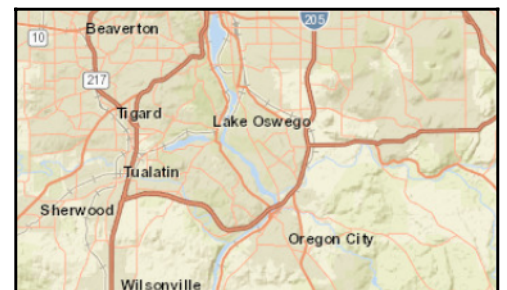
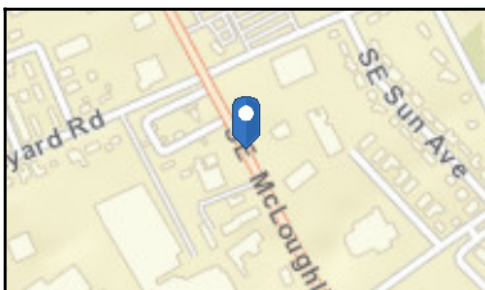
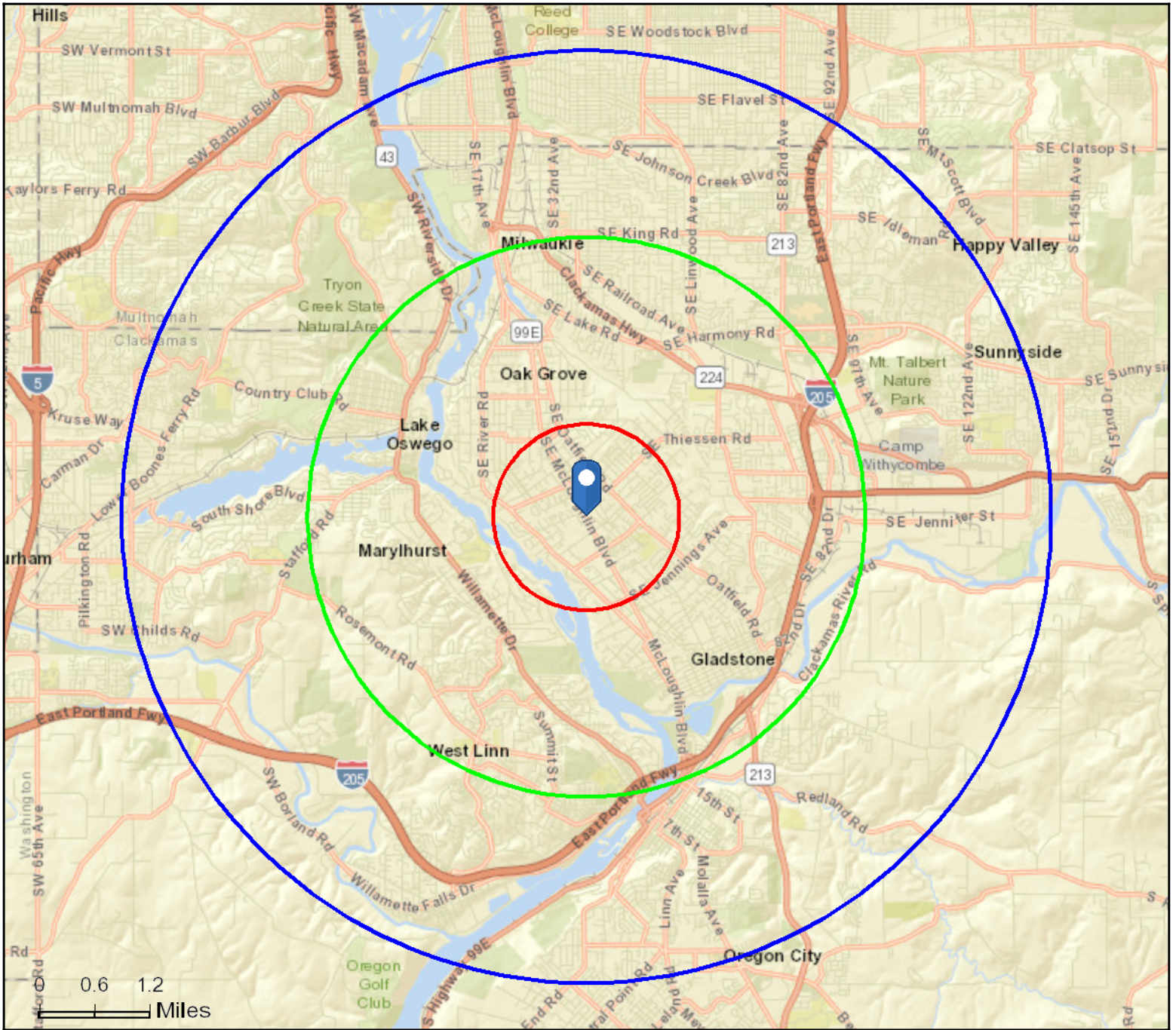


16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251





2010 Census Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 45.40379
 Longitude: -122.62251

	2000	2010	2000-2010 Annual Rate
Population	13,200	13,701	0.37%
Households	5,349	5,531	0.34%
Housing Units	5,615	5,841	0.40%
Population by Race			
		Number	Percent
Total		13,700	100.0%
Population Reporting One Race		13,254	96.7%
White		12,258	89.5%
Black		129	0.9%
American Indian		117	0.9%
Asian		251	1.8%
Pacific Islander		40	0.3%
Some Other Race		459	3.4%
Population Reporting Two or More Races		446	3.3%
Total Hispanic Population		1,162	8.5%
Population by Sex			
Male		6,695	48.9%
Female		7,006	51.1%
Population by Age			
Total		13,702	100.0%
Age 0 - 4		762	5.6%
Age 5 - 9		822	6.0%
Age 10 - 14		840	6.1%
Age 15 - 19		825	6.0%
Age 20 - 24		748	5.5%
Age 25 - 29		760	5.5%
Age 30 - 34		879	6.4%
Age 35 - 39		850	6.2%
Age 40 - 44		898	6.6%
Age 45 - 49		957	7.0%
Age 50 - 54		1,032	7.5%
Age 55 - 59		1,045	7.6%
Age 60 - 64		969	7.1%
Age 65 - 69		691	5.0%
Age 70 - 74		485	3.5%
Age 75 - 79		400	2.9%
Age 80 - 84		321	2.3%
Age 85+		416	3.0%
Age 18+		10,770	78.6%
Age 65+		2,313	16.9%

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

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Ring: 1 mile radius

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

Households by Type		
Total	5,530	100.0%
Households with 1 Person	1,496	27.1%
Households with 2+ People	4,034	72.9%
Family Households	3,608	65.2%
Husband-wife Families	2,718	49.2%
With Own Children	960	17.4%
Other Family (No Spouse Present)	890	16.1%
With Own Children	466	8.4%
Nonfamily Households	426	7.7%
All Households with Children	1,593	28.8%
Multigenerational Households	173	3.1%
Unmarried Partner Households	405	7.3%
Male-female	359	6.5%
Same-sex	46	0.8%
Average Household Size	2.44	

Family Households by Size		
Total	3,608	100.0%
2 People	1,687	46.8%
3 People	791	21.9%
4 People	665	18.4%
5 People	291	8.1%
6 People	111	3.1%
7+ People	63	1.7%
Average Family Size	2.95	

Nonfamily Households by Size		
Total	1,923	100.0%
1 Person	1,496	77.8%
2 People	349	18.1%
3 People	53	2.8%
4 People	17	0.9%
5 People	5	0.3%
6 People	0	0.0%
7+ People	3	0.2%
Average Nonfamily Size	1.28	

Population by Relationship and Household Type		
Total	13,701	100.0%
In Households	13,503	98.6%
In Family Households	11,042	80.6%
Householder	3,612	26.4%
Spouse	2,722	19.9%
Child	3,861	28.2%
Other relative	448	3.3%
Nonrelative	399	2.9%
In Nonfamily Households	2,460	18.0%
In Group Quarters	198	1.4%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	198	1.4%

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

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Ring: 1 mile radius

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

Family Households by Age of Householder		
Total		3,610 100.0%
Householder Age 15 - 44	1,266	35.1%
Householder Age 45 - 54	769	21.3%
Householder Age 55 - 64	779	21.6%
Householder Age 65 - 74	473	13.1%
Householder Age 75+	323	8.9%

Nonfamily Households by Age of Householder		
Total	1,924	100.0%
Householder Age 15 - 44	518	26.9%
Householder Age 45 - 54	299	15.5%
Householder Age 55 - 64	385	20.0%
Householder Age 65 - 74	275	14.3%
Householder Age 75+	447	23.2%

Households by Race of Householder		
Total	5,531	100.0%
Householder is White Alone	5,148	93.1%
Householder is Black Alone	45	0.8%
Householder is American Indian Alone	39	0.7%
Householder is Asian Alone	80	1.4%
Householder is Pacific Islander Alone	11	0.2%
Householder is Some Other Race Alone	111	2.0%
Householder is Two or More Races	97	1.8%
Households with Hispanic Householder	295	5.3%

Husband-wife Families by Race of Householder		
Total	2,719	100.0%
Householder is White Alone	2,524	92.8%
Householder is Black Alone	15	0.6%
Householder is American Indian Alone	21	0.8%
Householder is Asian Alone	45	1.7%
Householder is Pacific Islander Alone	5	0.2%
Householder is Some Other Race Alone	61	2.2%
Householder is Two or More Races	48	1.8%
Husband-wife Families with Hispanic Householder	155	5.7%

Other Families (No Spouse) by Race of Householder		
Total	890	100.0%
Householder is White Alone	793	89.1%
Householder is Black Alone	13	1.5%
Householder is American Indian Alone	8	0.9%
Householder is Asian Alone	17	1.9%
Householder is Pacific Islander Alone	3	0.3%
Householder is Some Other Race Alone	31	3.5%
Householder is Two or More Races	25	2.8%
Other Families with Hispanic Householder	81	9.1%

Nonfamily Households by Race of Householder		
Total	1,924	100.0%
Householder is White Alone	1,831	95.2%
Householder is Black Alone	18	0.9%
Householder is American Indian Alone	10	0.5%
Householder is Asian Alone	19	1.0%
Householder is Pacific Islander Alone	3	0.2%
Householder is Some Other Race Alone	19	1.0%
Householder is Two or More Races	24	1.2%
Nonfamily Households with Hispanic Householder	60	3.1%

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



2010 Census Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Ring: 1 mile radius

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

Total Housing Units by Occupancy

Total	5,831	100.0%
Occupied Housing Units	5,531	94.9%
Vacant Housing Units		
For Rent	144	2.5%
Rented, not Occupied	12	0.2%
For Sale Only	47	0.8%
Sold, not Occupied	11	0.2%
For Seasonal/Recreational/Occasional Use	17	0.3%
For Migrant Workers	0	0.0%
Other Vacant	69	1.2%
Total Vacancy Rate	5.3%	

Households by Tenure and Mortgage Status

Total	5,531	100.0%
Owner Occupied	3,684	66.6%
Owned with a Mortgage/Loan	2,596	46.9%
Owned Free and Clear	1,088	19.7%
Average Household Size	2.47	
Renter Occupied	1,847	33.4%
Average Household Size	2.38	

Owner-occupied Housing Units by Race of Householder

Total	3,685	100.0%
Householder is White Alone	3,502	95.0%
Householder is Black Alone	12	0.3%
Householder is American Indian Alone	23	0.6%
Householder is Asian Alone	59	1.6%
Householder is Pacific Islander Alone	4	0.1%
Householder is Some Other Race Alone	33	0.9%
Householder is Two or More Races	52	1.4%
Owner-occupied Housing Units with Hispanic Householder	105	2.9%

Renter-occupied Housing Units by Race of Householder

Total	1,847	100.0%
Householder is White Alone	1,647	89.2%
Householder is Black Alone	33	1.8%
Householder is American Indian Alone	16	0.9%
Householder is Asian Alone	21	1.1%
Householder is Pacific Islander Alone	7	0.4%
Householder is Some Other Race Alone	78	4.2%
Householder is Two or More Races	45	2.4%
Renter-occupied Housing Units with Hispanic Householder	190	10.3%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.38
Householder is Black Alone	2.53
Householder is American Indian Alone	2.72
Householder is Asian Alone	2.90
Householder is Pacific Islander Alone	3.27
Householder is Some Other Race Alone	4.13
Householder is Two or More Races	3.19
Householder is Hispanic	3.62

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



2010 Census Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 45.40379
 Longitude: -122.62251

	2000	2010	2000-2010 Annual Rate
Population	84,754	87,951	0.37%
Households	33,810	35,993	0.63%
Housing Units	35,665	38,109	0.67%
Population by Race			
		Number	Percent
Total		87,949	100.0%
Population Reporting One Race		84,976	96.6%
White		78,561	89.3%
Black		808	0.9%
American Indian		728	0.8%
Asian		2,260	2.6%
Pacific Islander		203	0.2%
Some Other Race		2,416	2.7%
Population Reporting Two or More Races		2,973	3.4%
Total Hispanic Population		6,615	7.5%
Population by Sex			
Male		42,545	48.4%
Female		45,406	51.6%
Population by Age			
Total		87,949	100.0%
Age 0 - 4		4,673	5.3%
Age 5 - 9		5,175	5.9%
Age 10 - 14		5,843	6.6%
Age 15 - 19		5,675	6.5%
Age 20 - 24		4,451	5.1%
Age 25 - 29		4,757	5.4%
Age 30 - 34		5,085	5.8%
Age 35 - 39		5,340	6.1%
Age 40 - 44		5,946	6.8%
Age 45 - 49		6,592	7.5%
Age 50 - 54		7,177	8.2%
Age 55 - 59		7,082	8.1%
Age 60 - 64		6,131	7.0%
Age 65 - 69		4,194	4.8%
Age 70 - 74		2,899	3.3%
Age 75 - 79		2,239	2.5%
Age 80 - 84		2,010	2.3%
Age 85+		2,683	3.1%
Age 18+		68,606	78.0%
Age 65+		14,025	15.9%

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

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Ring: 3 mile radius

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

Households by Type		
Total	35,992	100.0%
Households with 1 Person	9,940	27.6%
Households with 2+ People	26,052	72.4%
Family Households	23,469	65.2%
Husband-wife Families	18,034	50.1%
With Own Children	6,826	19.0%
Other Family (No Spouse Present)	5,435	15.1%
With Own Children	2,928	8.1%
Nonfamily Households	2,583	7.2%
All Households with Children	10,719	29.8%
Multigenerational Households	989	2.7%
Unmarried Partner Households	2,483	6.9%
Male-female	2,163	6.0%
Same-sex	320	0.9%
Average Household Size	2.41	

Family Households by Size		
Total	23,468	100.0%
2 People	10,793	46.0%
3 People	5,403	23.0%
4 People	4,422	18.8%
5 People	1,844	7.9%
6 People	642	2.7%
7+ People	364	1.6%
Average Family Size	2.93	

Nonfamily Households by Size		
Total	12,524	100.0%
1 Person	9,940	79.4%
2 People	2,132	17.0%
3 People	310	2.5%
4 People	101	0.8%
5 People	22	0.2%
6 People	8	0.1%
7+ People	11	0.1%
Average Nonfamily Size	1.26	

Population by Relationship and Household Type		
Total	87,951	100.0%
In Households	86,889	98.8%
In Family Households	71,145	80.9%
Householder	23,391	26.6%
Spouse	17,966	20.4%
Child	24,955	28.4%
Other relative	2,537	2.9%
Nonrelative	2,296	2.6%
In Nonfamily Households	15,744	17.9%
In Group Quarters	1,062	1.2%
Institutionalized Population	343	0.4%
Noninstitutionalized Population	719	0.8%

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

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Ring: 3 mile radius

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

Family Households by Age of Householder		
Total		23,469 100.0%
Householder Age	15 - 44	7,979 34.0%
Householder Age	45 - 54	5,563 23.7%
Householder Age	55 - 64	5,165 22.0%
Householder Age	65 - 74	2,811 12.0%
Householder Age	75+	1,951 8.3%

Nonfamily Households by Age of Householder		
Total		12,524 100.0%
Householder Age	15 - 44	3,260 26.0%
Householder Age	45 - 54	2,123 17.0%
Householder Age	55 - 64	2,626 21.0%
Householder Age	65 - 74	1,747 13.9%
Householder Age	75+	2,768 22.1%

Households by Race of Householder		
Total		35,993 100.0%
Householder is	White Alone	33,367 92.7%
Householder is	Black Alone	271 0.8%
Householder is	American Indian Alone	247 0.7%
Householder is	Asian Alone	723 2.0%
Householder is	Pacific Islander Alone	61 0.2%
Householder is	Some Other Race Alone	627 1.7%
Householder is	Two or More Races	697 1.9%
Households with	Hispanic Householder	1,708 4.7%

Husband-wife Families by Race of Householder		
Total		18,033 100.0%
Householder is	White Alone	16,718 92.7%
Householder is	Black Alone	96 0.5%
Householder is	American Indian Alone	106 0.6%
Householder is	Asian Alone	442 2.5%
Householder is	Pacific Islander Alone	31 0.2%
Householder is	Some Other Race Alone	349 1.9%
Householder is	Two or More Races	291 1.6%
Husband-wife Families with	Hispanic Householder	905 5.0%

Other Families (No Spouse) by Race of Householder		
Total		5,435 100.0%
Householder is	White Alone	4,838 89.0%
Householder is	Black Alone	61 1.1%
Householder is	American Indian Alone	58 1.1%
Householder is	Asian Alone	109 2.0%
Householder is	Pacific Islander Alone	14 0.3%
Householder is	Some Other Race Alone	178 3.3%
Householder is	Two or More Races	177 3.3%
Other Families with	Hispanic Householder	434 8.0%

Nonfamily Households by Race of Householder		
Total		12,524 100.0%
Householder is	White Alone	11,811 94.3%
Householder is	Black Alone	113 0.9%
Householder is	American Indian Alone	83 0.7%
Householder is	Asian Alone	172 1.4%
Householder is	Pacific Islander Alone	16 0.1%
Householder is	Some Other Race Alone	100 0.8%
Householder is	Two or More Races	229 1.8%
Nonfamily Households with	Hispanic Householder	369 2.9%

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



2010 Census Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Ring: 3 mile radius

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

Total Housing Units by Occupancy

Total	38,071	100.0%
Occupied Housing Units	35,993	94.5%
Vacant Housing Units		
For Rent	754	2.0%
Rented, not Occupied	57	0.1%
For Sale Only	480	1.3%
Sold, not Occupied	99	0.3%
For Seasonal/Recreational/Occasional Use	180	0.5%
For Migrant Workers	2	0.0%
Other Vacant	506	1.3%
Total Vacancy Rate	5.6%	

Households by Tenure and Mortgage Status

Total	35,993	100.0%
Owner Occupied	23,761	66.0%
Owned with a Mortgage/Loan	17,623	49.0%
Owned Free and Clear	6,138	17.1%
Average Household Size	2.51	
Renter Occupied	12,232	34.0%
Average Household Size	2.23	

Owner-occupied Housing Units by Race of Householder

Total	23,760	100.0%
Householder is White Alone	22,448	94.5%
Householder is Black Alone	87	0.4%
Householder is American Indian Alone	115	0.5%
Householder is Asian Alone	536	2.3%
Householder is Pacific Islander Alone	23	0.1%
Householder is Some Other Race Alone	214	0.9%
Householder is Two or More Races	337	1.4%
Owner-occupied Housing Units with Hispanic Householder	689	2.9%

Renter-occupied Housing Units by Race of Householder

Total	12,233	100.0%
Householder is White Alone	10,919	89.3%
Householder is Black Alone	184	1.5%
Householder is American Indian Alone	132	1.1%
Householder is Asian Alone	187	1.5%
Householder is Pacific Islander Alone	38	0.3%
Householder is Some Other Race Alone	413	3.4%
Householder is Two or More Races	360	2.9%
Renter-occupied Housing Units with Hispanic Householder	1,020	8.3%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.37
Householder is Black Alone	2.50
Householder is American Indian Alone	2.70
Householder is Asian Alone	2.78
Householder is Pacific Islander Alone	3.30
Householder is Some Other Race Alone	3.82
Householder is Two or More Races	2.74
Householder is Hispanic	3.40

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



2010 Census Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 45.40379
 Longitude: -122.62251

	2000	2010	2000-2010 Annual Rate
Population	204,500	218,681	0.67%
Households	80,973	88,058	0.84%
Housing Units	85,489	93,400	0.89%
Population by Race			
		Number	Percent
Total		218,681	100.0%
Population Reporting One Race		210,878	96.4%
White		190,271	87.0%
Black		2,596	1.2%
American Indian		1,832	0.8%
Asian		9,340	4.3%
Pacific Islander		587	0.3%
Some Other Race		6,252	2.9%
Population Reporting Two or More Races		7,803	3.6%
Total Hispanic Population		16,635	7.6%
Population by Sex			
Male		106,227	48.6%
Female		112,454	51.4%
Population by Age			
Total		218,679	100.0%
Age 0 - 4		12,347	5.6%
Age 5 - 9		13,517	6.2%
Age 10 - 14		14,478	6.6%
Age 15 - 19		14,479	6.6%
Age 20 - 24		12,399	5.7%
Age 25 - 29		13,216	6.0%
Age 30 - 34		13,721	6.3%
Age 35 - 39		14,393	6.6%
Age 40 - 44		15,162	6.9%
Age 45 - 49		16,510	7.5%
Age 50 - 54		17,460	8.0%
Age 55 - 59		16,975	7.8%
Age 60 - 64		14,228	6.5%
Age 65 - 69		9,431	4.3%
Age 70 - 74		6,227	2.8%
Age 75 - 79		4,776	2.2%
Age 80 - 84		4,130	1.9%
Age 85+		5,231	2.4%
Age 18+		169,342	77.4%
Age 65+		29,795	13.6%

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

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Ring: 5 mile radius

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

Households by Type		
Total	88,058	100.0%
Households with 1 Person	23,946	27.2%
Households with 2+ People	64,112	72.8%
Family Households	56,886	64.6%
Husband-wife Families	43,511	49.4%
With Own Children	17,713	20.1%
Other Family (No Spouse Present)	13,376	15.2%
With Own Children	7,424	8.4%
Nonfamily Households	7,226	8.2%
All Households with Children	27,340	31.0%
Multigenerational Households	2,450	2.8%
Unmarried Partner Households	6,564	7.5%
Male-female	5,708	6.5%
Same-sex	856	1.0%
Average Household Size	2.45	

Family Households by Size		
Total	56,886	100.0%
2 People	25,188	44.3%
3 People	13,350	23.5%
4 People	11,149	19.6%
5 People	4,608	8.1%
6 People	1,648	2.9%
7+ People	943	1.7%
Average Family Size	2.98	

Nonfamily Households by Size		
Total	31,172	100.0%
1 Person	23,946	76.8%
2 People	5,814	18.7%
3 People	920	3.0%
4 People	317	1.0%
5 People	100	0.3%
6 People	40	0.1%
7+ People	35	0.1%
Average Nonfamily Size	1.30	

Population by Relationship and Household Type		
Total	218,681	100.0%
In Households	215,560	98.6%
In Family Households	174,991	80.0%
Householder	56,763	26.0%
Spouse	43,409	19.9%
Child	62,357	28.5%
Other relative	6,708	3.1%
Nonrelative	5,753	2.6%
In Nonfamily Households	40,569	18.6%
In Group Quarters	3,121	1.4%
Institutionalized Population	824	0.4%
Noninstitutionalized Population	2,297	1.1%

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

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Ring: 5 mile radius

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

Family Households by Age of Householder		
Total	56,887	100.0%
Householder Age 15 - 44	20,962	36.8%
Householder Age 45 - 54	13,708	24.1%
Householder Age 55 - 64	12,203	21.5%
Householder Age 65 - 74	6,063	10.7%
Householder Age 75+	3,951	6.9%

Nonfamily Households by Age of Householder		
Total	31,173	100.0%
Householder Age 15 - 44	9,936	31.9%
Householder Age 45 - 54	5,385	17.3%
Householder Age 55 - 64	6,377	20.5%
Householder Age 65 - 74	3,912	12.5%
Householder Age 75+	5,563	17.8%

Households by Race of Householder		
Total	88,057	100.0%
Householder is White Alone	79,917	90.8%
Householder is Black Alone	904	1.0%
Householder is American Indian Alone	651	0.7%
Householder is Asian Alone	2,926	3.3%
Householder is Pacific Islander Alone	172	0.2%
Householder is Some Other Race Alone	1,624	1.8%
Householder is Two or More Races	1,863	2.1%
Households with Hispanic Householder	4,333	4.9%

Husband-wife Families by Race of Householder		
Total	43,511	100.0%
Householder is White Alone	39,404	90.6%
Householder is Black Alone	305	0.7%
Householder is American Indian Alone	272	0.6%
Householder is Asian Alone	1,815	4.2%
Householder is Pacific Islander Alone	81	0.2%
Householder is Some Other Race Alone	913	2.1%
Householder is Two or More Races	721	1.7%
Husband-wife Families with Hispanic Householder	2,225	5.1%

Other Families (No Spouse) by Race of Householder		
Total	13,377	100.0%
Householder is White Alone	11,619	86.9%
Householder is Black Alone	235	1.8%
Householder is American Indian Alone	153	1.1%
Householder is Asian Alone	438	3.3%
Householder is Pacific Islander Alone	46	0.3%
Householder is Some Other Race Alone	426	3.2%
Householder is Two or More Races	460	3.4%
Other Families with Hispanic Householder	1,093	8.2%

Nonfamily Households by Race of Householder		
Total	31,170	100.0%
Householder is White Alone	28,894	92.7%
Householder is Black Alone	364	1.2%
Householder is American Indian Alone	226	0.7%
Householder is Asian Alone	674	2.2%
Householder is Pacific Islander Alone	45	0.1%
Householder is Some Other Race Alone	285	0.9%
Householder is Two or More Races	682	2.2%
Nonfamily Households with Hispanic Householder	1,014	3.3%

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



2010 Census Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Ring: 5 mile radius

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

Total Housing Units by Occupancy

Total	93,418	100.0%
Occupied Housing Units	88,058	94.3%
Vacant Housing Units		
For Rent	1,868	2.0%
Rented, not Occupied	132	0.1%
For Sale Only	1,245	1.3%
Sold, not Occupied	257	0.3%
For Seasonal/Recreational/Occasional Use	492	0.5%
For Migrant Workers	3	0.0%
Other Vacant	1,363	1.5%
Total Vacancy Rate	5.7%	

Households by Tenure and Mortgage Status

Total	88,058	100.0%
Owner Occupied	57,440	65.2%
Owned with a Mortgage/Loan	43,902	49.9%
Owned Free and Clear	13,538	15.4%
Average Household Size	2.56	
Renter Occupied	30,618	34.8%
Average Household Size	2.24	

Owner-occupied Housing Units by Race of Householder

Total	57,441	100.0%
Householder is White Alone	53,157	92.5%
Householder is Black Alone	308	0.5%
Householder is American Indian Alone	304	0.5%
Householder is Asian Alone	2,143	3.7%
Householder is Pacific Islander Alone	60	0.1%
Householder is Some Other Race Alone	601	1.0%
Householder is Two or More Races	868	1.5%
Owner-occupied Housing Units with Hispanic Householder	1,771	3.1%

Renter-occupied Housing Units by Race of Householder

Total	30,617	100.0%
Householder is White Alone	26,760	87.4%
Householder is Black Alone	596	1.9%
Householder is American Indian Alone	348	1.1%
Householder is Asian Alone	783	2.6%
Householder is Pacific Islander Alone	113	0.4%
Householder is Some Other Race Alone	1,022	3.3%
Householder is Two or More Races	995	3.2%
Renter-occupied Housing Units with Hispanic Householder	2,561	8.4%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.39
Householder is Black Alone	2.53
Householder is American Indian Alone	2.74
Householder is Asian Alone	2.96
Householder is Pacific Islander Alone	3.23
Householder is Some Other Race Alone	3.77
Householder is Two or More Races	2.69
Householder is Hispanic	3.37

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



Demographic and Income Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 45.40379
 Longitude: -122.62251

Summary	Census 2010	2017	2022
Population	13,701	14,388	14,948
Households	5,531	5,775	5,994
Families	3,608	3,717	3,836
Average Household Size	2.44	2.45	2.46
Owner Occupied Housing Units	3,684	3,725	3,853
Renter Occupied Housing Units	1,847	2,050	2,140
Median Age	42.0	43.5	44.3
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.77%	1.03%	0.83%
Households	0.75%	0.98%	0.79%
Families	0.63%	0.87%	0.71%
Owner HHs	0.68%	0.94%	0.72%
Median Household Income	3.26%	2.63%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	554	9.6%	525	8.8%
\$15,000 - \$24,999	466	8.1%	419	7.0%
\$25,000 - \$34,999	500	8.7%	430	7.2%
\$35,000 - \$49,999	745	12.9%	614	10.2%
\$50,000 - \$74,999	1,158	20.1%	1,122	18.7%
\$75,000 - \$99,999	793	13.7%	974	16.2%
\$100,000 - \$149,999	937	16.2%	1,166	19.5%
\$150,000 - \$199,999	365	6.3%	436	7.3%
\$200,000+	257	4.5%	308	5.1%
Median Household Income	\$60,931		\$71,526	
Average Household Income	\$79,553		\$91,075	
Per Capita Income	\$32,425		\$37,010	

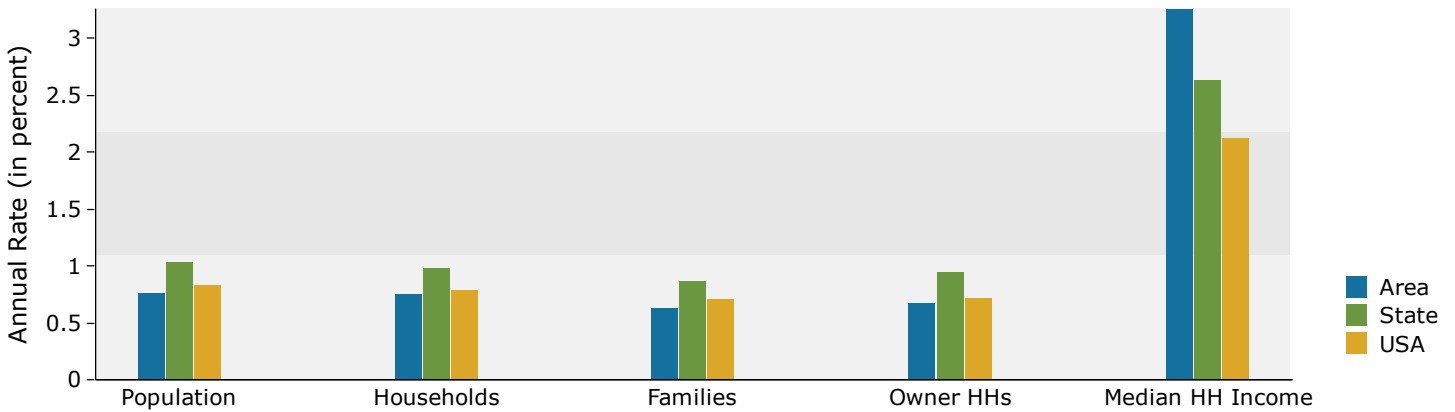
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	762	5.6%	740	5.1%	764	5.1%
5 - 9	822	6.0%	778	5.4%	785	5.3%
10 - 14	840	6.1%	826	5.7%	836	5.6%
15 - 19	825	6.0%	805	5.6%	806	5.4%
20 - 24	748	5.5%	799	5.6%	755	5.1%
25 - 34	1,639	12.0%	1,712	11.9%	1,787	12.0%
35 - 44	1,748	12.8%	1,806	12.6%	1,868	12.5%
45 - 54	1,989	14.5%	1,882	13.1%	1,892	12.7%
55 - 64	2,014	14.7%	2,072	14.4%	2,020	13.5%
65 - 74	1,176	8.6%	1,709	11.9%	1,942	13.0%
75 - 84	721	5.3%	823	5.7%	1,056	7.1%
85+	416	3.0%	434	3.0%	437	2.9%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,258	89.5%	12,583	87.5%	12,832	85.8%
Black Alone	129	0.9%	174	1.2%	211	1.4%
American Indian Alone	117	0.9%	123	0.9%	130	0.9%
Asian Alone	251	1.8%	323	2.2%	391	2.6%
Pacific Islander Alone	40	0.3%	48	0.3%	57	0.4%
Some Other Race Alone	459	3.4%	567	3.9%	660	4.4%
Two or More Races	446	3.3%	568	3.9%	668	4.5%
Hispanic Origin (Any Race)	1,162	8.5%	1,420	9.9%	1,668	11.2%

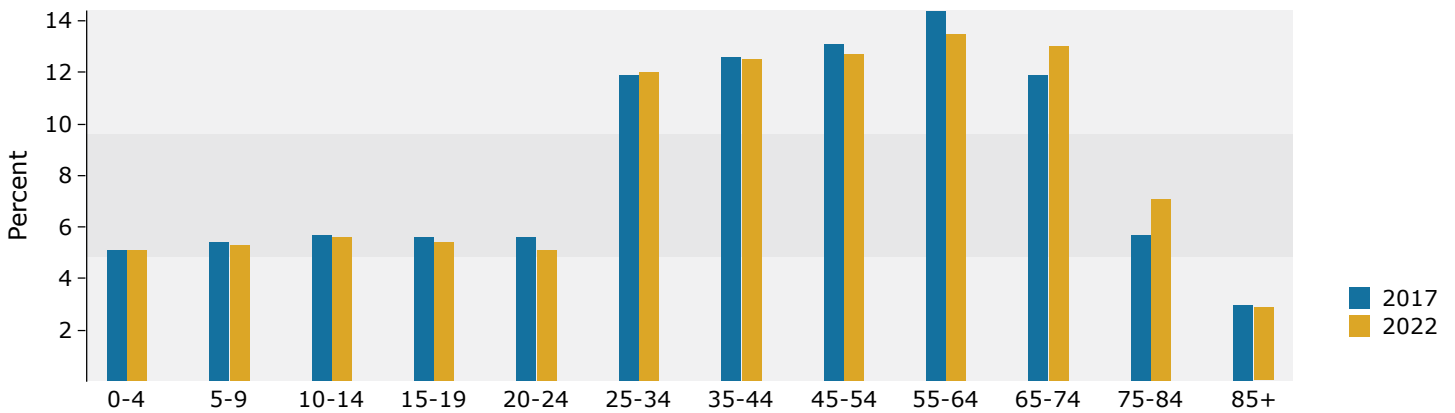
Data Note: Income is expressed in current dollars.

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

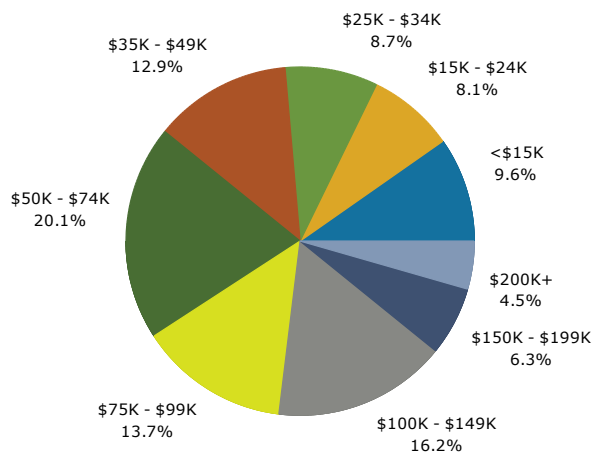
Trends 2017-2022



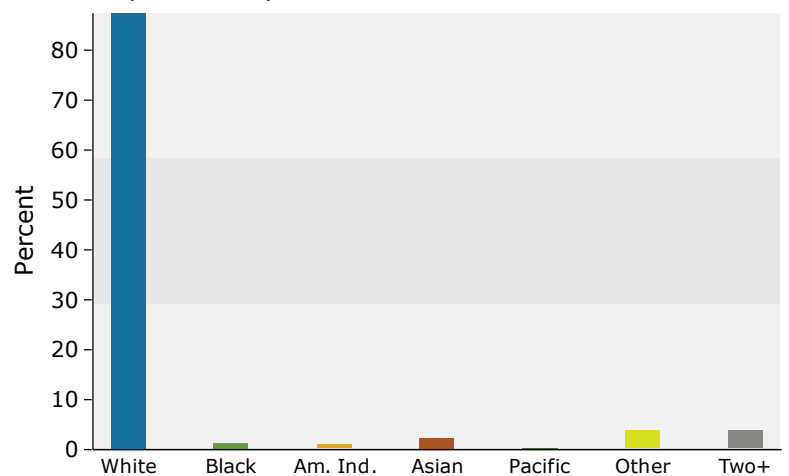
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 9.9%

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



Demographic and Income Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 45.40379
 Longitude: -122.62251

Summary	Census 2010	2017	2022
Population	87,951	93,791	98,377
Households	35,993	38,239	40,084
Families	23,469	24,582	25,607
Average Household Size	2.41	2.42	2.43
Owner Occupied Housing Units	23,761	24,455	25,595
Renter Occupied Housing Units	12,232	13,785	14,489
Median Age	42.5	44.3	45.0
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.96%	1.03%	0.83%
Households	0.95%	0.98%	0.79%
Families	0.82%	0.87%	0.71%
Owner HHs	0.92%	0.94%	0.72%
Median Household Income	2.68%	2.63%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	3,010	7.9%	2,900	7.2%
\$15,000 - \$24,999	3,013	7.9%	2,739	6.8%
\$25,000 - \$34,999	3,044	8.0%	2,646	6.6%
\$35,000 - \$49,999	4,266	11.2%	3,533	8.8%
\$50,000 - \$74,999	7,083	18.5%	6,892	17.2%
\$75,000 - \$99,999	5,655	14.8%	6,962	17.4%
\$100,000 - \$149,999	6,452	16.9%	7,758	19.4%
\$150,000 - \$199,999	2,531	6.6%	2,962	7.4%
\$200,000+	3,185	8.3%	3,693	9.2%
Median Household Income	\$68,883		\$78,608	
Average Household Income	\$93,098		\$105,213	
Per Capita Income	\$38,049		\$42,929	

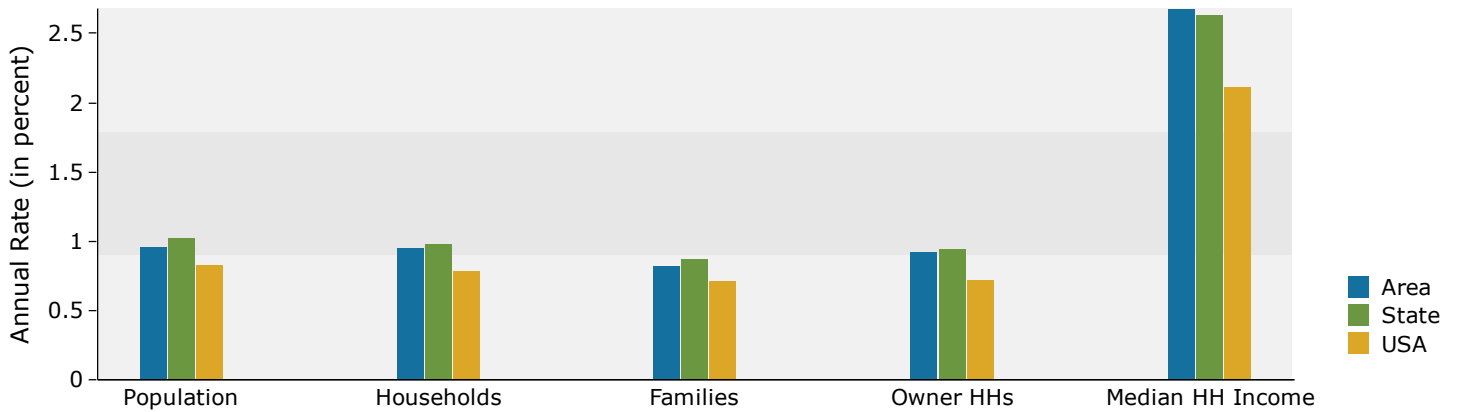
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,673	5.3%	4,601	4.9%	4,799	4.9%
5 - 9	5,175	5.9%	5,011	5.3%	5,048	5.1%
10 - 14	5,843	6.6%	5,494	5.9%	5,544	5.6%
15 - 19	5,675	6.5%	5,458	5.8%	5,362	5.5%
20 - 24	4,451	5.1%	5,256	5.6%	4,901	5.0%
25 - 34	9,842	11.2%	10,782	11.5%	11,771	12.0%
35 - 44	11,286	12.8%	11,116	11.9%	11,822	12.0%
45 - 54	13,769	15.7%	12,760	13.6%	12,336	12.5%
55 - 64	13,213	15.0%	14,358	15.3%	14,036	14.3%
65 - 74	7,093	8.1%	10,795	11.5%	12,859	13.1%
75 - 84	4,249	4.8%	5,060	5.4%	6,690	6.8%
85+	2,683	3.1%	3,101	3.3%	3,210	3.3%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	78,561	89.3%	81,851	87.3%	84,212	85.6%
Black Alone	808	0.9%	1,124	1.2%	1,381	1.4%
American Indian Alone	728	0.8%	776	0.8%	826	0.8%
Asian Alone	2,260	2.6%	2,958	3.2%	3,608	3.7%
Pacific Islander Alone	203	0.2%	253	0.3%	299	0.3%
Some Other Race Alone	2,416	2.7%	3,002	3.2%	3,509	3.6%
Two or More Races	2,973	3.4%	3,829	4.1%	4,542	4.6%
Hispanic Origin (Any Race)	6,615	7.5%	8,168	8.7%	9,660	9.8%

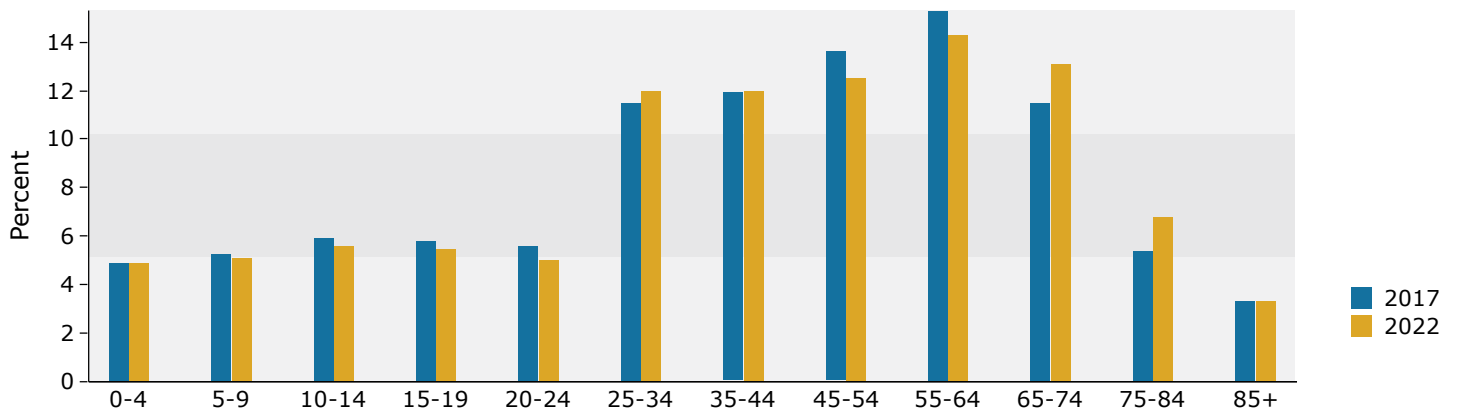
Data Note: Income is expressed in current dollars.

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

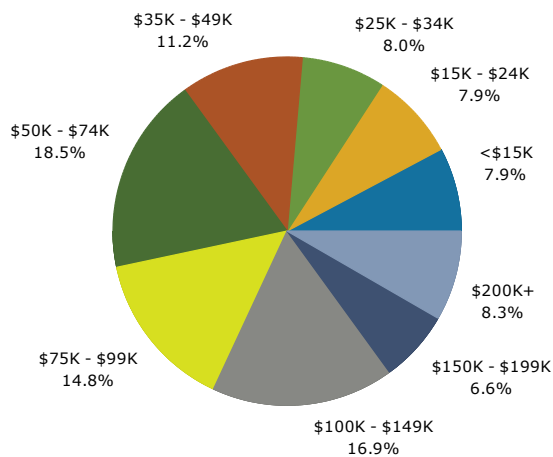
Trends 2017-2022



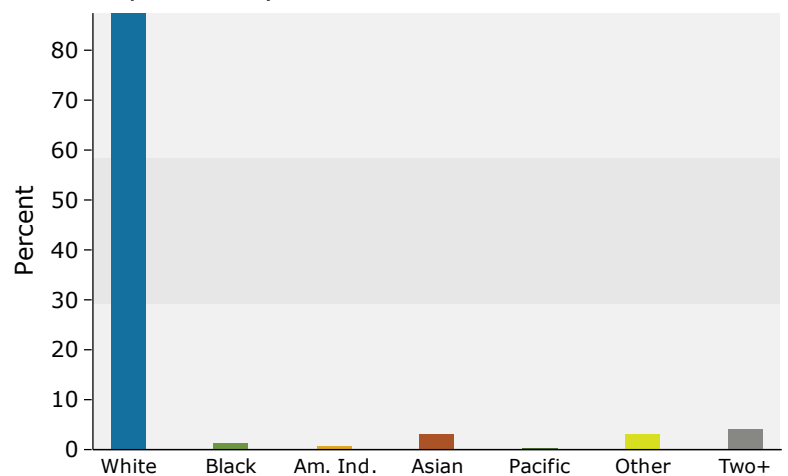
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 8.7%

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



Demographic and Income Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 45.40379
 Longitude: -122.62251

Summary	Census 2010	2017	2022
Population	218,681	235,405	248,428
Households	88,058	94,200	99,228
Families	56,886	60,093	62,964
Average Household Size	2.45	2.46	2.47
Owner Occupied Housing Units	57,440	59,489	62,588
Renter Occupied Housing Units	30,618	34,711	36,640
Median Age	40.3	41.9	42.6
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.08%	1.03%	0.83%
Households	1.05%	0.98%	0.79%
Families	0.94%	0.87%	0.71%
Owner HHs	1.02%	0.94%	0.72%
Median Household Income	2.68%	2.63%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	7,188	7.6%	6,996	7.1%
\$15,000 - \$24,999	7,264	7.7%	6,650	6.7%
\$25,000 - \$34,999	7,806	8.3%	6,846	6.9%
\$35,000 - \$49,999	10,931	11.6%	9,129	9.2%
\$50,000 - \$74,999	16,913	18.0%	16,647	16.8%
\$75,000 - \$99,999	13,368	14.2%	16,539	16.7%
\$100,000 - \$149,999	14,907	15.8%	17,927	18.1%
\$150,000 - \$199,999	6,762	7.2%	7,993	8.1%
\$200,000+	9,061	9.6%	10,501	10.6%
Median Household Income	\$69,078		\$78,857	
Average Household Income	\$97,764		\$110,141	
Per Capita Income	\$39,393		\$44,230	

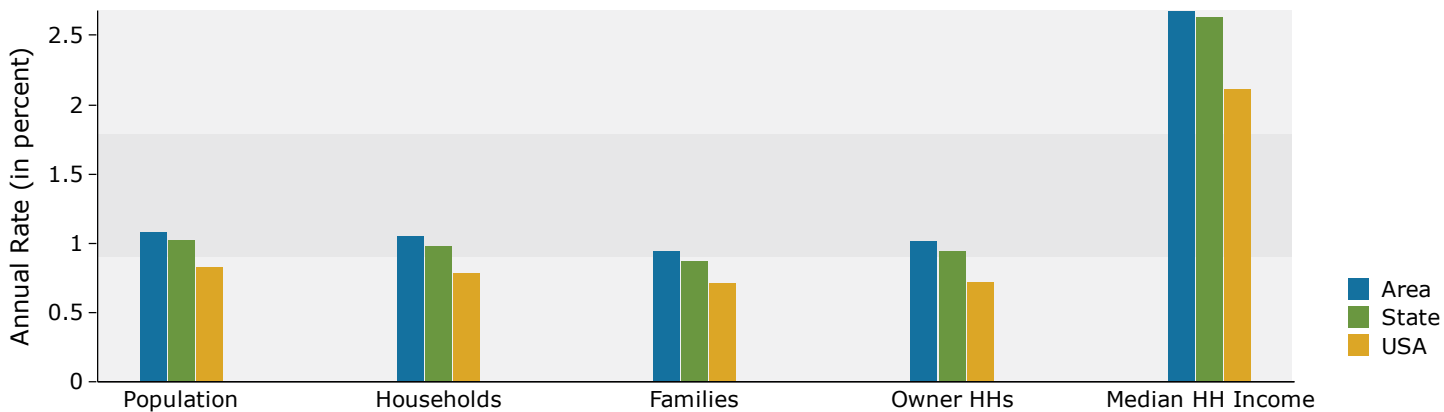
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,347	5.6%	12,282	5.2%	12,923	5.2%
5 - 9	13,517	6.2%	13,205	5.6%	13,405	5.4%
10 - 14	14,478	6.6%	14,298	6.1%	14,372	5.8%
15 - 19	14,479	6.6%	14,228	6.0%	14,255	5.7%
20 - 24	12,399	5.7%	14,374	6.1%	13,729	5.5%
25 - 34	26,937	12.3%	29,114	12.4%	31,841	12.8%
35 - 44	29,555	13.5%	29,484	12.5%	31,229	12.6%
45 - 54	33,970	15.5%	32,450	13.8%	31,743	12.8%
55 - 64	31,203	14.3%	34,853	14.8%	34,760	14.0%
65 - 74	15,658	7.2%	24,414	10.4%	29,561	11.9%
75 - 84	8,906	4.1%	10,608	4.5%	14,293	5.8%
85+	5,231	2.4%	6,096	2.6%	6,318	2.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	190,271	87.0%	199,560	84.8%	206,189	83.0%
Black Alone	2,596	1.2%	3,377	1.4%	4,010	1.6%
American Indian Alone	1,832	0.8%	1,965	0.8%	2,095	0.8%
Asian Alone	9,340	4.3%	12,187	5.2%	14,721	5.9%
Pacific Islander Alone	587	0.3%	742	0.3%	882	0.4%
Some Other Race Alone	6,252	2.9%	7,632	3.2%	8,827	3.6%
Two or More Races	7,803	3.6%	9,943	4.2%	11,704	4.7%
Hispanic Origin (Any Race)	16,635	7.6%	20,333	8.6%	23,895	9.6%

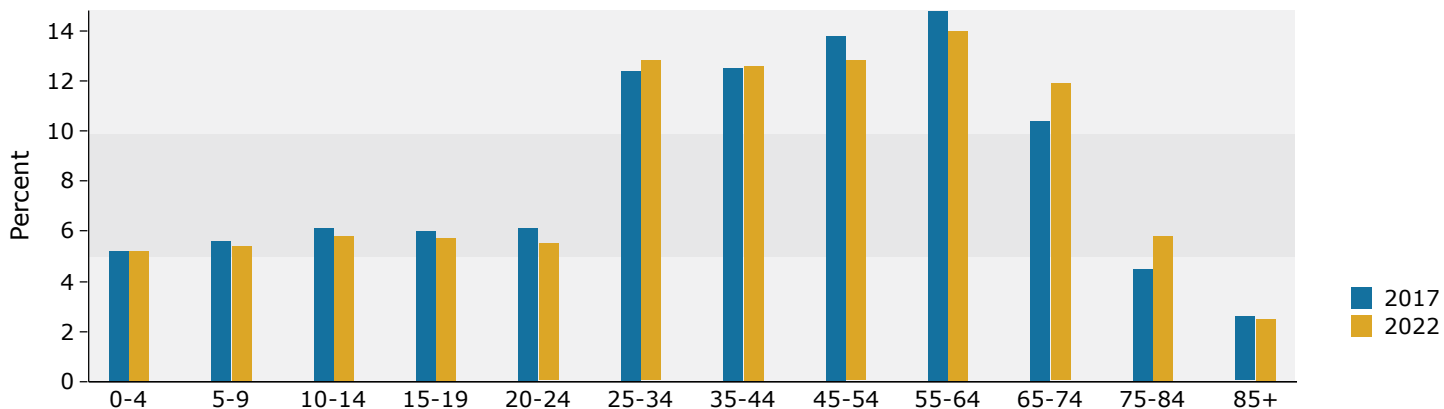
Data Note: Income is expressed in current dollars.

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

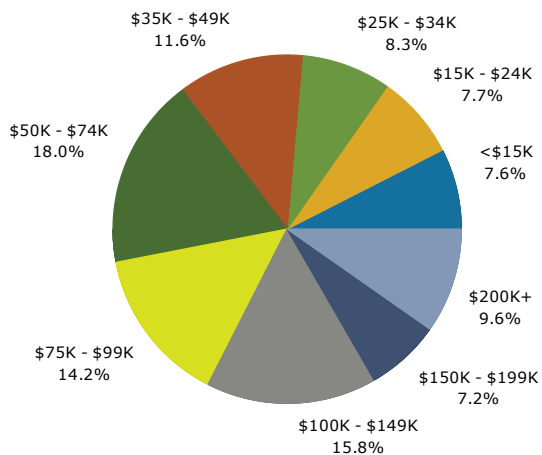
Trends 2017-2022



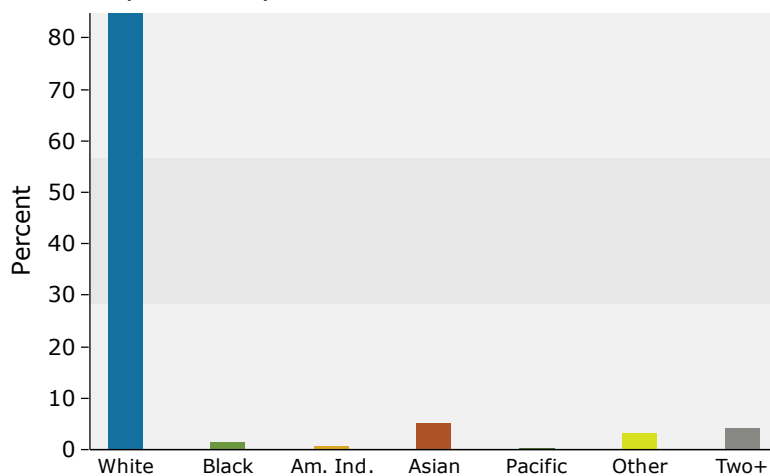
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 8.6%

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



Executive Summary

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

	1 mile	3 miles	5 miles
Population			
2000 Population	13,200	84,754	204,500
2010 Population	13,701	87,951	218,681
2017 Population	14,388	93,791	235,405
2022 Population	14,948	98,377	248,428
2000-2010 Annual Rate	0.37%	0.37%	0.67%
2010-2017 Annual Rate	0.68%	0.89%	1.02%
2017-2022 Annual Rate	0.77%	0.96%	1.08%
2017 Male Population	49.2%	48.6%	48.7%
2017 Female Population	50.8%	51.4%	51.3%
2017 Median Age	43.5	44.3	41.9

In the identified area, the current year population is 235,405. In 2010, the Census count in the area was 218,681. The rate of change since 2010 was 1.02% annually. The five-year projection for the population in the area is 248,428 representing a change of 1.08% annually from 2017 to 2022. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 43.5, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	87.5%	87.3%	84.8%
2017 Black Alone	1.2%	1.2%	1.4%
2017 American Indian/Alaska Native Alone	0.9%	0.8%	0.8%
2017 Asian Alone	2.2%	3.2%	5.2%
2017 Pacific Islander Alone	0.3%	0.3%	0.3%
2017 Other Race	3.9%	3.2%	3.2%
2017 Two or More Races	3.9%	4.1%	4.2%
2017 Hispanic Origin (Any Race)	9.9%	8.7%	8.6%

Persons of Hispanic origin represent 8.6% 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 39.2 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	5,349	33,810	80,973
2010 Households	5,531	35,993	88,058
2017 Total Households	5,775	38,239	94,200
2022 Total Households	5,994	40,084	99,228
2000-2010 Annual Rate	0.34%	0.63%	0.84%
2010-2017 Annual Rate	0.60%	0.84%	0.93%
2017-2022 Annual Rate	0.75%	0.95%	1.05%
2017 Average Household Size	2.45	2.42	2.46

The household count in this area has changed from 88,058 in 2010 to 94,200 in the current year, a change of 0.93% annually. The five-year projection of households is 99,228, a change of 1.05% annually from the current year total. Average household size is currently 2.46, compared to 2.45 in the year 2010. The number of families in the current year is 60,093 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

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$60,931	\$68,883	\$69,078
2022 Median Household Income	\$71,526	\$78,608	\$78,857
2017-2022 Annual Rate	3.26%	2.68%	2.68%
Average Household Income			
2017 Average Household Income	\$79,553	\$93,098	\$97,764
2022 Average Household Income	\$91,075	\$105,213	\$110,141
2017-2022 Annual Rate	2.74%	2.48%	2.41%
Per Capita Income			
2017 Per Capita Income	\$32,425	\$38,049	\$39,393
2022 Per Capita Income	\$37,010	\$42,929	\$44,230
2017-2022 Annual Rate	2.68%	2.44%	2.34%

Current median household income is \$69,078 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$78,857 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$97,764 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$110,141 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$39,393 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$44,230 in five years, compared to \$34,828 for all U.S. households

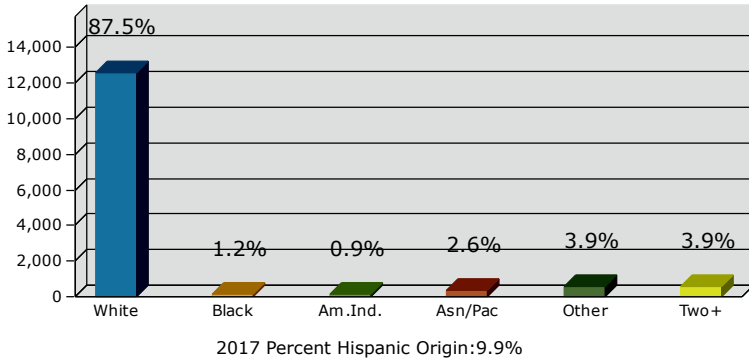
Housing			
2000 Total Housing Units	5,615	35,665	85,489
2000 Owner Occupied Housing Units	3,619	23,129	53,908
2000 Renter Occupied Housing Units	1,730	10,681	27,065
2000 Vacant Housing Units	266	1,855	4,516
2010 Total Housing Units	5,841	38,109	93,400
2010 Owner Occupied Housing Units	3,684	23,761	57,440
2010 Renter Occupied Housing Units	1,847	12,232	30,618
2010 Vacant Housing Units	310	2,116	5,342
2017 Total Housing Units	6,058	40,220	99,251
2017 Owner Occupied Housing Units	3,725	24,455	59,489
2017 Renter Occupied Housing Units	2,050	13,785	34,711
2017 Vacant Housing Units	283	1,981	5,051
2022 Total Housing Units	6,282	42,122	104,419
2022 Owner Occupied Housing Units	3,853	25,595	62,588
2022 Renter Occupied Housing Units	2,140	14,489	36,640
2022 Vacant Housing Units	288	2,038	5,191

Currently, 59.9% of the 99,251 housing units in the area are owner occupied; 35.0%, renter occupied; and 5.1% 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 93,400 housing units in the area - 61.5% owner occupied, 32.8% renter occupied, and 5.7% vacant. The annual rate of change in housing units since 2010 is 2.74%. Median home value in the area is \$345,662, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.81% annually to \$397,107.

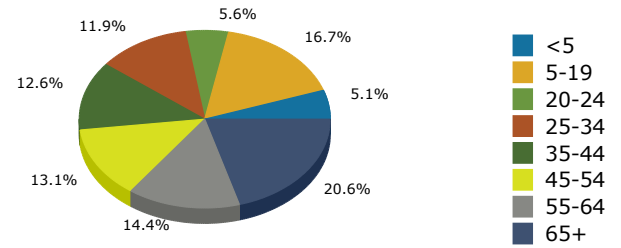
Data Note: Income is expressed in current dollars

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

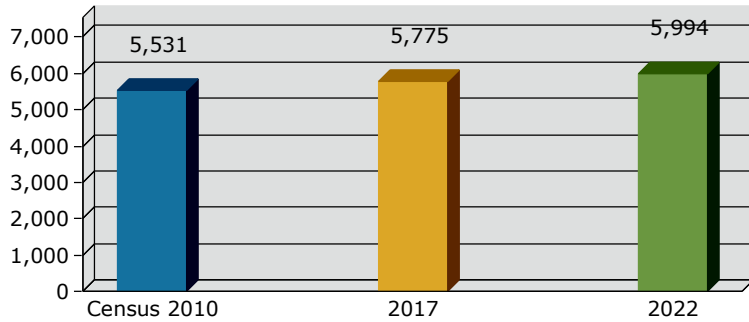
2017 Population by Race



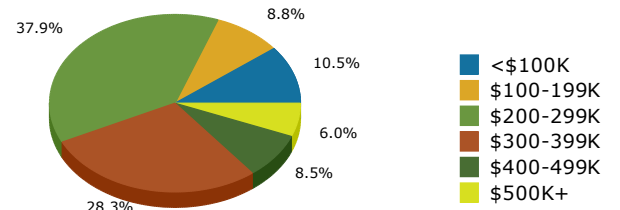
2017 Population by Age



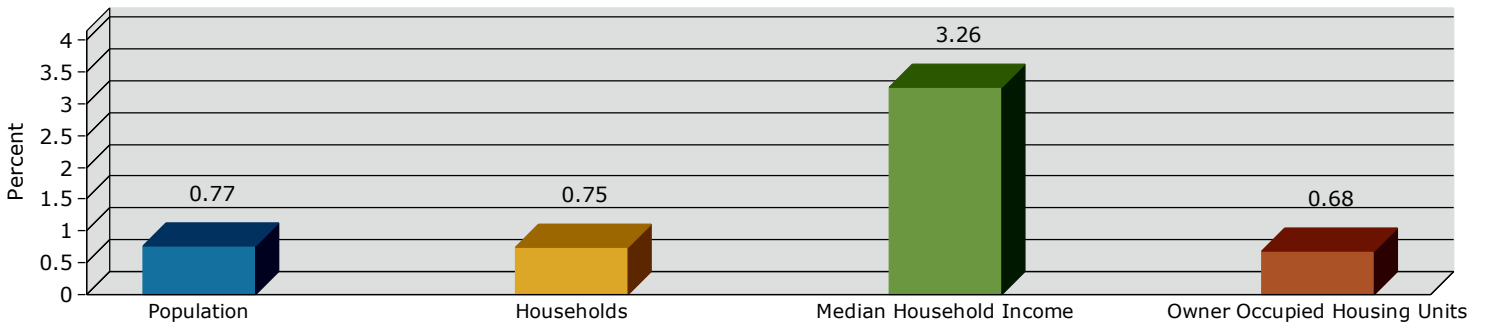
Households



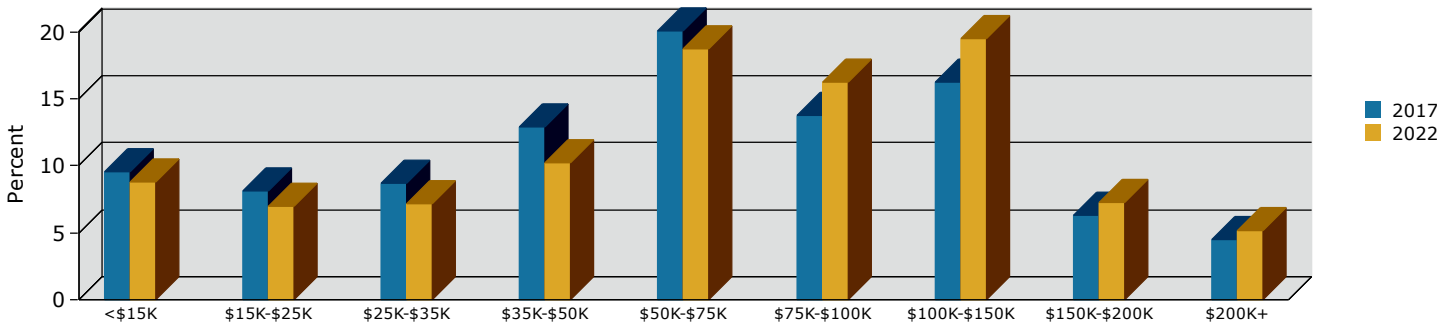
2017 Home Value



2017-2022 Annual Growth Rate

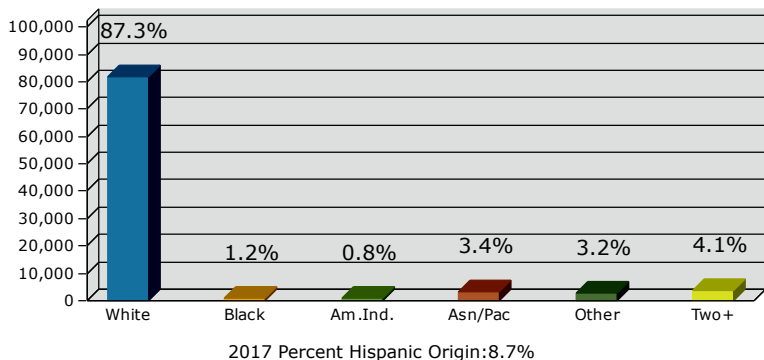


Household Income

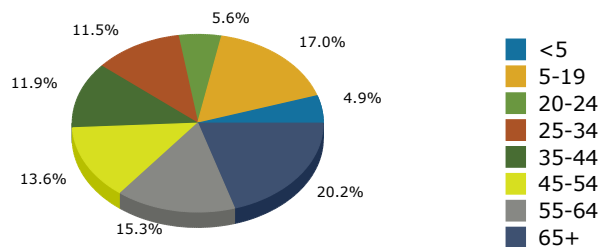


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

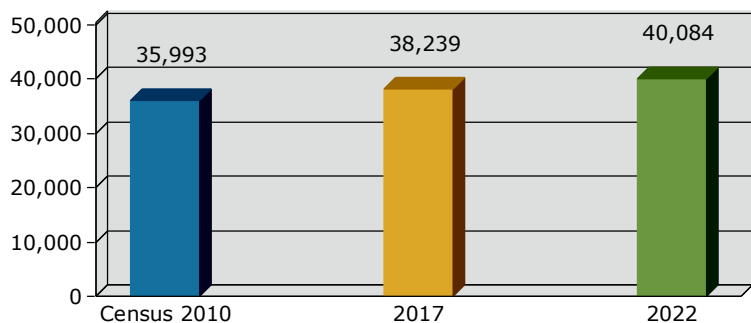
2017 Population by Race



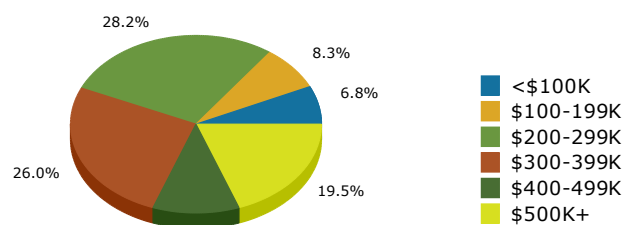
2017 Population by Age



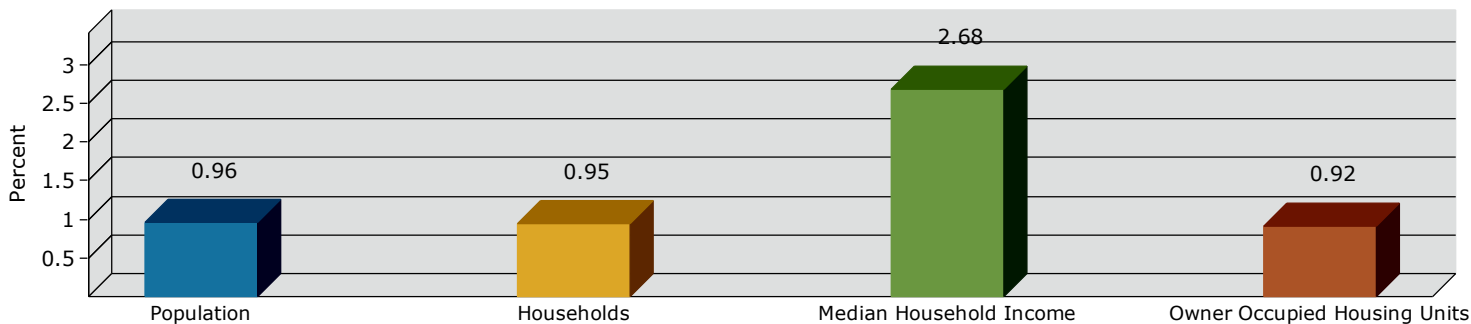
Households



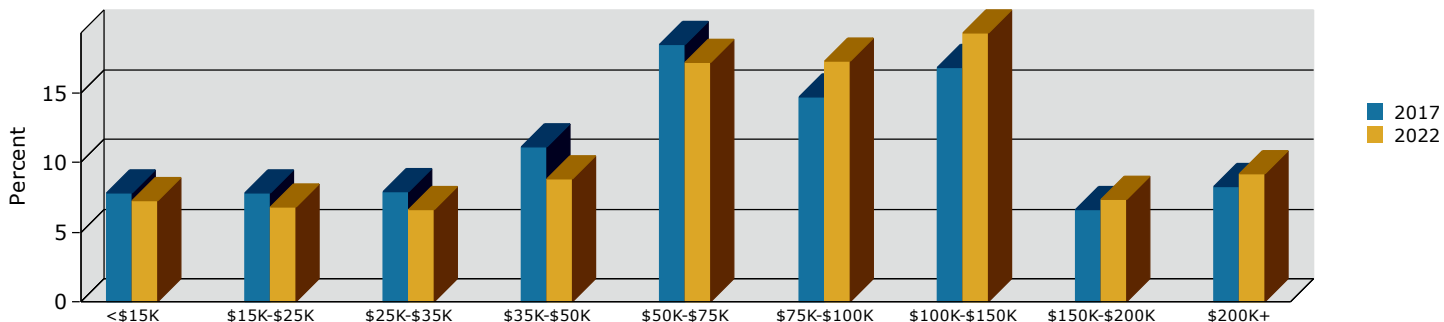
2017 Home Value



2017-2022 Annual Growth Rate

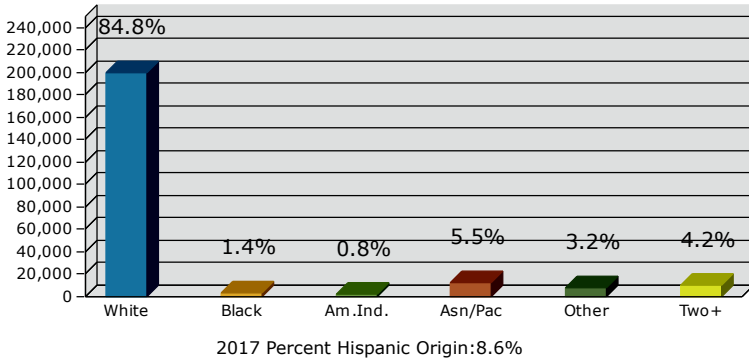


Household Income

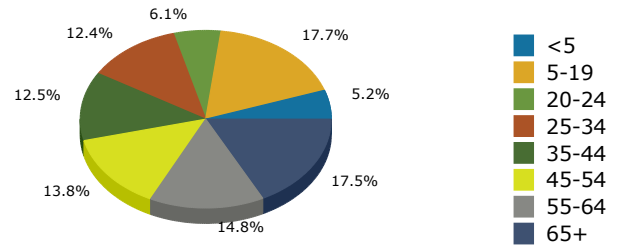


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

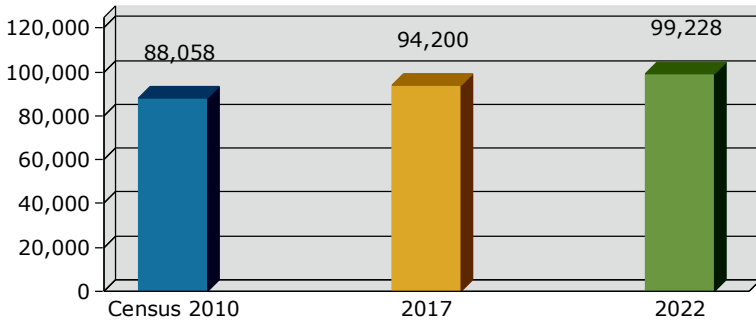
2017 Population by Race



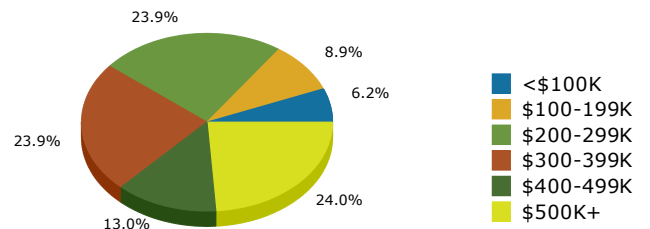
2017 Population by Age



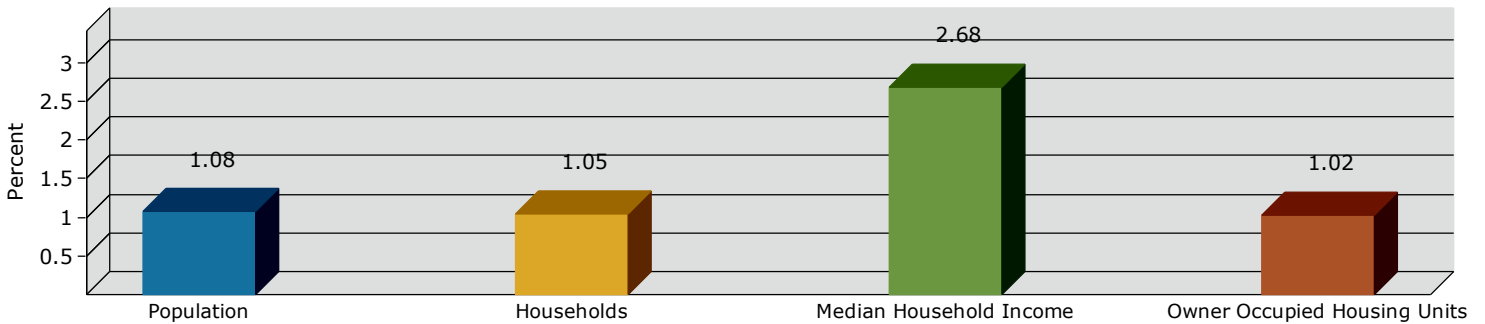
Households



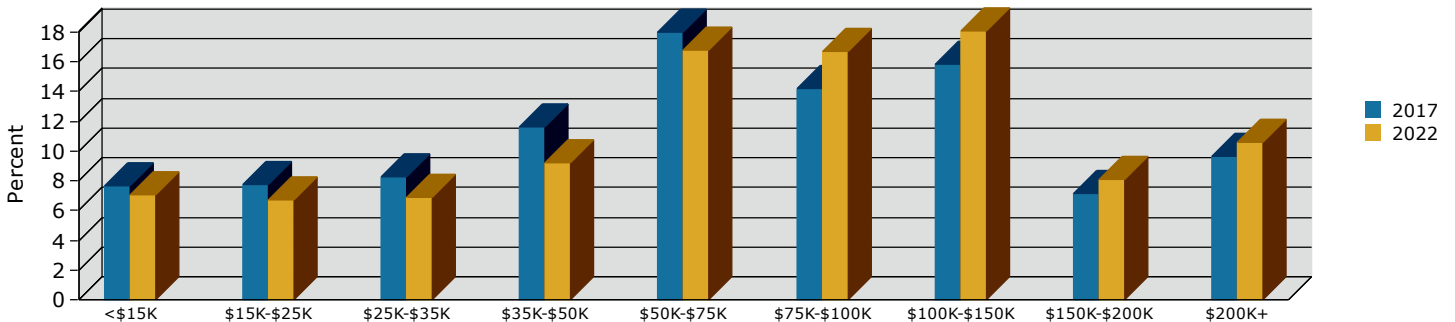
2017 Home Value



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

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 45.40379
 Longitude: -122.62251

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	13,200	84,754	204,500
2010 Total Population	13,701	87,951	218,681
2017 Total Population	14,388	93,791	235,405
2017 Group Quarters	210	1,116	3,217
2022 Total Population	14,948	98,377	248,428
2017-2022 Annual Rate	0.77%	0.96%	1.08%
2017 Total Daytime Population	11,754	90,791	224,481
Workers	4,158	43,120	107,194
Residents	7,596	47,671	117,287
Household Summary			
2000 Households	5,349	33,810	80,973
2000 Average Household Size	2.46	2.48	2.49
2010 Households	5,531	35,993	88,058
2010 Average Household Size	2.44	2.41	2.45
2017 Households	5,775	38,239	94,200
2017 Average Household Size	2.45	2.42	2.46
2022 Households	5,994	40,084	99,228
2022 Average Household Size	2.46	2.43	2.47
2017-2022 Annual Rate	0.75%	0.95%	1.05%
2010 Families	3,608	23,469	56,886
2010 Average Family Size	2.95	2.93	2.98
2017 Families	3,717	24,582	60,093
2017 Average Family Size	2.97	2.95	3.00
2022 Families	3,836	25,607	62,964
2022 Average Family Size	2.98	2.96	3.01
2017-2022 Annual Rate	0.63%	0.82%	0.94%
Housing Unit Summary			
2000 Housing Units	5,615	35,665	85,489
Owner Occupied Housing Units	64.5%	64.9%	63.1%
Renter Occupied Housing Units	30.8%	29.9%	31.7%
Vacant Housing Units	4.7%	5.2%	5.3%
2010 Housing Units	5,841	38,109	93,400
Owner Occupied Housing Units	63.1%	62.4%	61.5%
Renter Occupied Housing Units	31.6%	32.1%	32.8%
Vacant Housing Units	5.3%	5.6%	5.7%
2017 Housing Units	6,058	40,220	99,251
Owner Occupied Housing Units	61.5%	60.8%	59.9%
Renter Occupied Housing Units	33.8%	34.3%	35.0%
Vacant Housing Units	4.7%	4.9%	5.1%
2022 Housing Units	6,282	42,122	104,419
Owner Occupied Housing Units	61.3%	60.8%	59.9%
Renter Occupied Housing Units	34.1%	34.4%	35.1%
Vacant Housing Units	4.6%	4.8%	5.0%
Median Household Income			
2017	\$60,931	\$68,883	\$69,078
2022	\$71,526	\$78,608	\$78,857
Median Home Value			
2017	\$284,277	\$325,633	\$345,662
2022	\$339,535	\$375,941	\$397,107
Per Capita Income			
2017	\$32,425	\$38,049	\$39,393
2022	\$37,010	\$42,929	\$44,230
Median Age			
2010	42.0	42.5	40.3
2017	43.5	44.3	41.9
2022	44.3	45.0	42.6

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

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

	1 mile	3 miles	5 miles
2017 Households by Income			
Household Income Base	5,775	38,239	94,200
<\$15,000	9.6%	7.9%	7.6%
\$15,000 - \$24,999	8.1%	7.9%	7.7%
\$25,000 - \$34,999	8.7%	8.0%	8.3%
\$35,000 - \$49,999	12.9%	11.2%	11.6%
\$50,000 - \$74,999	20.1%	18.5%	18.0%
\$75,000 - \$99,999	13.7%	14.8%	14.2%
\$100,000 - \$149,999	16.2%	16.9%	15.8%
\$150,000 - \$199,999	6.3%	6.6%	7.2%
\$200,000+	4.5%	8.3%	9.6%
Average Household Income	\$79,553	\$93,098	\$97,764
2022 Households by Income			
Household Income Base	5,994	40,084	99,228
<\$15,000	8.8%	7.2%	7.1%
\$15,000 - \$24,999	7.0%	6.8%	6.7%
\$25,000 - \$34,999	7.2%	6.6%	6.9%
\$35,000 - \$49,999	10.2%	8.8%	9.2%
\$50,000 - \$74,999	18.7%	17.2%	16.8%
\$75,000 - \$99,999	16.2%	17.4%	16.7%
\$100,000 - \$149,999	19.5%	19.4%	18.1%
\$150,000 - \$199,999	7.3%	7.4%	8.1%
\$200,000+	5.1%	9.2%	10.6%
Average Household Income	\$91,075	\$105,213	\$110,141
2017 Owner Occupied Housing Units by Value			
Total	3,725	24,455	59,489
<\$50,000	9.2%	6.1%	5.1%
\$50,000 - \$99,999	1.3%	0.8%	1.1%
\$100,000 - \$149,999	1.2%	1.7%	2.2%
\$150,000 - \$199,999	7.6%	6.6%	6.7%
\$200,000 - \$249,999	14.9%	12.9%	11.7%
\$250,000 - \$299,999	23.0%	15.3%	12.3%
\$300,000 - \$399,999	28.3%	26.0%	23.9%
\$400,000 - \$499,999	8.5%	11.2%	13.0%
\$500,000 - \$749,999	3.3%	10.5%	12.9%
\$750,000 - \$999,999	1.5%	5.5%	6.4%
\$1,000,000 +	1.2%	3.5%	4.6%
Average Home Value	\$300,805	\$385,651	\$413,646
2022 Owner Occupied Housing Units by Value			
Total	3,853	25,595	62,588
<\$50,000	4.0%	4.0%	3.4%
\$50,000 - \$99,999	0.6%	0.4%	0.7%
\$100,000 - \$149,999	0.5%	0.7%	1.1%
\$150,000 - \$199,999	3.7%	3.2%	3.6%
\$200,000 - \$249,999	8.6%	7.5%	7.1%
\$250,000 - \$299,999	18.0%	12.1%	9.7%
\$300,000 - \$399,999	36.8%	29.1%	25.1%
\$400,000 - \$499,999	14.6%	14.5%	16.0%
\$500,000 - \$749,999	6.6%	15.0%	17.5%
\$750,000 - \$999,999	4.4%	8.5%	9.3%
\$1,000,000 +	2.1%	5.1%	6.4%
Average Home Value	\$378,375	\$456,104	\$482,892

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

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 45.40379
 Longitude: -122.62251

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	13,702	87,949	218,679
0 - 4	5.6%	5.3%	5.6%
5 - 9	6.0%	5.9%	6.2%
10 - 14	6.1%	6.6%	6.6%
15 - 24	11.5%	11.5%	12.3%
25 - 34	12.0%	11.2%	12.3%
35 - 44	12.8%	12.8%	13.5%
45 - 54	14.5%	15.7%	15.5%
55 - 64	14.7%	15.0%	14.3%
65 - 74	8.6%	8.1%	7.2%
75 - 84	5.3%	4.8%	4.1%
85 +	3.0%	3.1%	2.4%
18 +	78.6%	78.0%	77.4%
2017 Population by Age			
Total	14,386	93,792	235,406
0 - 4	5.1%	4.9%	5.2%
5 - 9	5.4%	5.3%	5.6%
10 - 14	5.7%	5.9%	6.1%
15 - 24	11.1%	11.4%	12.2%
25 - 34	11.9%	11.5%	12.4%
35 - 44	12.6%	11.9%	12.5%
45 - 54	13.1%	13.6%	13.8%
55 - 64	14.4%	15.3%	14.8%
65 - 74	11.9%	11.5%	10.4%
75 - 84	5.7%	5.4%	4.5%
85 +	3.0%	3.3%	2.6%
18 +	80.3%	80.2%	79.4%
2022 Population by Age			
Total	14,948	98,378	248,429
0 - 4	5.1%	4.9%	5.2%
5 - 9	5.3%	5.1%	5.4%
10 - 14	5.6%	5.6%	5.8%
15 - 24	10.4%	10.4%	11.3%
25 - 34	12.0%	12.0%	12.8%
35 - 44	12.5%	12.0%	12.6%
45 - 54	12.7%	12.5%	12.8%
55 - 64	13.5%	14.3%	14.0%
65 - 74	13.0%	13.1%	11.9%
75 - 84	7.1%	6.8%	5.8%
85 +	2.9%	3.3%	2.5%
18 +	80.8%	80.9%	80.1%
2010 Population by Sex			
Males	6,695	42,545	106,227
Females	7,006	45,406	112,454
2017 Population by Sex			
Males	7,074	45,541	114,626
Females	7,314	48,250	120,779
2022 Population by Sex			
Males	7,373	47,952	121,285
Females	7,575	50,425	127,143

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

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	13,700	87,949	218,681
White Alone	89.5%	89.3%	87.0%
Black Alone	0.9%	0.9%	1.2%
American Indian Alone	0.9%	0.8%	0.8%
Asian Alone	1.8%	2.6%	4.3%
Pacific Islander Alone	0.3%	0.2%	0.3%
Some Other Race Alone	3.4%	2.7%	2.9%
Two or More Races	3.3%	3.4%	3.6%
Hispanic Origin	8.5%	7.5%	7.6%
Diversity Index	32.3	31.2	34.8
2017 Population by Race/Ethnicity			
Total	14,386	93,793	235,406
White Alone	87.5%	87.3%	84.8%
Black Alone	1.2%	1.2%	1.4%
American Indian Alone	0.9%	0.8%	0.8%
Asian Alone	2.2%	3.2%	5.2%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	3.9%	3.2%	3.2%
Two or More Races	3.9%	4.1%	4.2%
Hispanic Origin	9.9%	8.7%	8.6%
Diversity Index	37.1	35.8	39.2
2022 Population by Race/Ethnicity			
Total	14,949	98,377	248,428
White Alone	85.8%	85.6%	83.0%
Black Alone	1.4%	1.4%	1.6%
American Indian Alone	0.9%	0.8%	0.8%
Asian Alone	2.6%	3.7%	5.9%
Pacific Islander Alone	0.4%	0.3%	0.4%
Some Other Race Alone	4.4%	3.6%	3.6%
Two or More Races	4.5%	4.6%	4.7%
Hispanic Origin	11.2%	9.8%	9.6%
Diversity Index	40.8	39.6	42.8
2010 Population by Relationship and Household Type			
Total	13,701	87,951	218,681
In Households	98.6%	98.8%	98.6%
In Family Households	80.6%	80.9%	80.0%
Householder	26.4%	26.6%	26.0%
Spouse	19.9%	20.4%	19.9%
Child	28.2%	28.4%	28.5%
Other relative	3.3%	2.9%	3.1%
Nonrelative	2.9%	2.6%	2.6%
In Nonfamily Households	18.0%	17.9%	18.6%
In Group Quarters	1.4%	1.2%	1.4%
Institutionalized Population	0.0%	0.4%	0.4%
Noninstitutionalized Population	1.4%	0.8%	1.1%

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

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

	1 mile	3 miles	5 miles
2017 Population 25+ by Educational Attainment			
Total	10,440	67,971	167,018
Less than 9th Grade	2.8%	2.1%	2.0%
9th - 12th Grade, No Diploma	5.8%	4.7%	4.3%
High School Graduate	20.8%	17.3%	15.6%
GED/Alternative Credential	5.5%	4.0%	3.6%
Some College, No Degree	28.2%	26.9%	25.0%
Associate Degree	8.2%	8.6%	8.5%
Bachelor's Degree	19.3%	23.2%	25.8%
Graduate/Professional Degree	9.3%	13.2%	15.2%
2017 Population 15+ by Marital Status			
Total	12,043	78,684	195,620
Never Married	30.6%	29.3%	29.4%
Married	46.8%	50.1%	51.3%
Widowed	7.5%	6.5%	5.5%
Divorced	15.1%	14.1%	13.8%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	94.6%	95.3%	95.4%
Civilian Unemployed (Unemployment Rate)	5.4%	4.7%	4.6%
2017 Employed Population 16+ by Industry			
Total	6,933	46,968	120,289
Agriculture/Mining	1.2%	0.7%	0.7%
Construction	6.9%	5.6%	5.9%
Manufacturing	13.4%	11.7%	11.5%
Wholesale Trade	3.8%	3.9%	3.9%
Retail Trade	12.8%	12.8%	12.3%
Transportation/Utilities	4.4%	4.6%	4.4%
Information	2.5%	2.0%	1.7%
Finance/Insurance/Real Estate	6.8%	7.4%	7.6%
Services	45.1%	48.0%	48.6%
Public Administration	3.0%	3.4%	3.3%
2017 Employed Population 16+ by Occupation			
Total	6,932	46,969	120,288
White Collar	57.3%	65.5%	67.8%
Management/Business/Financial	14.0%	16.9%	18.1%
Professional	17.9%	20.9%	23.6%
Sales	13.1%	13.4%	13.1%
Administrative Support	12.2%	14.4%	12.9%
Services	19.9%	17.1%	15.3%
Blue Collar	22.8%	17.4%	16.9%
Farming/Forestry/Fishing	0.1%	0.3%	0.4%
Construction/Extraction	4.9%	3.9%	4.0%
Installation/Maintenance/Repair	4.9%	2.9%	2.4%
Production	6.3%	4.3%	4.2%
Transportation/Material Moving	6.6%	6.0%	5.8%
2010 Population By Urban/ Rural Status			
Total Population	13,701	87,951	218,681
Population Inside Urbanized Area	100.0%	99.8%	99.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.2%	1.0%

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

April 23, 2018



Market Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	5,530	35,992	88,058
Households with 1 Person	27.1%	27.6%	27.2%
Households with 2+ People	72.9%	72.4%	72.8%
Family Households	65.2%	65.2%	64.6%
Husband-wife Families	49.2%	50.1%	49.4%
With Related Children	18.6%	20.1%	21.1%
Other Family (No Spouse Present)	16.1%	15.1%	15.2%
Other Family with Male Householder	4.7%	4.5%	4.6%
With Related Children	2.7%	2.6%	2.7%
Other Family with Female Householder	11.4%	10.6%	10.6%
With Related Children	6.9%	6.6%	6.7%
Nonfamily Households	7.7%	7.2%	8.2%
All Households with Children	28.8%	29.8%	31.0%
Multigenerational Households	3.1%	2.7%	2.8%
Unmarried Partner Households	7.3%	6.9%	7.5%
Male-female	6.5%	6.0%	6.5%
Same-sex	0.8%	0.9%	1.0%
2010 Households by Size			
Total	5,531	35,992	88,058
1 Person Household	27.0%	27.6%	27.2%
2 Person Household	36.8%	35.9%	35.2%
3 Person Household	15.3%	15.9%	16.2%
4 Person Household	12.3%	12.6%	13.0%
5 Person Household	5.4%	5.2%	5.3%
6 Person Household	2.0%	1.8%	1.9%
7 + Person Household	1.2%	1.0%	1.1%
2010 Households by Tenure and Mortgage Status			
Total	5,531	35,993	88,058
Owner Occupied	66.6%	66.0%	65.2%
Owned with a Mortgage/Loan	46.9%	49.0%	49.9%
Owned Free and Clear	19.7%	17.1%	15.4%
Renter Occupied	33.4%	34.0%	34.8%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,841	38,109	93,400
Housing Units Inside Urbanized Area	100.0%	99.8%	99.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.2%	0.9%

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

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

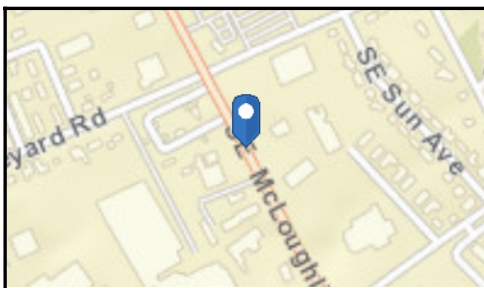
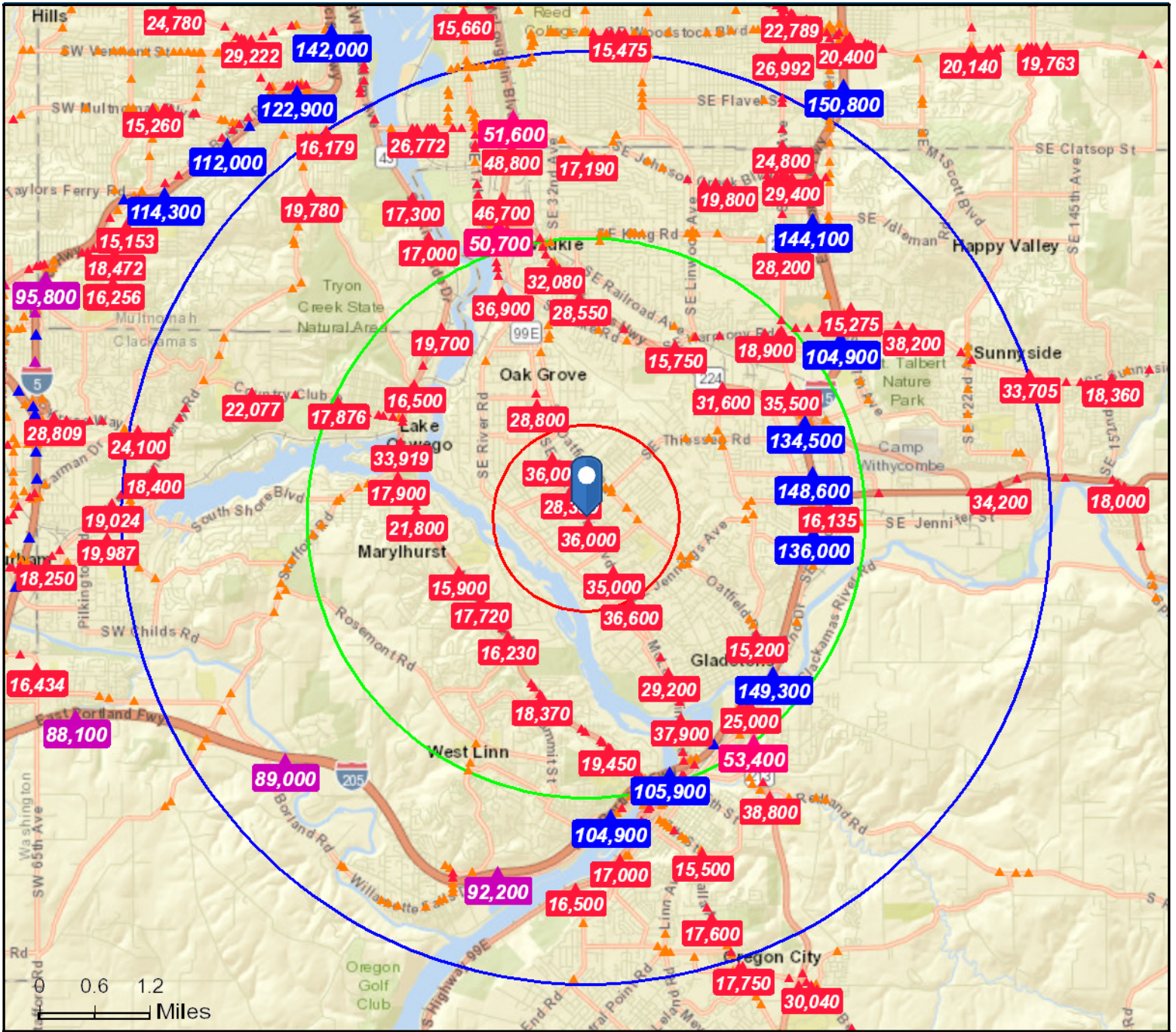
Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
	1. Comfortable Empty Nesters	Front Porches (8E)	Front Porches (8E)
	2. Front Porches (8E)	Comfortable Empty Nesters	Parks and Rec (5C)
	3. Old and Newcomers (8F)	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)
2017 Consumer Spending			
Apparel & Services: Total \$	\$12,053,364	\$93,560,132	\$244,638,864
Average Spent	\$2,087.16	\$2,446.72	\$2,597.02
Spending Potential Index	97	113	120
Education: Total \$	\$8,275,654	\$66,164,835	\$174,200,830
Average Spent	\$1,433.01	\$1,730.30	\$1,849.27
Spending Potential Index	98	119	127
Entertainment/Recreation: Total \$	\$17,819,724	\$137,167,102	\$353,216,521
Average Spent	\$3,085.67	\$3,587.10	\$3,749.64
Spending Potential Index	99	115	120
Food at Home: Total \$	\$28,381,663	\$217,003,176	\$559,353,955
Average Spent	\$4,914.57	\$5,674.92	\$5,937.94
Spending Potential Index	98	113	118
Food Away from Home: Total \$	\$18,656,038	\$143,857,477	\$375,297,784
Average Spent	\$3,230.48	\$3,762.06	\$3,984.05
Spending Potential Index	97	113	120
Health Care: Total \$	\$32,465,138	\$247,796,002	\$627,377,971
Average Spent	\$5,621.67	\$6,480.19	\$6,660.06
Spending Potential Index	101	116	119
HH Furnishings & Equipment: Total \$	\$11,025,918	\$84,996,330	\$219,845,578
Average Spent	\$1,909.25	\$2,222.77	\$2,333.82
Spending Potential Index	98	114	120
Personal Care Products & Services: Total \$	\$4,552,521	\$35,043,185	\$90,784,170
Average Spent	\$788.32	\$916.43	\$963.74
Spending Potential Index	99	115	121
Shelter: Total \$	\$93,232,202	\$717,614,296	\$1,869,006,705
Average Spent	\$16,144.10	\$18,766.55	\$19,840.84
Spending Potential Index	99	116	122
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$13,615,375	\$104,695,076	\$267,827,644
Average Spent	\$2,357.64	\$2,737.91	\$2,843.18
Spending Potential Index	101	117	121
Travel: Total \$	\$12,032,785	\$93,688,948	\$242,236,239
Average Spent	\$2,083.60	\$2,450.09	\$2,571.51
Spending Potential Index	101	118	124
Vehicle Maintenance & Repairs: Total \$	\$6,128,163	\$46,913,357	\$120,404,363
Average Spent	\$1,061.15	\$1,226.85	\$1,278.18
Spending Potential Index	99	114	119

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.



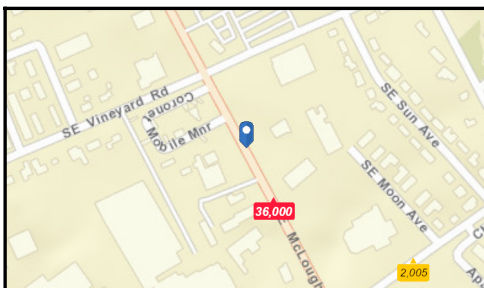
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



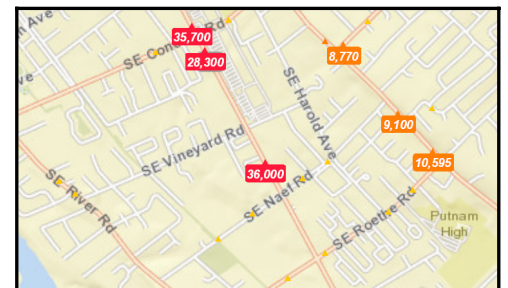
Source: ©2017 Kalibrate Technologies

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 45.40379
 Longitude: -122.62251



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



Source: ©2017 Kalibrate Technologies



Traffic Count Profile

16550 SE McLoughlin Blvd, Portland, Oregon, 97267
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.40379
Longitude: -122.62251

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	McLoughlin Blvd	SE Naef Rd (0.11 miles SE)	1999	36,000
0.17	SE Naef Rd	SE Moon Ave (0.03 miles NE)	2015	2,005
0.21	SE Naef Rd	McLoughlin Blvd (0.11 miles NE)	2015	3,120
0.22	SE Naef Rd	SE Sun Ave (0.01 miles SW)	2015	1,500
0.31	SE Naef Rd	SE Stanvick Ct (0.02 miles SW)	2015	1,800
0.35	McLoughlin Blvd	SE Concord Rd (0.06 miles NW)	2015	28,300
0.39	Oatfield Rd	SE Thiessen Rd (0.03 miles NW)	2015	11,300
0.39	SE Roethe Rd	McLoughlin Blvd (0.03 miles SW)	2015	5,690
0.40	Oatfield Rd	SE Thiessen Rd (0.05 miles SE)	2000	12,200
0.41	SE Concord Rd	SE Orville Ave (0.04 miles SW)	2015	4,900
0.41	SE Concord Rd	SE Harold Ave (0.10 miles NE)	2015	5,700
0.42	SE Roethe Rd	McLoughlin Blvd (0.11 miles NE)	2015	1,200
0.42	SE Thiessen Rd	Oatfield Rd (0.03 miles SW)	2015	8,770
0.44	McLoughlin Blvd	SE Concord Rd (0.03 miles SE)	1997	35,700
0.44	SE Concord Rd	SE Southview Ave (0.06 miles SW)	2015	3,400
0.45	Oatfield Rd	SE Oakland Ave (0.03 miles SE)	2008	9,100
0.46	SE Roethe Rd	SE Harold Ave (0.02 miles SW)	2011	5,080
0.49	SE Concord Rd	Oatfield Rd (0.05 miles NE)	2015	7,330
0.50	SE Roethe Rd	SE Gordon St (0.02 miles NE)	2015	4,900
0.53	SE Thiessen Rd	SE Mahany Ct (0.01 miles SW)	2015	6,200
0.55	SE River Rd	SE Roethe Rd (0.01 miles SE)	2011	5,245
0.55	Oatfield Rd	SE Roethe Rd (0.04 miles SE)	2011	10,595
0.56	Oatfield Rd	SE Spaulding Ave (0.02 miles NW)	2015	11,205
0.56	SE Roethe Rd	Oatfield Rd (0.03 miles NE)	2015	6,235
0.56	SE Oakland Ave	SE Hillwood Ave (0.01 miles NW)	2000	810
0.59	SE River Rd	SE Mulberry Dr (0.02 miles NW)	2011	5,850
0.59	SE Concord Rd	SE Francis Ave (0.02 miles SW)	2015	1,240
0.62	McLoughlin Blvd	SE Ina Ave (0.05 miles NW)	1999	35,000
0.63	SE River Rd	SE Ruth Ct (0.02 miles SE)	2015	5,300
0.65	SE Paradise Dr	SE Hillside Dr (0.02 miles N)	2000	300

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 2017 to 1963. Over 25% of the counts were taken between 2010 and 2017 and over 77% of the counts were taken between 2000 and 2017. 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: ©2017 Kalibrate Technologies

April 23, 2018