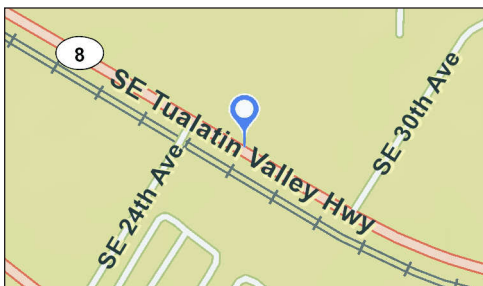
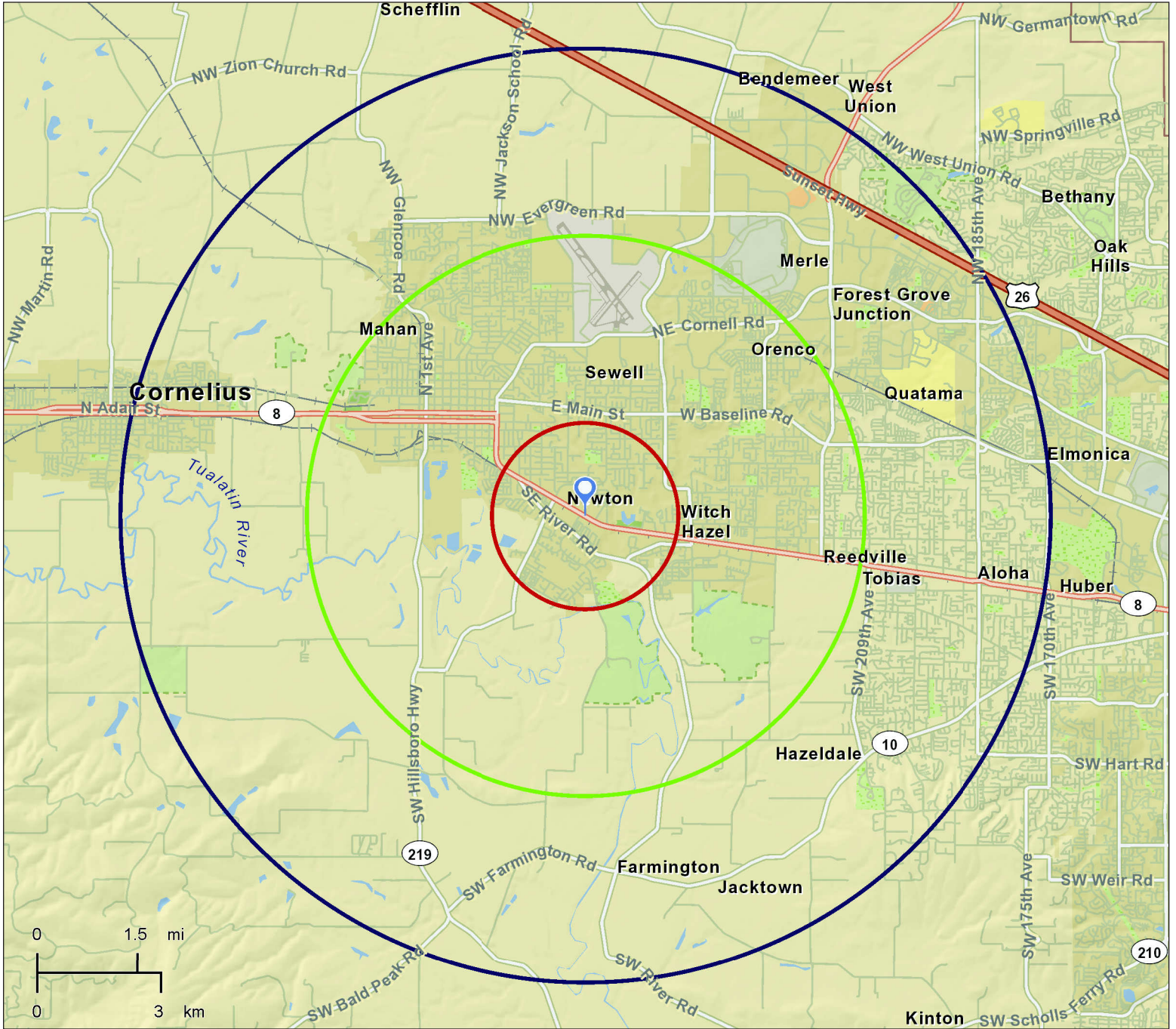




Site Map

2759 SE Tualatin Valley Hwy, Hillsboro, OR, 97123
Ring: 1, 3, 5 Miles

Prepared For: Ashley Rhea
Latitude: 45.50408
Longitude: -122.95438



May 13, 2013

Made with Esri Business Analyst



Market Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR, 97123

Ring: 1 mile radius

Prepared For: Ashley Rhea

Latitude: 45.50408

Longitude: -122.95438

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	9,473	61,237	131,699
2010 Total Population	12,306	76,493	163,646
2012 Total Population	12,622	77,753	166,483
2012 Group Quarters	58	1,394	2,025
2017 Total Population	13,534	82,077	176,028
2012-2017 Annual Rate	1.40%	1.09%	1.12%
Household Summary			
2000 Households	3,214	20,440	46,680
2000 Average Household Size	2.94	2.95	2.79
2010 Households	4,213	26,266	58,509
2010 Average Household Size	2.91	2.86	2.76
2012 Households	4,328	26,754	59,622
2012 Average Household Size	2.90	2.85	2.76
2017 Households	4,649	28,321	63,197
2017 Average Household Size	2.90	2.85	2.75
2012-2017 Annual Rate	1.44%	1.15%	1.17%
2010 Families	3,135	18,913	40,684
2010 Average Family Size	3.32	3.31	3.25
2012 Families	3,201	19,134	41,139
2012 Average Family Size	3.31	3.30	3.24
2017 Families	3,424	20,171	43,371
2017 Average Family Size	3.32	3.31	3.25
2012-2017 Annual Rate	1.36%	1.06%	1.06%
Housing Unit Summary			
2000 Housing Units	3,376	21,763	49,907
Owner Occupied Housing Units	72.2%	60.6%	55.4%
Renter Occupied Housing Units	23.0%	33.3%	38.1%
Vacant Housing Units	4.8%	6.1%	6.5%
2010 Housing Units	4,402	27,665	62,000
Owner Occupied Housing Units	71.9%	61.0%	56.6%
Renter Occupied Housing Units	23.8%	33.9%	37.8%
Vacant Housing Units	4.3%	5.1%	5.6%
2012 Housing Units	4,521	28,100	63,005
Owner Occupied Housing Units	71.2%	60.4%	55.8%
Renter Occupied Housing Units	24.5%	34.8%	38.8%
Vacant Housing Units	4.3%	4.8%	5.4%
2017 Housing Units	4,828	29,488	66,191
Owner Occupied Housing Units	72.0%	61.2%	56.4%
Renter Occupied Housing Units	24.3%	34.8%	39.1%
Vacant Housing Units	3.7%	4.0%	4.5%
Median Household Income			
2012	\$55,363	\$58,689	\$57,096
2017	\$65,053	\$70,463	\$68,149
Median Home Value			
2012	\$216,165	\$225,104	\$222,168
2017	\$231,326	\$241,383	\$239,038
Per Capita Income			
2012	\$22,629	\$24,817	\$25,314
2017	\$25,946	\$28,065	\$28,735
Median Age			
2010	33.9	33.1	32.8
2012	34.1	33.2	32.9
2017	34.6	33.6	33.2

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 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



Market Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR, 97123
 Ring: 5 mile radius

Prepared For: Ashley Rhea
 Latitude: 45.50408
 Longitude: -122.95438

	1 mile	3 miles	5 miles
2012 Households by Income			
Household Income Base	4,328	26,754	59,622
<\$15,000	10.2%	8.1%	8.2%
\$15,000 - \$24,999	8.7%	8.2%	8.3%
\$25,000 - \$34,999	9.3%	8.7%	9.4%
\$35,000 - \$49,999	14.0%	14.3%	15.1%
\$50,000 - \$74,999	25.3%	23.5%	23.4%
\$75,000 - \$99,999	15.4%	15.2%	14.7%
\$100,000 - \$149,999	12.6%	16.3%	15.2%
\$150,000 - \$199,999	1.8%	3.3%	3.4%
\$200,000+	2.7%	2.3%	2.3%
Average Household Income	\$65,842	\$70,759	\$69,551
2017 Households by Income			
Household Income Base	4,649	28,321	63,197
<\$15,000	9.3%	7.2%	7.3%
\$15,000 - \$24,999	6.0%	5.7%	5.8%
\$25,000 - \$34,999	6.5%	6.3%	6.9%
\$35,000 - \$49,999	11.4%	11.5%	12.3%
\$50,000 - \$74,999	24.1%	22.2%	22.1%
\$75,000 - \$99,999	22.0%	21.1%	20.5%
\$100,000 - \$149,999	15.1%	19.0%	17.8%
\$150,000 - \$199,999	2.6%	4.4%	4.6%
\$200,000+	3.0%	2.6%	2.6%
Average Household Income	\$75,440	\$80,018	\$78,913
2012 Owner Occupied Housing Units by Value			
Total	3,221	16,964	35,161
<\$50,000	0.9%	0.5%	0.8%
\$50,000 - \$99,999	1.8%	2.0%	3.2%
\$100,000 - \$149,999	5.8%	5.1%	5.7%
\$150,000 - \$199,999	28.8%	23.9%	24.9%
\$200,000 - \$249,999	39.2%	36.8%	34.8%
\$250,000 - \$299,999	13.7%	17.3%	15.5%
\$300,000 - \$399,999	7.7%	11.1%	10.5%
\$400,000 - \$499,999	1.3%	2.0%	2.7%
\$500,000 - \$749,999	0.6%	0.9%	1.4%
\$750,000 - \$999,999	0.1%	0.2%	0.3%
\$1,000,000 +	0.1%	0.1%	0.2%
Average Home Value	\$223,288	\$237,352	\$237,029
2017 Owner Occupied Housing Units by Value			
Total	3,475	18,047	37,318
<\$50,000	0.7%	0.4%	0.6%
\$50,000 - \$99,999	1.7%	1.9%	3.1%
\$100,000 - \$149,999	4.8%	4.3%	4.9%
\$150,000 - \$199,999	18.5%	14.8%	15.4%
\$200,000 - \$249,999	38.7%	34.5%	33.3%
\$250,000 - \$299,999	19.7%	22.7%	20.6%
\$300,000 - \$399,999	12.1%	15.7%	14.6%
\$400,000 - \$499,999	2.6%	3.7%	4.7%
\$500,000 - \$749,999	1.0%	1.4%	2.1%
\$750,000 - \$999,999	0.1%	0.3%	0.4%
\$1,000,000 +	0.1%	0.2%	0.2%
Average Home Value	\$243,404	\$258,405	\$259,267

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 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



Market Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR, 97123
 Ring: 5 mile radius

Prepared For: Ashley Rhea
 Latitude: 45.50408
 Longitude: -122.95438

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	12,309	76,492	163,646
0 - 4	8.1%	8.3%	8.1%
5 - 9	7.7%	7.8%	7.5%
10 - 14	7.5%	7.5%	7.2%
15 - 24	12.4%	12.6%	12.9%
25 - 34	16.1%	17.2%	18.3%
35 - 44	14.6%	15.9%	15.4%
45 - 54	12.9%	12.8%	12.7%
55 - 64	10.4%	9.6%	9.7%
65 - 74	6.0%	4.7%	4.6%
75 - 84	3.1%	2.5%	2.4%
85 +	1.2%	1.1%	1.0%
18 +	72.2%	72.2%	73.0%
2012 Population by Age			
Total	12,620	77,755	166,483
0 - 4	8.0%	8.3%	8.1%
5 - 9	7.7%	7.7%	7.4%
10 - 14	7.4%	7.4%	7.1%
15 - 24	12.1%	12.3%	12.7%
25 - 34	16.4%	17.5%	18.7%
35 - 44	14.2%	15.5%	15.0%
45 - 54	12.6%	12.5%	12.4%
55 - 64	10.9%	10.0%	10.2%
65 - 74	6.5%	5.1%	5.0%
75 - 84	3.1%	2.5%	2.4%
85 +	1.2%	1.2%	1.1%
18 +	72.7%	72.6%	73.4%
2017 Population by Age			
Total	13,534	82,076	176,027
0 - 4	7.9%	8.3%	8.1%
5 - 9	7.6%	7.7%	7.4%
10 - 14	7.4%	7.4%	7.2%
15 - 24	11.3%	11.6%	12.0%
25 - 34	16.4%	17.6%	18.8%
35 - 44	13.9%	15.2%	14.7%
45 - 54	11.6%	11.6%	11.5%
55 - 64	11.4%	10.6%	10.7%
65 - 74	7.8%	6.1%	6.0%
75 - 84	3.3%	2.6%	2.5%
85 +	1.3%	1.3%	1.1%
18 +	73.0%	72.7%	73.6%
2010 Population by Sex			
Males	6,092	38,713	81,884
Females	6,214	37,779	81,762
2012 Population by Sex			
Males	6,253	39,381	83,373
Females	6,368	38,372	83,111
2017 Population by Sex			
Males	6,702	41,519	88,020
Females	6,832	40,558	88,008

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

May 13, 2013

Made with Esri Business Analyst



Market Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR, 97123
 Ring: 5 mile radius

Prepared For: Ashley Rhea
 Latitude: 45.50408
 Longitude: -122.95438

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	12,305	76,493	163,645
White Alone	74.0%	73.6%	72.8%
Black Alone	1.3%	1.5%	2.1%
American Indian Alone	1.3%	1.1%	1.0%
Asian Alone	5.4%	7.7%	8.7%
Pacific Islander Alone	0.5%	0.5%	0.4%
Some Other Race Alone	13.2%	11.2%	10.3%
Two or More Races	4.4%	4.4%	4.7%
Hispanic Origin	28.0%	24.9%	21.8%
Diversity Index	67.1	65.6	64.6
2012 Population by Race/Ethnicity			
Total	12,622	77,753	166,483
White Alone	73.2%	72.9%	72.0%
Black Alone	1.4%	1.6%	2.2%
American Indian Alone	1.4%	1.2%	1.1%
Asian Alone	5.5%	7.7%	8.8%
Pacific Islander Alone	0.5%	0.5%	0.4%
Some Other Race Alone	13.6%	11.5%	10.6%
Two or More Races	4.5%	4.5%	4.9%
Hispanic Origin	28.6%	25.4%	22.4%
Diversity Index	68.1	66.6	65.6
2017 Population by Race/Ethnicity			
Total	13,534	82,077	176,027
White Alone	71.2%	71.0%	69.9%
Black Alone	1.5%	1.8%	2.5%
American Indian Alone	1.8%	1.5%	1.4%
Asian Alone	5.7%	8.1%	9.1%
Pacific Islander Alone	0.5%	0.5%	0.5%
Some Other Race Alone	14.5%	12.3%	11.4%
Two or More Races	4.8%	4.9%	5.2%
Hispanic Origin	30.6%	27.1%	24.2%
Diversity Index	70.7	69.1	68.5
2010 Population by Relationship and Household Type			
Total	12,306	76,493	163,646
In Households	99.5%	98.2%	98.8%
In Family Households	87.8%	85.0%	83.9%
Householder	25.4%	24.7%	24.9%
Spouse	20.0%	19.2%	18.9%
Child	34.1%	33.4%	32.3%
Other relative	4.9%	4.6%	4.6%
Nonrelative	3.3%	3.1%	3.1%
In Nonfamily Households	11.7%	13.2%	14.9%
In Group Quarters	0.5%	1.8%	1.2%
Institutionalized Population	0.3%	1.3%	0.6%
Noninstitutionalized Population	0.2%	0.5%	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 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



Market Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR, 97123
 Ring: 5 mile radius

Prepared For: Ashley Rhea
 Latitude: 45.50408
 Longitude: -122.95438

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	4,212	26,266	58,510
Households with 1 Person	19.3%	20.8%	22.2%
Households with 2+ People	80.7%	79.2%	77.8%
Family Households	74.4%	72.0%	69.5%
Husband-wife Families	58.7%	56.0%	52.9%
With Related Children	29.6%	29.5%	27.1%
Other Family (No Spouse Present)	15.8%	16.0%	16.6%
Other Family with Male Householder	5.2%	5.3%	5.2%
With Related Children	3.1%	3.2%	3.1%
Other Family with Female Householder	10.5%	10.8%	11.4%
With Related Children	7.2%	7.6%	7.9%
Nonfamily Households	6.2%	7.2%	8.3%
All Households with Children	40.6%	41.0%	38.8%
Multigenerational Households	4.9%	4.3%	4.0%
Unmarried Partner Households	7.1%	7.1%	7.9%
Male-female	6.3%	6.2%	7.0%
Same-sex	0.9%	0.9%	0.9%
2010 Households by Size			
Total	4,214	26,265	58,508
1 Person Household	19.3%	20.8%	22.2%
2 Person Household	31.9%	30.9%	32.1%
3 Person Household	17.0%	17.0%	17.3%
4 Person Household	15.9%	16.2%	14.9%
5 Person Household	8.5%	8.2%	7.5%
6 Person Household	3.7%	3.8%	3.3%
7 + Person Household	3.7%	3.0%	2.6%
2010 Households by Tenure and Mortgage Status			
Total	4,213	26,266	58,509
Owner Occupied	75.1%	64.2%	60.0%
Owned with a Mortgage/Loan	60.3%	54.2%	50.0%
Owned Free and Clear	14.8%	10.1%	10.0%
Renter Occupied	24.9%	35.8%	40.0%

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 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



Census 2010 Summary Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR,
Ring: 1 mile radius

Prepared For: Ashley Rhea

Latitude: 45.50408

Longitude: -122.95438

	2000	2010	2000-2010 Annual Rate
Population	9,473	12,306	2.65%
Households	3,214	4,213	2.74%
Housing Units	3,376	4,402	2.69%

Population by Race	Number	Percent
Total	12,305	100.0%
Population Reporting One Race	11,766	95.6%
White	9,102	74.0%
Black	158	1.3%
American Indian	158	1.3%
Asian	670	5.4%
Pacific Islander	57	0.5%
Some Other Race	1,621	13.2%
Population Reporting Two or More Races	539	4.4%

Total Hispanic Population	3,440	28.0%
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Population by Sex	Number	Percent
Male	6,092	49.5%
Female	6,214	50.5%

Population by Age	Number	Percent
Total	12,309	100.0%
Age 0 - 4	993	8.1%
Age 5 - 9	952	7.7%
Age 10 - 14	926	7.5%
Age 15 - 19	842	6.8%
Age 20 - 24	684	5.6%
Age 25 - 29	965	7.8%
Age 30 - 34	1,020	8.3%
Age 35 - 39	960	7.8%
Age 40 - 44	832	6.8%
Age 45 - 49	810	6.6%
Age 50 - 54	775	6.3%
Age 55 - 59	715	5.8%
Age 60 - 64	564	4.6%
Age 65 - 69	454	3.7%
Age 70 - 74	290	2.4%
Age 75 - 79	221	1.8%
Age 80 - 84	162	1.3%
Age 85+	143	1.2%
Age 18+	8,887	72.2%
Age 65+	1,270	10.3%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	33.9
Male	33.0
Female	34.8
White Alone	37.2
Black Alone	32.8
American Indian Alone	28.0
Asian Alone	33.7
Pacific Islander Alone	30.0
Some Other Race Alone	23.7
Two or More Races	17.5
Hispanic Population	23.2

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.



Census 2010 Summary Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR,
Ring: 1 mile radius

Prepared For: Ashley Rhea

Latitude: 45.50408

Longitude: -122.95438

Households by Type		
Total	4,212	100.0%
Households with 1 Person	814	19.3%
Households with 2+ People	3,398	80.7%
Family Households	3,135	74.4%
Husband-wife Families	2,471	58.7%
With Own Children	1,171	27.8%
Other Family (No Spouse Present)	664	15.8%
With Own Children	372	8.8%
Nonfamily Households	263	6.2%
All Households with Children	1,711	40.6%
Multigenerational Households	207	4.9%
Unmarried Partner Households	301	7.1%
Male-female	264	6.3%
Same-sex	37	0.9%
Average Household Size	2.91	

Family Households by Size		
Total	3,135	100.0%
2 People	1,145	36.5%
3 People	683	21.8%
4 People	649	20.7%
5 People	351	11.2%
6 People	154	4.9%
7+ People	153	4.9%
Average Family Size	3.32	

Nonfamily Households by Size		
Total	1,079	100.0%
1 Person	814	75.4%
2 People	201	18.6%
3 People	33	3.1%
4 People	19	1.8%
5 People	9	0.8%
6 People	1	0.1%
7+ People	2	0.2%
Average Nonfamily Size	1.34	

Population by Relationship and Household Type		
Total	12,306	100.0%
In Households	12,248	99.5%
In Family Households	10,806	87.8%
Householder	3,126	25.4%
Spouse	2,462	20.0%
Child	4,202	34.1%
Other relative	605	4.9%
Nonrelative	411	3.3%
In Nonfamily Households	1,443	11.7%
In Group Quarters	58	0.5%
Institutionalized Population	31	0.3%
Noninstitutionalized Population	26	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.



Census 2010 Summary Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR,
Ring: 1 mile radius

Prepared For: Ashley Rhea

Latitude: 45.50408

Longitude: -122.95438

Family Households by Age of Householder		
Total		3,136 100.0%
Householder Age	15 - 44	1,488 47.4%
Householder Age	45 - 54	688 21.9%
Householder Age	55 - 64	521 16.6%
Householder Age	65 - 74	277 8.8%
Householder Age	75+	162 5.2%
Nonfamily Households by Age of Householder		
Total		1,077 100.0%
Householder Age	15 - 44	315 29.2%
Householder Age	45 - 54	173 16.1%
Householder Age	55 - 64	212 19.7%
Householder Age	65 - 74	188 17.5%
Householder Age	75+	189 17.5%
Households by Race of Householder		
Total		4,212 100.0%
Householder is	White Alone	3,428 81.4%
Householder is	Black Alone	55 1.3%
Householder is	American Indian Alone	41 1.0%
Householder is	Asian Alone	199 4.7%
Householder is	Pacific Islander Alone	16 0.4%
Householder is	Some Other Race Alone	365 8.7%
Householder is	Two or More Races	108 2.6%
Households with	Hispanic Householder	753 17.9%
Husband-wife Families by Race of Householder		
Total		2,471 100.0%
Householder is	White Alone	1,987 80.4%
Householder is	Black Alone	33 1.3%
Householder is	American Indian Alone	24 1.0%
Householder is	Asian Alone	129 5.2%
Householder is	Pacific Islander Alone	11 0.4%
Householder is	Some Other Race Alone	226 9.1%
Householder is	Two or More Races	61 2.5%
Husband-wife Families with	Hispanic Householder	472 19.1%
Other Families (No Spouse) by Race of Householder		
Total		664 100.0%
Householder is	White Alone	483 72.7%
Householder is	Black Alone	9 1.4%
Householder is	American Indian Alone	11 1.7%
Householder is	Asian Alone	30 4.5%
Householder is	Pacific Islander Alone	3 0.5%
Householder is	Some Other Race Alone	106 16.0%
Householder is	Two or More Races	22 3.3%
Other Families with	Hispanic Householder	204 30.7%
Nonfamily Households by Race of Householder		
Total		1,077 100.0%
Householder is	White Alone	958 89.0%
Householder is	Black Alone	13 1.2%
Householder is	American Indian Alone	6 0.6%
Householder is	Asian Alone	39 3.6%
Householder is	Pacific Islander Alone	2 0.2%
Householder is	Some Other Race Alone	33 3.1%
Householder is	Two or More Races	26 2.4%
Nonfamily Households with	Hispanic Householder	77 7.1%

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



Census 2010 Summary Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR,
Ring: 1 mile radius

Prepared For: Ashley Rhea

Latitude: 45.50408

Longitude: -122.95438

Total Housing Units by Occupancy

Total	4,409	100.0%
Occupied Housing Units	4,213	95.6%
Vacant Housing Units		
For Rent	59	1.3%
Rented, not Occupied	7	0.2%
For Sale Only	69	1.6%
Sold, not Occupied	20	0.5%
For Seasonal/Recreational/Occasional Use	5	0.1%
For Migrant Workers	0	0.0%
Other Vacant	36	0.8%
Total Vacancy Rate	4.3%	

Households by Tenure and Mortgage Status

Total	4,213	100.0%
Owner Occupied	3,164	75.1%
Owned with a Mortgage/Loan	2,541	60.3%
Owned Free and Clear	623	14.8%
Average Household Size	2.84	
Renter Occupied	1,049	24.9%
Average Household Size	3.12	

Owner-occupied Housing Units by Race of Householder

Total	3,164	100.0%
Householder is White Alone	2,657	84.0%
Householder is Black Alone	42	1.3%
Householder is American Indian Alone	21	0.7%
Householder is Asian Alone	164	5.2%
Householder is Pacific Islander Alone	11	0.3%
Householder is Some Other Race Alone	198	6.3%
Householder is Two or More Races	71	2.2%
Owner-occupied Housing Units with Hispanic Householder	415	13.1%

Renter-occupied Housing Units by Race of Householder

Total	1,048	100.0%
Householder is White Alone	772	73.7%
Householder is Black Alone	12	1.1%
Householder is American Indian Alone	20	1.9%
Householder is Asian Alone	35	3.3%
Householder is Pacific Islander Alone	5	0.5%
Householder is Some Other Race Alone	167	15.9%
Householder is Two or More Races	37	3.5%
Renter-occupied Housing Units with Hispanic Householder	338	32.2%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.70
Householder is Black Alone	3.15
Householder is American Indian Alone	4.00
Householder is Asian Alone	3.18
Householder is Pacific Islander Alone	3.50
Householder is Some Other Race Alone	4.47
Householder is Two or More Races	3.22
Householder is Hispanic	4.34

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



Census 2010 Summary Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR,
Ring: 3 mile radius

Prepared For: Ashley Rhea

Latitude: 45.50408

Longitude: -122.95438

	2000	2010	2000-2010 Annual Rate
Population	61,237	76,493	2.25%
Households	20,440	26,266	2.54%
Housing Units	21,763	27,665	2.43%

Population by Race	Number	Percent
Total	76,493	100.0%
Population Reporting One Race	73,111	95.6%
White	56,333	73.6%
Black	1,129	1.5%
American Indian	843	1.1%
Asian	5,863	7.7%
Pacific Islander	361	0.5%
Some Other Race	8,582	11.2%
Population Reporting Two or More Races	3,382	4.4%
Total Hispanic Population	19,020	24.9%

Population by Sex	Number	Percent
Male	38,713	50.6%
Female	37,779	49.4%

Population by Age	Number	Percent
Total	76,492	100.0%
Age 0 - 4	6,387	8.4%
Age 5 - 9	5,950	7.8%
Age 10 - 14	5,713	7.5%
Age 15 - 19	5,089	6.7%
Age 20 - 24	4,532	5.9%
Age 25 - 29	6,248	8.2%
Age 30 - 34	6,940	9.1%
Age 35 - 39	6,533	8.5%
Age 40 - 44	5,632	7.4%
Age 45 - 49	5,088	6.7%
Age 50 - 54	4,703	6.1%
Age 55 - 59	4,061	5.3%
Age 60 - 64	3,252	4.3%
Age 65 - 69	2,220	2.9%
Age 70 - 74	1,383	1.8%
Age 75 - 79	1,063	1.4%
Age 80 - 84	829	1.1%
Age 85+	868	1.1%
Age 18+	55,200	72.2%
Age 65+	6,363	8.3%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	33.1
Male	32.5
Female	33.8
White Alone	35.7
Black Alone	31.3
American Indian Alone	29.7
Asian Alone	33.0
Pacific Islander Alone	30.2
Some Other Race Alone	24.2
Two or More Races	17.5
Hispanic Population	23.6

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.



Census 2010 Summary Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR,
Ring: 3 mile radius

Prepared For: Ashley Rhea

Latitude: 45.50408

Longitude: -122.95438

Households by Type		
Total	26,266	100.0%
Households with 1 Person	5,462	20.8%
Households with 2+ People	20,804	79.2%
Family Households	18,913	72.0%
Husband-wife Families	14,701	56.0%
With Own Children	7,397	28.2%
Other Family (No Spouse Present)	4,211	16.0%
With Own Children	2,471	9.4%
Nonfamily Households	1,891	7.2%
All Households with Children	10,770	41.0%
Multigenerational Households	1,140	4.3%
Unmarried Partner Households	1,874	7.1%
Male-female	1,641	6.2%
Same-sex	233	0.9%
Average Household Size	2.86	

Family Households by Size		
Total	18,912	100.0%
2 People	6,698	35.4%
3 People	4,198	22.2%
4 People	4,130	21.8%
5 People	2,123	11.2%
6 People	983	5.2%
7+ People	780	4.1%
Average Family Size	3.31	

Nonfamily Households by Size		
Total	7,353	100.0%
1 Person	5,462	74.3%
2 People	1,414	19.2%
3 People	274	3.7%
4 People	124	1.7%
5 People	41	0.6%
6 People	20	0.3%
7+ People	18	0.2%
Average Nonfamily Size	1.37	

Population by Relationship and Household Type		
Total	76,493	100.0%
In Households	75,099	98.2%
In Family Households	65,032	85.0%
Householder	18,874	24.7%
Spouse	14,667	19.2%
Child	25,536	33.4%
Other relative	3,550	4.6%
Nonrelative	2,405	3.1%
In Nonfamily Households	10,067	13.2%
In Group Quarters	1,394	1.8%
Institutionalized Population	989	1.3%
Noninstitutionalized Population	405	0.5%

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. Average family size excludes nonrelatives.

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



Census 2010 Summary Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR,
Ring: 3 mile radius

Prepared For: Ashley Rhea

Latitude: 45.50408

Longitude: -122.95438

Family Households by Age of Householder		
Total	18,912	100.0%
Householder Age 15 - 44	9,755	51.6%
Householder Age 45 - 54	4,115	21.8%
Householder Age 55 - 64	2,878	15.2%
Householder Age 65 - 74	1,384	7.3%
Householder Age 75+	780	4.1%
Nonfamily Households by Age of Householder		
Total	7,355	100.0%
Householder Age 15 - 44	3,046	41.4%
Householder Age 45 - 54	1,297	17.6%
Householder Age 55 - 64	1,305	17.7%
Householder Age 65 - 74	795	10.8%
Householder Age 75+	912	12.4%
Households by Race of Householder		
Total	26,267	100.0%
Householder is White Alone	21,033	80.1%
Householder is Black Alone	380	1.4%
Householder is American Indian Alone	239	0.9%
Householder is Asian Alone	1,875	7.1%
Householder is Pacific Islander Alone	99	0.4%
Householder is Some Other Race Alone	1,963	7.5%
Householder is Two or More Races	678	2.6%
Households with Hispanic Householder	4,323	16.5%
Husband-wife Families by Race of Householder		
Total	14,701	100.0%
Householder is White Alone	11,643	79.2%
Householder is Black Alone	177	1.2%
Householder is American Indian Alone	124	0.8%
Householder is Asian Alone	1,209	8.2%
Householder is Pacific Islander Alone	57	0.4%
Householder is Some Other Race Alone	1,136	7.7%
Householder is Two or More Races	355	2.4%
Husband-wife Families with Hispanic Householder	2,494	17.0%
Other Families (No Spouse) by Race of Householder		
Total	4,211	100.0%
Householder is White Alone	3,119	74.1%
Householder is Black Alone	71	1.7%
Householder is American Indian Alone	54	1.3%
Householder is Asian Alone	214	5.1%
Householder is Pacific Islander Alone	17	0.4%
Householder is Some Other Race Alone	590	14.0%
Householder is Two or More Races	146	3.5%
Other Families with Hispanic Householder	1,212	28.8%
Nonfamily Households by Race of Householder		
Total	7,353	100.0%
Householder is White Alone	6,270	85.3%
Householder is Black Alone	133	1.8%
Householder is American Indian Alone	62	0.8%
Householder is Asian Alone	451	6.1%
Householder is Pacific Islander Alone	24	0.3%
Householder is Some Other Race Alone	237	3.2%
Householder is Two or More Races	176	2.4%
Nonfamily Households with Hispanic Householder	617	8.4%

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



Census 2010 Summary Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR,
Ring: 3 mile radius

Prepared For: Ashley Rhea

Latitude: 45.50408

Longitude: -122.95438

Total Housing Units by Occupancy

Total	27,654	100.0%
Occupied Housing Units	26,266	95.0%
Vacant Housing Units		
For Rent	576	2.1%
Rented, not Occupied	47	0.2%
For Sale Only	369	1.3%
Sold, not Occupied	65	0.2%
For Seasonal/Recreational/Occasional Use	99	0.4%
For Migrant Workers	0	0.0%
Other Vacant	232	0.8%
Total Vacancy Rate	5.1%	

Households by Tenure and Mortgage Status

Total	26,266	100.0%
Owner Occupied	16,875	64.2%
Owned with a Mortgage/Loan	14,233	54.2%
Owned Free and Clear	2,642	10.1%
Average Household Size	2.85	
Renter Occupied	9,391	35.8%
Average Household Size	2.87	

Owner-occupied Housing Units by Race of Householder

Total	16,875	100.0%
Householder is White Alone	14,118	83.7%
Householder is Black Alone	175	1.0%
Householder is American Indian Alone	106	0.6%
Householder is Asian Alone	1,301	7.7%
Householder is Pacific Islander Alone	53	0.3%
Householder is Some Other Race Alone	768	4.6%
Householder is Two or More Races	354	2.1%
Owner-occupied Housing Units with Hispanic Householder	1,695	10.0%

Renter-occupied Housing Units by Race of Householder

Total	9,392	100.0%
Householder is White Alone	6,915	73.6%
Householder is Black Alone	205	2.2%
Householder is American Indian Alone	133	1.4%
Householder is Asian Alone	574	6.1%
Householder is Pacific Islander Alone	46	0.5%
Householder is Some Other Race Alone	1,195	12.7%
Householder is Two or More Races	324	3.5%
Renter-occupied Housing Units with Hispanic Householder	2,628	28.0%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.68
Householder is Black Alone	2.95
Householder is American Indian Alone	3.46
Householder is Asian Alone	3.01
Householder is Pacific Islander Alone	3.52
Householder is Some Other Race Alone	4.37
Householder is Two or More Races	3.21
Householder is Hispanic	4.16

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



Census 2010 Summary Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR,
Ring: 5 mile radius

Prepared For: Ashley Rhea

Latitude: 45.50408

Longitude: -122.95438

	2000	2010	2000-2010 Annual Rate
Population	131,699	163,646	2.20%
Households	46,680	58,509	2.28%
Housing Units	49,907	62,000	2.19%

Population by Race	Number	Percent
Total	163,645	100.0%
Population Reporting One Race	155,939	95.3%
White	119,145	72.8%
Black	3,414	2.1%
American Indian	1,608	1.0%
Asian	14,264	8.7%
Pacific Islander	709	0.4%
Some Other Race	16,799	10.3%
Population Reporting Two or More Races	7,706	4.7%
Total Hispanic Population	35,740	21.8%

Population by Sex	Number	Percent
Male	81,884	50.0%
Female	81,762	50.0%

Population by Age	Number	Percent
Total	163,646	100.0%
Age 0 - 4	13,273	8.1%
Age 5 - 9	12,268	7.5%
Age 10 - 14	11,804	7.2%
Age 15 - 19	10,728	6.6%
Age 20 - 24	10,442	6.4%
Age 25 - 29	14,655	9.0%
Age 30 - 34	15,330	9.4%
Age 35 - 39	13,519	8.3%
Age 40 - 44	11,695	7.1%
Age 45 - 49	10,774	6.6%
Age 50 - 54	10,088	6.2%
Age 55 - 59	8,811	5.4%
Age 60 - 64	7,132	4.4%
Age 65 - 69	4,655	2.8%
Age 70 - 74	2,939	1.8%
Age 75 - 79	2,180	1.3%
Age 80 - 84	1,707	1.0%
Age 85+	1,646	1.0%
Age 18+	119,522	73.0%
Age 65+	13,127	8.0%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	32.8
Male	32.2
Female	33.5
White Alone	35.2
Black Alone	29.9
American Indian Alone	29.2
Asian Alone	33.1
Pacific Islander Alone	30.2
Some Other Race Alone	24.2
Two or More Races	17.2
Hispanic Population	23.5

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.



Census 2010 Summary Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR,
Ring: 5 mile radius

Prepared For: Ashley Rhea

Latitude: 45.50408

Longitude: -122.95438

Households by Type		
Total	58,510	100.0%
Households with 1 Person	12,997	22.2%
Households with 2+ People	45,513	77.8%
Family Households	40,684	69.5%
Husband-wife Families	30,958	52.9%
With Own Children	15,162	25.9%
Other Family (No Spouse Present)	9,726	16.6%
With Own Children	5,740	9.8%
Nonfamily Households	4,829	8.3%
All Households with Children	22,724	38.8%
Multigenerational Households	2,348	4.0%
Unmarried Partner Households	4,631	7.9%
Male-female	4,092	7.0%
Same-sex	539	0.9%
Average Household Size	2.76	

Family Households by Size		
Total	40,683	100.0%
2 People	15,020	36.9%
3 People	9,494	23.3%
4 People	8,488	20.9%
5 People	4,278	10.5%
6 People	1,914	4.7%
7+ People	1,489	3.7%
Average Family Size	3.25	

Nonfamily Households by Size		
Total	17,825	100.0%
1 Person	12,997	72.9%
2 People	3,783	21.2%
3 People	648	3.6%
4 People	250	1.4%
5 People	82	0.5%
6 People	36	0.2%
7+ People	29	0.2%
Average Nonfamily Size	1.37	

Population by Relationship and Household Type		
Total	163,646	100.0%
In Households	161,621	98.8%
In Family Households	137,219	83.9%
Householder	40,733	24.9%
Spouse	30,998	18.9%
Child	52,857	32.3%
Other relative	7,529	4.6%
Nonrelative	5,102	3.1%
In Nonfamily Households	24,402	14.9%
In Group Quarters	2,025	1.2%
Institutionalized Population	1,017	0.6%
Noninstitutionalized Population	1,008	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.



Census 2010 Summary Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR,
Ring: 5 mile radius

Prepared For: Ashley Rhea

Latitude: 45.50408

Longitude: -122.95438

Family Households by Age of Householder		
Total		40,686 100.0%
Householder Age	15 - 44	21,311 52.4%
Householder Age	45 - 54	8,696 21.4%
Householder Age	55 - 64	6,160 15.1%
Householder Age	65 - 74	2,897 7.1%
Householder Age	75+	1,622 4.0%
Nonfamily Households by Age of Householder		
Total		17,825 100.0%
Householder Age	15 - 44	8,348 46.8%
Householder Age	45 - 54	3,027 17.0%
Householder Age	55 - 64	2,982 16.7%
Householder Age	65 - 74	1,723 9.7%
Householder Age	75+	1,745 9.8%
Households by Race of Householder		
Total		58,509 100.0%
Householder is	White Alone	46,270 79.1%
Householder is	Black Alone	1,167 2.0%
Householder is	American Indian Alone	482 0.8%
Householder is	Asian Alone	4,817 8.2%
Householder is	Pacific Islander Alone	220 0.4%
Householder is	Some Other Race Alone	3,889 6.6%
Householder is	Two or More Races	1,664 2.8%
Households with	Hispanic Householder	8,234 14.1%
Husband-wife Families by Race of Householder		
Total		30,958 100.0%
Householder is	White Alone	24,181 78.1%
Householder is	Black Alone	473 1.5%
Householder is	American Indian Alone	229 0.7%
Householder is	Asian Alone	2,929 9.5%
Householder is	Pacific Islander Alone	117 0.4%
Householder is	Some Other Race Alone	2,255 7.3%
Householder is	Two or More Races	774 2.5%
Husband-wife Families with	Hispanic Householder	4,685 15.1%
Other Families (No Spouse) by Race of Householder		
Total		9,726 100.0%
Householder is	White Alone	7,172 73.7%
Householder is	Black Alone	288 3.0%
Householder is	American Indian Alone	120 1.2%
Householder is	Asian Alone	572 5.9%
Householder is	Pacific Islander Alone	44 0.5%
Householder is	Some Other Race Alone	1,151 11.8%
Householder is	Two or More Races	379 3.9%
Other Families with	Hispanic Householder	2,284 23.5%
Nonfamily Households by Race of Householder		
Total		17,825 100.0%
Householder is	White Alone	14,917 83.7%
Householder is	Black Alone	405 2.3%
Householder is	American Indian Alone	134 0.8%
Householder is	Asian Alone	1,316 7.4%
Householder is	Pacific Islander Alone	59 0.3%
Householder is	Some Other Race Alone	483 2.7%
Householder is	Two or More Races	511 2.9%
Nonfamily Households with	Hispanic Householder	1,265 7.1%

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



Census 2010 Summary Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR,
Ring: 5 mile radius

Prepared For: Ashley Rhea

Latitude: 45.50408

Longitude: -122.95438

Total Housing Units by Occupancy

Total	61,985	100.0%
Occupied Housing Units	58,509	94.4%
Vacant Housing Units		
For Rent	1,650	2.7%
Rented, not Occupied	143	0.2%
For Sale Only	783	1.3%
Sold, not Occupied	122	0.2%
For Seasonal/Recreational/Occasional Use	273	0.4%
For Migrant Workers	1	0.0%
Other Vacant	504	0.8%
Total Vacancy Rate	5.6%	

Households by Tenure and Mortgage Status

Total	58,509	100.0%
Owner Occupied	35,080	60.0%
Owned with a Mortgage/Loan	29,239	50.0%
Owned Free and Clear	5,840	10.0%
Average Household Size	2.81	
Renter Occupied	23,429	40.0%
Average Household Size	2.70	

Owner-occupied Housing Units by Race of Householder

Total	35,079	100.0%
Householder is White Alone	29,100	83.0%
Householder is Black Alone	436	1.2%
Householder is American Indian Alone	196	0.6%
Householder is Asian Alone	2,937	8.4%
Householder is Pacific Islander Alone	105	0.3%
Householder is Some Other Race Alone	1,529	4.4%
Householder is Two or More Races	776	2.2%
Owner-occupied Housing Units with Hispanic Householder	3,344	9.5%

Renter-occupied Housing Units by Race of Householder

Total	23,429	100.0%
Householder is White Alone	17,170	73.3%
Householder is Black Alone	731	3.1%
Householder is American Indian Alone	286	1.2%
Householder is Asian Alone	1,879	8.0%
Householder is Pacific Islander Alone	115	0.5%
Householder is Some Other Race Alone	2,360	10.1%
Householder is Two or More Races	888	3.8%
Renter-occupied Housing Units with Hispanic Householder	4,889	20.9%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.60
Householder is Black Alone	2.93
Householder is American Indian Alone	3.32
Householder is Asian Alone	2.84
Householder is Pacific Islander Alone	3.36
Householder is Some Other Race Alone	4.33
Householder is Two or More Races	3.01
Householder is Hispanic	4.07

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



Demographic and Income Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR, 97123
 Ring: 1 mile radius

Prepared For: Ashley Rhea
 Latitude: 45.50408
 Longitude: -122.95438

Summary	Census 2010	2012	2017
Population	12,306	12,622	13,534
Households	4,213	4,328	4,649
Families	3,135	3,201	3,424
Average Household Size	2.91	2.90	2.90
Owner Occupied Housing Units	3,164	3,221	3,475
Renter Occupied Housing Units	1,049	1,107	1,173
Median Age	33.9	34.1	34.6
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	1.41%	0.83%	0.68%
Households	1.44%	0.95%	0.74%
Families	1.36%	0.84%	0.72%
Owner HHs	1.53%	1.03%	0.91%
Median Household Income	3.28%	3.27%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	442	10.2%	431	9.3%
\$15,000 - \$24,999	376	8.7%	278	6.0%
\$25,000 - \$34,999	402	9.3%	303	6.5%
\$35,000 - \$49,999	607	14.0%	528	11.4%
\$50,000 - \$74,999	1,095	25.3%	1,122	24.1%
\$75,000 - \$99,999	668	15.4%	1,021	22.0%
\$100,000 - \$149,999	547	12.6%	704	15.1%
\$150,000 - \$199,999	76	1.8%	123	2.6%
\$200,000+	115	2.7%	138	3.0%
Median Household Income	\$55,363		\$65,053	
Average Household Income	\$65,842		\$75,440	
Per Capita Income	\$22,629		\$25,946	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	993	8.1%	1,008	8.0%	1,071	7.9%
5 - 9	952	7.7%	969	7.7%	1,032	7.6%
10 - 14	926	7.5%	932	7.4%	1,008	7.4%
15 - 19	842	6.8%	822	6.5%	840	6.2%
20 - 24	684	5.6%	710	5.6%	692	5.1%
25 - 34	1,985	16.1%	2,064	16.4%	2,214	16.4%
35 - 44	1,792	14.6%	1,786	14.2%	1,881	13.9%
45 - 54	1,585	12.9%	1,585	12.6%	1,575	11.6%
55 - 64	1,279	10.4%	1,377	10.9%	1,547	11.4%
65 - 74	744	6.0%	818	6.5%	1,056	7.8%
75 - 84	383	3.1%	393	3.1%	444	3.3%
85+	143	1.2%	156	1.2%	174	1.3%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,102	74.0%	9,241	73.2%	9,633	71.2%
Black Alone	158	1.3%	171	1.4%	207	1.5%
American Indian Alone	158	1.3%	182	1.4%	243	1.8%
Asian Alone	670	5.4%	692	5.5%	768	5.7%
Pacific Islander Alone	57	0.5%	58	0.5%	67	0.5%
Some Other Race Alone	1,621	13.2%	1,711	13.6%	1,965	14.5%
Two or More Races	539	4.4%	567	4.5%	651	4.8%
Hispanic Origin (Any Race)	3,440	28.0%	3,610	28.6%	4,146	30.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

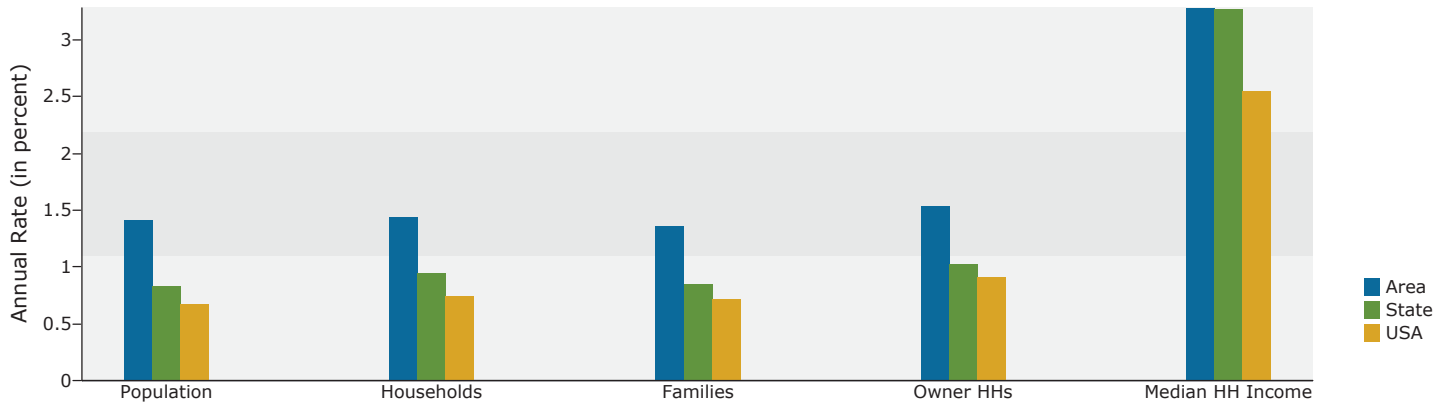


Demographic and Income Profile

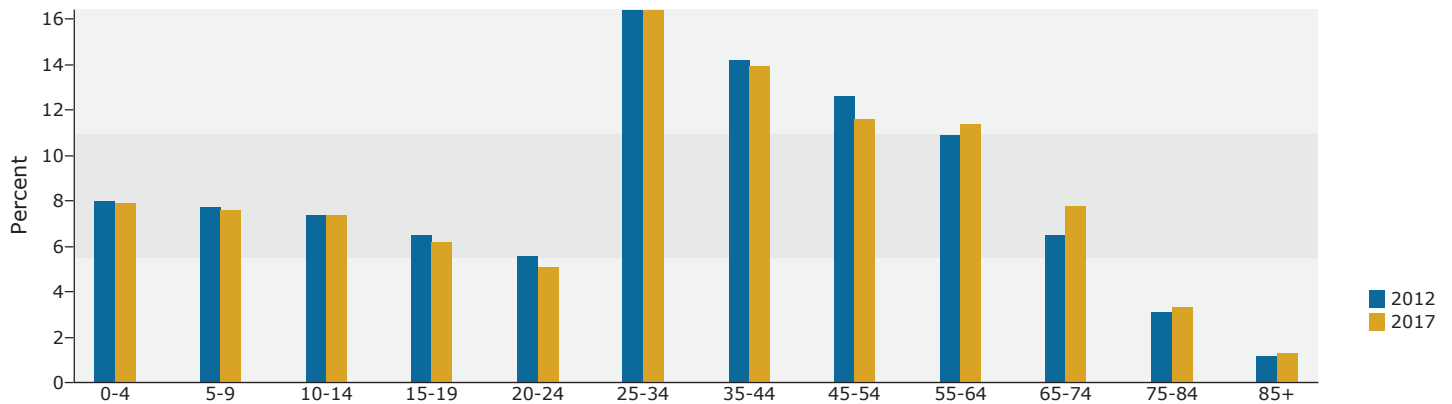
2759 SE Tualatin Valley Hwy, Hillsboro, OR, 97123
 Ring: 1 mile radius

Prepared For: Ashley Rhea
 Latitude: 45.50408
 Longitude: -122.95438

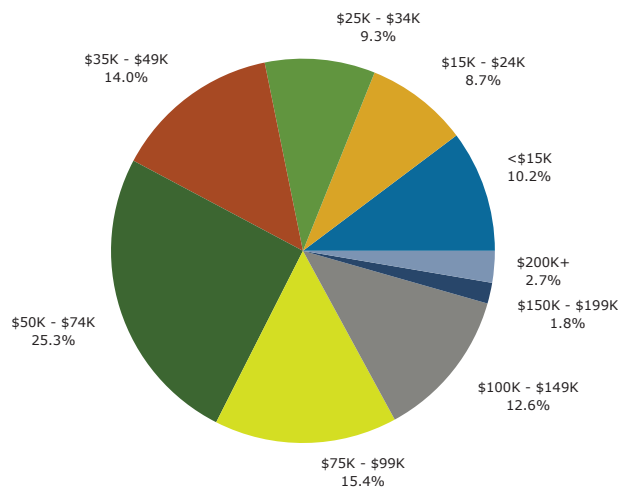
Trends 2012-2017



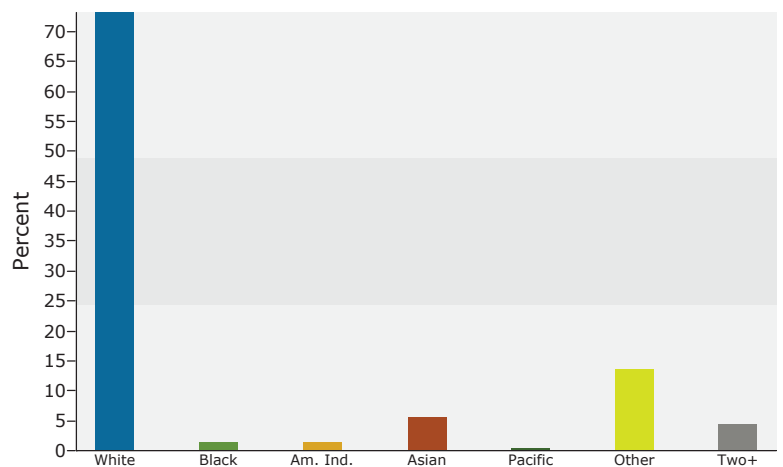
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 28.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

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Demographic and Income Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR, 97123
 Ring: 3 mile radius

Prepared For: Ashley Rhea
 Latitude: 45.50408
 Longitude: -122.95438

Summary	Census 2010	2012	2017
Population	76,493	77,753	82,077
Households	26,266	26,754	28,321
Families	18,913	19,134	20,171
Average Household Size	2.86	2.85	2.85
Owner Occupied Housing Units	16,875	16,964	18,047
Renter Occupied Housing Units	9,391	9,790	10,274
Median Age	33.1	33.2	33.6
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	1.09%	0.83%	0.68%
Households	1.14%	0.95%	0.74%
Families	1.06%	0.84%	0.72%
Owner HHs	1.25%	1.03%	0.91%
Median Household Income	3.72%	3.27%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	2,171	8.1%	2,053	7.2%
\$15,000 - \$24,999	2,195	8.2%	1,601	5.7%
\$25,000 - \$34,999	2,327	8.7%	1,780	6.3%
\$35,000 - \$49,999	3,825	14.3%	3,262	11.5%
\$50,000 - \$74,999	6,291	23.5%	6,280	22.2%
\$75,000 - \$99,999	4,067	15.2%	5,978	21.1%
\$100,000 - \$149,999	4,374	16.3%	5,392	19.0%
\$150,000 - \$199,999	878	3.3%	1,239	4.4%
\$200,000+	626	2.3%	735	2.6%
Median Household Income	\$58,689		\$70,463	
Average Household Income	\$70,759		\$80,018	
Per Capita Income	\$24,817		\$28,065	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,387	8.4%	6,467	8.3%	6,816	8.3%
5 - 9	5,950	7.8%	6,012	7.7%	6,321	7.7%
10 - 14	5,713	7.5%	5,715	7.4%	6,093	7.4%
15 - 19	5,089	6.7%	4,927	6.3%	4,966	6.1%
20 - 24	4,532	5.9%	4,673	6.0%	4,522	5.5%
25 - 34	13,188	17.2%	13,636	17.5%	14,448	17.6%
35 - 44	12,165	15.9%	12,032	15.5%	12,484	15.2%
45 - 54	9,791	12.8%	9,688	12.5%	9,498	11.6%
55 - 64	7,313	9.6%	7,803	10.0%	8,669	10.6%
65 - 74	3,603	4.7%	3,934	5.1%	5,035	6.1%
75 - 84	1,892	2.5%	1,933	2.5%	2,171	2.6%
85+	868	1.1%	935	1.2%	1,053	1.3%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	56,333	73.6%	56,702	72.9%	58,248	71.0%
Black Alone	1,129	1.5%	1,212	1.6%	1,460	1.8%
American Indian Alone	843	1.1%	960	1.2%	1,257	1.5%
Asian Alone	5,863	7.7%	6,024	7.7%	6,615	8.1%
Pacific Islander Alone	361	0.5%	366	0.5%	413	0.5%
Some Other Race Alone	8,582	11.2%	8,952	11.5%	10,060	12.3%
Two or More Races	3,382	4.4%	3,537	4.5%	4,024	4.9%
Hispanic Origin (Any Race)	19,020	24.9%	19,745	25.4%	22,241	27.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

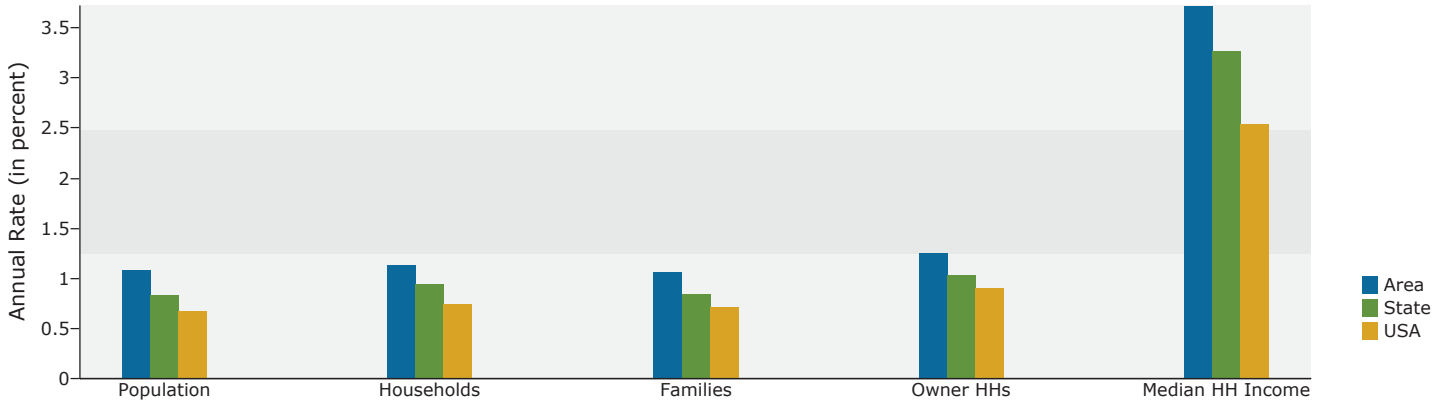


Demographic and Income Profile

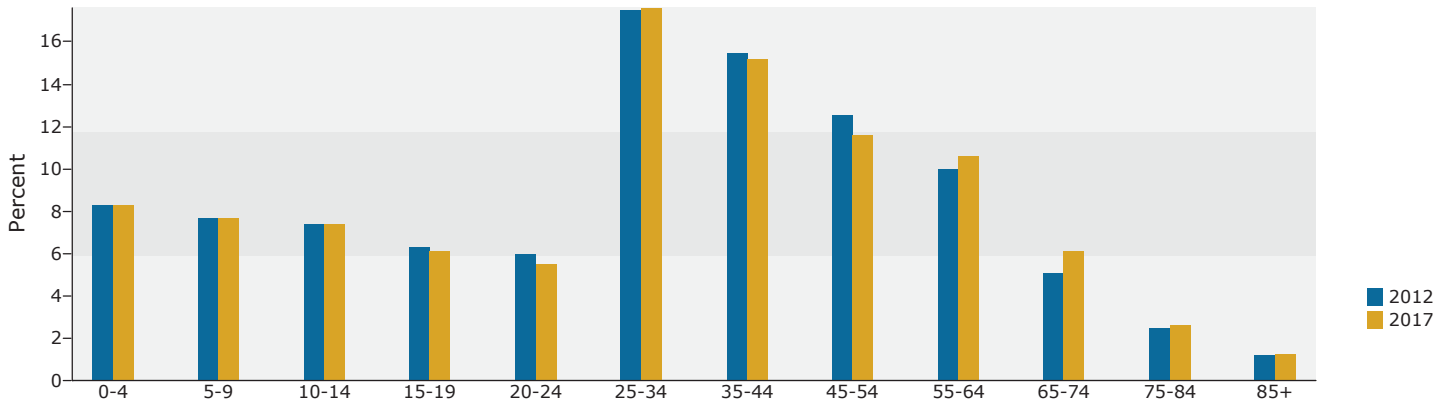
2759 SE Tualatin Valley Hwy, Hillsboro, OR, 97123
 Ring: 3 mile radius

Prepared For: Ashley Rhea
 Latitude: 45.50408
 Longitude: -122.95438

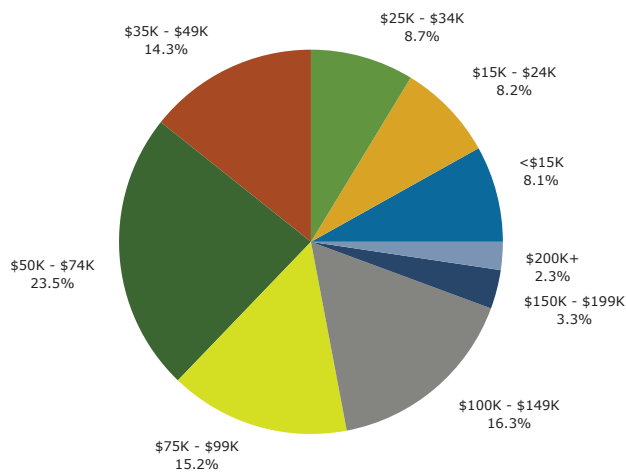
Trends 2012-2017



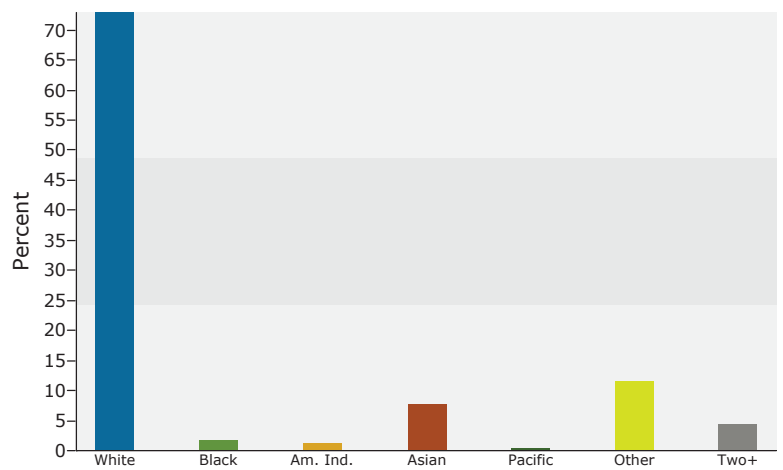
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 25.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

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Demographic and Income Profile

2759 SE Tualatin Valley Hwy, Hillsboro, OR, 97123
 Ring: 5 mile radius

Prepared For: Ashley Rhea
 Latitude: 45.50408
 Longitude: -122.95438

Summary	Census 2010	2012	2017
Population	163,646	166,483	176,028
Households	58,509	59,622	63,197
Families	40,684	41,139	43,371
Average Household Size	2.76	2.76	2.75
Owner Occupied Housing Units	35,080	35,167	37,324
Renter Occupied Housing Units	23,429	24,455	25,873
Median Age	32.8	32.9	33.2
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	1.12%	0.83%	0.68%
Households	1.17%	0.95%	0.74%
Families	1.06%	0.84%	0.72%
Owner HHs	1.20%	1.03%	0.91%
Median Household Income	3.60%	3.27%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	4,870	8.2%	4,612	7.3%
\$15,000 - \$24,999	4,974	8.3%	3,667	5.8%
\$25,000 - \$34,999	5,583	9.4%	4,387	6.9%
\$35,000 - \$49,999	9,030	15.1%	7,786	12.3%
\$50,000 - \$74,999	13,936	23.4%	13,966	22.1%
\$75,000 - \$99,999	8,742	14.7%	12,953	20.5%
\$100,000 - \$149,999	9,060	15.2%	11,262	17.8%
\$150,000 - \$199,999	2,056	3.4%	2,929	4.6%
\$200,000+	1,372	2.3%	1,635	2.6%
Median Household Income	\$57,096		\$68,149	
Average Household Income	\$69,551		\$78,913	
Per Capita Income	\$25,314		\$28,735	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,273	8.1%	13,476	8.1%	14,270	8.1%
5 - 9	12,268	7.5%	12,401	7.4%	13,056	7.4%
10 - 14	11,804	7.2%	11,807	7.1%	12,588	7.2%
15 - 19	10,728	6.6%	10,399	6.2%	10,496	6.0%
20 - 24	10,442	6.4%	10,818	6.5%	10,569	6.0%
25 - 34	29,985	18.3%	31,073	18.7%	33,171	18.8%
35 - 44	25,214	15.4%	24,929	15.0%	25,910	14.7%
45 - 54	20,862	12.7%	20,607	12.4%	20,185	11.5%
55 - 64	15,943	9.7%	16,978	10.2%	18,820	10.7%
65 - 74	7,594	4.6%	8,269	5.0%	10,557	6.0%
75 - 84	3,887	2.4%	3,961	2.4%	4,428	2.5%
85+	1,646	1.0%	1,765	1.1%	1,977	1.1%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	119,145	72.8%	119,885	72.0%	122,974	69.9%
Black Alone	3,414	2.1%	3,680	2.2%	4,466	2.5%
American Indian Alone	1,608	1.0%	1,827	1.1%	2,388	1.4%
Asian Alone	14,264	8.7%	14,664	8.8%	16,099	9.1%
Pacific Islander Alone	709	0.4%	721	0.4%	805	0.5%
Some Other Race Alone	16,799	10.3%	17,631	10.6%	20,069	11.4%
Two or More Races	7,706	4.7%	8,075	4.9%	9,226	5.2%
Hispanic Origin (Any Race)	35,740	21.8%	37,359	22.4%	42,636	24.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

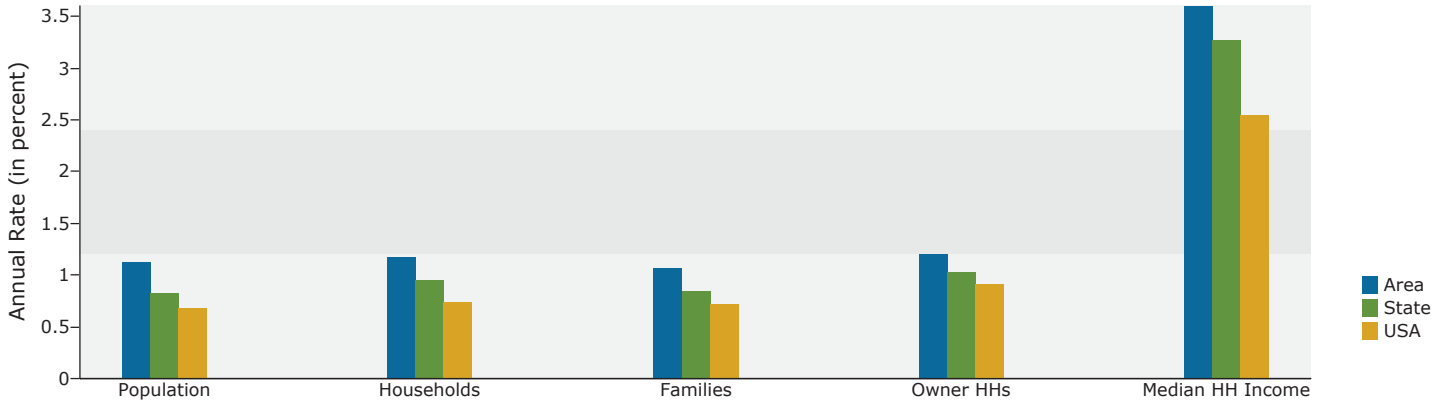


Demographic and Income Profile

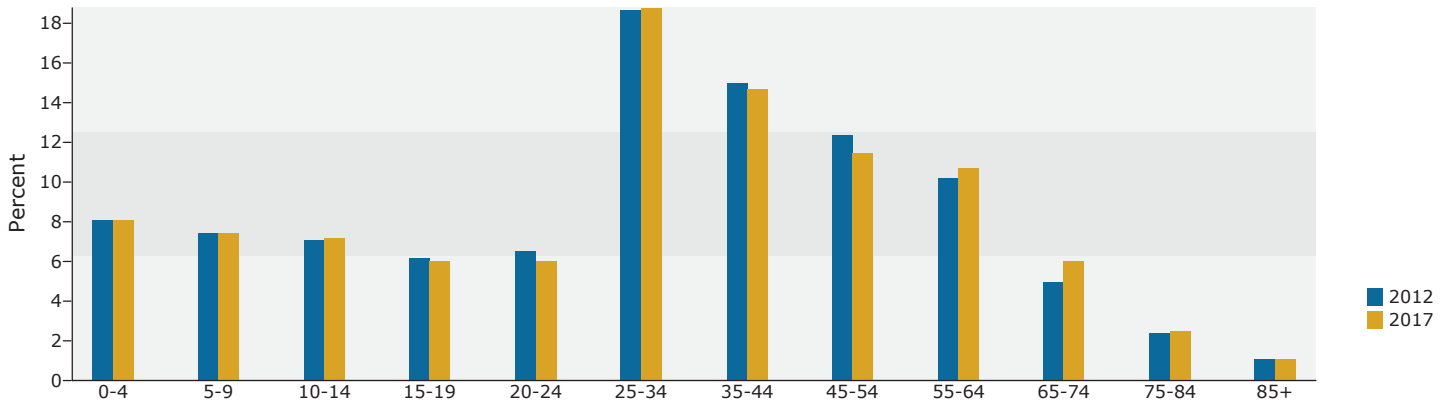
2759 SE Tualatin Valley Hwy, Hillsboro, OR, 97123
 Ring: 5 mile radius

Prepared For: Ashley Rhea
 Latitude: 45.50408
 Longitude: -122.95438

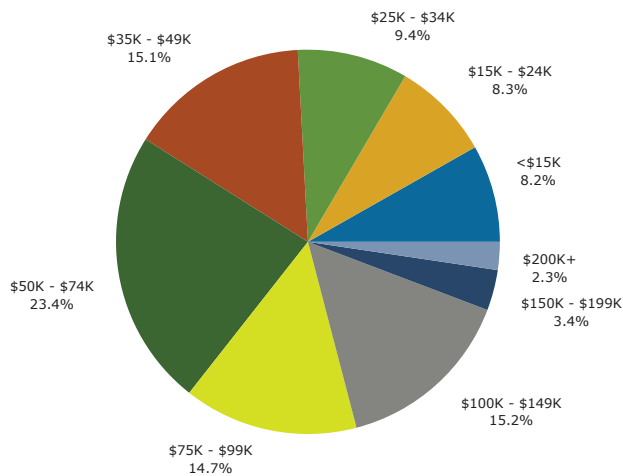
Trends 2012-2017



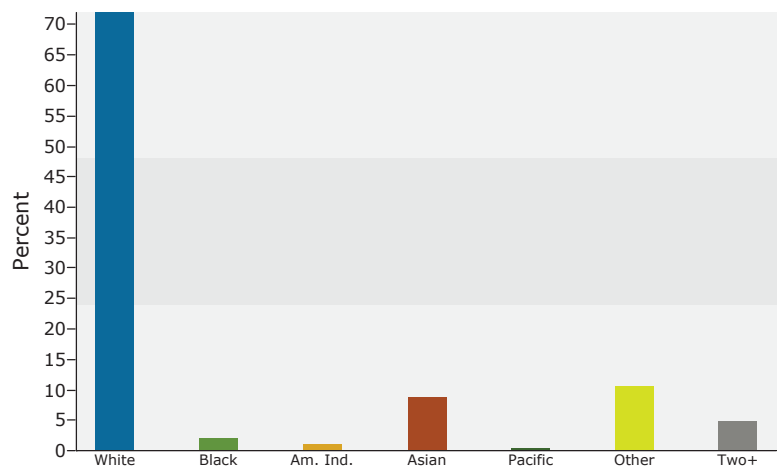
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 22.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

May 13, 2013

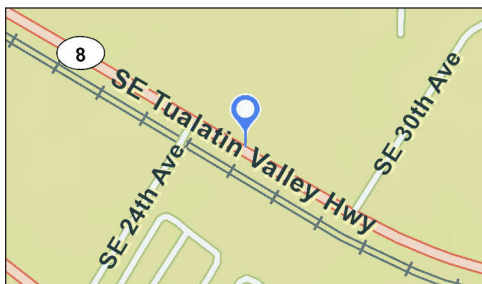
Made with Esri Business Analyst



Traffic Count Map - Close Up

2759 SE Tualatin Valley Hwy, Hillsboro, OR, 97123
 Ring: 1, 3, 5 Miles

Prepared For: Ashley Rhea
 Latitude: 45.50408
 Longitude: -122.95438



- 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: ©2012 Market Planning Solutions, Inc.

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Traffic Count Profile

Prepared For: Ashley Rhea

2759 SE Tualatin Valley Hwy, Hillsboro, OR, 97123
 Ring: 5 mile radius

Latitude: 45.50408
 Longitude: -122.95438

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.25	SE River Rd	SE Thrush Ave (0.06 miles NW)	2010	8,960
0.33	SE Cypress St	SE 28th Ave (0.07 miles E)	2010	10,630
0.34	SE Tualatin Valley Hwy	SE 21st Ave (0.03 miles NW)	2009	27,700
0.47	SE Rood Bridge Rd	SE Timberlake Dr (0.02 miles SW)	2010	8,971
0.48	SE River Rd	SE Currin Ln (0.03 miles SE)	2010	8,246
0.53	SE Minter Bridge Rd	SE Meadowlark Dr (0.02 miles SW)	2001	6,564
0.55	SE 21st Ave	SE Bush St (0.02 miles S)	2010	6,762
0.63	SE Minter Bridge Rd	SE Jacquelin Dr (0.11 miles SW)	2010	10,645
0.68	SE 32nd Ave	SE Alder St (0.02 miles S)	2010	10,958
0.69	SE River Rd	SE Witch Hazel Rd (0.07 miles W)	2010	7,030
0.73	SE Spruce St	SE 18th Ave (0.06 miles E)	2010	868
0.76	SE Bentley St	SE 37th Ave (0.06 miles W)	2010	3,554
0.78	SE Tualatin Valley Hwy	SE 13th Ave (0.03 miles NW)	2009	26,800
0.83	SE Tualatin Valley Hwy	SE 13th Ave (0.02 miles SE)	2009	32,600
0.92	SE 13th Ave	SE Alder St (0.06 miles N)	2010	5,263
0.93	SE 18th Ave	SE Maple Ct (0.03 miles S)	2010	3,099
0.93	SE Tualatin Valley Hwy	SE 45th Ave (0.05 miles W)	2004	30,500
0.95	SE Morgan Rd	SE Daren Dr (0.09 miles SE)	2010	1,339
0.96	SE 24th Ave	SE Washington Ct (0.18 miles N)	2010	5,586
0.97	SE Cedar St	SE 36th Ave (0.09 miles W)	2010	2,337
1.02	SW Rood Bridge Rd	SW Larson Rd (1.05 miles S)	2010	867
1.06	SE Tualatin Valley Hwy	SE 48th Ave (0.03 miles W)	2009	30,900
1.10	SW Minter Bridge Rd	SE Morgan Rd (0.13 miles N)	2010	3,330
1.14	SE Witch Hazel Rd	SE 49th Ave (0.02 miles W)	2010	5,379
1.17	E Main St	NE 25th Ave (0.04 miles E)	2010	20,959
1.19	SE 10th Ave	SE Maple St (0.02 miles N)	2009	33,200
1.21	SE Oak St	SE 15th Ave (0.04 miles E)	2010	2,760
1.21	NE 28th Ave	E Main St (0.06 miles S)	2010	12,423
1.24	SW Brookwood Ave	SE Libby Ct (0.03 miles N)	2010	13,998
1.25	SW 247th Ave	SW Lone Oak St (0.04 miles S)	2010	5,016

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 2012 to 1963. 70% of the counts were taken between 2001 and 2012 and 98.7% of the counts were taken in 1990 or later. 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: ©2012 Market Planning Solutions, Inc.