



## Site Details Map

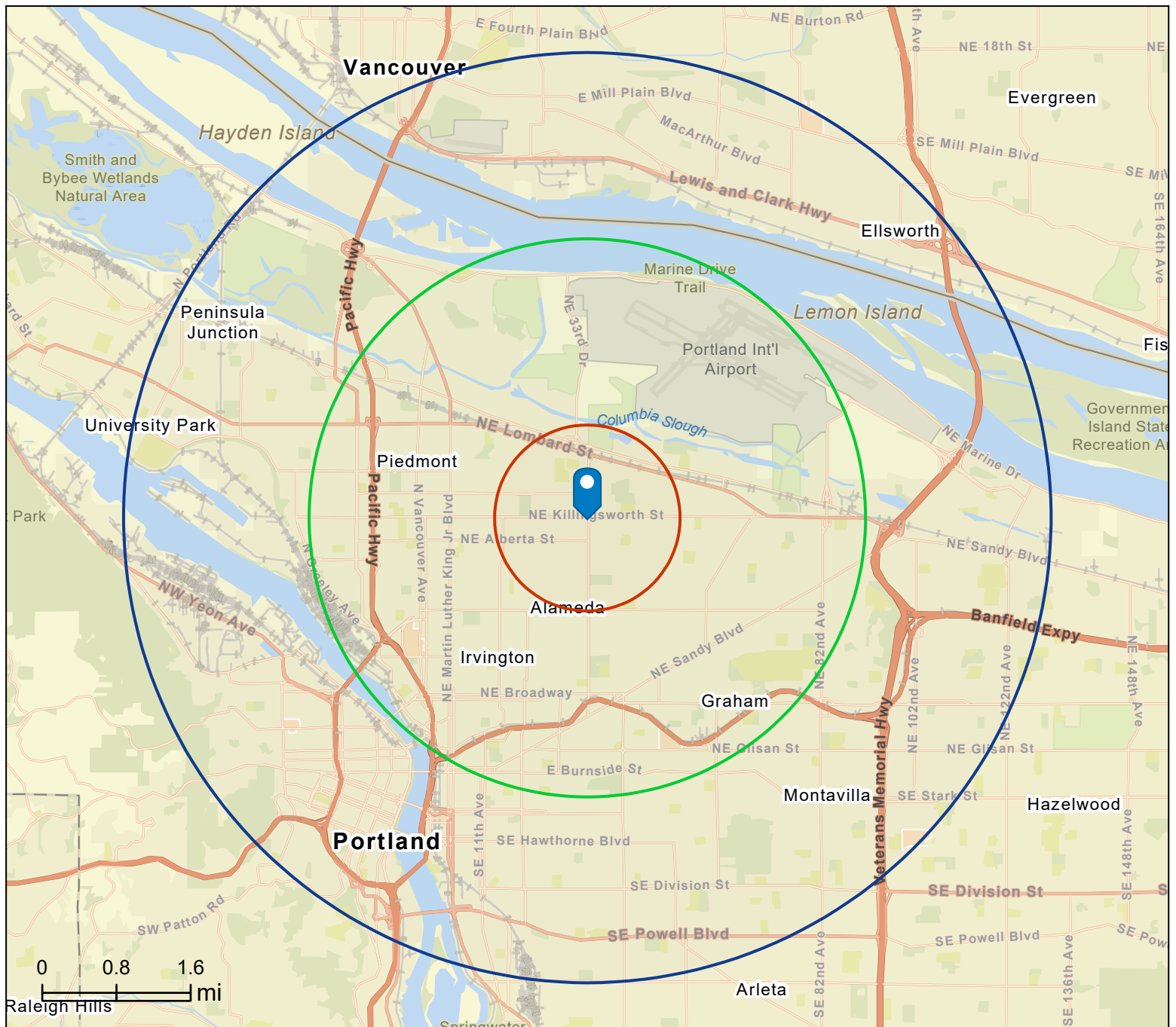
3286 NE Killingsworth St, Portland, Oregon, 97211

Rings: 1, 3, 5 mile radii

Site Details Map

Latitude: 45.56258

Longitude: -122.63092



### This site is located in:

**City:** Portland  
**County:** Multnomah County  
**State:** Oregon  
**ZIP Code:** 97211  
**Census Tract:** 41051003100  
**Census Block Group:** 410510031001  
**CBSA:** Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area

January 04, 2021



## Business Summary

3286 NE Killingsworth St, Portland, Oregon, 97211  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS  
Latitude: 45.56258  
Longitude: -122.63092

Data for all businesses in area				1 mile		3 miles		5 miles				
Total Businesses:				691		7,843		26,706				
Total Employees:				5,236		95,482		337,460				
Total Residential Population:				23,844		153,342		388,906				
Employee/Residential Population Ratio (per 100 Residents)				22		62		87				
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	12	1.7%	52	1.0%	102	1.3%	639	0.7%	284	1.1%	2,381	0.7%
Construction	46	6.7%	212	4.0%	389	5.0%	3,035	3.2%	1,207	4.5%	13,153	3.9%
Manufacturing	22	3.2%	276	5.3%	281	3.6%	6,053	6.3%	961	3.6%	25,395	7.5%
Transportation	15	2.2%	238	4.5%	169	2.2%	4,370	4.6%	552	2.1%	17,607	5.2%
Communication	0	0.0%	3	0.1%	51	0.7%	965	1.0%	186	0.7%	3,778	1.1%
Utility	1	0.1%	12	0.2%	16	0.2%	358	0.4%	47	0.2%	2,781	0.8%
Wholesale Trade	28	4.1%	285	5.4%	299	3.8%	4,220	4.4%	982	3.7%	12,825	3.8%
Retail Trade Summary	187	27.1%	1,820	34.8%	1,799	22.9%	20,609	21.6%	5,646	21.1%	67,733	20.1%
Home Improvement	7	1.0%	62	1.2%	106	1.4%	1,171	1.2%	300	1.1%	4,449	1.3%
General Merchandise Stores	4	0.6%	27	0.5%	55	0.7%	1,732	1.8%	149	0.6%	6,673	2.0%
Food Stores	13	1.9%	375	7.2%	165	2.1%	2,862	3.0%	497	1.9%	6,897	2.0%
Auto Dealers, Gas Stations, Auto Aftermarket	8	1.2%	39	0.7%	120	1.5%	2,043	2.1%	381	1.4%	4,715	1.4%
Apparel & Accessory Stores	14	2.0%	81	1.5%	123	1.6%	1,758	1.8%	360	1.3%	5,264	1.6%
Furniture & Home Furnishings	7	1.0%	38	0.7%	98	1.2%	733	0.8%	352	1.3%	3,519	1.0%
Eating & Drinking Places	96	13.9%	1,034	19.7%	726	9.3%	8,048	8.4%	2,313	8.7%	28,291	8.4%
Miscellaneous Retail	38	5.5%	165	3.2%	407	5.2%	2,263	2.4%	1,294	4.8%	7,924	2.3%
Finance, Insurance, Real Estate Summary	36	5.2%	190	3.6%	591	7.5%	4,725	4.9%	2,586	9.7%	24,828	7.4%
Banks, Savings & Lending Institutions	2	0.3%	16	0.3%	80	1.0%	679	0.7%	315	1.2%	2,954	0.9%
Securities Brokers	3	0.4%	14	0.3%	56	0.7%	483	0.5%	358	1.3%	3,203	0.9%
Insurance Carriers & Agents	0	0.0%	3	0.1%	79	1.0%	1,371	1.4%	320	1.2%	8,307	2.5%
Real Estate, Holding, Other Investment Offices	30	4.3%	157	3.0%	375	4.8%	2,193	2.3%	1,593	6.0%	10,363	3.1%
Services Summary	254	36.8%	2,044	39.0%	3,218	41.0%	43,459	45.5%	10,883	40.8%	146,862	43.5%
Hotels & Lodging	5	0.7%	347	6.6%	63	0.8%	1,653	1.7%	204	0.8%	7,127	2.1%
Automotive Services	11	1.6%	51	1.0%	187	2.4%	2,078	2.2%	590	2.2%	4,530	1.3%
Motion Pictures & Amusements	26	3.8%	179	3.4%	241	3.1%	2,516	2.6%	750	2.8%	8,473	2.5%
Health Services	18	2.6%	140	2.7%	615	7.8%	18,495	19.4%	1,774	6.6%	40,389	12.0%
Legal Services	4	0.6%	10	0.2%	93	1.2%	367	0.4%	717	2.7%	7,483	2.2%
Education Institutions & Libraries	12	1.7%	361	6.9%	124	1.6%	4,055	4.2%	426	1.6%	15,510	4.6%
Other Services	178	25.8%	956	18.3%	1,895	24.2%	14,295	15.0%	6,422	24.0%	63,349	18.8%
Government	1	0.1%	38	0.7%	112	1.4%	6,513	6.8%	474	1.8%	18,225	5.4%
Unclassified Establishments	87	12.6%	67	1.3%	817	10.4%	536	0.6%	2,897	10.8%	1,892	0.6%
Totals	691	100.0%	5,236	100.0%	7,843	100.0%	95,482	100.0%	26,706	100.0%	337,460	100.0%

**Source:** Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

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

January 04, 2021



## Business Summary

3286 NE Killingsworth St, Portland, Oregon, 97211  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.56258

Longitude: -122.63092

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.1%	6	0.1%	23	0.3%	159	0.2%	69	0.3%	894	0.3%
Mining	0	0.0%	0	0.0%	4	0.1%	24	0.0%	12	0.0%	68	0.0%
Utilities	0	0.0%	0	0.0%	4	0.1%	172	0.2%	16	0.1%	1,809	0.5%
Construction	51	7.4%	237	4.5%	428	5.5%	3,331	3.5%	1,335	5.0%	14,313	4.2%
Manufacturing	24	3.5%	340	6.5%	289	3.7%	6,084	6.4%	959	3.6%	25,180	7.5%
Wholesale Trade	28	4.1%	283	5.4%	280	3.6%	4,123	4.3%	916	3.4%	12,409	3.7%
Retail Trade	85	12.3%	701	13.4%	1,042	13.3%	12,218	12.8%	3,245	12.2%	38,405	11.4%
Motor Vehicle & Parts Dealers	6	0.9%	27	0.5%	92	1.2%	1,642	1.7%	307	1.1%	3,817	1.1%
Furniture & Home Furnishings Stores	1	0.1%	15	0.3%	43	0.5%	354	0.4%	187	0.7%	1,854	0.5%
Electronics & Appliance Stores	1	0.1%	6	0.1%	23	0.3%	172	0.2%	92	0.3%	1,093	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	7	1.0%	62	1.2%	104	1.3%	1,161	1.2%	299	1.1%	4,432	1.3%
Food & Beverage Stores	15	2.2%	331	6.3%	164	2.1%	2,706	2.8%	482	1.8%	6,355	1.9%
Health & Personal Care Stores	4	0.6%	41	0.8%	78	1.0%	607	0.6%	241	0.9%	1,926	0.6%
Gasoline Stations	2	0.3%	12	0.2%	28	0.4%	401	0.4%	74	0.3%	898	0.3%
Clothing & Clothing Accessories Stores	15	2.2%	83	1.6%	148	1.9%	1,840	1.9%	453	1.7%	5,775	1.7%
Sport Goods, Hobby, Book, & Music Stores	10	1.4%	43	0.8%	100	1.3%	658	0.7%	295	1.1%	1,935	0.6%
General Merchandise Stores	4	0.6%	27	0.5%	55	0.7%	1,732	1.8%	149	0.6%	6,673	2.0%
Miscellaneous Store Retailers	15	2.2%	48	0.9%	163	2.1%	838	0.9%	544	2.0%	2,938	0.9%
Nonstore Retailers	5	0.7%	8	0.2%	43	0.5%	106	0.1%	123	0.5%	708	0.2%
Transportation & Warehousing	14	2.0%	235	4.5%	146	1.9%	4,179	4.4%	458	1.7%	16,675	4.9%
Information	14	2.0%	86	1.6%	177	2.3%	2,873	3.0%	747	2.8%	12,814	3.8%
Finance & Insurance	6	0.9%	33	0.6%	220	2.8%	2,557	2.7%	1,028	3.8%	14,681	4.4%
Central Bank/Credit Intermediation & Related Activities	2	0.3%	16	0.3%	81	1.0%	689	0.7%	314	1.2%	2,937	0.9%
Securities, Commodity Contracts & Other Financial	4	0.6%	14	0.3%	60	0.8%	497	0.5%	388	1.5%	3,351	1.0%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	3	0.1%	79	1.0%	1,371	1.4%	326	1.2%	8,394	2.5%
Real Estate, Rental & Leasing	31	4.5%	167	3.2%	426	5.4%	3,281	3.4%	1,663	6.2%	11,406	3.4%
Professional, Scientific & Tech Services	69	10.0%	303	5.8%	801	10.2%	5,351	5.6%	3,311	12.4%	34,757	10.3%
Legal Services	5	0.7%	12	0.2%	107	1.4%	453	0.5%	768	2.9%	7,849	2.3%
Management of Companies & Enterprises	3	0.4%	31	0.6%	14	0.2%	136	0.1%	65	0.2%	694	0.2%
Administrative & Support & Waste Management & Remediation	21	3.0%	87	1.7%	200	2.6%	1,278	1.3%	750	2.8%	6,596	2.0%
Educational Services	12	1.7%	349	6.7%	170	2.2%	3,737	3.9%	560	2.1%	15,058	4.5%
Health Care & Social Assistance	40	5.8%	346	6.6%	855	10.9%	21,657	22.7%	2,422	9.1%	49,204	14.6%
Arts, Entertainment & Recreation	22	3.2%	153	2.9%	177	2.3%	2,144	2.2%	570	2.1%	8,534	2.5%
Accommodation & Food Services	102	14.8%	1,383	26.4%	799	10.2%	9,763	10.2%	2,548	9.5%	35,670	10.6%
Accommodation	5	0.7%	347	6.6%	63	0.8%	1,653	1.7%	204	0.8%	7,127	2.1%
Food Services & Drinking Places	97	14.0%	1,036	19.8%	735	9.4%	8,110	8.5%	2,344	8.8%	28,543	8.5%
Other Services (except Public Administration)	80	11.6%	391	7.5%	861	11.0%	5,366	5.6%	2,664	10.0%	18,244	5.4%
Automotive Repair & Maintenance	6	0.9%	19	0.4%	127	1.6%	927	1.0%	389	1.5%	2,481	0.7%
Public Administration	1	0.1%	38	0.7%	112	1.4%	6,513	6.8%	474	1.8%	18,225	5.4%
Unclassified Establishments	87	12.6%	67	1.3%	817	10.4%	536	0.6%	2,896	10.8%	1,825	0.5%
Total	691	100.0%	5,236	100.0%	7,843	100.0%	95,482	100.0%	26,706	100.0%	337,460	100.0%

**Source:** Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

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

January 04, 2021



## Executive Summary

3286 NE Killingsworth St, Portland, Oregon, 97211  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.56258

Longitude: -122.63092

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	22,150	131,643	316,506
2010 Population	22,394	135,531	339,965
2020 Population	23,844	153,342	388,906
2025 Population	24,651	165,495	419,703
2000-2010 Annual Rate	0.11%	0.29%	0.72%
2010-2020 Annual Rate	0.61%	1.21%	1.32%
2020-2025 Annual Rate	0.67%	1.54%	1.54%
2020 Male Population	48.5%	49.1%	50.0%
2020 Female Population	51.5%	50.9%	50.0%
2020 Median Age	37.8	38.3	37.9

In the identified area, the current year population is 388,906. In 2010, the Census count in the area was 339,965. The rate of change since 2010 was 1.32% annually. The five-year projection for the population in the area is 419,703 representing a change of 1.54% annually from 2020 to 2025. Currently, the population is 50.0% male and 50.0% female.

### Median Age

The median age in this area is 37.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	68.2%	71.6%	74.1%
2020 Black Alone	16.4%	12.4%	7.9%
2020 American Indian/Alaska Native Alone	0.9%	0.9%	1.0%
2020 Asian Alone	4.2%	5.2%	7.2%
2020 Pacific Islander Alone	0.5%	0.4%	0.6%
2020 Other Race	3.7%	3.8%	3.8%
2020 Two or More Races	6.2%	5.6%	5.4%
2020 Hispanic Origin (Any Race)	8.8%	9.2%	9.2%

Persons of Hispanic origin represent 9.2% of the population in the identified area compared to 18.8% 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 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	134	114	97
2000 Households	8,639	54,895	140,314
2010 Households	8,976	58,340	155,230
2020 Total Households	9,511	66,128	179,327
2025 Total Households	9,769	71,512	194,637
2000-2010 Annual Rate	0.38%	0.61%	1.02%
2010-2020 Annual Rate	0.57%	1.23%	1.42%
2020-2025 Annual Rate	0.54%	1.58%	1.65%
2020 Average Household Size	2.45	2.28	2.10

The household count in this area has changed from 155,230 in 2010 to 179,327 in the current year, a change of 1.42% annually. The five-year projection of households is 194,637, a change of 1.65% annually from the current year total. Average household size is currently 2.10, compared to 2.11 in the year 2010. The number of families in the current year is 76,598 in the specified area.

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

January 04, 2021



## Executive Summary

3286 NE Killingsworth St, Portland, Oregon, 97211  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.56258

Longitude: -122.63092

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	21.0%	25.7%	27.4%
<b>Median Household Income</b>			
2020 Median Household Income	\$98,221	\$80,957	\$71,851
2025 Median Household Income	\$105,309	\$89,378	\$80,148
2020-2025 Annual Rate	1.40%	2.00%	2.21%
<b>Average Household Income</b>			
2020 Average Household Income	\$120,508	\$110,157	\$102,132
2025 Average Household Income	\$134,138	\$123,529	\$114,913
2020-2025 Annual Rate	2.17%	2.32%	2.39%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$48,110	\$47,546	\$47,124
2025 Per Capita Income	\$53,202	\$53,411	\$53,313
2020-2025 Annual Rate	2.03%	2.35%	2.50%

### Households by Income

Current median household income is \$71,851 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$80,148 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$102,132 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$114,913 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$47,124 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$53,313 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	110	90	83
2000 Total Housing Units	9,031	58,084	149,511
2000 Owner Occupied Housing Units	6,130	32,764	70,523
2000 Renter Occupied Housing Units	2,509	22,131	69,791
2000 Vacant Housing Units	392	3,189	9,197
2010 Total Housing Units	9,392	61,424	166,782
2010 Owner Occupied Housing Units	6,229	33,695	75,598
2010 Renter Occupied Housing Units	2,747	24,645	79,632
2010 Vacant Housing Units	416	3,084	11,552
2020 Total Housing Units	9,870	69,621	191,771
2020 Owner Occupied Housing Units	6,470	35,919	81,783
2020 Renter Occupied Housing Units	3,041	30,209	97,544
2020 Vacant Housing Units	359	3,493	12,444
2025 Total Housing Units	10,110	74,994	207,259
2025 Owner Occupied Housing Units	6,673	37,096	84,984
2025 Renter Occupied Housing Units	3,096	34,416	109,654
2025 Vacant Housing Units	341	3,482	12,622

Currently, 42.6% of the 191,771 housing units in the area are owner occupied; 50.9%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 166,782 housing units in the area - 45.3% owner occupied, 47.7% renter occupied, and 6.9% vacant. The annual rate of change in housing units since 2010 is 6.40%. Median home value in the area is \$470,802, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.58% annually to \$534,724.

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

January 04, 2021



## Market Profile

3286 NE Killingsworth St, Portland, Oregon, 97211  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.56258

Longitude: -122.63092

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	22,150	131,643	316,506
2010 Total Population	22,394	135,531	339,965
2020 Total Population	23,844	153,342	388,906
2020 Group Quarters	588	2,726	11,841
2025 Total Population	24,651	165,495	419,703
2020-2025 Annual Rate	0.67%	1.54%	1.54%
2020 Total Daytime Population	20,294	173,172	494,442
Workers	9,980	105,543	316,593
Residents	10,314	67,629	177,849
<b>Household Summary</b>			
2000 Households	8,639	54,895	140,314
2000 Average Household Size	2.51	2.36	2.18
2010 Households	8,976	58,340	155,230
2010 Average Household Size	2.43	2.27	2.11
2020 Households	9,511	66,128	179,327
2020 Average Household Size	2.45	2.28	2.10
2025 Households	9,769	71,512	194,637
2025 Average Household Size	2.46	2.28	2.10
2020-2025 Annual Rate	0.54%	1.58%	1.65%
2010 Families	4,968	28,819	68,560
2010 Average Family Size	2.94	2.93	2.87
2020 Families	5,238	31,867	76,598
2020 Average Family Size	2.94	2.93	2.86
2025 Families	5,414	34,124	82,062
2025 Average Family Size	2.95	2.93	2.85
2020-2025 Annual Rate	0.66%	1.38%	1.39%
<b>Housing Unit Summary</b>			
2000 Housing Units	9,031	58,084	149,511
Owner Occupied Housing Units	67.9%	56.4%	47.2%
Renter Occupied Housing Units	27.8%	38.1%	46.7%
Vacant Housing Units	4.3%	5.5%	6.2%
2010 Housing Units	9,392	61,424	166,782
Owner Occupied Housing Units	66.3%	54.9%	45.3%
Renter Occupied Housing Units	29.2%	40.1%	47.7%
Vacant Housing Units	4.4%	5.0%	6.9%
2020 Housing Units	9,870	69,621	191,771
Owner Occupied Housing Units	65.6%	51.6%	42.6%
Renter Occupied Housing Units	30.8%	43.4%	50.9%
Vacant Housing Units	3.6%	5.0%	6.5%
2025 Housing Units	10,110	74,994	207,259
Owner Occupied Housing Units	66.0%	49.5%	41.0%
Renter Occupied Housing Units	30.6%	45.9%	52.9%
Vacant Housing Units	3.4%	4.6%	6.1%
<b>Median Household Income</b>			
2020	\$98,221	\$80,957	\$71,851
2025	\$105,309	\$89,378	\$80,148
<b>Median Home Value</b>			
2020	\$493,496	\$498,278	\$470,802
2025	\$557,638	\$563,592	\$534,724
<b>Per Capita Income</b>			
2020	\$48,110	\$47,546	\$47,124
2025	\$53,202	\$53,411	\$53,313
<b>Median Age</b>			
2010	35.9	36.3	36.0
2020	37.8	38.3	37.9
2025	38.8	38.9	38.5

**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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

January 04, 2021





## Market Profile

3286 NE Killingsworth St, Portland, Oregon, 97211  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.56258

Longitude: -122.63092

	1 mile	3 miles	5 miles
<b>2020 Households by Income</b>			
Household Income Base	9,511	66,128	179,327
<\$15,000	5.5%	7.2%	9.6%
\$15,000 - \$24,999	4.0%	6.5%	7.5%
\$25,000 - \$34,999	4.1%	6.3%	7.4%
\$35,000 - \$49,999	9.3%	10.6%	11.2%
\$50,000 - \$74,999	14.4%	15.6%	15.6%
\$75,000 - \$99,999	13.5%	12.9%	12.3%
\$100,000 - \$149,999	23.3%	19.2%	17.4%
\$150,000 - \$199,999	14.6%	10.4%	8.5%
\$200,000+	11.3%	11.3%	10.4%
Average Household Income	\$120,508	\$110,157	\$102,132
<b>2025 Households by Income</b>			
Household Income Base	9,769	71,512	194,637
<\$15,000	4.4%	5.9%	8.1%
\$15,000 - \$24,999	3.2%	5.5%	6.5%
\$25,000 - \$34,999	3.5%	5.5%	6.7%
\$35,000 - \$49,999	8.1%	9.6%	10.3%
\$50,000 - \$74,999	13.4%	15.2%	15.2%
\$75,000 - \$99,999	13.4%	13.1%	12.5%
\$100,000 - \$149,999	24.5%	20.4%	18.7%
\$150,000 - \$199,999	16.6%	11.9%	9.9%
\$200,000+	12.9%	13.0%	12.0%
Average Household Income	\$134,138	\$123,529	\$114,913
<b>2020 Owner Occupied Housing Units by Value</b>			
Total	6,470	35,919	81,764
<\$50,000	0.3%	0.7%	1.0%
\$50,000 - \$99,999	0.1%	0.2%	0.4%
\$100,000 - \$149,999	0.2%	0.2%	0.6%
\$150,000 - \$199,999	0.4%	0.8%	2.1%
\$200,000 - \$249,999	0.9%	1.9%	3.5%
\$250,000 - \$299,999	3.0%	4.6%	6.4%
\$300,000 - \$399,999	19.1%	18.4%	20.4%
\$400,000 - \$499,999	27.8%	23.7%	22.0%
\$500,000 - \$749,999	37.6%	36.4%	30.5%
\$750,000 - \$999,999	9.4%	10.9%	9.4%
\$1,000,000 - \$1,499,999	0.9%	1.7%	2.7%
\$1,500,000 - \$1,999,999	0.0%	0.3%	0.4%
\$2,000,000 +	0.2%	0.4%	0.6%
Average Home Value	\$537,322	\$546,098	\$527,004
<b>2025 Owner Occupied Housing Units by Value</b>			
Total	6,673	37,096	84,964
<\$50,000	0.1%	0.2%	0.4%
\$50,000 - \$99,999	0.0%	0.1%	0.4%
\$100,000 - \$149,999	0.0%	0.1%	0.3%
\$150,000 - \$199,999	0.1%	0.3%	1.0%
\$200,000 - \$249,999	0.2%	0.6%	1.3%
\$250,000 - \$299,999	1.1%	1.9%	3.2%
\$300,000 - \$399,999	11.2%	11.7%	15.1%
\$400,000 - \$499,999	26.3%	23.6%	22.9%
\$500,000 - \$749,999	47.6%	45.8%	38.9%
\$750,000 - \$999,999	12.3%	13.9%	12.4%
\$1,000,000 - \$1,499,999	0.9%	1.4%	3.0%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.4%
\$2,000,000 +	0.2%	0.4%	0.6%
Average Home Value	\$581,881	\$590,883	\$581,245

**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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

January 04, 2021



## Market Profile

3286 NE Killingsworth St, Portland, Oregon, 97211  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.56258

Longitude: -122.63092

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	22,395	135,532	339,964
0 - 4	6.9%	6.2%	5.4%
5 - 9	5.4%	5.2%	4.6%
10 - 14	4.4%	4.4%	4.0%
15 - 24	11.1%	10.1%	12.2%
25 - 34	20.4%	21.4%	21.8%
35 - 44	19.2%	18.4%	16.7%
45 - 54	12.7%	13.2%	13.0%
55 - 64	11.8%	12.0%	11.9%
65 - 74	4.7%	5.1%	5.5%
75 - 84	2.3%	2.5%	3.0%
85 +	1.1%	1.4%	1.7%
18 +	80.7%	81.6%	83.6%
<b>2020 Population by Age</b>			
Total	23,845	153,342	388,905
0 - 4	5.9%	5.2%	4.7%
5 - 9	5.3%	4.9%	4.4%
10 - 14	5.1%	4.9%	4.3%
15 - 24	11.3%	10.9%	11.9%
25 - 34	17.2%	17.9%	19.5%
35 - 44	17.4%	17.2%	16.4%
45 - 54	13.8%	13.6%	12.9%
55 - 64	11.5%	11.8%	11.9%
65 - 74	8.1%	8.7%	8.8%
75 - 84	3.0%	3.3%	3.7%
85 +	1.3%	1.5%	1.7%
18 +	80.9%	82.2%	84.2%
<b>2025 Population by Age</b>			
Total	24,651	165,493	419,703
0 - 4	5.7%	5.2%	4.6%
5 - 9	5.0%	4.6%	4.1%
10 - 14	5.0%	4.5%	3.9%
15 - 24	11.6%	11.2%	12.1%
25 - 34	16.5%	18.0%	19.4%
35 - 44	16.1%	16.1%	15.8%
45 - 54	14.5%	13.5%	12.8%
55 - 64	11.2%	11.4%	11.3%
65 - 74	8.7%	9.2%	9.3%
75 - 84	4.3%	4.6%	4.8%
85 +	1.4%	1.6%	1.8%
18 +	81.4%	83.1%	85.0%
<b>2010 Population by Sex</b>			
Males	10,812	66,539	169,751
Females	11,582	68,992	170,214
<b>2020 Population by Sex</b>			
Males	11,557	75,352	194,324
Females	12,287	77,990	194,582
<b>2025 Population by Sex</b>			
Males	11,977	81,332	209,624
Females	12,674	84,163	210,080

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

January 04, 2021





## Market Profile

3286 NE Killingsworth St, Portland, Oregon, 97211  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.56258

Longitude: -122.63092

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	22,394	135,531	339,965
White Alone	71.3%	74.8%	77.3%
Black Alone	15.5%	11.5%	7.4%
American Indian Alone	1.0%	1.0%	1.0%
Asian Alone	3.2%	4.1%	5.6%
Pacific Islander Alone	0.4%	0.3%	0.5%
Some Other Race Alone	3.3%	3.5%	3.4%
Two or More Races	5.3%	4.8%	4.7%
Hispanic Origin	7.9%	8.3%	8.2%
Diversity Index	54.4	51.3	48.5
<b>2020 Population by Race/Ethnicity</b>			
Total	23,844	153,343	388,906
White Alone	68.2%	71.6%	74.1%
Black Alone	16.4%	12.4%	7.9%
American Indian Alone	0.9%	0.9%	1.0%
Asian Alone	4.2%	5.2%	7.2%
Pacific Islander Alone	0.5%	0.4%	0.6%
Some Other Race Alone	3.7%	3.8%	3.8%
Two or More Races	6.2%	5.6%	5.4%
Hispanic Origin	8.8%	9.2%	9.2%
Diversity Index	58.6	55.8	53.3
<b>2025 Population by Race/Ethnicity</b>			
Total	24,652	165,494	419,704
White Alone	66.7%	70.2%	72.5%
Black Alone	16.7%	12.6%	8.0%
American Indian Alone	0.9%	0.9%	1.0%
Asian Alone	4.7%	5.8%	8.0%
Pacific Islander Alone	0.5%	0.5%	0.7%
Some Other Race Alone	3.9%	4.0%	4.0%
Two or More Races	6.6%	5.9%	5.8%
Hispanic Origin	9.6%	9.9%	10.0%
Diversity Index	60.8	58.0	55.8
<b>2010 Population by Relationship and Household Type</b>			
Total	22,394	135,531	339,965
In Households	97.3%	97.9%	96.5%
In Family Households	68.3%	65.3%	60.6%
Householder	22.2%	21.3%	20.1%
Spouse	16.1%	15.1%	14.3%
Child	23.9%	22.7%	20.3%
Other relative	3.0%	3.2%	3.0%
Nonrelative	3.1%	3.0%	2.8%
In Nonfamily Households	29.0%	32.6%	35.9%
In Group Quarters	2.7%	2.1%	3.5%
Institutionalized Population	0.5%	1.0%	1.1%
Noninstitutionalized Population	2.2%	1.1%	2.5%

**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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

January 04, 2021



## Market Profile

3286 NE Killingsworth St, Portland, Oregon, 97211  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.56258

Longitude: -122.63092

	1 mile	3 miles	5 miles
<b>2020 Population 25+ by Educational Attainment</b>			
Total	17,266	113,540	290,971
Less than 9th Grade	1.7%	2.2%	2.3%
9th - 12th Grade, No Diploma	2.7%	2.7%	3.1%
High School Graduate	7.4%	8.7%	10.2%
GED/Alternative Credential	2.1%	2.1%	2.4%
Some College, No Degree	17.2%	18.3%	19.3%
Associate Degree	7.3%	6.6%	7.0%
Bachelor's Degree	36.3%	35.7%	33.4%
Graduate/Professional Degree	25.3%	23.7%	22.3%
<b>2020 Population 15+ by Marital Status</b>			
Total	19,962	130,269	337,092
Never Married	42.1%	43.8%	44.3%
Married	46.0%	42.0%	39.5%
Widowed	2.0%	2.7%	3.5%
Divorced	10.0%	11.4%	12.6%
<b>2020 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	14,965	94,721	235,173
Population 16+ Employed	90.7%	90.3%	89.6%
Population 16+ Unemployment rate	9.3%	9.7%	10.4%
Population 16-24 Employed	10.3%	10.2%	11.0%
Population 16-24 Unemployment rate	17.1%	15.7%	17.8%
Population 25-54 Employed	71.5%	71.0%	71.2%
Population 25-54 Unemployment rate	8.4%	8.8%	9.3%
Population 55-64 Employed	12.8%	13.1%	12.6%
Population 55-64 Unemployment rate	8.6%	9.3%	9.6%
Population 65+ Employed	5.5%	5.7%	5.2%
Population 65+ Unemployment rate	6.8%	9.3%	9.5%
<b>2020 Employed Population 16+ by Industry</b>			
Total	13,566	85,563	210,793
Agriculture/Mining	0.6%	0.7%	0.6%
Construction	5.0%	4.2%	4.4%
Manufacturing	6.0%	7.4%	8.4%
Wholesale Trade	2.5%	2.6%	2.4%
Retail Trade	7.7%	7.9%	8.8%
Transportation/Utilities	4.0%	4.7%	4.5%
Information	3.3%	2.7%	2.3%
Finance/Insurance/Real Estate	5.6%	5.6%	6.0%
Services	62.1%	60.2%	58.9%
Public Administration	3.3%	3.9%	3.6%
<b>2020 Employed Population 16+ by Occupation</b>			
Total	13,566	85,565	210,792
White Collar	74.4%	73.1%	71.8%
Management/Business/Financial	22.2%	19.7%	19.2%
Professional	34.7%	35.1%	33.1%
Sales	7.6%	8.2%	8.1%
Administrative Support	9.9%	10.1%	11.4%
Services	16.4%	15.1%	15.6%
Blue Collar	9.2%	11.8%	12.7%
Farming/Forestry/Fishing	0.1%	0.4%	0.5%
Construction/Extraction	3.4%	2.8%	3.0%
Installation/Maintenance/Repair	1.1%	1.4%	1.5%
Production	2.3%	3.5%	3.8%
Transportation/Material Moving	2.3%	3.7%	3.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

January 04, 2021



## Market Profile

3286 NE Killingsworth St, Portland, Oregon, 97211  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.56258

Longitude: -122.63092

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	8,976	58,340	155,231
Households with 1 Person	25.8%	32.7%	39.1%
Households with 2+ People	74.2%	67.3%	60.9%
Family Households	55.3%	49.4%	44.2%
Husband-wife Families	40.3%	35.2%	31.5%
With Related Children	18.6%	15.9%	12.9%
Other Family (No Spouse Present)	15.0%	14.2%	12.7%
Other Family with Male Householder	3.9%	3.8%	3.6%
With Related Children	2.1%	2.0%	1.9%
Other Family with Female Householder	11.1%	10.4%	9.0%
With Related Children	6.8%	6.5%	5.7%
Nonfamily Households	18.9%	17.9%	16.7%
All Households with Children	28.0%	24.8%	20.8%
Multigenerational Households	2.4%	2.1%	1.8%
Unmarried Partner Households	12.3%	11.9%	11.2%
Male-female	9.2%	9.0%	8.9%
Same-sex	3.1%	2.9%	2.3%
<b>2010 Households by Size</b>			
Total	8,975	58,341	155,230
1 Person Household	25.8%	32.7%	39.1%
2 Person Household	36.8%	34.6%	33.6%
3 Person Household	18.3%	15.6%	13.1%
4 Person Household	12.3%	11.0%	8.7%
5 Person Household	4.3%	3.8%	3.2%
6 Person Household	1.5%	1.3%	1.2%
7 + Person Household	1.1%	1.0%	0.9%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	8,976	58,340	155,230
Owner Occupied	69.4%	57.8%	48.7%
Owned with a Mortgage/Loan	57.6%	47.0%	38.3%
Owned Free and Clear	11.8%	10.8%	10.4%
Renter Occupied	30.6%	42.2%	51.3%
<b>2020 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	110	90	83
Percent of Income for Mortgage	21.0%	25.7%	27.4%
Wealth Index	134	114	97
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	9,392	61,424	166,782
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	22,394	135,531	339,965
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

**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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

January 04, 2021



## Market Profile

3286 NE Killingsworth St, Portland, Oregon, 97211  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.56258

Longitude: -122.63092

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Emerald City (8B)	Emerald City (8B)	Emerald City (8B)
2.	In Style (5B)	Metro Renters (3B)	Metro Renters (3B)
3.	Urban Chic (2A)	Urban Chic (2A)	Front Porches (8E)
<b>2020 Consumer Spending</b>			
Apparel & Services: Total \$	\$27,499,655	\$177,086,903	\$452,023,124
Average Spent	\$2,891.35	\$2,677.94	\$2,520.66
Spending Potential Index	135	125	117
Education: Total \$	\$23,247,601	\$149,506,050	\$377,211,848
Average Spent	\$2,444.29	\$2,260.86	\$2,103.49
Spending Potential Index	137	126	118
Entertainment/Recreation: Total \$	\$40,580,031	\$255,957,151	\$642,474,434
Average Spent	\$4,266.64	\$3,870.63	\$3,582.70
Spending Potential Index	131	119	110
Food at Home: Total \$	\$66,550,457	\$425,512,971	\$1,083,845,784
Average Spent	\$6,997.21	\$6,434.69	\$6,043.96
Spending Potential Index	131	120	113
Food Away from Home: Total \$	\$48,138,020	\$310,442,579	\$792,574,786
Average Spent	\$5,061.30	\$4,694.57	\$4,419.72
Spending Potential Index	134	125	117
Health Care: Total \$	\$69,585,462	\$433,834,267	\$1,088,556,580
Average Spent	\$7,316.31	\$6,560.52	\$6,070.23
Spending Potential Index	127	114	106
HH Furnishings & Equipment: Total \$	\$27,585,887	\$173,146,548	\$433,873,988
Average Spent	\$2,900.42	\$2,618.35	\$2,419.46
Spending Potential Index	133	120	111
Personal Care Products & Services: Total \$	\$11,705,762	\$74,627,091	\$189,604,828
Average Spent	\$1,230.76	\$1,128.52	\$1,057.31
Spending Potential Index	134	123	115
Shelter: Total \$	\$253,154,237	\$1,634,065,527	\$4,149,763,163
Average Spent	\$26,616.99	\$24,710.64	\$23,140.76
Spending Potential Index	137	128	119
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$29,500,413	\$179,622,472	\$441,251,444
Average Spent	\$3,101.72	\$2,716.28	\$2,460.60
Spending Potential Index	132	116	105
Travel: Total \$	\$31,003,216	\$194,265,840	\$480,175,984
Average Spent	\$3,259.72	\$2,937.72	\$2,677.66
Spending Potential Index	135	122	111
Vehicle Maintenance & Repairs: Total \$	\$14,831,166	\$93,224,638	\$235,787,359
Average Spent	\$1,559.37	\$1,409.76	\$1,314.85
Spending Potential Index	135	122	113

**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 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

January 04, 2021



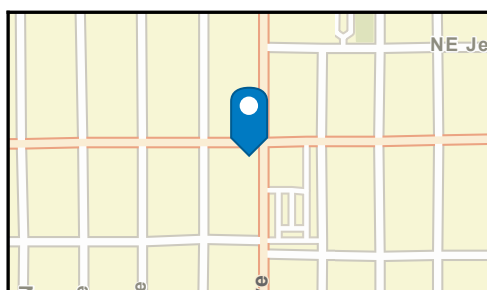
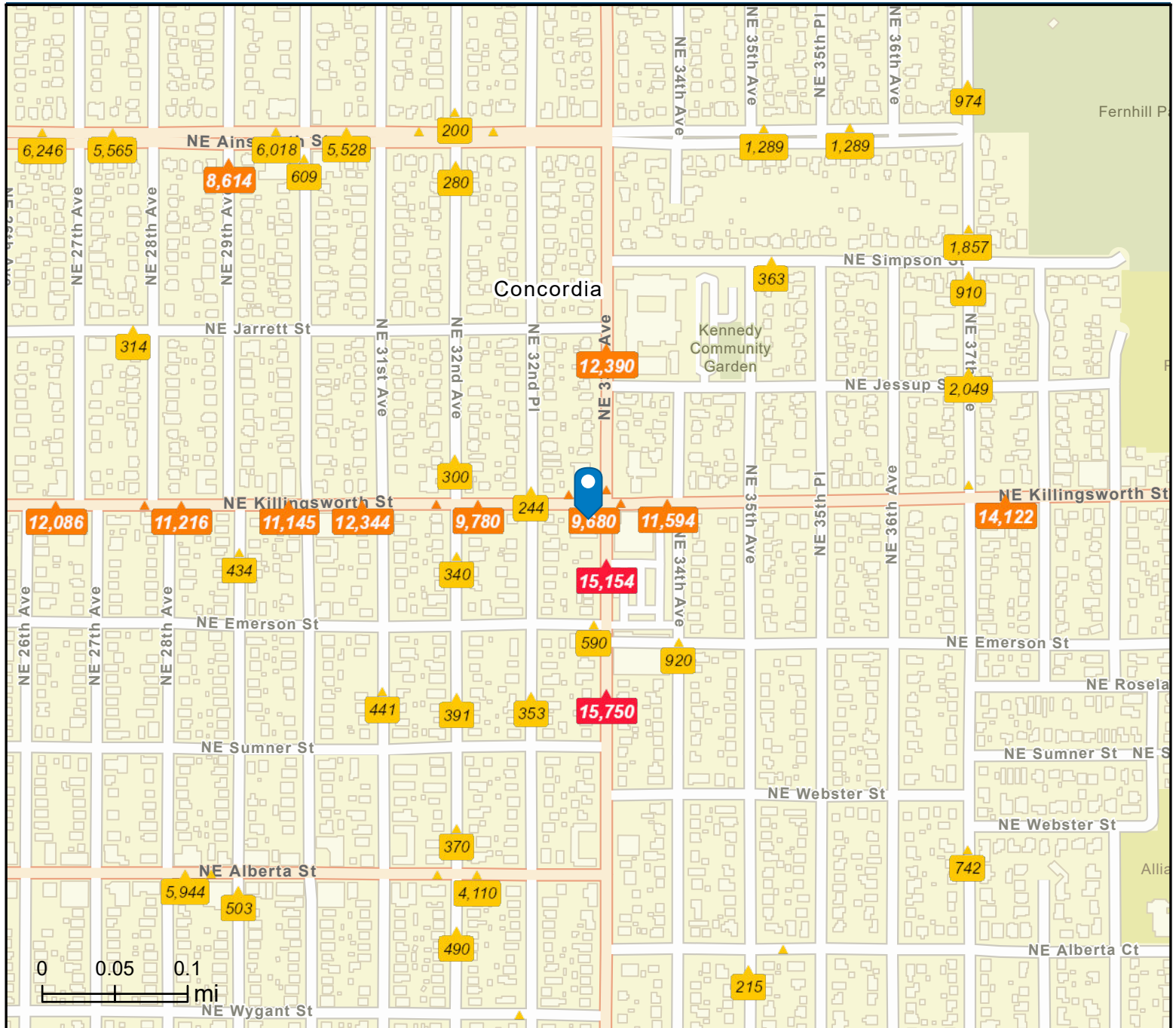
## Traffic Count Map - Close Up

3286 NE Killingsworth St, Portland, Oregon, 97211  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

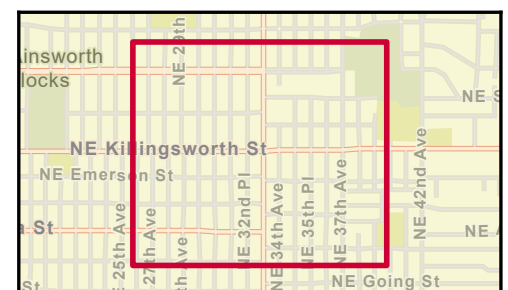
Latitude: 45.56258

Longitude: -122.63092



**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: ©2020 Kalibrate Technologies (Q4 2020).

January 04, 2021



## Traffic Count Profile

3286 NE Killingsworth St, Portland, Oregon, 97211  
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.56258

Longitude: -122.63092

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.01	NE Killingsworth St	NE 33rd Ave (0.01 miles E)	2012	9,680
0.01	NE 33rd Ave	NE Killingsworth St (0.01 miles N)	2012	10,681
0.02	NE 32nd Pl-33rd Ave Aly	NE Killingsworth St (0.01 miles S)	2001	11,378
0.02	NE 33rd Ave	NE Killingsworth St (0.01 miles S)	2012	11,080
0.02	NE Killingsworth St	NE 33rd Ave (0.01 miles W)	2012	10,890
0.03	NE 33rd Ave	NE Killingsworth St (0.04 miles N)	2002	15,154
0.04	NE 32nd Pl	NE Killingsworth St (0.01 miles S)	2005	244
0.05	NE Killingsworth St	NE 34th Ave (0.01 miles E)	2001	11,594
0.07	NE Emerson St	NE 33rd Ave (0.01 miles E)	2002	590
0.08	NE Killingsworth St	NE 32nd Ave-32nd Pl Aly (0.01 miles E)	2015	9,780
0.09	NE 32nd Ave	NE Killingsworth St (0.04 miles N)	2015	340
0.10	NE 32nd Ave	NE Killingsworth St (0.03 miles S)	2015	300
0.10	NE Killingsworth St	NE 31st Ave-32nd Ave Aly (0.01 miles W)	2015	9,600
0.11	NE Emerson St	NE 34th Ave (0.01 miles E)	2002	920
0.12	NE 33rd Ave	NE Jarrett St (0.01 miles N)	2001	12,390
0.12	NE 33rd Ave	NE Emerson St (0.03 miles N)	2002	15,750
0.13	NE 32nd Pl	NE Sumner St (0.03 miles S)	2015	353
0.15	NE 32nd Ave	NE Sumner St (0.03 miles S)	2017	391
0.16	NE Killingsworth St	NE 30th Ave-31st Ave Aly (0.01 miles W)	2007	12,344
0.18	NE 31st Ave	NE Sumner St (0.04 miles S)	2015	441
0.19	NE 30th Ave	NE Killingsworth St (0.01 miles N)	2006	864
0.21	NE Killingsworth St	NE 30th Ave (0.01 miles E)	2013	11,145
0.22	NE Simpson St	NE 35th Ave (0.01 miles W)	2007	363
0.23	NE 32nd Ave	NE Alberta St (0.03 miles S)	2015	370
0.24	NE 29th Ave	NE Killingsworth St (0.03 miles N)	2013	434
0.26	NE Alberta St	NE 32nd Ave-32nd Pl Aly (0.01 miles E)	2015	4,110
0.26	NE 32nd Ave	NE Ainsworth St-Jarrett St Aly (0.01 miles S)	2015	280
0.26	NE 37th Ave	NE Killingsworth St (0.01 miles S)	2008	917
0.27	NE Alberta St	NE 31st Ave-32nd Ave Aly (0.01 miles W)	2015	4,090
0.27	NE Ainsworth St	NE 32nd Ave (0.03 miles W)	2015	5,480

**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 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2020 Kalibrate Technologies (Q4 2020).