8%	23,667	13.3%	26,278	13.8%
45 - 54	24,069	14.9%	23,365	13.1%	23,440	12.3%
55 - 64	20,594	12.8%	23,784	13.3%	23,838	12.5%
65 - 74	10,290	6.4%	16,216	9.1%	19,819	10.4%
75 - 84	5,593	3.5%	6,930	3.9%	9,441	5.0%
85+	2,802	1.7%	3,258	1.8%	3,449	1.8%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	126,680	78.5%	134,695	75.6%	139,484	73.3%
Black Alone	3,982	2.5%	4,646	2.6%	5,169	2.7%
American Indian Alone	1,538	1.0%	1,621	0.9%	1,708	0.9%
Asian Alone	14,356	8.9%	19,130	10.7%	23,020	12.1%
Pacific Islander Alone	702	0.4%	892	0.5%	1,067	0.6%
Some Other Race Alone	7,437	4.6%	8,844	5.0%	10,059	5.3%
Two or More Races	6,621	4.1%	8,339	4.7%	9,683	5.1%
Hispanic Origin (Any Race)	16,719	10.4%	20,035	11.2%	23,168	12.2%

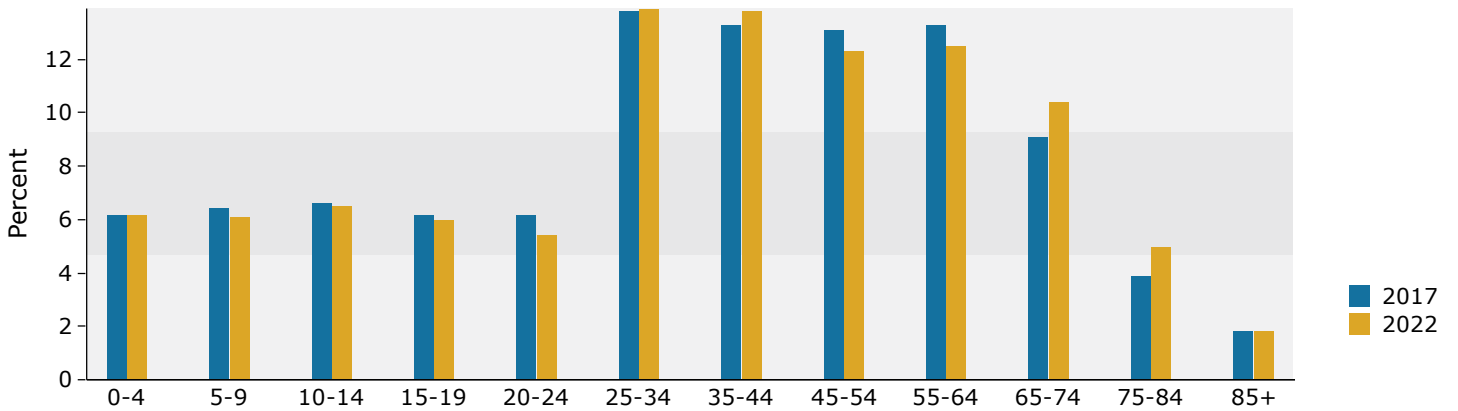
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

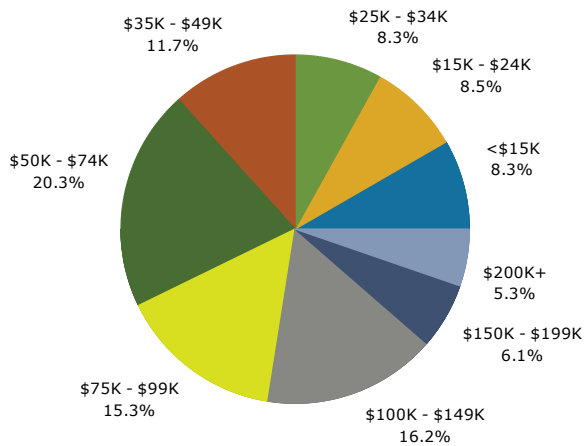
Trends 2017-2022



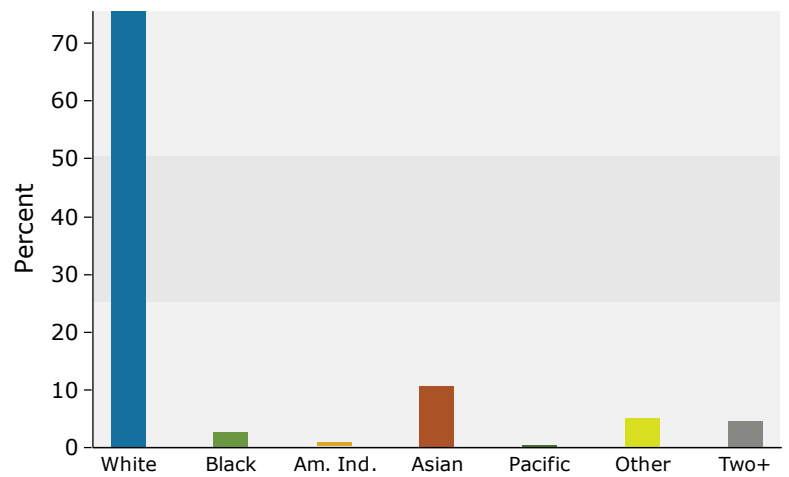
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 11.2%



Executive Summary

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

	1 mile	3 miles	5 miles
Population			
2000 Population	6,308	31,666	133,652
2010 Population	10,126	44,430	161,317
2017 Population	13,707	52,508	178,166
2022 Population	15,538	57,731	190,189
2000-2010 Annual Rate	4.85%	3.44%	1.90%
2010-2017 Annual Rate	4.27%	2.33%	1.38%
2017-2022 Annual Rate	2.54%	1.91%	1.31%
2017 Male Population	48.8%	49.3%	49.2%
2017 Female Population	51.2%	50.7%	50.8%
2017 Median Age	36.2	37.9	38.4

In the identified area, the current year population is 178,166. In 2010, the Census count in the area was 161,317. The rate of change since 2010 was 1.38% annually. The five-year projection for the population in the area is 190,189 representing a change of 1.31% annually from 2017 to 2022. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 36.2, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	70.5%	76.0%	75.6%
2017 Black Alone	1.9%	1.7%	2.6%
2017 American Indian/Alaska Native Alone	0.5%	0.6%	0.9%
2017 Asian Alone	20.1%	14.6%	10.7%
2017 Pacific Islander Alone	0.3%	0.4%	0.5%
2017 Other Race	1.6%	2.2%	5.0%
2017 Two or More Races	5.1%	4.4%	4.7%
2017 Hispanic Origin (Any Race)	5.8%	7.0%	11.2%

Persons of Hispanic origin represent 11.2% of the population in the identified area compared to 18.1% 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 53.3 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,149	11,394	49,035
2010 Households	3,412	15,601	58,739
2017 Total Households	4,541	18,196	63,921
2022 Total Households	5,125	19,911	67,891
2000-2010 Annual Rate	4.73%	3.19%	1.82%
2010-2017 Annual Rate	4.02%	2.14%	1.17%
2017-2022 Annual Rate	2.45%	1.82%	1.21%
2017 Average Household Size	3.02	2.88	2.76

The household count in this area has changed from 58,739 in 2010 to 63,921 in the current year, a change of 1.17% annually. The five-year projection of households is 67,891, a change of 1.21% annually from the current year total. Average household size is currently 2.76, compared to 2.72 in the year 2010. The number of families in the current year is 44,475 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



Executive Summary

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$89,442	\$84,427	\$63,893
2022 Median Household Income	\$97,212	\$92,088	\$74,066
2017-2022 Annual Rate	1.68%	1.75%	3.00%
Average Household Income			
2017 Average Household Income	\$111,309	\$107,961	\$82,328
2022 Average Household Income	\$125,232	\$121,942	\$93,865
2017-2022 Annual Rate	2.39%	2.47%	2.66%
Per Capita Income			
2017 Per Capita Income	\$36,809	\$37,833	\$29,798
2022 Per Capita Income	\$41,240	\$42,518	\$33,749
2017-2022 Annual Rate	2.30%	2.36%	2.52%

Households by Income

Current median household income is \$63,893 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$74,066 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$82,328 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$93,865 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$29,798 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$33,749 in five years, compared to \$34,828 for all U.S. households

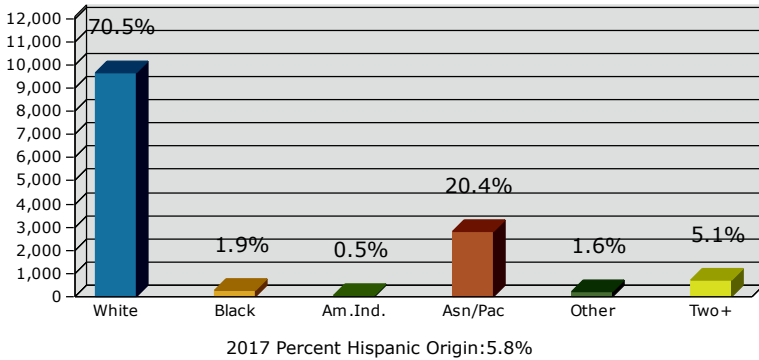
Housing			
2000 Total Housing Units	2,251	11,976	51,701
2000 Owner Occupied Housing Units	1,786	8,534	34,062
2000 Renter Occupied Housing Units	363	2,860	14,973
2000 Vacant Housing Units	102	582	2,666
2010 Total Housing Units	3,585	16,532	62,094
2010 Owner Occupied Housing Units	2,582	11,537	38,936
2010 Renter Occupied Housing Units	830	4,064	19,803
2010 Vacant Housing Units	173	931	3,355
2017 Total Housing Units	4,765	19,147	67,080
2017 Owner Occupied Housing Units	3,403	13,223	41,330
2017 Renter Occupied Housing Units	1,138	4,973	22,591
2017 Vacant Housing Units	224	951	3,159
2022 Total Housing Units	5,372	20,927	71,122
2022 Owner Occupied Housing Units	3,833	14,479	44,096
2022 Renter Occupied Housing Units	1,291	5,432	23,795
2022 Vacant Housing Units	247	1,016	3,231

Currently, 61.6% of the 67,080 housing units in the area are owner occupied; 33.7%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 62,094 housing units in the area - 62.7% owner occupied, 31.9% renter occupied, and 5.4% vacant. The annual rate of change in housing units since 2010 is 3.49%. Median home value in the area is \$300,186, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.49% annually to \$356,370.

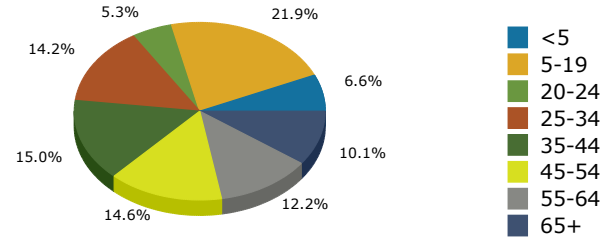
Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

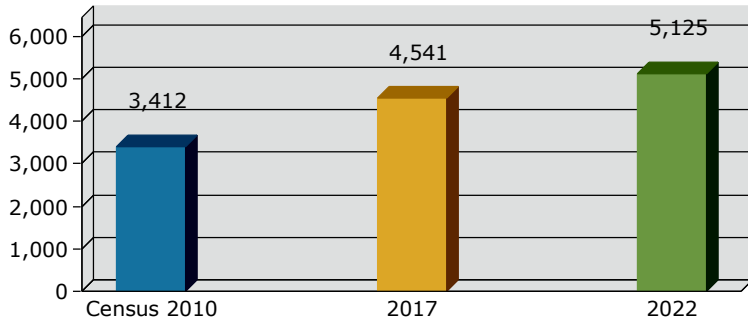
2017 Population by Race



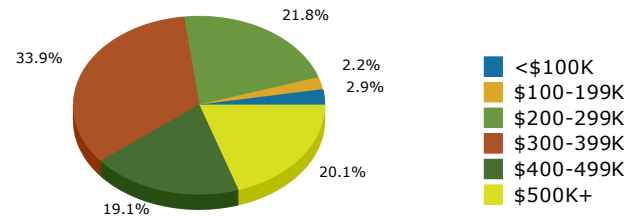
2017 Population by Age



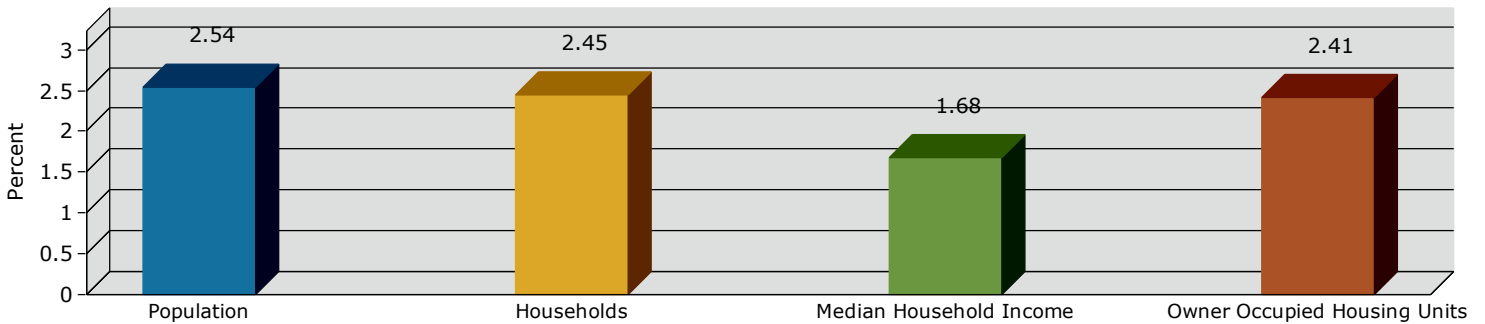
Households



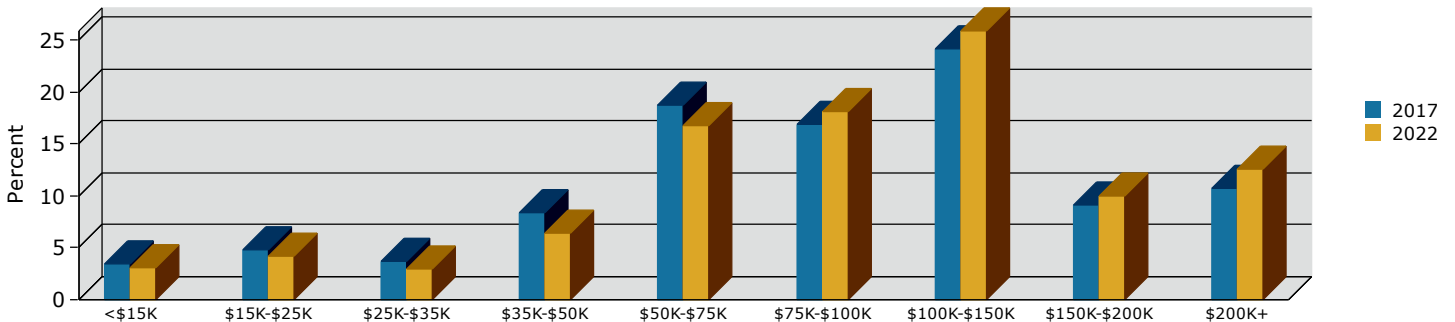
2017 Home Value



2017-2022 Annual Growth Rate

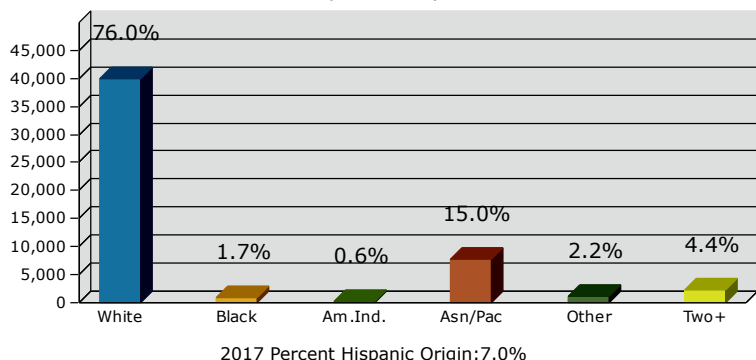


Household Income

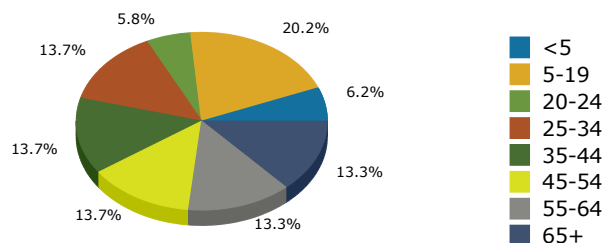


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

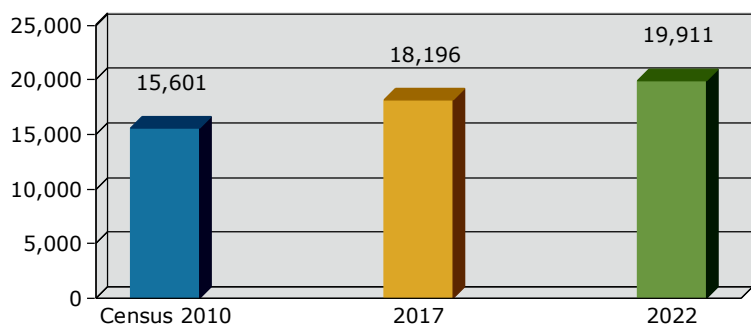
2017 Population by Race



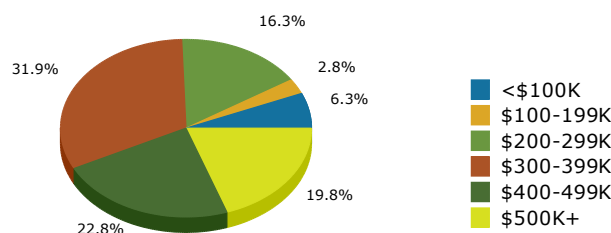
2017 Population by Age



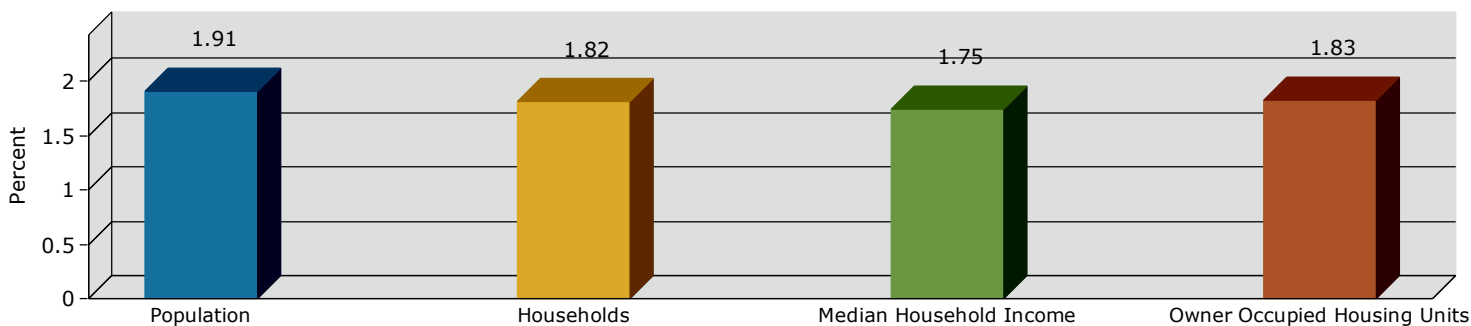
Households



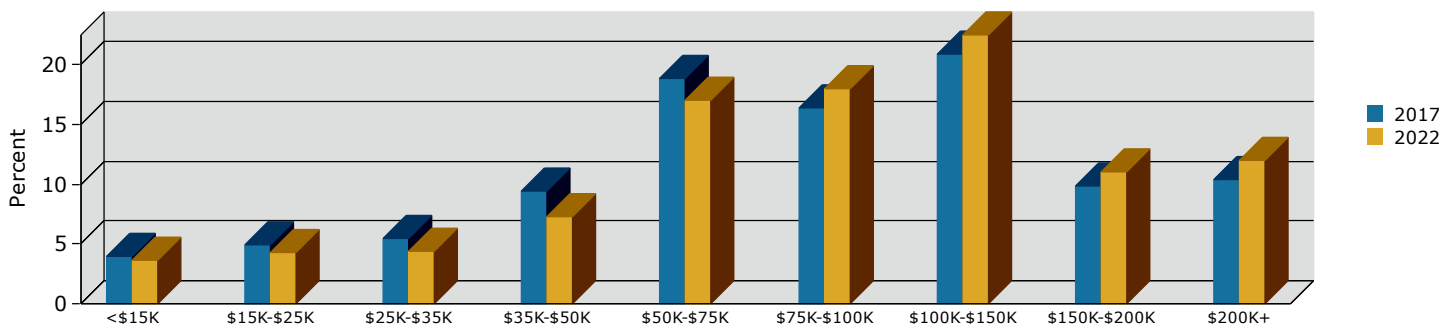
2017 Home Value



2017-2022 Annual Growth Rate

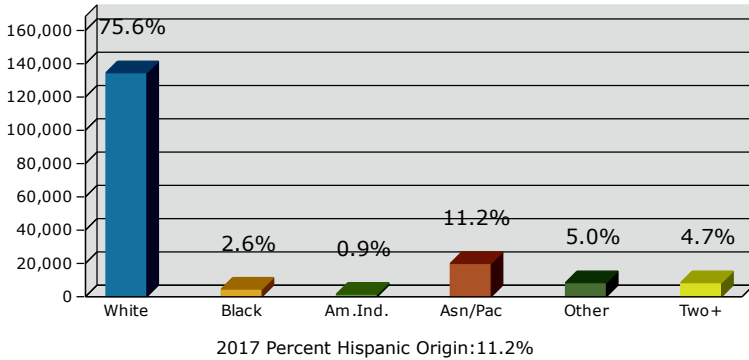


Household Income

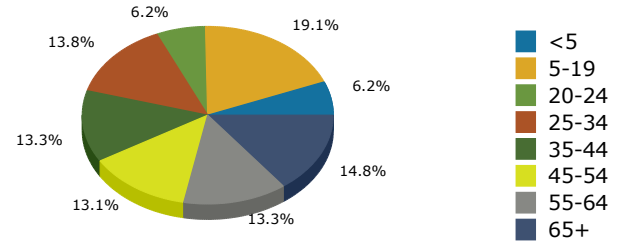


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

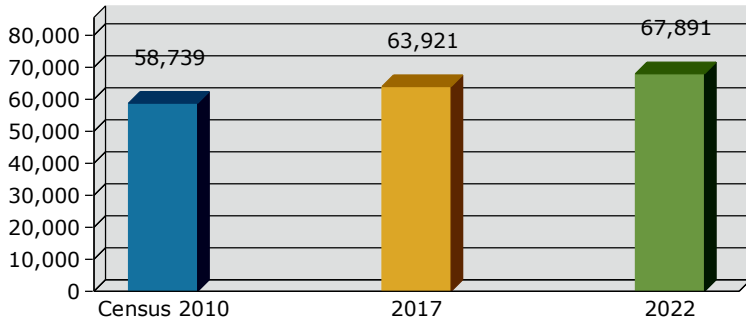
2017 Population by Race



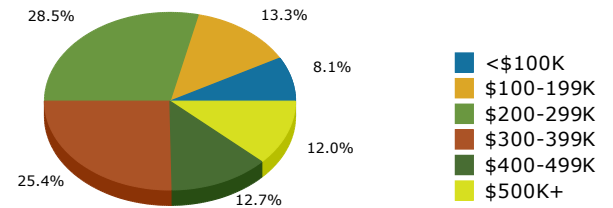
2017 Population by Age



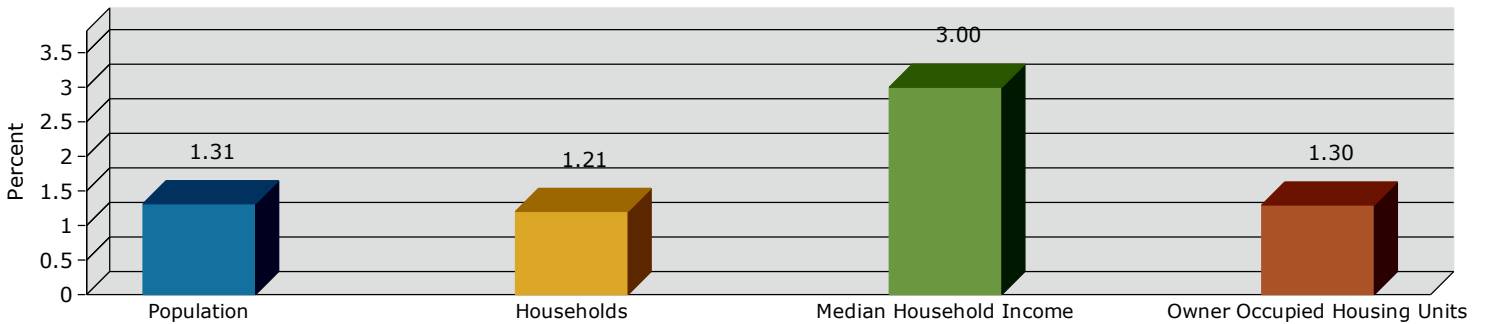
Households



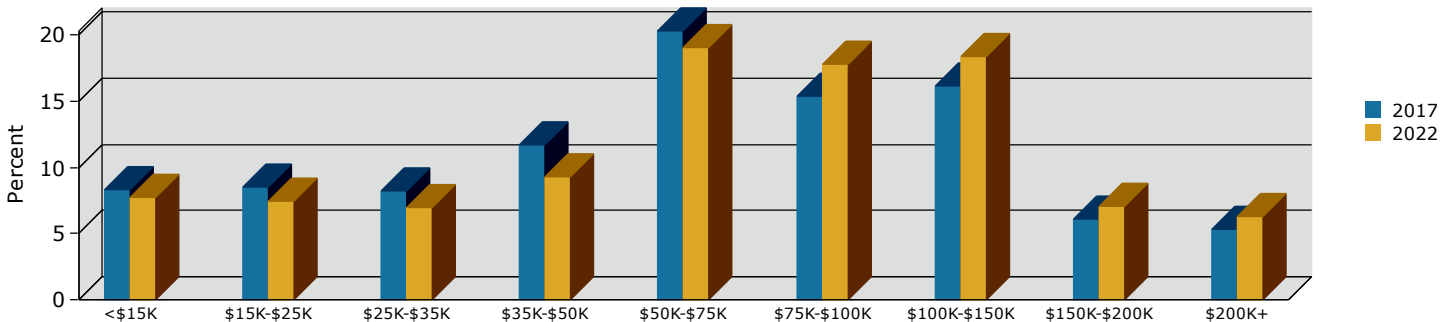
2017 Home Value



2017-2022 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



Market Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	6,308	31,666	133,652
2010 Total Population	10,126	44,430	161,317
2017 Total Population	13,707	52,508	178,166
2017 Group Quarters	15	134	1,828
2022 Total Population	15,538	57,731	190,189
2017-2022 Annual Rate	2.54%	1.91%	1.31%
2017 Total Daytime Population	8,296	53,757	149,116
Workers	1,559	28,256	58,473
Residents	6,737	25,501	90,643
Household Summary			
2000 Households	2,149	11,394	49,035
2000 Average Household Size	2.94	2.78	2.70
2010 Households	3,412	15,601	58,739
2010 Average Household Size	2.96	2.84	2.72
2017 Households	4,541	18,196	63,921
2017 Average Household Size	3.02	2.88	2.76
2022 Households	5,125	19,911	67,891
2022 Average Household Size	3.03	2.89	2.77
2017-2022 Annual Rate	2.45%	1.82%	1.21%
2010 Families	2,671	11,707	41,104
2010 Average Family Size	3.33	3.25	3.17
2017 Families	3,551	13,577	44,475
2017 Average Family Size	3.38	3.29	3.22
2022 Families	3,996	14,820	47,132
2022 Average Family Size	3.39	3.31	3.24
2017-2022 Annual Rate	2.39%	1.77%	1.17%
Housing Unit Summary			
2000 Housing Units	2,251	11,976	51,701
Owner Occupied Housing Units	79.3%	71.3%	65.9%
Renter Occupied Housing Units	16.1%	23.9%	29.0%
Vacant Housing Units	4.5%	4.9%	5.2%
2010 Housing Units	3,585	16,532	62,094
Owner Occupied Housing Units	72.0%	69.8%	62.7%
Renter Occupied Housing Units	23.2%	24.6%	31.9%
Vacant Housing Units	4.8%	5.6%	5.4%
2017 Housing Units	4,765	19,147	67,080
Owner Occupied Housing Units	71.4%	69.1%	61.6%
Renter Occupied Housing Units	23.9%	26.0%	33.7%
Vacant Housing Units	4.7%	5.0%	4.7%
2022 Housing Units	5,372	20,927	71,122
Owner Occupied Housing Units	71.4%	69.2%	62.0%
Renter Occupied Housing Units	24.0%	26.0%	33.5%
Vacant Housing Units	4.6%	4.9%	4.5%
Median Household Income			
2017	\$89,442	\$84,427	\$63,893
2022	\$97,212	\$92,088	\$74,066
Median Home Value			
2017	\$368,095	\$376,675	\$300,186
2022	\$428,192	\$431,187	\$356,370
Per Capita Income			
2017	\$36,809	\$37,833	\$29,798
2022	\$41,240	\$42,518	\$33,749
Median Age			
2010	35.2	37.3	37.2
2017	36.2	37.9	38.4
2022	37.6	38.8	39.1

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



Market Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

	1 mile	3 miles	5 miles
2017 Households by Income			
Household Income Base	4,541	18,196	63,921
<\$15,000	3.4%	4.0%	8.3%
\$15,000 - \$24,999	4.8%	4.9%	8.5%
\$25,000 - \$34,999	3.7%	5.4%	8.3%
\$35,000 - \$49,999	8.3%	9.4%	11.7%
\$50,000 - \$74,999	18.8%	18.9%	20.3%
\$75,000 - \$99,999	16.9%	16.4%	15.3%
\$100,000 - \$149,999	24.2%	20.9%	16.2%
\$150,000 - \$199,999	9.2%	9.8%	6.1%
\$200,000+	10.8%	10.3%	5.3%
Average Household Income	\$111,309	\$107,961	\$82,328
2022 Households by Income			
Household Income Base	5,125	19,911	67,891
<\$15,000	3.1%	3.6%	7.8%
\$15,000 - \$24,999	4.1%	4.3%	7.5%
\$25,000 - \$34,999	2.9%	4.4%	6.9%
\$35,000 - \$49,999	6.4%	7.2%	9.3%
\$50,000 - \$74,999	16.8%	17.1%	19.0%
\$75,000 - \$99,999	18.2%	18.0%	17.8%
\$100,000 - \$149,999	25.9%	22.5%	18.4%
\$150,000 - \$199,999	10.0%	11.0%	7.0%
\$200,000+	12.5%	12.0%	6.3%
Average Household Income	\$125,232	\$121,942	\$93,865
2017 Owner Occupied Housing Units by Value			
Total	3,403	13,223	41,330
<\$50,000	2.5%	5.6%	6.7%
\$50,000 - \$99,999	0.4%	0.7%	1.4%
\$100,000 - \$149,999	0.4%	0.6%	4.0%
\$150,000 - \$199,999	1.8%	2.2%	9.3%
\$200,000 - \$249,999	5.7%	5.7%	14.3%
\$250,000 - \$299,999	16.1%	10.6%	14.2%
\$300,000 - \$399,999	33.9%	31.9%	25.4%
\$400,000 - \$499,999	19.1%	22.8%	12.7%
\$500,000 - \$749,999	13.8%	14.0%	7.9%
\$750,000 - \$999,999	3.8%	3.6%	2.5%
\$1,000,000 +	2.5%	2.1%	1.6%
Average Home Value	\$416,985	\$408,921	\$332,196
2022 Owner Occupied Housing Units by Value			
Total	3,833	14,479	44,096
<\$50,000	0.8%	3.1%	4.4%
\$50,000 - \$99,999	0.1%	0.4%	1.0%
\$100,000 - \$149,999	0.1%	0.2%	2.3%
\$150,000 - \$199,999	0.6%	0.8%	5.8%
\$200,000 - \$249,999	2.6%	2.4%	9.7%
\$250,000 - \$299,999	9.5%	6.3%	11.3%
\$300,000 - \$399,999	29.8%	28.0%	27.6%
\$400,000 - \$499,999	23.1%	27.9%	17.9%
\$500,000 - \$749,999	22.6%	21.2%	12.7%
\$750,000 - \$999,999	6.4%	5.9%	4.5%
\$1,000,000 +	4.4%	3.7%	2.8%
Average Home Value	\$494,163	\$479,334	\$399,223

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



Market Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 45.42559
 Longitude: -122.51232

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	10,127	44,430	161,318
0 - 4	6.9%	6.4%	6.6%
5 - 9	8.3%	7.3%	6.8%
10 - 14	8.9%	8.0%	7.1%
15 - 24	13.4%	13.2%	13.1%
25 - 34	12.1%	11.8%	13.3%
35 - 44	16.3%	14.7%	13.8%
45 - 54	16.1%	15.9%	14.9%
55 - 64	10.4%	12.6%	12.8%
65 - 74	4.5%	6.1%	6.4%
75 - 84	2.3%	2.8%	3.5%
85 +	0.8%	1.3%	1.7%
18 +	70.6%	73.4%	75.0%
2017 Population by Age			
Total	13,707	52,507	178,168
0 - 4	6.6%	6.2%	6.2%
5 - 9	7.2%	6.6%	6.4%
10 - 14	7.8%	7.1%	6.6%
15 - 24	12.2%	12.3%	12.5%
25 - 34	14.2%	13.7%	13.8%
35 - 44	15.0%	13.7%	13.3%
45 - 54	14.6%	13.7%	13.1%
55 - 64	12.2%	13.3%	13.3%
65 - 74	6.8%	8.8%	9.1%
75 - 84	2.4%	3.2%	3.9%
85 +	0.9%	1.3%	1.8%
18 +	73.8%	75.8%	77.0%
2022 Population by Age			
Total	15,539	57,731	190,189
0 - 4	6.5%	6.2%	6.2%
5 - 9	6.9%	6.4%	6.1%
10 - 14	7.3%	6.8%	6.5%
15 - 24	10.9%	11.0%	11.4%
25 - 34	13.7%	13.6%	13.9%
35 - 44	16.4%	14.8%	13.8%
45 - 54	13.3%	12.6%	12.3%
55 - 64	12.4%	12.7%	12.5%
65 - 74	8.3%	10.1%	10.4%
75 - 84	3.3%	4.4%	5.0%
85 +	0.9%	1.3%	1.8%
18 +	74.9%	76.5%	77.4%
2010 Population by Sex			
Males	4,943	21,916	79,398
Females	5,183	22,514	81,919
2017 Population by Sex			
Males	6,687	25,886	87,695
Females	7,020	26,623	90,471
2022 Population by Sex			
Males	7,583	28,495	93,760
Females	7,955	29,237	96,429

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

September 05, 2017



Market Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	10,127	44,430	161,316
White Alone	75.1%	79.8%	78.5%
Black Alone	1.5%	1.4%	2.5%
American Indian Alone	0.5%	0.7%	1.0%
Asian Alone	16.8%	12.1%	8.9%
Pacific Islander Alone	0.3%	0.3%	0.4%
Some Other Race Alone	1.4%	2.0%	4.6%
Two or More Races	4.4%	3.7%	4.1%
Hispanic Origin	5.3%	6.2%	10.4%
Diversity Index	46.7	42.4	49.1
2017 Population by Race/Ethnicity			
Total	13,708	52,510	178,167
White Alone	70.5%	76.0%	75.6%
Black Alone	1.9%	1.7%	2.6%
American Indian Alone	0.5%	0.6%	0.9%
Asian Alone	20.1%	14.6%	10.7%
Pacific Islander Alone	0.3%	0.4%	0.5%
Some Other Race Alone	1.6%	2.2%	5.0%
Two or More Races	5.1%	4.4%	4.7%
Hispanic Origin	5.8%	7.0%	11.2%
Diversity Index	52.1	47.8	53.3
2022 Population by Race/Ethnicity			
Total	15,539	57,732	190,190
White Alone	67.1%	73.1%	73.3%
Black Alone	2.1%	2.0%	2.7%
American Indian Alone	0.4%	0.6%	0.9%
Asian Alone	22.6%	16.6%	12.1%
Pacific Islander Alone	0.4%	0.4%	0.6%
Some Other Race Alone	1.7%	2.5%	5.3%
Two or More Races	5.6%	4.9%	5.1%
Hispanic Origin	6.4%	7.7%	12.2%
Diversity Index	55.9	51.8	56.5
2010 Population by Relationship and Household Type			
Total	10,126	44,430	161,317
In Households	99.9%	99.7%	98.9%
In Family Households	90.1%	88.0%	84.1%
Householder	26.4%	26.6%	25.5%
Spouse	21.1%	21.6%	19.1%
Child	36.1%	33.3%	31.7%
Other relative	4.1%	4.1%	4.6%
Nonrelative	2.4%	2.4%	3.3%
In Nonfamily Households	9.8%	11.7%	14.8%
In Group Quarters	0.1%	0.3%	1.1%
Institutionalized Population	0.0%	0.0%	0.5%
Noninstitutionalized Population	0.1%	0.2%	0.6%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



Market Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

	1 mile	3 miles	5 miles
2017 Population 25+ by Educational Attainment			
Total	9,060	35,576	121,882
Less than 9th Grade	1.6%	1.9%	4.0%
9th - 12th Grade, No Diploma	2.3%	3.8%	6.7%
High School Graduate	12.7%	15.6%	19.6%
GED/Alternative Credential	2.2%	3.1%	4.8%
Some College, No Degree	26.1%	25.5%	27.0%
Associate Degree	9.2%	10.0%	9.3%
Bachelor's Degree	31.5%	25.9%	19.5%
Graduate/Professional Degree	14.4%	14.2%	9.1%
2017 Population 15+ by Marital Status			
Total	10,739	42,015	144,062
Never Married	26.9%	27.9%	31.0%
Married	59.9%	58.2%	51.7%
Widowed	2.0%	3.3%	4.7%
Divorced	11.2%	10.7%	12.6%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	97.0%	96.4%	95.3%
Civilian Unemployed (Unemployment Rate)	3.0%	3.6%	4.7%
2017 Employed Population 16+ by Industry			
Total	7,108	27,486	89,158
Agriculture/Mining	0.5%	0.8%	0.7%
Construction	6.5%	6.4%	7.0%
Manufacturing	9.8%	11.6%	12.4%
Wholesale Trade	5.3%	4.4%	3.7%
Retail Trade	10.8%	12.9%	13.1%
Transportation/Utilities	4.4%	6.1%	5.3%
Information	1.2%	0.9%	1.3%
Finance/Insurance/Real Estate	7.5%	7.3%	6.6%
Services	48.6%	45.2%	46.6%
Public Administration	5.3%	4.3%	3.2%
2017 Employed Population 16+ by Occupation			
Total	7,110	27,485	89,156
White Collar	69.9%	67.3%	58.2%
Management/Business/Financial	18.3%	17.6%	13.7%
Professional	25.4%	23.0%	18.4%
Sales	11.0%	13.6%	11.9%
Administrative Support	15.3%	13.1%	14.3%
Services	12.4%	14.3%	18.6%
Blue Collar	17.7%	18.4%	23.2%
Farming/Forestry/Fishing	0.0%	0.6%	0.6%
Construction/Extraction	5.8%	5.2%	5.6%
Installation/Maintenance/Repair	1.5%	2.0%	2.9%
Production	4.1%	4.2%	6.1%
Transportation/Material Moving	6.4%	6.5%	8.0%
2010 Population By Urban/ Rural Status			
Total Population	10,126	44,430	161,317
Population Inside Urbanized Area	100.0%	97.3%	96.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	2.7%	3.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

September 05, 2017



Market Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	3,412	15,601	58,740
Households with 1 Person	16.2%	18.8%	22.1%
Households with 2+ People	83.8%	81.2%	77.9%
Family Households	78.3%	75.0%	70.0%
Husband-wife Families	62.5%	61.0%	52.4%
With Related Children	34.8%	30.2%	23.9%
Other Family (No Spouse Present)	15.8%	14.1%	17.6%
Other Family with Male Householder	5.2%	4.5%	5.5%
With Related Children	3.4%	2.9%	3.3%
Other Family with Female Householder	10.6%	9.5%	12.1%
With Related Children	7.2%	6.2%	7.9%
Nonfamily Households	5.5%	6.2%	7.9%
All Households with Children	45.9%	39.8%	35.7%
Multigenerational Households	4.7%	4.3%	4.6%
Unmarried Partner Households	5.6%	5.9%	7.8%
Male-female	4.8%	5.1%	6.9%
Same-sex	0.8%	0.9%	0.9%
2010 Households by Size			
Total	3,411	15,601	58,740
1 Person Household	16.2%	18.8%	22.1%
2 Person Household	29.0%	32.8%	33.5%
3 Person Household	20.0%	18.2%	17.4%
4 Person Household	21.1%	17.4%	14.6%
5 Person Household	8.4%	7.7%	6.9%
6 Person Household	3.4%	3.1%	3.0%
7 + Person Household	1.9%	2.1%	2.4%
2010 Households by Tenure and Mortgage Status			
Total	3,412	15,601	58,739
Owner Occupied	75.7%	74.0%	66.3%
Owned with a Mortgage/Loan	66.7%	59.9%	52.0%
Owned Free and Clear	9.0%	14.0%	14.3%
Renter Occupied	24.3%	26.0%	33.7%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,585	16,532	62,094
Housing Units Inside Urbanized Area	100.0%	97.3%	96.5%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	2.7%	3.5%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



Market Profile

13327 SE Misty Dr, Happy Valley, Oregon, 97086
Rings: 1, 3, 5 mile radii

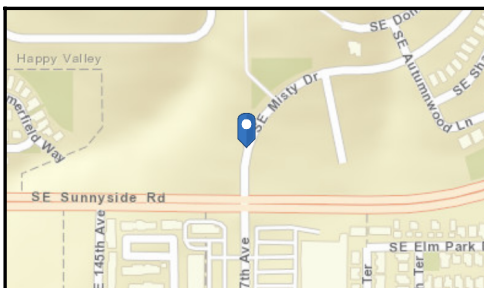
Prepared by Esri
Latitude: 45.42559
Longitude: -122.51232

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Soccer Moms (4A)	Soccer Moms (4A)	Front Porches (8E)
2.	Middleburg (4C)	Green Acres (6A)	Soccer Moms (4A)
3.	Professional Pride (1B)	Professional Pride (1B)	Green Acres (6A)
2017 Consumer Spending			
Apparel & Services: Total \$	\$13,711,593	\$53,125,935	\$141,508,008
Average Spent	\$3,019.51	\$2,919.65	\$2,213.80
Spending Potential Index	140	135	102
Education: Total \$	\$9,123,207	\$36,129,820	\$97,470,048
Average Spent	\$2,009.07	\$1,985.59	\$1,524.85
Spending Potential Index	138	136	105
Entertainment/Recreation: Total \$	\$19,311,281	\$75,168,656	\$202,141,226
Average Spent	\$4,252.65	\$4,131.05	\$3,162.36
Spending Potential Index	136	132	101
Food at Home: Total \$	\$29,644,532	\$117,505,345	\$323,512,817
Average Spent	\$6,528.19	\$6,457.76	\$5,061.14
Spending Potential Index	130	128	101
Food Away from Home: Total \$	\$20,912,276	\$81,557,619	\$217,389,495
Average Spent	\$4,605.21	\$4,482.17	\$3,400.91
Spending Potential Index	138	134	102
Health Care: Total \$	\$33,674,785	\$131,672,055	\$357,372,013
Average Spent	\$7,415.72	\$7,236.32	\$5,590.84
Spending Potential Index	133	129	100
HH Furnishings & Equipment: Total \$	\$12,358,977	\$47,837,315	\$126,477,685
Average Spent	\$2,721.64	\$2,629.00	\$1,978.66
Spending Potential Index	140	135	102
Personal Care Products & Services: Total \$	\$4,981,366	\$19,475,836	\$51,960,968
Average Spent	\$1,096.98	\$1,070.34	\$812.89
Spending Potential Index	138	134	102
Shelter: Total \$	\$97,561,660	\$385,347,684	\$1,067,553,196
Average Spent	\$21,484.62	\$21,177.60	\$16,701.13
Spending Potential Index	132	130	103
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$14,748,885	\$57,035,110	\$150,883,156
Average Spent	\$3,247.94	\$3,134.49	\$2,360.46
Spending Potential Index	139	134	101
Travel: Total \$	\$13,453,815	\$51,848,589	\$136,554,027
Average Spent	\$2,962.74	\$2,849.45	\$2,136.29
Spending Potential Index	143	138	103
Vehicle Maintenance & Repairs: Total \$	\$6,482,705	\$25,488,819	\$69,185,473
Average Spent	\$1,427.59	\$1,400.79	\$1,082.36
Spending Potential Index	133	131	101

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 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



- 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

