



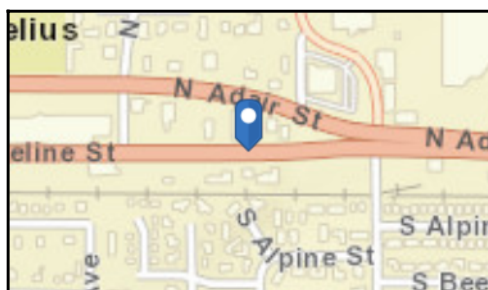
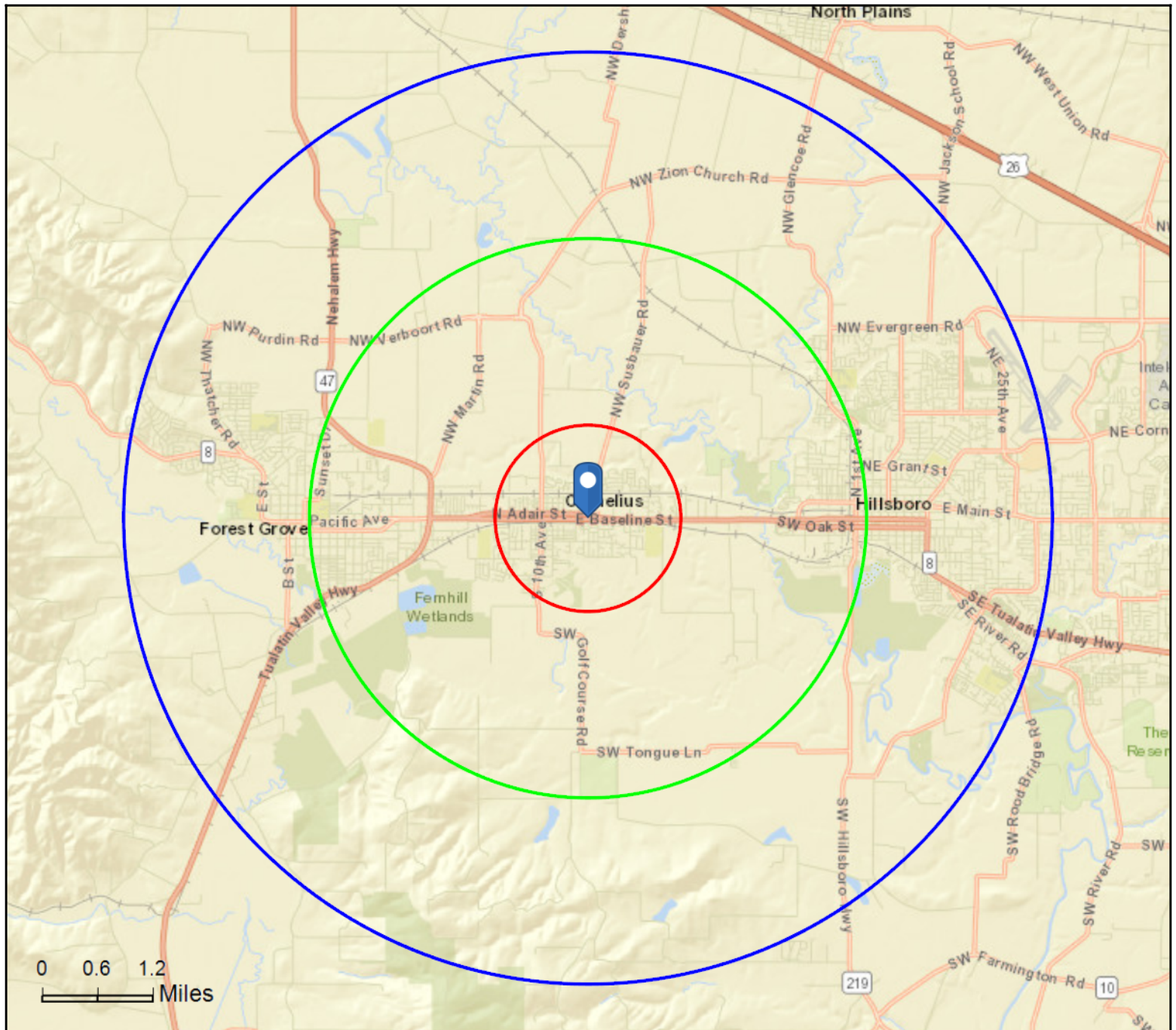
## Site Map

1886 E Baseline St, Cornelius, Oregon, 97113  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.52009

Longitude: -123.04917



March 20, 2019





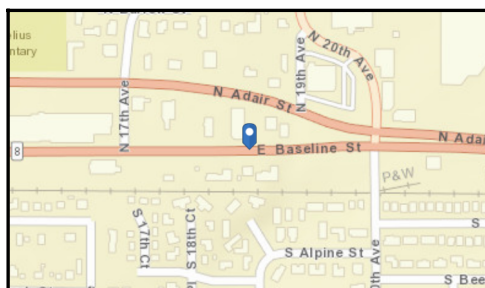
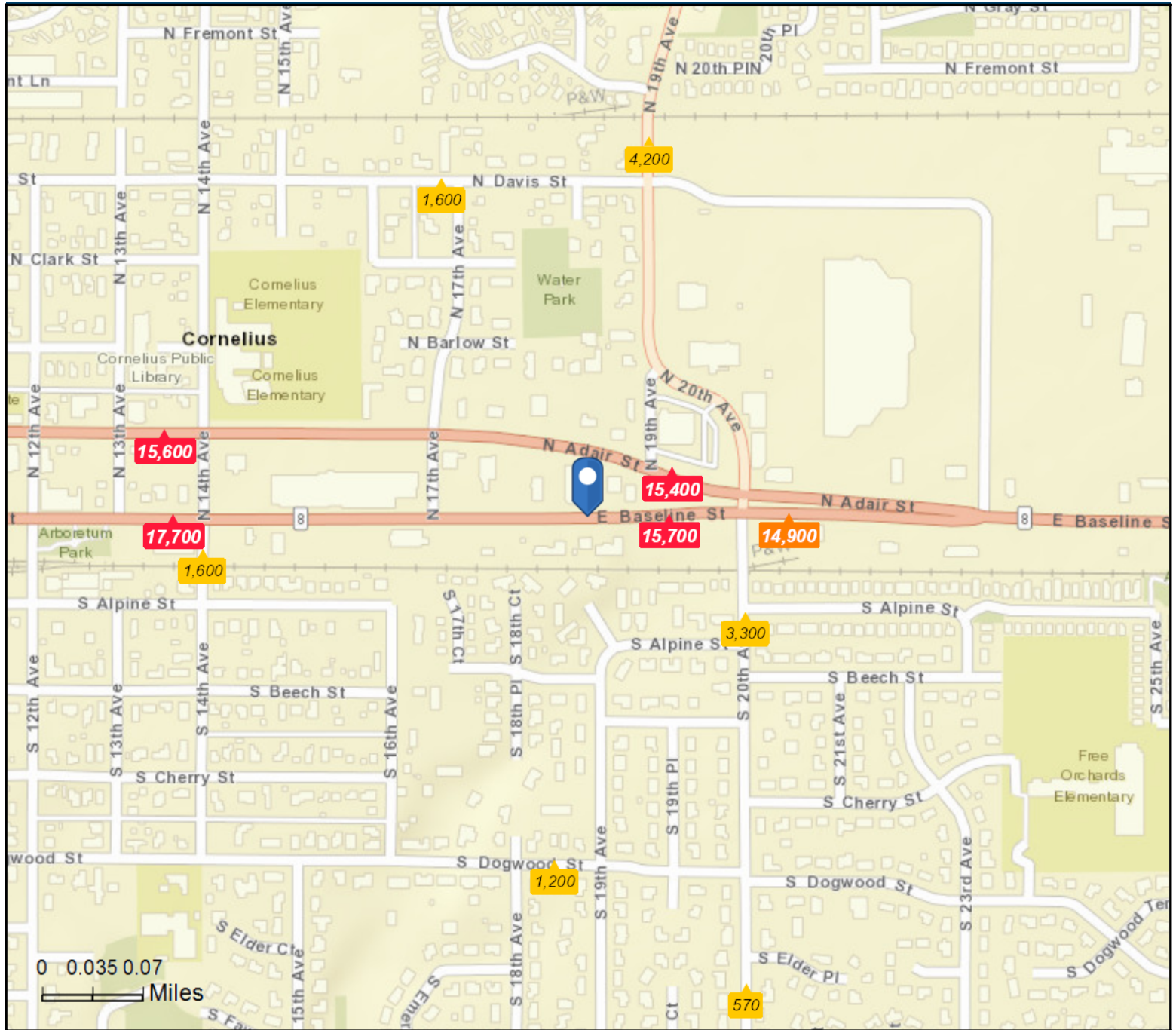
## Traffic Count Map - Close Up

1886 E Baseline St, Cornelius, Oregon, 97113  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

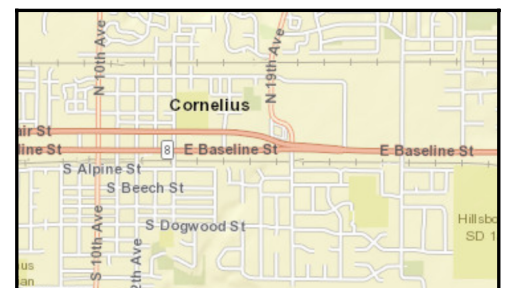
Latitude: 45.52009

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### 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: ©2019 Kalibrate Technologies (Q4 2018).

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## Traffic Count Profile

1886 E Baseline St, Cornelius, Oregon, 97113  
Rings: 1, 3, 5 mile radii

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| Distance: | Street:      | Closest Cross-street:         | Year of Count: | Count: |
|-----------|--------------|-------------------------------|----------------|--------|
| 0.06      | Baseline     | N 19th Ave (0.01 miles W)     | 2012           | 15,700 |
| 0.07      | N Adair St   | N 19th Ave (0.01 miles W)     | 2016           | 15,400 |
| 0.13      | S 20th Ave   | S Alpine St (0.0 miles N)     | 2015           | 3,300  |
| 0.14      | Baseline     | S 20th Ave (0.03 miles W)     | 2016           | 14,900 |
| 0.24      | S Dogwood St | S 18th Ave (0.03 miles W)     | 2015           | 1,200  |
| 0.25      | N Davis St   | N 17th Ave (0.01 miles E)     | 2015           | 1,600  |
| 0.26      | N 19th Ave   | N Davis St (0.03 miles S)     | 2015           | 4,200  |
| 0.27      | S 14th Ave   | S Alpine St (0.04 miles S)    | 2015           | 1,600  |
| 0.28      | Baseline     | N 14th Ave (0.02 miles E)     | 2016           | 17,700 |
| 0.30      | N Adair St   | N 14th Ave (0.03 miles E)     | 2016           | 15,600 |
| 0.34      | S 20th Ave   | S Elder Ln (0.02 miles N)     | 2015           | 570    |
| 0.40      | N 19th Ave   | N 20th Way (0.02 miles N)     | 2014           | 4,941  |
| 0.42      | Baseline     | S 26th Ave (0.03 miles E)     | 1997           | 31,600 |
| 0.45      | N Clark St   | N 11th Ave (0.02 miles W)     | 2015           | 370    |
| 0.47      | Baseline     | N 10th Ave (0.03 miles W)     | 2016           | 18,300 |
| 0.47      | N Adair St   | N 10th-11th Aly (0.0 miles W) | 2016           | 15,400 |
| 0.50      | S 10th Ave   | S Alpine St (0.02 miles S)    | 2015           | 5,300  |
| 0.51      | Baseline     | S 26th Ave (0.05 miles W)     | 2016           | 30,400 |
| 0.53      | N Adair St   | N 10th Ave (0.03 miles E)     | 2016           | 15,700 |
| 0.53      | Baseline     | N 10th Ave (0.03 miles E)     | 2016           | 15,600 |
| 0.56      | N 10th Ave   | N Davis St (0.01 miles S)     | 2015           | 3,400  |
| 0.64      | S Alpine St  | S 8th Ave (0.02 miles E)      | 2015           | 750    |
| 0.70      | S Dogwood St | S 7th Cir (0.01 miles W)      | 2015           | 810    |
| 0.70      | S Heather St | S 10th Ave (0.05 miles E)     | 2015           | 500    |
| 0.76      | N Clark St   | N 31st Ave (0.03 miles E)     | 2015           | 150    |
| 0.84      | N Holiday St | N 7th Ct (0.04 miles SE)      | 2015           | 1,400  |
| 0.85      | S 4th Ave    | S Alpine St (0.03 miles S)    | 2015           | 3,600  |
| 0.87      | N Adair St   | N 4th Ave (0.02 miles E)      | 2016           | 15,900 |
| 0.87      | Baseline     | N 4th Ave (0.02 miles E)      | 2016           | 16,000 |
| 0.87      | S 10th Ave   | S Nectarine St (0.02 miles S) | 2015           | 3,200  |

**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 2018 to 1963. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 and 2018. 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:** ©2019 Kalibrate Technologies (Q4 2018).

March 20, 2019



# Business Summary

1886 E Baseline St, Cornelius, Oregon, 97113  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS  
Latitude: 45.52009  
Longitude: -123.04917

| Data for all businesses in area                           |            |         |           | 1 mile  |            | 3 miles |           |         |            | 5 miles |           |         |  |
|---|------------|---------|-----------|---------|------------|---------|-----------|---------|------------|---------|-----------|---------|--|
| Total Businesses:   |            |         |           | 252     |            | 1,045   |           |         |            | 2,377   |           |         |  |
| Total Employees:  |            |         |           | 2,882   |            | 13,449  |           |         |            | 33,223  |           |         |  |
| Total Residential Population:                             |            |         |           | 11,926  |            | 34,075  |           |         |            | 91,350  |           |         |  |
| Employee/Residential Population Ratio (per 100 Residents) |            |         |           | 24      |            | 39      |           |         |            | 36      |           |         |  |
| by SIC Codes  | Businesses |         | Employees |         | Businesses |         | Employees |         | Businesses |         | Employees |         |  |
|   | Number     | Percent | Number    | Percent | Number     | Percent | Number    | Percent | Number     | Percent | Number    | Percent |  |
| Agriculture & Mining                                      | 15         | 6.0%    | 104       | 3.6%    | 39         | 3.7%    | 337       | 2.5%    | 78         | 3.3%    | 789       | 2.4%    |  |
| Construction  | 22         | 8.7%    | 125       | 4.3%    | 74         | 7.1%    | 623       | 4.6%    | 173        | 7.3%    | 1,258     | 3.8%    |  |
| Manufacturing   | 14         | 5.6%    | 185       | 6.4%    | 56         | 5.4%    | 827       | 6.1%    | 101        | 4.2%    | 4,167     | 12.5%   |  |
| Transportation  | 6          | 2.4%    | 157       | 5.4%    | 21         | 2.0%    | 395       | 2.9%    | 47         | 2.0%    | 601       | 1.8%    |  |
| Communication   | 1          | 0.4%    | 4         | 0.1%    | 4          | 0.4%    | 18        | 0.1%    | 15         | 0.6%    | 68        | 0.2%    |  |
| Utility   | 1          | 0.4%    | 15        | 0.5%    | 5          | 0.5%    | 144       | 1.1%    | 10         | 0.4%    | 355       | 1.1%    |  |
| Wholesale Trade   | 3          | 1.2%    | 328       | 11.4%   | 40         | 3.8%    | 822       | 6.1%    | 73         | 3.1%    | 1,140     | 3.4%    |  |
| Retail Trade Summary                                      | 68         | 27.0%   | 1,035     | 35.9%   | 231        | 22.1%   | 2,798     | 20.8%   | 529        | 22.3%   | 6,687     | 20.1%   |  |
| Home Improvement  | 3          | 1.2%    | 17        | 0.6%    | 14         | 1.3%    | 173       | 1.3%    | 32         | 1.3%    | 761       | 2.3%    |  |
| General Merchandise Stores                                | 3          | 1.2%    | 582       | 20.2%   | 6          | 0.6%    | 670       | 5.0%    | 17         | 0.7%    | 1,111     | 3.3%    |  |
| Food Stores   | 7          | 2.8%    | 30        | 1.0%    | 24         | 2.3%    | 353       | 2.6%    | 51         | 2.1%    | 695       | 2.1%    |  |
| Auto Dealers, Gas Stations, Auto Aftermarket              | 11         | 4.4%    | 49        | 1.7%    | 36         | 3.4%    | 355       | 2.6%    | 72         | 3.0%    | 1,041     | 3.1%    |  |
| Apparel & Accessory Stores                                | 3          | 1.2%    | 9         | 0.3%    | 6          | 0.6%    | 17        | 0.1%    | 18         | 0.8%    | 60        | 0.2%    |  |
| Furniture & Home Furnishings                              | 8          | 3.2%    | 70        | 2.4%    | 17         | 1.6%    | 118       | 0.9%    | 35         | 1.5%    | 211       | 0.6%    |  |
| Eating & Drinking Places                                  | 20         | 7.9%    | 205       | 7.1%    | 76         | 7.3%    | 828       | 6.2%    | 182        | 7.7%    | 2,101     | 6.3%    |  |
| Miscellaneous Retail                                      | 13         | 5.2%    | 73        | 2.5%    | 52         | 5.0%    | 285       | 2.1%    | 121        | 5.1%    | 706       | 2.1%    |  |
| Finance, Insurance, Real Estate Summary                   | 10         | 4.0%    | 47        | 1.6%    | 73         | 7.0%    | 276       | 2.1%    | 187        | 7.9%    | 913       | 2.7%    |  |
| Banks, Savings & Lending Institutions                     | 3          | 1.2%    | 23        | 0.8%    | 12         | 1.1%    | 82        | 0.6%    | 32         | 1.3%    | 250       | 0.8%    |  |
| Securities Brokers  | 1          | 0.4%    | 3         | 0.1%    | 9          | 0.9%    | 24        | 0.2%    | 21         | 0.9%    | 54        | 0.2%    |  |
| Insurance Carriers & Agents                               | 3          | 1.2%    | 9         | 0.3%    | 20         | 1.9%    | 71        | 0.5%    | 40         | 1.7%    | 153       | 0.5%    |  |
| Real Estate, Holding, Other Investment Offices            | 4          | 1.6%    | 12        | 0.4%    | 32         | 3.1%    | 100       | 0.7%    | 94         | 4.0%    | 456       | 1.4%    |  |
| Services Summary  | 96         | 38.1%   | 729       | 25.3%   | 399        | 38.2%   | 4,179     | 31.1%   | 935        | 39.3%   | 11,773    | 35.4%   |  |
| Hotels & Lodging  | 1          | 0.4%    | 2         | 0.1%    | 7          | 0.7%    | 32        | 0.2%    | 11         | 0.5%    | 56        | 0.2%    |  |
| Automotive Services                                       | 14         | 5.6%    | 54        | 1.9%    | 60         | 5.7%    | 362       | 2.7%    | 106        | 4.5%    | 559       | 1.7%    |  |
| Motion Pictures & Amusements                              | 7          | 2.8%    | 24        | 0.8%    | 27         | 2.6%    | 148       | 1.1%    | 67         | 2.8%    | 475       | 1.4%    |  |
| Health Services   | 10         | 4.0%    | 77        | 2.7%    | 61         | 5.8%    | 1,099     | 8.2%    | 166        | 7.0%    | 4,421     | 13.3%   |  |
| Legal Services  | 0          | 0.0%    | 0         | 0.0%    | 12         | 1.1%    | 56        | 0.4%    | 27         | 1.1%    | 144       | 0.4%    |  |
| Education Institutions & Libraries                        | 7          | 2.8%    | 249       | 8.6%    | 24         | 2.3%    | 1,183     | 8.8%    | 63         | 2.7%    | 3,229     | 9.7%    |  |
| Other Services  | 58         | 23.0%   | 323       | 11.2%   | 207        | 19.8%   | 1,299     | 9.7%    | 496        | 20.9%   | 2,888     | 8.7%    |  |
| Government  | 4          | 1.6%    | 128       | 4.4%    | 64         | 6.1%    | 2,940     | 21.9%   | 125        | 5.3%    | 5,361     | 16.1%   |  |
| Unclassified Establishments                               | 12         | 4.8%    | 25        | 0.9%    | 39         | 3.7%    | 89        | 0.7%    | 105        | 4.4%    | 111       | 0.3%    |  |
| Totals  | 252        | 100.0%  | 2,882     | 100.0%  | 1,045      | 100.0%  | 13,449    | 100.0%  | 2,377      | 100.0%  | 33,223    | 100.0%  |  |

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March 20, 2019



# Business Summary

1886 E Baseline St, Cornelius, Oregon, 97113  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.52009

Longitude: -123.04917

| 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                  | 6          | 2.4%    | 59        | 2.0%    | 19         | 1.8%    | 249       | 1.9%    | 38         | 1.6%    | 635       | 1.9%    |
| Mining  | 0          | 0.0%    | 0         | 0.0%    | 0          | 0.0%    | 0         | 0.0%    | 0          | 0.0%    | 4         | 0.0%    |
| Utilities   | 1          | 0.4%    | 15        | 0.5%    | 2          | 0.2%    | 44        | 0.3%    | 4          | 0.2%    | 146       | 0.4%    |
| Construction  | 23         | 9.1%    | 132       | 4.6%    | 79         | 7.6%    | 640       | 4.8%    | 186        | 7.8%    | 1,297     | 3.9%    |
| Manufacturing   | 15         | 6.0%    | 165       | 5.7%    | 59         | 5.6%    | 769       | 5.7%    | 103        | 4.3%    | 4,050     | 12.2%   |
| Wholesale Trade   | 3          | 1.2%    | 328       | 11.4%   | 38         | 3.6%    | 813       | 6.0%    | 65         | 2.7%    | 1,101     | 3.3%    |
| Retail Trade  | 45         | 17.9%   | 816       | 28.3%   | 149        | 14.3%   | 1,932     | 14.4%   | 340        | 14.3%   | 4,549     | 13.7%   |
| Motor Vehicle & Parts Dealers                             | 6          | 2.4%    | 15        | 0.5%    | 27         | 2.6%    | 289       | 2.1%    | 58         | 2.4%    | 942       | 2.8%    |
| Furniture & Home Furnishings Stores                       | 2          | 0.8%    | 9         | 0.3%    | 5          | 0.5%    | 23        | 0.2%    | 13         | 0.5%    | 71        | 0.2%    |
| Electronics & Appliance Stores                            | 5          | 2.0%    | 55        | 1.9%    | 8          | 0.8%    | 74        | 0.6%    | 16         | 0.7%    | 116       | 0.3%    |
| Bldg Material & Garden Equipment & Supplies Dealers       | 3          | 1.2%    | 17        | 0.6%    | 14         | 1.3%    | 173       | 1.3%    | 32         | 1.3%    | 761       | 2.3%    |
| Food & Beverage Stores                                    | 7          | 2.8%    | 24        | 0.8%    | 24         | 2.3%    | 342       | 2.5%    | 52         | 2.2%    | 680       | 2.0%    |
| Health & Personal Care Stores                             | 5          | 2.0%    | 48        | 1.7%    | 12         | 1.1%    | 128       | 1.0%    | 32         | 1.3%    | 258       | 0.8%    |
| Gasoline Stations   | 5          | 2.0%    | 35        | 1.2%    | 9          | 0.9%    | 65        | 0.5%    | 14         | 0.6%    | 99        | 0.3%    |
| Clothing & Clothing Accessories Stores                    | 4          | 1.6%    | 14        | 0.5%    | 7          | 0.7%    | 23        | 0.2%    | 22         | 0.9%    | 76        | 0.2%    |
| Sport Goods, Hobby, Book, & Music Stores                  | 2          | 0.8%    | 7         | 0.2%    | 10         | 1.0%    | 26        | 0.2%    | 28         | 1.2%    | 96        | 0.3%    |
| General Merchandise Stores                                | 3          | 1.2%    | 582       | 20.2%   | 6          | 0.6%    | 670       | 5.0%    | 17         | 0.7%    | 1,111     | 3.3%    |
| Miscellaneous Store Retailers                             | 4          | 1.6%    | 10        | 0.3%    | 23         | 2.2%    | 106       | 0.8%    | 51         | 2.1%    | 317       | 1.0%    |
| Nonstore Retailers  | 0          | 0.0%    | 0         | 0.0%    | 3          | 0.3%    | 12        | 0.1%    | 5          | 0.2%    | 21        | 0.1%    |
| Transportation & Warehousing                              | 4          | 1.6%    | 152       | 5.3%    | 18         | 1.7%    | 375       | 2.8%    | 35         | 1.5%    | 533       | 1.6%    |
| Information   | 5          | 2.0%    | 61        | 2.1%    | 17         | 1.6%    | 158       | 1.2%    | 43         | 1.8%    | 422       | 1.3%    |
| Finance & Insurance                                       | 7          | 2.8%    | 36        | 1.2%    | 43         | 4.1%    | 184       | 1.4%    | 96         | 4.0%    | 470       | 1.4%    |
| Central Bank/Credit Intermediation & Related Activities   | 4          | 1.6%    | 24        | 0.8%    | 14         | 1.3%    | 89        | 0.7%    | 35         | 1.5%    | 263       | 0.8%    |
| Securities, Commodity Contracts & Other Financial         | 1          | 0.4%    | 3         | 0.1%    | 9          | 0.9%    | 24        | 0.2%    | 21         | 0.9%    | 55        | 0.2%    |
| Insurance Carriers & Related Activities; Funds, Trusts &  | 3          | 1.2%    | 9         | 0.3%    | 20         | 1.9%    | 71        | 0.5%    | 40         | 1.7%    | 153       | 0.5%    |
| Real Estate, Rental & Leasing                             | 10         | 4.0%    | 27        | 0.9%    | 49         | 4.7%    | 135       | 1.0%    | 125        | 5.3%    | 557       | 1.7%    |
| Professional, Scientific & Tech Services                  | 17         | 6.7%    | 52        | 1.8%    | 63         | 6.0%    | 275       | 2.0%    | 162        | 6.8%    | 882       | 2.7%    |
| Legal Services  | 0          | 0.0%    | 0         | 0.0%    | 13         | 1.2%    | 57        | 0.4%    | 29         | 1.2%    | 146       | 0.4%    |
| Management of Companies & Enterprises                     | 0          | 0.0%    | 0         | 0.0%    | 1          | 0.1%    | 11        | 0.1%    | 4          | 0.2%    | 55        | 0.2%    |
| Administrative & Support & Waste Management & Remediation | 12         | 4.8%    | 40        | 1.4%    | 29         | 2.8%    | 204       | 1.5%    | 73         | 3.1%    | 512       | 1.5%    |
| Educational Services                                      | 6          | 2.4%    | 239       | 8.3%    | 25         | 2.4%    | 1,165     | 8.7%    | 70         | 2.9%    | 3,120     | 9.4%    |
| Health Care & Social Assistance                           | 15         | 6.0%    | 119       | 4.1%    | 93         | 8.9%    | 1,596     | 11.9%   | 238        | 10.0%   | 5,325     | 16.0%   |
| Arts, Entertainment & Recreation                          | 3          | 1.2%    | 14        | 0.5%    | 19         | 1.8%    | 128       | 1.0%    | 43         | 1.8%    | 395       | 1.2%    |
| Accommodation & Food Services                             | 21         | 8.3%    | 207       | 7.2%    | 83         | 7.9%    | 860       | 6.4%    | 193        | 8.1%    | 2,157     | 6.5%    |
| Accommodation   | 1          | 0.4%    | 2         | 0.1%    | 7          | 0.7%    | 32        | 0.2%    | 11         | 0.5%    | 56        | 0.2%    |
| Food Services & Drinking Places                           | 20         | 7.9%    | 205       | 7.1%    | 76         | 7.3%    | 828       | 6.2%    | 182        | 7.7%    | 2,101     | 6.3%    |
| Other Services (except Public Administration)             | 41         | 16.3%   | 269       | 9.3%    | 158        | 15.1%   | 882       | 6.6%    | 329        | 13.8%   | 1,540     | 4.6%    |
| Automotive Repair & Maintenance                           | 12         | 4.8%    | 44        | 1.5%    | 49         | 4.7%    | 309       | 2.3%    | 80         | 3.4%    | 438       | 1.3%    |
| Public Administration                                     | 4          | 1.6%    | 128       | 4.4%    | 64         | 6.1%    | 2,940     | 21.9%   | 125        | 5.3%    | 5,361     | 16.1%   |
| Unclassified Establishments                               | 12         | 4.8%    | 25        | 0.9%    | 39         | 3.7%    | 89        | 0.7%    | 105        | 4.4%    | 111       | 0.3%    |
| Total   | 252        | 100.0%  | 2,882     | 100.0%  | 1,045      | 100.0%  | 13,449    | 100.0%  | 2,377      | 100.0%  | 33,223    | 100.0%  |

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March 20, 2019



## Executive Summary

1886 E Baseline St, Cornelius, Oregon, 97113  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.52009  
Longitude: -123.04917

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2000 Population        | 8,934  | 27,205  | 71,852  |
| 2010 Population        | 10,969 | 31,158  | 83,077  |
| 2018 Population        | 11,926 | 34,075  | 91,350  |
| 2023 Population        | 12,620 | 36,087  | 97,394  |
| 2000-2010 Annual Rate  | 2.07%  | 1.37%   | 1.46%   |
| 2010-2018 Annual Rate  | 1.02%  | 1.09%   | 1.16%   |
| 2018-2023 Annual Rate  | 1.14%  | 1.15%   | 1.29%   |
| 2018 Male Population   | 50.5%  | 50.0%   | 50.1%   |
| 2018 Female Population | 49.5%  | 50.0%   | 49.9%   |
| 2018 Median Age        | 32.9   | 33.0    | 34.0    |

In the identified area, the current year population is 91,350. In 2010, the Census count in the area was 83,077. The rate of change since 2010 was 1.16% annually. The five-year projection for the population in the area is 97,394 representing a change of 1.29% annually from 2018 to 2023. Currently, the population is 50.1% male and 49.9% female.

### Median Age

The median age in this area is 32.9, compared to U.S. median age of 38.3.

### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2018 White Alone                         | 63.4% | 67.5% | 72.2% |
| 2018 Black Alone                         | 1.3%  | 1.3%  | 1.3%  |
| 2018 American Indian/Alaska Native Alone | 1.2%  | 1.2%  | 1.2%  |
| 2018 Asian Alone                         | 2.6%  | 3.4%  | 4.2%  |
| 2018 Pacific Islander Alone              | 0.1%  | 0.2%  | 0.3%  |
| 2018 Other Race                          | 27.2% | 21.8% | 16.3% |
| 2018 Two or More Races                   | 4.2%  | 4.6%  | 4.6%  |
| 2018 Hispanic Origin (Any Race)          | 49.1% | 38.9% | 32.9% |

Persons of Hispanic origin represent 32.9% of the population in the identified area compared to 18.3% 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 70.8 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

|                             |       |        |        |
|-----------------------------|-------|--------|--------|
| 2000 Households             | 2,740 | 8,816  | 23,558 |
| 2010 Households             | 3,161 | 9,836  | 27,280 |
| 2018 Total Households       | 3,355 | 10,594 | 29,538 |
| 2023 Total Households       | 3,531 | 11,195 | 31,412 |
| 2000-2010 Annual Rate       | 1.44% | 1.10%  | 1.48%  |
| 2010-2018 Annual Rate       | 0.72% | 0.90%  | 0.97%  |
| 2018-2023 Annual Rate       | 1.03% | 1.11%  | 1.24%  |
| 2018 Average Household Size | 3.51  | 3.06   | 3.01   |

The household count in this area has changed from 27,280 in 2010 to 29,538 in the current year, a change of 0.97% annually. The five-year projection of households is 31,412, a change of 1.24% annually from the current year total. Average household size is currently 3.01, compared to 2.95 in the year 2010. The number of families in the current year is 21,218 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

March 20, 2019





## Executive Summary

1886 E Baseline St, Cornelius, Oregon, 97113  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.52009  
Longitude: -123.04917

|                                 | 1 mile   | 3 miles  | 5 miles  |
|---------------------------------|----------|----------|----------|
| <b>Median Household Income</b>  |          |          |          |
| 2018 Median Household Income    | \$56,405 | \$53,801 | \$63,149 |
| 2023 Median Household Income    | \$62,518 | \$58,734 | \$70,062 |
| 2018-2023 Annual Rate           | 2.08%    | 1.77%    | 2.10%    |
| <b>Average Household Income</b> |          |          |          |
| 2018 Average Household Income   | \$69,280 | \$68,241 | \$81,416 |
| 2023 Average Household Income   | \$79,449 | \$78,749 | \$92,587 |
| 2018-2023 Annual Rate           | 2.78%    | 2.91%    | 2.60%    |
| <b>Per Capita Income</b>        |          |          |          |
| 2018 Per Capita Income          | \$20,207 | \$22,746 | \$27,093 |
| 2023 Per Capita Income          | \$22,981 | \$25,957 | \$30,597 |
| 2018-2023 Annual Rate           | 2.61%    | 2.68%    | 2.46%    |

### Households by Income

Current median household income is \$63,149 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$70,062 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$81,416 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$92,587 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$27,093 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$30,597 in five years, compared to \$36,530 for all U.S. households

|                                    |       |        |        |
|------------------------------------|-------|--------|--------|
| <b>Housing</b>                     |       |        |        |
| 2000 Total Housing Units           | 2,854 | 9,272  | 24,766 |
| 2000 Owner Occupied Housing Units  | 2,042 | 5,210  | 14,829 |
| 2000 Renter Occupied Housing Units | 699   | 3,606  | 8,729  |
| 2000 Vacant Housing Units          | 113   | 456    | 1,208  |
| 2010 Total Housing Units           | 3,316 | 10,448 | 28,782 |
| 2010 Owner Occupied Housing Units  | 2,305 | 5,850  | 17,225 |
| 2010 Renter Occupied Housing Units | 856   | 3,986  | 10,055 |
| 2010 Vacant Housing Units          | 155   | 612    | 1,502  |
| 2018 Total Housing Units           | 3,521 | 11,175 | 31,058 |
| 2018 Owner Occupied Housing Units  | 2,412 | 6,210  | 18,527 |
| 2018 Renter Occupied Housing Units | 943   | 4,385  | 11,010 |
| 2018 Vacant Housing Units          | 166   | 581    | 1,520  |
| 2023 Total Housing Units           | 3,706 | 11,754 | 32,927 |
| 2023 Owner Occupied Housing Units  | 2,580 | 6,706  | 20,131 |
| 2023 Renter Occupied Housing Units | 951   | 4,489  | 11,281 |
| 2023 Vacant Housing Units          | 175   | 559    | 1,515  |

Currently, 59.7% of the 31,058 housing units in the area are owner occupied; 35.4%, renter occupied; and 4.9% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 28,782 housing units in the area - 59.8% owner occupied, 34.9% renter occupied, and 5.2% vacant. The annual rate of change in housing units since 2010 is 3.44%. Median home value in the area is \$284,355, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.37% annually to \$335,607.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

March 20, 2019



## Market Profile

1886 E Baseline St, Cornelius, Oregon, 97113  
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Latitude: 45.52009  
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|                                | 1 mile    | 3 miles   | 5 miles   |
|--------------------------------|-----------|-----------|-----------|
| <b>Population Summary</b>      |           |           |           |
| 2000 Total Population          | 8,934     | 27,205    | 71,852    |
| 2010 Total Population          | 10,969    | 31,158    | 83,077    |
| 2018 Total Population          | 11,926    | 34,075    | 91,350    |
| 2018 Group Quarters            | 134       | 1,693     | 2,562     |
| 2023 Total Population          | 12,620    | 36,087    | 97,394    |
| 2018-2023 Annual Rate          | 1.14%     | 1.15%     | 1.29%     |
| 2018 Total Daytime Population  | 9,965     | 37,739    | 86,956    |
| Workers                        | 3,512     | 19,207    | 38,773    |
| Residents                      | 6,453     | 18,532    | 48,183    |
| <b>Household Summary</b>       |           |           |           |
| 2000 Households                | 2,740     | 8,816     | 23,558    |
| 2000 Average Household Size    | 3.22      | 2.93      | 2.96      |
| 2010 Households                | 3,161     | 9,836     | 27,280    |
| 2010 Average Household Size    | 3.43      | 3.00      | 2.95      |
| 2018 Households                | 3,355     | 10,594    | 29,538    |
| 2018 Average Household Size    | 3.51      | 3.06      | 3.01      |
| 2023 Households                | 3,531     | 11,195    | 31,412    |
| 2023 Average Household Size    | 3.54      | 3.07      | 3.02      |
| 2018-2023 Annual Rate          | 1.03%     | 1.11%     | 1.24%     |
| 2010 Families                  | 2,470     | 6,797     | 19,752    |
| 2010 Average Family Size       | 3.84      | 3.59      | 3.42      |
| 2018 Families                  | 2,605     | 7,230     | 21,218    |
| 2018 Average Family Size       | 3.94      | 3.66      | 3.48      |
| 2023 Families                  | 2,734     | 7,600     | 22,489    |
| 2023 Average Family Size       | 3.96      | 3.68      | 3.49      |
| 2018-2023 Annual Rate          | 0.97%     | 1.00%     | 1.17%     |
| <b>Housing Unit Summary</b>    |           |           |           |
| 2000 Housing Units             | 2,854     | 9,272     | 24,766    |
| Owner Occupied Housing Units   | 71.5%     | 56.2%     | 59.9%     |
| Renter Occupied Housing Units  | 24.5%     | 38.9%     | 35.2%     |
| Vacant Housing Units           | 4.0%      | 4.9%      | 4.9%      |
| 2010 Housing Units             | 3,316     | 10,448    | 28,782    |
| Owner Occupied Housing Units   | 69.5%     | 56.0%     | 59.8%     |
| Renter Occupied Housing Units  | 25.8%     | 38.2%     | 34.9%     |
| Vacant Housing Units           | 4.7%      | 5.9%      | 5.2%      |
| 2018 Housing Units             | 3,521     | 11,175    | 31,058    |
| Owner Occupied Housing Units   | 68.5%     | 55.6%     | 59.7%     |
| Renter Occupied Housing Units  | 26.8%     | 39.2%     | 35.4%     |
| Vacant Housing Units           | 4.7%      | 5.2%      | 4.9%      |
| 2023 Housing Units             | 3,706     | 11,754    | 32,927    |
| Owner Occupied Housing Units   | 69.6%     | 57.1%     | 61.1%     |
| Renter Occupied Housing Units  | 25.7%     | 38.2%     | 34.3%     |
| Vacant Housing Units           | 4.7%      | 4.8%      | 4.6%      |
| <b>Median Household Income</b> |           |           |           |
| 2018                           | \$56,405  | \$53,801  | \$63,149  |
| 2023                           | \$62,518  | \$58,734  | \$70,062  |
| <b>Median Home Value</b>       |           |           |           |
| 2018                           | \$235,019 | \$253,434 | \$284,355 |
| 2023                           | \$291,604 | \$316,875 | \$335,607 |
| <b>Per Capita Income</b>       |           |           |           |
| 2018                           | \$20,207  | \$22,746  | \$27,093  |
| 2023                           | \$22,981  | \$25,957  | \$30,597  |
| <b>Median Age</b>              |           |           |           |
| 2010                           | 31.7      | 32.1      | 32.8      |
| 2018                           | 32.9      | 33.0      | 34.0      |
| 2023                           | 33.4      | 33.7      | 34.7      |

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 20, 2019





## Market Profile

1886 E Baseline St, Cornelius, Oregon, 97113  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.52009  
Longitude: -123.04917

|   | 1 mile    | 3 miles   | 5 miles   |
|---|-----------|-----------|-----------|
| <b>2018 Households by Income</b>                  |           |           |           |
| Household Income Base                             | 3,355     | 10,594    | 29,538    |
| <\$15,000   | 6.9%      | 11.1%     | 8.1%      |
| \$15,000 - \$24,999                               | 9.2%      | 11.3%     | 8.5%      |
| \$25,000 - \$34,999                               | 9.3%      | 9.3%      | 9.0%      |
| \$35,000 - \$49,999                               | 16.8%     | 13.6%     | 12.0%     |
| \$50,000 - \$74,999                               | 22.5%     | 21.4%     | 19.9%     |
| \$75,000 - \$99,999                               | 14.2%     | 11.5%     | 13.6%     |
| \$100,000 - \$149,999                             | 13.3%     | 13.7%     | 17.1%     |
| \$150,000 - \$199,999                             | 6.7%      | 5.7%      | 7.0%      |
| \$200,000+  | 1.2%      | 2.4%      | 4.8%      |
| Average Household Income                          | \$69,280  | \$68,241  | \$81,416  |
| <b>2023 Households by Income</b>                  |           |           |           |
| Household Income Base                             | 3,531     | 11,195    | 31,412    |
| <\$15,000   | 5.6%      | 9.1%      | 6.6%      |
| \$15,000 - \$24,999                               | 8.1%      | 10.3%     | 7.5%      |
| \$25,000 - \$34,999                               | 8.2%      | 8.4%      | 8.4%      |
| \$35,000 - \$49,999                               | 15.2%     | 12.7%     | 11.2%     |
| \$50,000 - \$74,999                               | 21.6%     | 21.1%     | 19.0%     |
| \$75,000 - \$99,999                               | 15.0%     | 11.9%     | 13.6%     |
| \$100,000 - \$149,999                             | 16.7%     | 16.3%     | 19.7%     |
| \$150,000 - \$199,999                             | 8.2%      | 7.1%      | 8.1%      |
| \$200,000+  | 1.6%      | 3.1%      | 5.8%      |
| Average Household Income                          | \$79,449  | \$78,749  | \$92,587  |
| <b>2018 Owner Occupied Housing Units by Value</b> |           |           |           |
| Total   | 2,412     | 6,210     | 18,527    |
| <\$50,000   | 7.3%      | 7.1%      | 5.0%      |
| \$50,000 - \$99,999                               | 3.6%      | 3.0%      | 1.8%      |
| \$100,000 - \$149,999                             | 4.5%      | 4.3%      | 3.0%      |
| \$150,000 - \$199,999                             | 19.3%     | 15.0%     | 10.1%     |
| \$200,000 - \$249,999                             | 21.7%     | 19.6%     | 17.9%     |
| \$250,000 - \$299,999                             | 14.4%     | 13.4%     | 17.7%     |
| \$300,000 - \$399,999                             | 22.2%     | 24.6%     | 26.6%     |
| \$400,000 - \$499,999                             | 3.5%      | 6.0%      | 9.1%      |
| \$500,000 - \$749,999                             | 1.8%      | 4.6%      | 6.2%      |
| \$750,000 - \$999,999                             | 1.3%      | 1.1%      | 1.5%      |
| \$1,000,000 - \$1,499,999                         | 0.3%      | 0.7%      | 0.8%      |
| \$1,500,000 - \$1,999,999                         | 0.0%      | 0.0%      | 0.0%      |
| \$2,000,000 +                                     | 0.0%      | 0.5%      | 0.3%      |
| Average Home Value                                | \$252,394 | \$289,058 | \$315,808 |
| <b>2023 Owner Occupied Housing Units by Value</b> |           |           |           |
| Total   | 2,580     | 6,706     | 20,131    |
| <\$50,000   | 5.9%      | 5.9%      | 4.0%      |
| \$50,000 - \$99,999                               | 2.6%      | 2.1%      | 1.2%      |
| \$100,000 - \$149,999                             | 2.2%      | 2.0%      | 1.4%      |
| \$150,000 - \$199,999                             | 10.3%     | 7.5%      | 4.8%      |
| \$200,000 - \$249,999                             | 16.1%     | 14.0%     | 11.6%     |
| \$250,000 - \$299,999                             | 15.3%     | 13.2%     | 15.7%     |
| \$300,000 - \$399,999                             | 30.9%     | 31.0%     | 32.2%     |
| \$400,000 - \$499,999                             | 7.3%      | 11.1%     | 14.4%     |
| \$500,000 - \$749,999                             | 5.2%      | 8.8%      | 10.9%     |
| \$750,000 - \$999,999                             | 3.2%      | 2.3%      | 2.3%      |
| \$1,000,000 - \$1,499,999                         | 0.7%      | 1.2%      | 1.2%      |
| \$1,500,000 - \$1,999,999                         | 0.0%      | 0.0%      | 0.0%      |
| \$2,000,000 +                                     | 0.0%      | 0.8%      | 0.5%      |
| Average Home Value                                | \$314,017 | \$353,192 | \$372,688 |

**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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 20, 2019



## Market Profile

1886 E Baseline St, Cornelius, Oregon, 97113  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.52009  
Longitude: -123.04917

|                               | 1 mile | 3 miles | 5 miles |
|-------------------------------|--------|---------|---------|
| <b>2010 Population by Age</b> |        |         |         |
| Total                         | 10,969 | 31,159  | 83,075  |
| 0 - 4                         | 8.4%   | 7.6%    | 7.9%    |
| 5 - 9                         | 9.2%   | 7.9%    | 8.1%    |
| 10 - 14                       | 8.6%   | 7.6%    | 7.8%    |
| 15 - 24                       | 14.7%  | 16.7%   | 14.6%   |
| 25 - 34                       | 14.1%  | 14.5%   | 14.9%   |
| 35 - 44                       | 15.4%  | 13.7%   | 14.5%   |
| 45 - 54                       | 12.5%  | 12.5%   | 13.0%   |
| 55 - 64                       | 8.9%   | 9.1%    | 9.6%    |
| 65 - 74                       | 4.9%   | 4.9%    | 5.1%    |
| 75 - 84                       | 2.3%   | 3.2%    | 2.8%    |
| 85 +                          | 1.0%   | 2.2%    | 1.6%    |
| 18 +                          | 68.5%  | 72.1%   | 71.5%   |
| <b>2018 Population by Age</b> |        |         |         |
| Total                         | 11,927 | 34,073  | 91,349  |
| 0 - 4                         | 8.1%   | 7.3%    | 7.5%    |
| 5 - 9                         | 8.0%   | 7.0%    | 7.4%    |
| 10 - 14                       | 7.8%   | 6.9%    | 7.2%    |
| 15 - 24                       | 14.0%  | 15.9%   | 14.3%   |
| 25 - 34                       | 15.0%  | 15.7%   | 15.1%   |
| 35 - 44                       | 13.7%  | 12.9%   | 13.8%   |
| 45 - 54                       | 12.1%  | 11.5%   | 12.1%   |
| 55 - 64                       | 10.1%  | 10.2%   | 10.7%   |
| 65 - 74                       | 7.4%   | 7.1%    | 7.2%    |
| 75 - 84                       | 2.7%   | 3.2%    | 3.1%    |
| 85 +                          | 1.1%   | 2.2%    | 1.7%    |
| 18 +                          | 71.5%  | 74.7%   | 73.8%   |
| <b>2023 Population by Age</b> |        |         |         |
| Total                         | 12,618 | 36,085  | 97,395  |
| 0 - 4                         | 8.0%   | 7.4%    | 7.5%    |
| 5 - 9                         | 8.1%   | 7.0%    | 7.2%    |
| 10 - 14                       | 7.9%   | 6.8%    | 7.1%    |
| 15 - 24                       | 13.2%  | 14.9%   | 13.6%   |
| 25 - 34                       | 15.3%  | 15.9%   | 15.2%   |
| 35 - 44                       | 13.7%  | 13.4%   | 14.0%   |
| 45 - 54                       | 11.5%  | 11.1%   | 11.8%   |
| 55 - 64                       | 9.9%   | 10.0%   | 10.4%   |
| 65 - 74                       | 8.0%   | 8.0%    | 8.0%    |
| 75 - 84                       | 3.4%   | 3.7%    | 3.8%    |
| 85 +                          | 1.0%   | 1.7%    | 1.5%    |
| 18 +                          | 71.5%  | 74.9%   | 74.2%   |
| <b>2010 Population by Sex</b> |        |         |         |
| Males                         | 5,569  | 15,598  | 41,737  |
| Females                       | 5,400  | 15,560  | 41,340  |
| <b>2018 Population by Sex</b> |        |         |         |
| Males                         | 6,019  | 17,049  | 45,761  |
| Females                       | 5,906  | 17,025  | 45,588  |
| <b>2023 Population by Sex</b> |        |         |         |
| Males                         | 6,355  | 18,080  | 48,821  |
| Females                       | 6,265  | 18,006  | 48,573  |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 20, 2019



## Market Profile

1886 E Baseline St, Cornelius, Oregon, 97113  
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Latitude: 45.52009

Longitude: -123.04917

|   | 1 mile | 3 miles | 5 miles |
|---|--------|---------|---------|
| <b>2010 Population by Race/Ethnicity</b>                  |        |         |         |
| Total   | 10,968 | 31,158  | 83,078  |
| White Alone   | 66.5%  | 70.6%   | 74.8%   |
| Black Alone   | 1.2%   | 1.1%    | 1.1%    |
| American Indian Alone                                     | 1.2%   | 1.2%    | 1.2%    |
| Asian Alone   | 2.1%   | 2.7%    | 3.4%    |
| Pacific Islander Alone                                    | 0.1%   | 0.2%    | 0.3%    |
| Some Other Race Alone                                     | 25.2%  | 20.1%   | 15.1%   |
| Two or More Races   | 3.7%   | 4.0%    | 4.0%    |
| Hispanic Origin   | 45.9%  | 36.2%   | 30.8%   |
| Diversity Index   | 77.7   | 73.1    | 67.8    |
| <b>2018 Population by Race/Ethnicity</b>                  |        |         |         |
| Total   | 11,927 | 34,075  | 91,351  |
| White Alone   | 63.4%  | 67.5%   | 72.2%   |
| Black Alone   | 1.3%   | 1.3%    | 1.3%    |
| American Indian Alone                                     | 1.2%   | 1.2%    | 1.2%    |
| Asian Alone   | 2.6%   | 3.4%    | 4.2%    |
| Pacific Islander Alone                                    | 0.1%   | 0.2%    | 0.3%    |
| Some Other Race Alone                                     | 27.2%  | 21.8%   | 16.3%   |
| Two or More Races   | 4.2%   | 4.6%    | 4.6%    |
| Hispanic Origin   | 49.1%  | 38.9%   | 32.9%   |
| Diversity Index   | 79.8   | 76.0    | 70.8    |
| <b>2023 Population by Race/Ethnicity</b>                  |        |         |         |
| Total   | 12,621 | 36,086  | 97,393  |
| White Alone   | 61.2%  | 65.2%   | 70.1%   |
| Black Alone   | 1.4%   | 1.4%    | 1.4%    |
| American Indian Alone                                     | 1.2%   | 1.2%    | 1.2%    |
| Asian Alone   | 2.9%   | 3.9%    | 4.8%    |
| Pacific Islander Alone                                    | 0.1%   | 0.2%    | 0.3%    |
| Some Other Race Alone                                     | 28.7%  | 23.1%   | 17.2%   |
| Two or More Races   | 4.5%   | 5.0%    | 5.0%    |
| Hispanic Origin   | 51.9%  | 41.4%   | 34.8%   |
| Diversity Index   | 81.2   | 78.0    | 73.0    |
| <b>2010 Population by Relationship and Household Type</b> |        |         |         |
| Total   | 10,969 | 31,158  | 83,077  |
| In Households   | 98.8%  | 94.8%   | 97.0%   |
| In Family Households                                      | 89.9%  | 81.6%   | 84.7%   |
| Householder   | 23.0%  | 22.2%   | 23.8%   |
| Spouse  | 18.0%  | 16.6%   | 18.3%   |
| Child   | 38.4%  | 34.0%   | 34.4%   |
| Other relative  | 7.1%   | 5.6%    | 4.9%    |
| Nonrelative   | 3.4%   | 3.3%    | 3.3%    |
| In Nonfamily Households                                   | 8.9%   | 13.3%   | 12.3%   |
| In Group Quarters   | 1.2%   | 5.2%    | 3.0%    |
| Institutionalized Population                              | 0.1%   | 2.0%    | 1.3%    |
| Noninstitutionalized Population                           | 1.0%   | 3.2%    | 1.7%    |

**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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 20, 2019



## Market Profile

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|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| <b>2018 Population 25+ by Educational Attainment</b> |        |         |         |
| Total  | 7,402  | 21,420  | 58,104  |
| Less than 9th Grade                                  | 14.0%  | 11.3%   | 9.3%    |
| 9th - 12th Grade, No Diploma                         | 12.9%  | 11.0%   | 8.9%    |
| High School Graduate                                 | 20.2%  | 21.7%   | 19.7%   |
| GED/Alternative Credential                           | 4.9%   | 5.9%    | 5.1%    |
| Some College, No Degree                              | 23.9%  | 24.0%   | 22.9%   |
| Associate Degree                                     | 7.5%   | 7.0%    | 8.0%    |
| Bachelor's Degree                                    | 12.1%  | 13.2%   | 17.0%   |
| Graduate/Professional Degree                         | 4.6%   | 5.8%    | 9.1%    |
| <b>2018 Population 15+ by Marital Status</b>         |        |         |         |
| Total  | 9,072  | 26,835  | 71,211  |
| Never Married  | 36.2%  | 36.7%   | 32.4%   |
| Married  | 50.7%  | 46.6%   | 52.6%   |
| Widowed  | 4.3%   | 5.5%    | 4.3%    |
| Divorced   | 8.8%   | 11.2%   | 10.7%   |
| <b>2018 Civilian Population 16+ in Labor Force</b>   |        |         |         |
| Civilian Employed                                    | 91.3%  | 93.4%   | 94.4%   |
| Civilian Unemployed (Unemployment Rate)              | 8.7%   | 6.6%    | 5.6%    |
| <b>2018 Employed Population 16+ by Industry</b>      |        |         |         |
| Total  | 5,565  | 15,408  | 43,589  |
| Agriculture/Mining                                   | 7.9%   | 6.4%    | 4.9%    |
| Construction   | 4.1%   | 7.9%    | 6.3%    |
| Manufacturing  | 13.0%  | 15.1%   | 18.3%   |
| Wholesale Trade                                      | 10.7%  | 5.2%    | 3.3%    |
| Retail Trade   | 12.4%  | 11.0%   | 10.2%   |
| Transportation/Utilities                             | 2.5%   | 3.1%    | 3.5%    |
| Information  | 2.0%   | 1.4%    | 1.7%    |
| Finance/Insurance/Real Estate                        | 6.0%   | 5.6%    | 6.2%    |
| Services   | 37.0%  | 39.8%   | 41.9%   |
| Public Administration                                | 4.2%   | 4.4%    | 3.7%    |
| <b>2018 Employed Population 16+ by Occupation</b>    |        |         |         |
| Total  | 5,565  | 15,408  | 43,590  |
| White Collar   | 43.6%  | 47.3%   | 52.1%   |
| Management/Business/Financial                        | 7.1%   | 8.9%    | 11.1%   |
| Professional   | 14.2%  | 16.3%   | 20.3%   |
| Sales  | 12.6%  | 10.1%   | 8.8%    |
| Administrative Support                               | 9.6%   | 12.0%   | 11.9%   |
| Services   | 19.4%  | 19.1%   | 19.6%   |
| Blue Collar  | 37.0%  | 33.6%   | 28.3%   |
| Farming/Forestry/Fishing                             | 12.9%  | 8.0%    | 5.1%    |
| Construction/Extraction                              | 3.8%   | 6.3%    | 5.7%    |
| Installation/Maintenance/Repair                      | 2.7%   | 3.8%    | 4.0%    |
| Production   | 8.1%   | 7.9%    | 7.6%    |
| Transportation/Material Moving                       | 9.6%   | 7.7%    | 5.8%    |
| <b>2010 Population By Urban/ Rural Status</b>        |        |         |         |
| Total Population                                     | 10,969 | 31,158  | 83,077  |
| Population Inside Urbanized Area                     | 95.8%  | 95.3%   | 95.0%   |
| Population Inside Urbanized Cluster                  | 0.0%   | 0.0%    | 0.0%    |
| Rural Population                                     | 4.2%   | 4.7%    | 5.0%    |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 20, 2019





## Market Profile

1886 E Baseline St, Cornelius, Oregon, 97113  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.52009  
Longitude: -123.04917

|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| <b>2010 Households by Type</b>                       |        |         |         |
| Total  | 3,161  | 9,836   | 27,280  |
| Households with 1 Person                             | 15.9%  | 23.9%   | 21.0%   |
| Households with 2+ People                            | 84.1%  | 76.1%   | 79.0%   |
| Family Households                                    | 78.1%  | 69.1%   | 72.4%   |
| Husband-wife Families                                | 61.0%  | 51.7%   | 55.5%   |
| With Related Children                                | 35.9%  | 28.6%   | 29.6%   |
| Other Family (No Spouse Present)                     | 17.2%  | 17.4%   | 16.9%   |
| Other Family with Male Householder                   | 6.8%   | 6.1%    | 5.7%    |
| With Related Children                                | 4.3%   | 3.8%    | 3.5%    |
| Other Family with Female Householder                 | 10.3%  | 11.3%   | 11.2%   |
| With Related Children                                | 6.9%   | 7.7%    | 7.8%    |
| Nonfamily Households                                 | 5.9%   | 7.0%    | 6.6%    |
| All Households with Children                         | 47.8%  | 40.8%   | 41.6%   |
| Multigenerational Households                         | 7.7%   | 5.5%    | 4.7%    |
| Unmarried Partner Households                         | 6.9%   | 7.2%    | 7.0%    |
| Male-female  | 6.2%   | 6.6%    | 6.3%    |
| Same-sex   | 0.7%   | 0.6%    | 0.7%    |
| <b>2010 Households by Size</b>                       |        |         |         |
| Total  | 3,160  | 9,837   | 27,279  |
| 1 Person Household                                   | 15.9%  | 23.9%   | 21.0%   |
| 2 Person Household                                   | 27.0%  | 27.5%   | 29.6%   |
| 3 Person Household                                   | 15.9%  | 15.3%   | 16.2%   |
| 4 Person Household                                   | 16.5%  | 14.6%   | 15.9%   |
| 5 Person Household                                   | 11.5%  | 9.1%    | 9.1%    |
| 6 Person Household                                   | 6.5%   | 4.9%    | 4.4%    |
| 7 + Person Household                                 | 6.7%   | 4.6%    | 3.8%    |
| <b>2010 Households by Tenure and Mortgage Status</b> |        |         |         |
| Total  | 3,161  | 9,836   | 27,280  |
| Owner Occupied                                       | 72.9%  | 59.5%   | 63.1%   |
| Owned with a Mortgage/Loan                           | 56.4%  | 44.7%   | 49.8%   |
| Owned Free and Clear                                 | 16.5%  | 14.7%   | 13.3%   |
| Renter Occupied                                      | 27.1%  | 40.5%   | 36.9%   |
| <b>2010 Housing Units By Urban/ Rural Status</b>     |        |         |         |
| Total Housing Units                                  | 3,316  | 10,448  | 28,782  |
| Housing Units Inside Urbanized Area                  | 94.6%  | 94.6%   | 94.3%   |
| Housing Units Inside Urbanized Cluster               | 0.0%   | 0.0%    | 0.0%    |
| Rural Housing Units                                  | 5.4%   | 5.4%    | 5.7%    |

**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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 20, 2019



## Market Profile

1886 E Baseline St, Cornelius, Oregon, 97113  
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.52009

Longitude: -123.04917

|   | 1 mile                    | 3 miles                | 5 miles                |
|---|---------------------------|------------------------|------------------------|
| <b>Top 3 Tapestry Segments</b>                              |                           |                        |                        |
|   | 1. American Dreamers (7C) | Front Porches (8E)     | Home Improvement (4B)  |
|   | 2. Middleburg (4C)        | American Dreamers (7C) | Front Porches (8E)     |
|   | 3. Down the Road (10D)    | Down the Road (10D)    | NeWest Residents (13C) |
| <b>2018 Consumer Spending</b>                               |                           |                        |                        |
| Apparel & Services: Total \$                                | \$6,259,654               | \$19,387,365           | \$64,137,164           |
| Average Spent   | \$1,865.77                | \$1,830.03             | \$2,171.34             |
| Spending Potential Index                                    | 86                        | 84                     | 100                    |
| Education: Total \$   | \$3,638,040               | \$12,032,171           | \$41,056,633           |
| Average Spent   | \$1,084.36                | \$1,135.75             | \$1,389.96             |
| Spending Potential Index                                    | 75                        | 78                     | 96                     |
| Entertainment/Recreation: Total \$                          | \$8,996,759               | \$27,757,396           | \$91,790,764           |
| Average Spent   | \$2,681.60                | \$2,620.11             | \$3,107.55             |
| Spending Potential Index                                    | 83                        | 81                     | 96                     |
| Food at Home: Total \$                                      | \$14,319,208              | \$44,648,805           | \$145,977,143          |
| Average Spent   | \$4,268.02                | \$4,214.54             | \$4,942.01             |
| Spending Potential Index                                    | 85                        | 84                     | 98                     |
| Food Away from Home: Total \$                               | \$10,124,423              | \$31,198,465           | \$103,175,661          |
| Average Spent   | \$3,017.71                | \$2,944.92             | \$3,492.98             |
| Spending Potential Index                                    | 86                        | 84                     | 99                     |
| Health Care: Total \$                                       | \$16,071,504              | \$48,875,383           | \$160,358,913          |
| Average Spent   | \$4,790.31                | \$4,613.50             | \$5,428.90             |
| Spending Potential Index                                    | 84                        | 81                     | 95                     |
| HH Furnishings & Equipment: Total \$                        | \$6,020,472               | \$18,206,851           | \$60,452,257           |
| Average Spent   | \$1,794.48                | \$1,718.60             | \$2,046.59             |
| Spending Potential Index                                    | 86                        | 82                     | 98                     |
| Personal Care Products & Services: Total \$                 | \$2,377,023               | \$7,281,631            | \$24,127,808           |
| Average Spent   | \$708.50                  | \$687.34               | \$816.84               |
| Spending Potential Index                                    | 86                        | 83                     | 99                     |
| Shelter: Total \$   | \$46,496,777              | \$150,070,609          | \$492,605,852          |
| Average Spent   | \$13,858.95               | \$14,165.62            | \$16,677.02            |
| Spending Potential Index                                    | 83                        | 84                     | 99                     |
| Support Payments/Cash Contributions/Gifts in Kind: Total \$ | \$6,699,887               | \$20,960,294           | \$69,015,732           |
| Average Spent   | \$1,996.99                | \$1,978.51             | \$2,336.51             |
| Spending Potential Index                                    | 80                        | 80                     | 94                     |
| Travel: Total \$  | \$5,898,502               | \$18,246,799           | \$61,663,805           |
| Average Spent   | \$1,758.12                | \$1,722.37             | \$2,087.61             |
| Spending Potential Index                                    | 82                        | 80                     | 97                     |
| Vehicle Maintenance & Repairs: Total \$                     | \$3,112,667               | \$9,470,064            | \$31,109,512           |
| Average Spent   | \$927.77                  | \$893.91               | \$1,053.20             |
| Spending Potential Index                                    | 86                        | 83                     | 98                     |

**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 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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