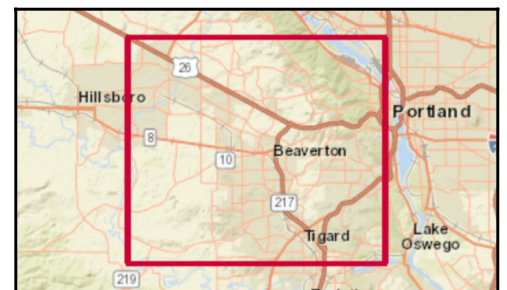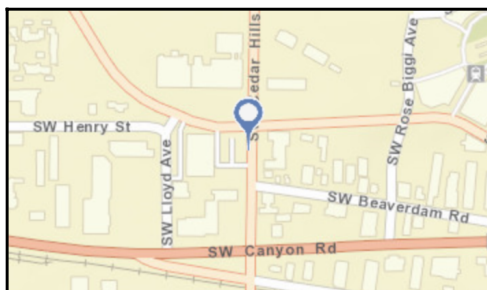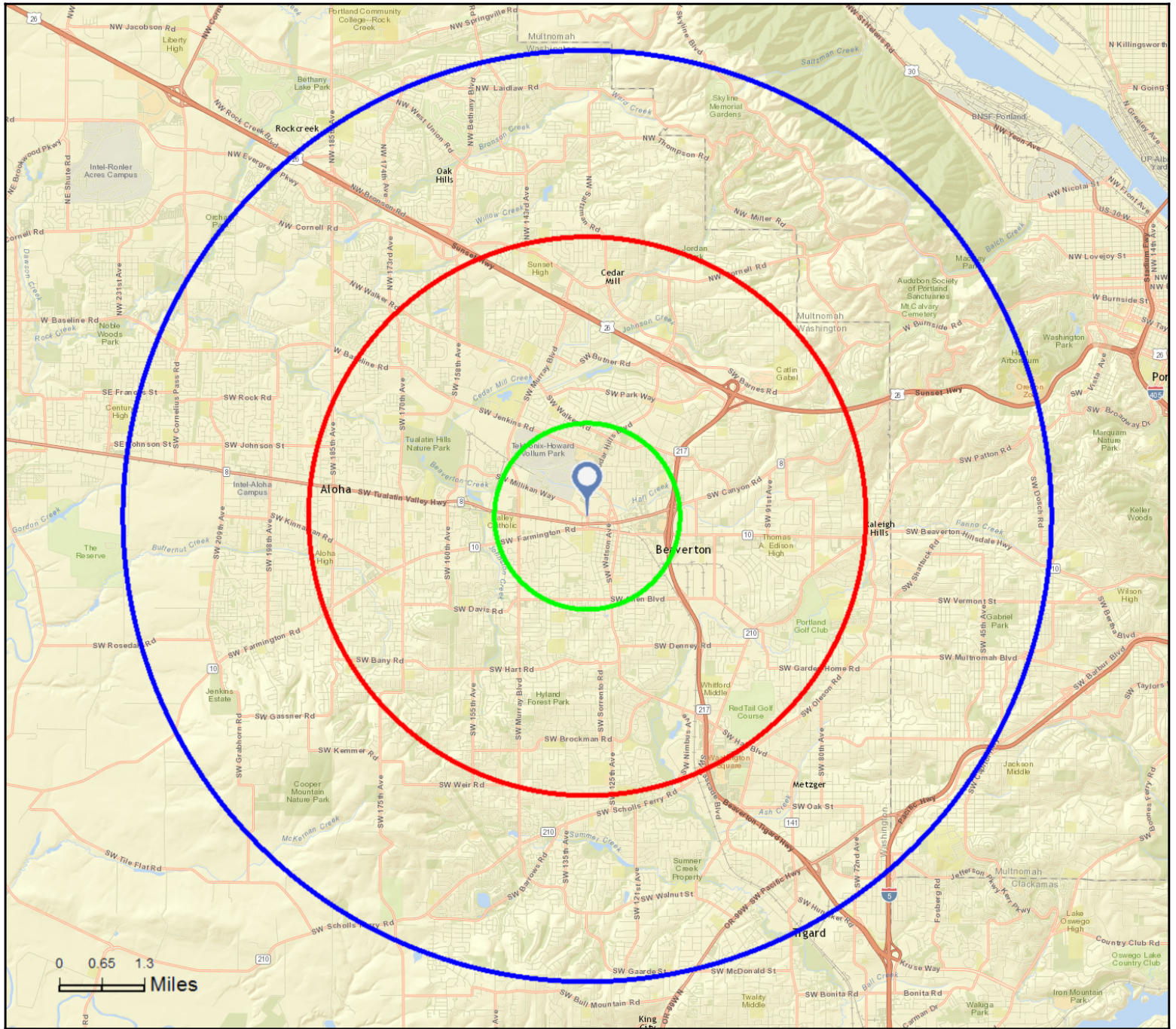# Site Map

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

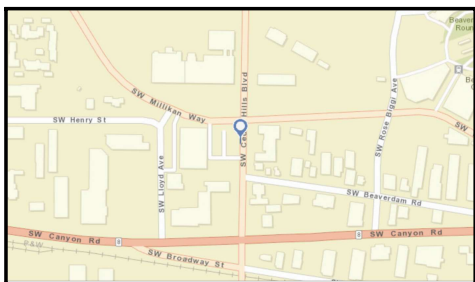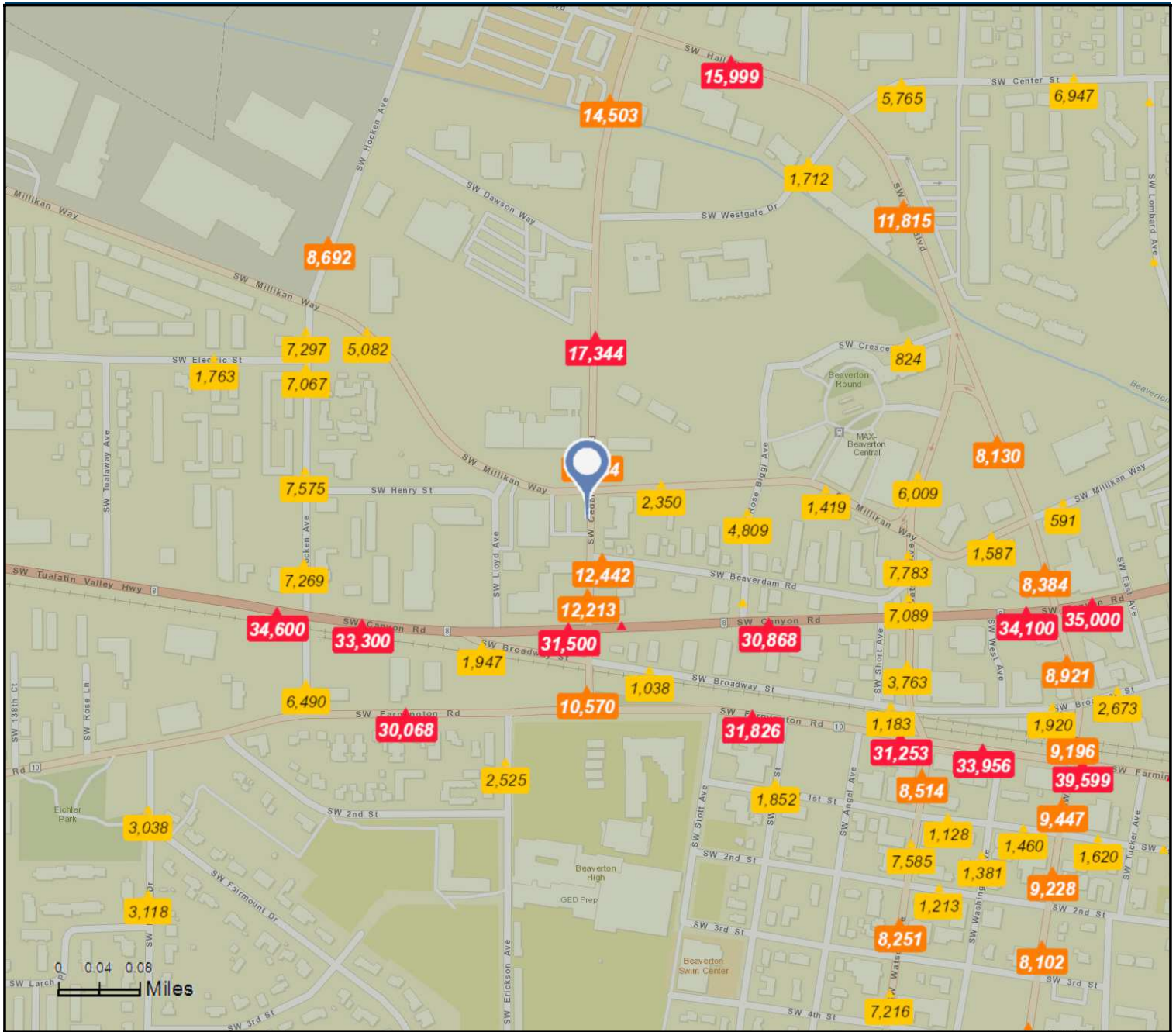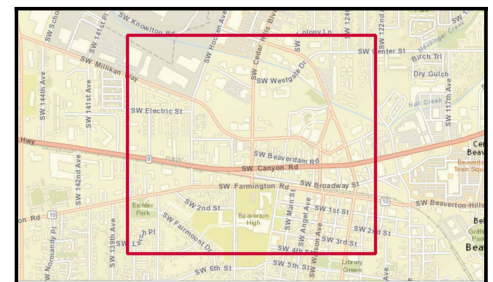0   0.65   1.3
Miles

August 03, 2016

First American

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

Traffic count values shown on map:
15,999 · 14,503 · 5,765 · 6,947 · 1,712 · 11,815 · 8,692 · 7,297 · 5,082 · 1,763 · 7,067 · 17,344 · 824 · 8,130 · 7,575 · 2,350 · 6,009 · 1,419 · 591 · 4,809 · 1,587 · 7,269 · 12,442 · 7,783 · 8,384 · 34,600 · 12,213 · 7,089 · 34,100 · 35,000 · 33,300 · 31,500 · 30,868 · 8,921 · 1,947 · 3,763 · 2,673 · 6,490 · 1,038 · 1,183 · 1,920 · 10,570 · 30,068 · 31,826 · 31,253 · 9,196 · 2,525 · 1,852 · 33,956 · 39,599 · 8,514 · 3,038 · 1,128 · 1,460 · 1,620 · 9,447 · 7,585 · 1,381 · 9,228 · 3,118 · 1,213 · 8,251 · 8,102 · 7,216

0   0.04   0.08   Miles

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: ©2016 Kalibrate Technologies

August 03, 2016

2010 Census Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 1 mile radius

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

	2000	2010	2000-2010 Annual Rate
Population	16,298	17,276	0.58%
Households	6,846	7,069	0.32%
Housing Units	7,268	7,536	0.36%

Population by Race	Number	Percent
Total	17,275	100.0%
Population Reporting One Race	16,426	95.1%
White	11,183	64.7%
Black	564	3.3%
American Indian	174	1.0%
Asian	1,006	5.8%
Pacific Islander	73	0.4%
Some Other Race	3,426	19.8%
Population Reporting Two or More Races	849	4.9%
Total Hispanic Population	6,029	34.9%

Population by Sex		
Male	8,551	49.5%
Female	8,725	50.5%

Population by Age		
Total	17,275	100.0%
Age 0 - 4	1,468	8.5%
Age 5 - 9	1,156	6.7%
Age 10 - 14	935	5.4%
Age 15 - 19	962	5.6%
Age 20 - 24	1,351	7.8%
Age 25 - 29	1,812	10.5%
Age 30 - 34	1,607	9.3%
Age 35 - 39	1,392	8.1%
Age 40 - 44	1,128	6.5%
Age 45 - 49	1,067	6.2%
Age 50 - 54	899	5.2%
Age 55 - 59	833	4.8%
Age 60 - 64	676	3.9%
Age 65 - 69	479	2.8%
Age 70 - 74	332	1.9%
Age 75 - 79	307	1.8%
Age 80 - 84	326	1.9%
Age 85+	546	3.2%
Age 18+	13,138	76.0%
Age 65+	1,990	11.5%

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

August 03, 2016

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005

Ring: 1 mile radius

Households by Type

Total	7,070	100.0%
Households with 1 Person	2,487	35.2%
Households with 2+ People	4,583	64.8%
Family Households	3,800	53.7%
Husband-wife Families	2,371	33.5%
With Own Children	1,196	16.9%
Other Family (No Spouse Present)	1,429	20.2%
With Own Children	836	11.8%
Nonfamily Households	783	11.1%
All Households with Children	2,231	31.6%
Multigenerational Households	192	2.7%
Unmarried Partner Households	713	10.1%
Male-female	625	8.8%
Same-sex	88	1.2%
Average Household Size	2.40	

Family Households by Size

Total	3,800	100.0%
2 People	1,392	36.6%
3 People	923	24.3%
4 People	726	19.1%
5 People	426	11.2%
6 People	199	5.2%
7+ People	134	3.5%
Average Family Size	3.13	

Nonfamily Households by Size

Total	3,269	100.0%
1 Person	2,487	76.1%
2 People	610	18.7%
3 People	107	3.3%
4 People	35	1.1%
5 People	16	0.5%
6 People	12	0.4%
7+ People	2	0.1%
Average Nonfamily Size	1.32	

Population by Relationship and Household Type

Total	17,276	100.0%
In Households	16,985	98.3%
In Family Households	12,680	73.4%
Householder	3,755	21.7%
Spouse	2,341	13.6%
Child	4,785	27.7%
Other relative	1,006	5.8%
Nonrelative	792	4.6%
In Nonfamily Households	4,305	24.9%
In Group Quarters	291	1.7%
Institutionalized Population	206	1.2%
Noninstitutionalized Population	85	0.5%

Data Note: Households with children include any households with people under age 18, related or not. **Multigenerational households** are families with 3 or more parent-child relationships. **Unmarried partner households** are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. **Average family size** excludes nonrelatives.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

August 03, 2016

2010 Census Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 1 mile radius

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

Family Households by Age of Householder

Total	3,800	100.0%
Householder Age 15 - 44	2,252	59.3%
Householder Age 45 - 54	673	17.7%
Householder Age 55 - 64	438	11.5%
Householder Age 65 - 74	235	6.2%
Householder Age 75+	202	5.3%

Nonfamily Households by Age of Householder

Total	3,269	100.0%
Householder Age 15 - 44	1,251	38.3%
Householder Age 45 - 54	531	16.2%
Householder Age 55 - 64	574	17.6%
Householder Age 65 - 74	317	9.7%
Householder Age 75+	596	18.2%

Households by Race of Householder

Total	7,069	100.0%
Householder is White Alone	5,225	73.9%
Householder is Black Alone	204	2.9%
Householder is American Indian Alone	54	0.8%
Householder is Asian Alone	429	6.1%
Householder is Pacific Islander Alone	26	0.4%
Householder is Some Other Race Alone	884	12.5%
Householder is Two or More Races	247	3.5%
Households with Hispanic Householder	1,561	22.1%

Husband-wife Families by Race of Householder

Total	2,371	100.0%
Householder is White Alone	1,610	67.9%
Householder is Black Alone	43	1.8%
Householder is American Indian Alone	16	0.7%
Householder is Asian Alone	184	7.8%
Householder is Pacific Islander Alone	10	0.4%
Householder is Some Other Race Alone	425	17.9%
Householder is Two or More Races	83	3.5%
Husband-wife Families with Hispanic Householder	708	29.9%

Other Families (No Spouse) by Race of Householder

Total	1,430	100.0%
Householder is White Alone	901	63.0%
Householder is Black Alone	69	4.8%
Householder is American Indian Alone	23	1.6%
Householder is Asian Alone	57	4.0%
Householder is Pacific Islander Alone	8	0.6%
Householder is Some Other Race Alone	296	20.7%
Householder is Two or More Races	76	5.3%
Other Families with Hispanic Householder	542	37.9%

Nonfamily Households by Race of Householder

Total	3,270	100.0%
Householder is White Alone	2,715	83.0%
Householder is Black Alone	92	2.8%
Householder is American Indian Alone	16	0.5%
Householder is Asian Alone	188	5.7%
Householder is Pacific Islander Alone	8	0.2%
Householder is Some Other Race Alone	163	5.0%
Householder is Two or More Races	88	2.7%
Nonfamily Households with Hispanic Householder	311	9.5%

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

2010 Census Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 1 mile radius

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

Total Housing Units by Occupancy

Total	7,514	100.0%
Occupied Housing Units	7,069	94.1%
Vacant Housing Units		
For Rent	301	4.0%
Rented, not Occupied	11	0.1%
For Sale Only	57	0.8%
Sold, not Occupied	12	0.2%
For Seasonal/Recreational/Occasional Use	16	0.2%
For Migrant Workers	0	0.0%
Other Vacant	48	0.6%
Total Vacancy Rate	6.2%	

Households by Tenure and Mortgage Status

Total	7,069	100.0%
Owner Occupied	2,349	33.2%
Owned with a Mortgage/Loan	1,709	24.2%
Owned Free and Clear	639	9.0%
Average Household Size	2.20	
Renter Occupied	4,720	66.8%
Average Household Size	2.50	

Owner-occupied Housing Units by Race of Householder

Total	2,349	100.0%
Householder is White Alone	2,054	87.4%
Householder is Black Alone	23	1.0%
Householder is American Indian Alone	10	0.4%
Householder is Asian Alone	122	5.2%
Householder is Pacific Islander Alone	6	0.3%
Householder is Some Other Race Alone	75	3.2%
Householder is Two or More Races	59	2.5%
Owner-occupied Housing Units with Hispanic Householder	158	6.7%

Renter-occupied Housing Units by Race of Householder

Total	4,720	100.0%
Householder is White Alone	3,172	67.2%
Householder is Black Alone	181	3.8%
Householder is American Indian Alone	44	0.9%
Householder is Asian Alone	306	6.5%
Householder is Pacific Islander Alone	20	0.4%
Householder is Some Other Race Alone	809	17.1%
Householder is Two or More Races	188	4.0%
Renter-occupied Housing Units with Hispanic Householder	1,403	29.7%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.13
Householder is Black Alone	2.67
Householder is American Indian Alone	3.26
Householder is Asian Alone	2.25
Householder is Pacific Islander Alone	3.08
Householder is Some Other Race Alone	3.86
Householder is Two or More Races	2.78
Householder is Hispanic	3.76

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

2010 Census Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 3 mile radius

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

First American

	2000	2010	2000-2010 Annual Rate
Population	120,795	133,777	1.03%
Households	48,549	53,951	1.06%
Housing Units	51,049	57,262	1.16%

Population by Race	Number	Percent
Total	133,777	100.0%
Population Reporting One Race	127,618	95.4%
White	99,599	74.5%
Black	3,209	2.4%
American Indian	922	0.7%
Asian	11,347	8.5%
Pacific Islander	602	0.5%
Some Other Race	11,939	8.9%
Population Reporting Two or More Races	6,159	4.6%
Total Hispanic Population	22,683	17.0%

Population by Sex		
Male	65,502	49.0%
Female	68,275	51.0%

Population by Age		
Total	133,779	100.0%
Age 0 - 4	9,435	7.1%
Age 5 - 9	8,736	6.5%
Age 10 - 14	8,235	6.2%
Age 15 - 19	7,876	5.9%
Age 20 - 24	8,663	6.5%
Age 25 - 29	12,167	9.1%
Age 30 - 34	11,258	8.4%
Age 35 - 39	10,144	7.6%
Age 40 - 44	9,288	6.9%
Age 45 - 49	9,184	6.9%
Age 50 - 54	8,960	6.7%
Age 55 - 59	8,340	6.2%
Age 60 - 64	6,667	5.0%
Age 65 - 69	4,468	3.3%
Age 70 - 74	3,075	2.3%
Age 75 - 79	2,424	1.8%
Age 80 - 84	2,134	1.6%
Age 85+	2,720	2.0%
Age 18+	102,392	76.5%
Age 65+	14,821	11.1%

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.

August 03, 2016

2010 Census Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005   Prepared by Esri
Ring: 3 mile radius   Latitude: 45.48933
                                                            Longitude: -122.81083

Households by Type

Total	53,951	100.0%
Households with 1 Person	15,616	28.9%
Households with 2+ People	38,335	71.1%
Family Households	32,950	61.1%
Husband-wife Families	24,580	45.6%
With Own Children	11,224	20.8%
Other Family (No Spouse Present)	8,371	15.5%
With Own Children	4,791	8.9%
Nonfamily Households	5,385	10.0%
All Households with Children	17,170	31.8%
Multigenerational Households	1,384	2.6%
Unmarried Partner Households	4,495	8.3%
Male-female	3,845	7.1%
Same-sex	650	1.2%
Average Household Size	2.45	

Family Households by Size

Total	32,951	100.0%
2 People	13,644	41.4%
3 People	7,912	24.0%
4 People	6,705	20.3%
5 People	2,840	8.6%
6 People	1,124	3.4%
7+ People	726	2.2%
Average Family Size	3.06	

Nonfamily Households by Size

Total	21,001	100.0%
1 Person	15,616	74.4%
2 People	4,406	21.0%
3 People	680	3.2%
4 People	197	0.9%
5 People	66	0.3%
6 People	26	0.1%
7+ People	10	0.0%
Average Nonfamily Size	1.33	

Population by Relationship and Household Type

Total	133,777	100.0%
In Households	132,406	99.0%
In Family Households	104,494	78.1%
Householder	32,986	24.7%
Spouse	24,603	18.4%
Child	37,834	28.3%
Other relative	5,287	4.0%
Nonrelative	3,784	2.8%
In Nonfamily Households	27,913	20.9%
In Group Quarters	1,371	1.0%
Institutionalized Population	584	0.4%
Noninstitutionalized Population	786	0.6%

Data Note: Households with children include any households with people under age 18, related or not. **Multigenerational households** are families with 3 or more parent-child relationships. **Unmarried partner households** are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. **Average family size** excludes nonrelatives.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 3 mile radius

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

Family Households by Age of Householder

Total	32,950	100.0%
Householder Age 15 - 44	15,693	47.6%
Householder Age 45 - 54	7,172	21.8%
Householder Age 55 - 64	5,523	16.8%
Householder Age 65 - 74	2,649	8.0%
Householder Age 75+	1,913	5.8%

Nonfamily Households by Age of Householder

Total	21,001	100.0%
Householder Age 15 - 44	9,003	42.9%
Householder Age 45 - 54	3,412	16.2%
Householder Age 55 - 64	3,676	17.5%
Householder Age 65 - 74	2,067	9.8%
Householder Age 75+	2,843	13.5%

Households by Race of Householder

Total	53,951	100.0%
Householder is White Alone	43,567	80.8%
Householder is Black Alone	1,172	2.2%
Householder is American Indian Alone	326	0.6%
Householder is Asian Alone	4,157	7.7%
Householder is Pacific Islander Alone	193	0.4%
Householder is Some Other Race Alone	3,005	5.6%
Householder is Two or More Races	1,531	2.8%
Households with Hispanic Householder	5,815	10.8%

Husband-wife Families by Race of Householder

Total	24,579	100.0%
Householder is White Alone	19,386	78.9%
Householder is Black Alone	386	1.6%
Householder is American Indian Alone	119	0.5%
Householder is Asian Alone	2,430	9.9%
Householder is Pacific Islander Alone	87	0.4%
Householder is Some Other Race Alone	1,563	6.4%
Householder is Two or More Races	608	2.5%
Husband-wife Families with Hispanic Householder	2,889	11.8%

Other Families (No Spouse) by Race of Householder

Total	8,372	100.0%
Householder is White Alone	6,146	73.4%
Householder is Black Alone	307	3.7%
Householder is American Indian Alone	91	1.1%
Householder is Asian Alone	501	6.0%
Householder is Pacific Islander Alone	50	0.6%
Householder is Some Other Race Alone	910	10.9%
Householder is Two or More Races	367	4.4%
Other Families with Hispanic Householder	1,683	20.1%

Nonfamily Households by Race of Householder

Total	21,001	100.0%
Householder is White Alone	18,035	85.9%
Householder is Black Alone	479	2.3%
Householder is American Indian Alone	116	0.6%
Householder is Asian Alone	1,226	5.8%
Householder is Pacific Islander Alone	56	0.3%
Householder is Some Other Race Alone	532	2.5%
Householder is Two or More Races	557	2.7%
Nonfamily Households with Hispanic Householder	1,244	5.9%

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

August 03, 2016

2010 Census Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 3 mile radius

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

Total Housing Units by Occupancy

Total	57,311	100.0%
Occupied Housing Units	53,951	94.1%
Vacant Housing Units		
For Rent	1,888	3.3%
Rented, not Occupied	101	0.2%
For Sale Only	669	1.2%
Sold, not Occupied	97	0.2%
For Seasonal/Recreational/Occasional Use	180	0.3%
For Migrant Workers	0	0.0%
Other Vacant	425	0.7%
Total Vacancy Rate	5.8%	

Households by Tenure and Mortgage Status

Total	53,951	100.0%
Owner Occupied	28,891	53.6%
Owned with a Mortgage/Loan	22,978	42.6%
Owned Free and Clear	5,913	11.0%
Average Household Size	2.53	
Renter Occupied	25,060	46.4%
Average Household Size	2.37	

Owner-occupied Housing Units by Race of Householder

Total	28,890	100.0%
Householder is White Alone	25,063	86.8%
Householder is Black Alone	313	1.1%
Householder is American Indian Alone	106	0.4%
Householder is Asian Alone	2,213	7.7%
Householder is Pacific Islander Alone	55	0.2%
Householder is Some Other Race Alone	564	2.0%
Householder is Two or More Races	576	2.0%
Owner-occupied Housing Units with Hispanic Householder	1,335	4.6%

Renter-occupied Housing Units by Race of Householder

Total	25,060	100.0%
Householder is White Alone	18,504	73.8%
Householder is Black Alone	858	3.4%
Householder is American Indian Alone	220	0.9%
Householder is Asian Alone	1,944	7.8%
Householder is Pacific Islander Alone	138	0.6%
Householder is Some Other Race Alone	2,440	9.7%
Householder is Two or More Races	956	3.8%
Renter-occupied Housing Units with Hispanic Householder	4,480	17.9%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.31
Householder is Black Alone	2.73
Householder is American Indian Alone	2.83
Householder is Asian Alone	2.64
Householder is Pacific Islander Alone	3.32
Householder is Some Other Race Alone	3.94
Householder is Two or More Races	2.72
Householder is Hispanic	3.66

2010 Census Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 5 mile radius

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

	2000	2010	2000-2010 Annual Rate
Population	285,875	331,893	1.50%
Households	112,863	131,003	1.50%
Housing Units	118,996	138,596	1.54%

Population by Race	Number	Percent
Total	331,892	100.0%
Population Reporting One Race	317,053	95.5%
White	250,860	75.6%
Black	7,296	2.2%
American Indian	2,088	0.6%
Asian	34,363	10.4%
Pacific Islander	1,525	0.5%
Some Other Race	20,921	6.3%
Population Reporting Two or More Races	14,839	4.5%
Total Hispanic Population	43,457	13.1%

Population by Sex		
Male	162,554	49.0%
Female	169,339	51.0%

Population by Age		
Total	331,894	100.0%
Age 0 - 4	23,363	7.0%
Age 5 - 9	23,089	7.0%
Age 10 - 14	22,066	6.6%
Age 15 - 19	20,204	6.1%
Age 20 - 24	19,564	5.9%
Age 25 - 29	26,815	8.1%
Age 30 - 34	26,495	8.0%
Age 35 - 39	25,808	7.8%
Age 40 - 44	24,779	7.5%
Age 45 - 49	24,496	7.4%
Age 50 - 54	23,245	7.0%
Age 55 - 59	21,386	6.4%
Age 60 - 64	17,124	5.2%
Age 65 - 69	10,881	3.3%
Age 70 - 74	7,116	2.1%
Age 75 - 79	5,433	1.6%
Age 80 - 84	4,646	1.4%
Age 85+	5,383	1.6%
Age 18+	250,164	75.4%
Age 65+	33,459	10.1%

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.

August 03, 2016

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 5 mile radius

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

Households by Type

Total	131,004	100.0%
Households with 1 Person	34,677	26.5%
Households with 2+ People	96,327	73.5%
Family Households	84,499	64.5%
Husband-wife Families	65,579	50.1%
With Own Children	31,259	23.9%
Other Family (No Spouse Present)	18,920	14.4%
With Own Children	11,077	8.5%
Nonfamily Households	11,828	9.0%
All Households with Children	44,925	34.3%
Multigenerational Households	3,410	2.6%
Unmarried Partner Households	10,008	7.6%
Male-female	8,559	6.5%
Same-sex	1,449	1.1%
Average Household Size	2.51	

Family Households by Size

Total	84,500	100.0%
2 People	34,209	40.5%
3 People	20,472	24.2%
4 People	18,314	21.7%
5 People	7,255	8.6%
6 People	2,621	3.1%
7+ People	1,629	1.9%
Average Family Size	3.07	

Nonfamily Households by Size

Total	46,504	100.0%
1 Person	34,677	74.6%
2 People	9,780	21.0%
3 People	1,402	3.0%
4 People	419	0.9%
5 People	148	0.3%
6 People	50	0.1%
7+ People	28	0.1%
Average Nonfamily Size	1.32	

Population by Relationship and Household Type

Total	331,893	100.0%
In Households	329,261	99.2%
In Family Households	267,811	80.7%
Householder	84,546	25.5%
Spouse	65,628	19.8%
Child	97,783	29.5%
Other relative	11,710	3.5%
Nonrelative	8,142	2.5%
In Nonfamily Households	61,450	18.5%
In Group Quarters	2,632	0.8%
Institutionalized Population	1,032	0.3%
Noninstitutionalized Population	1,600	0.5%

Data Note: Households with children include any households with people under age 18, related or not. **Multigenerational households** are families with 3 or more parent-child relationships. **Unmarried partner households** are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. **Average family size** excludes nonrelatives.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

2010 Census Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 5 mile radius

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

Family Households by Age of Householder

Total	84,498	100.0%
Householder Age 15 - 44	38,941	46.1%
Householder Age 45 - 54	19,815	23.5%
Householder Age 55 - 64	14,752	17.5%
Householder Age 65 - 74	6,689	7.9%
Householder Age 75+	4,301	5.1%

Nonfamily Households by Age of Householder

Total	46,503	100.0%
Householder Age 15 - 44	20,365	43.8%
Householder Age 45 - 54	7,753	16.7%
Householder Age 55 - 64	8,346	17.9%
Householder Age 65 - 74	4,493	9.7%
Householder Age 75+	5,546	11.9%

Households by Race of Householder

Total	131,004	100.0%
Householder is White Alone	106,888	81.6%
Householder is Black Alone	2,677	2.0%
Householder is American Indian Alone	748	0.6%
Householder is Asian Alone	11,493	8.8%
Householder is Pacific Islander Alone	474	0.4%
Householder is Some Other Race Alone	5,302	4.0%
Householder is Two or More Races	3,422	2.6%
Households with Hispanic Householder	11,203	8.6%

Husband-wife Families by Race of Householder

Total	65,578	100.0%
Householder is White Alone	52,321	79.8%
Householder is Black Alone	985	1.5%
Householder is American Indian Alone	275	0.4%
Householder is Asian Alone	7,564	11.5%
Householder is Pacific Islander Alone	235	0.4%
Householder is Some Other Race Alone	2,773	4.2%
Householder is Two or More Races	1,425	2.2%
Husband-wife Families with Hispanic Householder	5,658	8.6%

Other Families (No Spouse) by Race of Householder

Total	18,919	100.0%
Householder is White Alone	14,325	75.7%
Householder is Black Alone	658	3.5%
Householder is American Indian Alone	196	1.0%
Householder is Asian Alone	1,290	6.8%
Householder is Pacific Islander Alone	115	0.6%
Householder is Some Other Race Alone	1,580	8.4%
Householder is Two or More Races	755	4.0%
Other Families with Hispanic Householder	3,101	16.4%

Nonfamily Households by Race of Householder

Total	46,504	100.0%
Householder is White Alone	40,242	86.5%
Householder is Black Alone	1,034	2.2%
Householder is American Indian Alone	277	0.6%
Householder is Asian Alone	2,639	5.7%
Householder is Pacific Islander Alone	123	0.3%
Householder is Some Other Race Alone	948	2.0%
Householder is Two or More Races	1,241	2.7%
Nonfamily Households with Hispanic Householder	2,443	5.3%

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

August 03, 2016

2010 Census Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 5 mile radius

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

Total Housing Units by Occupancy

Total	138,601	100.0%
Occupied Housing Units	131,003	94.5%
Vacant Housing Units		
For Rent	3,846	2.8%
Rented, not Occupied	217	0.2%
For Sale Only	1,630	1.2%
Sold, not Occupied	251	0.2%
For Seasonal/Recreational/Occasional Use	581	0.4%
For Migrant Workers	0	0.0%
Other Vacant	1,073	0.8%
Total Vacancy Rate	5.5%	

Households by Tenure and Mortgage Status

Total	131,003	100.0%
Owner Occupied	78,502	59.9%
Owned with a Mortgage/Loan	63,609	48.6%
Owned Free and Clear	14,893	11.4%
Average Household Size	2.63	
Renter Occupied	52,501	40.1%
Average Household Size	2.34	

Owner-occupied Housing Units by Race of Householder

Total	78,503	100.0%
Householder is White Alone	66,886	85.2%
Householder is Black Alone	828	1.1%
Householder is American Indian Alone	262	0.3%
Householder is Asian Alone	7,630	9.7%
Householder is Pacific Islander Alone	150	0.2%
Householder is Some Other Race Alone	1,290	1.6%
Householder is Two or More Races	1,457	1.9%
Owner-occupied Housing Units with Hispanic Householder	3,355	4.3%

Renter-occupied Housing Units by Race of Householder

Total	52,501	100.0%
Householder is White Alone	40,002	76.2%
Householder is Black Alone	1,848	3.5%
Householder is American Indian Alone	487	0.9%
Householder is Asian Alone	3,863	7.4%
Householder is Pacific Islander Alone	324	0.6%
Householder is Some Other Race Alone	4,012	7.6%
Householder is Two or More Races	1,965	3.7%
Renter-occupied Housing Units with Hispanic Householder	7,848	14.9%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.39
Householder is Black Alone	2.75
Householder is American Indian Alone	2.76
Householder is Asian Alone	2.89
Householder is Pacific Islander Alone	3.32
Householder is Some Other Race Alone	3.89
Householder is Two or More Races	2.71
Householder is Hispanic	3.59

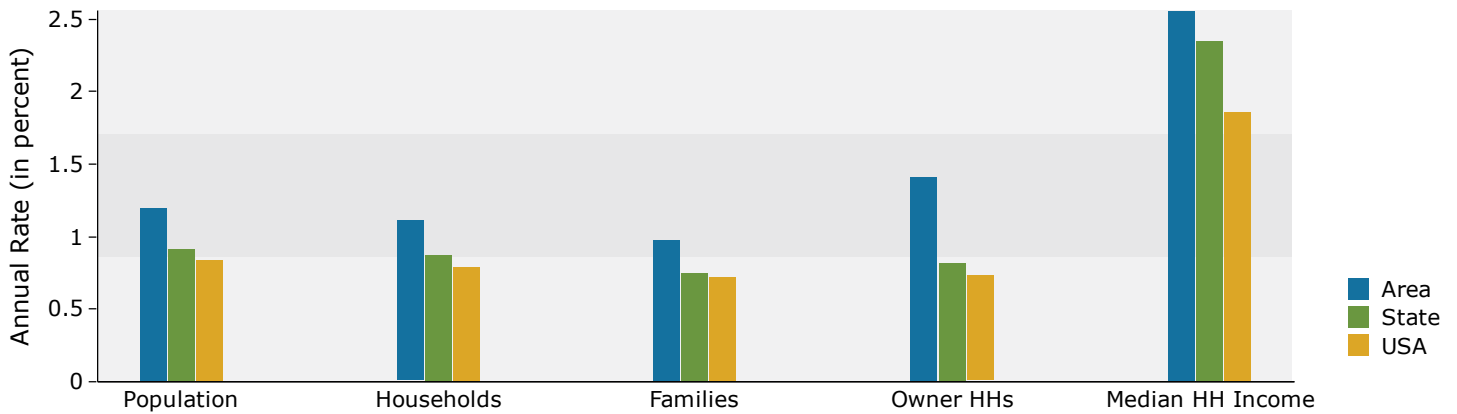**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

Demographic and Income Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 1 mile radius

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

Summary	Census 2010	2016	2021
Population	17,276	18,209	19,327
Households	7,069	7,366	7,785
Families	3,800	3,900	4,094
Average Household Size	2.40	2.43	2.44
Owner Occupied Housing Units	2,349	2,219	2,380
Renter Occupied Housing Units	4,720	5,146	5,405
Median Age	33.0	34.3	34.9

Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.20%	0.92%	0.84%
Households	1.11%	0.87%	0.79%
Families	0.98%	0.75%	0.72%
Owner HHs	1.41%	0.82%	0.73%
Median Household Income	2.56%	2.35%	1.86%

	2016		2021	
Households by Income	Number	Percent	Number	Percent
<$15,000	1,163	15.8%	1,242	16.0%
$15,000 - $24,999	956	13.0%	974	12.5%
$25,000 - $34,999	1,066	14.5%	1,136	14.6%
$35,000 - $49,999	1,234	16.8%	735	9.4%
$50,000 - $74,999	1,154	15.7%	1,388	17.8%
$75,000 - $99,999	852	11.6%	1,077	13.8%
$100,000 - $149,999	708	9.6%	947	12.2%
$150,000 - $199,999	173	2.3%	218	2.8%
$200,000+	59	0.8%	67	0.9%
Median Household Income	$39,827		$45,192	
Average Household Income	$53,259		$58,863	
Per Capita Income	$21,785		$23,890	

	Census 2010		2016		2021	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,468	8.5%	1,436	7.9%	1,502	7.8%
5 - 9	1,156	6.7%	1,255	6.9%	1,281	6.6%
10 - 14	935	5.4%	1,118	6.1%	1,202	6.2%
15 - 19	962	5.6%	989	5.4%	1,111	5.7%
20 - 24	1,351	7.8%	1,385	7.6%	1,495	7.7%
25 - 34	3,419	19.8%	3,136	17.2%	3,116	16.1%
35 - 44	2,520	14.6%	2,777	15.3%	2,805	14.5%
45 - 54	1,966	11.4%	2,122	11.7%	2,299	11.9%
55 - 64	1,509	8.7%	1,657	9.1%	1,815	9.4%
65 - 74	811	4.7%	1,103	6.1%	1,327	6.9%
75 - 84	633	3.7%	631	3.5%	756	3.9%
85+	546	3.2%	599	3.3%	620	3.2%

	Census 2010		2016		2021	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	11,183	64.7%	11,255	61.8%	11,436	59.2%
Black Alone	564	3.3%	664	3.6%	779	4.0%
American Indian Alone	174	1.0%	185	1.0%	204	1.1%
Asian Alone	1,006	5.8%	1,236	6.8%	1,460	7.6%
Pacific Islander Alone	73	0.4%	78	0.4%	85	0.4%
Some Other Race Alone	3,426	19.8%	3,816	21.0%	4,248	22.0%
Two or More Races	849	4.9%	976	5.4%	1,115	5.8%
Hispanic Origin (Any Race)	6,029	34.9%	6,668	36.6%	7,443	38.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

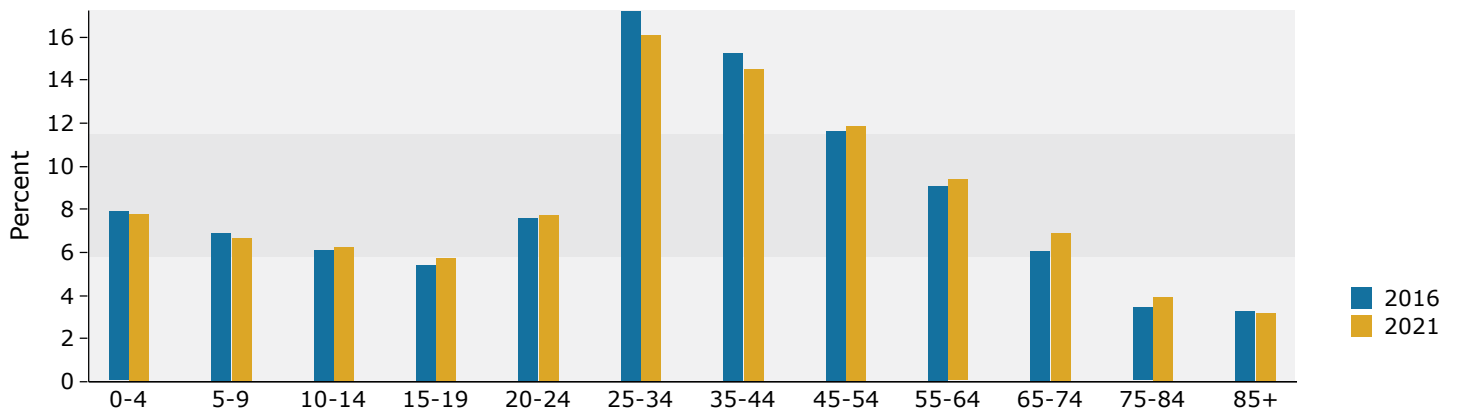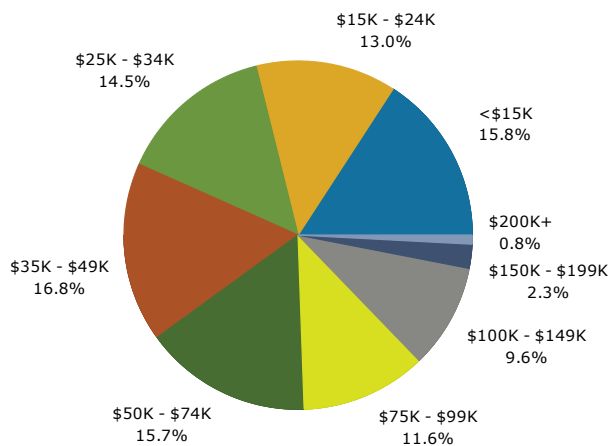August 03, 2016

Demographic and Income Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 1 mile radius

Prepared by Esri

Latitude: 45.48933
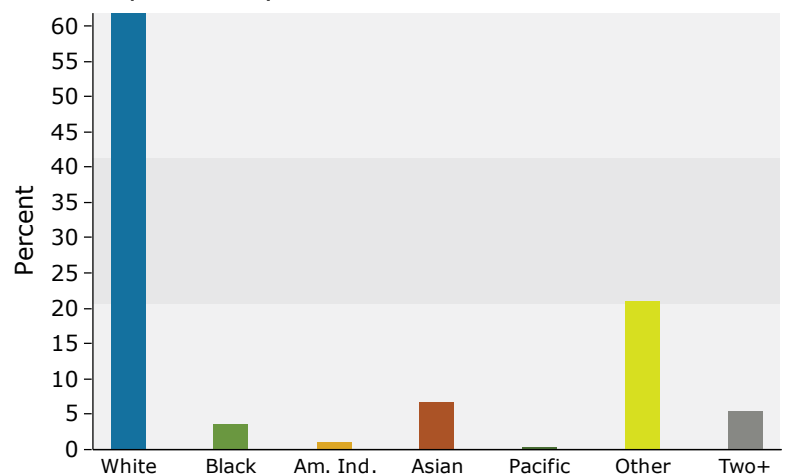Longitude: -122.81083

Trends 2016-2021

Annual Rate (in percent)

Legend: Area, State, USA

Categories: Population, Households, Families, Owner HHs, Median HH Income

Population by Age

Percent

Legend: 2016, 2021

Age groups: 0-4, 5-9, 10-14, 15-19, 20-24, 25-34, 35-44, 45-54, 55-64, 65-74, 75-84, 85+

2016 Household Income

- $15K - $24K: 13.0%
- $25K - $34K: 14.5%
- <$15K: 15.8%
- $200K+: 0.8%
- $150K - $199K: 2.3%
- $100K - $149K: 9.6%
- $75K - $99K: 11.6%
- $50K - $74K: 15.7%
- $35K - $49K: 16.8%

2016 Population by Race

Percent

Categories: White, Black, Am. Ind., Asian, Pacific, Other, Two+

2016 Percent Hispanic Origin: 36.6%

Demographic and Income Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 3 mile radius

Summary	Census 2010	2016	2021
Population	133,777	143,058	152,587
Households	53,951	57,178	60,705
Families	32,950	34,490	36,397
Average Household Size	2.45	2.48	2.49
Owner Occupied Housing Units	28,891	28,809	30,627
Renter Occupied Housing Units	25,060	28,368	30,078
Median Age	35.3	36.5	37.2

Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.30%	0.92%	0.84%
Households	1.20%	0.87%	0.79%
Families	1.08%	0.75%	0.72%
Owner HHs	1.23%	0.82%	0.73%
Median Household Income	2.47%	2.35%	1.86%

Households by Income	2016 Number	2016 Percent	2021 Number	2021 Percent
<$15,000	5,442	9.5%	5,586	9.2%
$15,000 - $24,999	4,929	8.6%	4,891	8.1%
$25,000 - $34,999	5,689	9.9%	5,829	9.6%
$35,000 - $49,999	7,410	13.0%	4,425	7.3%
$50,000 - $74,999	10,562	18.5%	12,437	20.5%
$75,000 - $99,999	8,188	14.3%	9,235	15.2%
$100,000 - $149,999	8,814	15.4%	10,852	17.9%
$150,000 - $199,999	3,282	5.7%	4,172	6.9%
$200,000+	2,861	5.0%	3,278	5.4%

	2016	2021
Median Household Income	$59,720	$67,463
Average Household Income	$80,026	$87,760
Per Capita Income	$32,283	$35,197

Population by Age	Census 2010 Number	Census 2010 Percent	2016 Number	2016 Percent	2021 Number	2021 Percent
0 - 4	9,435	7.1%	9,423	6.6%	9,988	6.5%
5 - 9	8,736	6.5%	9,157	6.4%	9,355	6.1%
10 - 14	8,235	6.2%	8,964	6.3%	9,380	6.1%
15 - 19	7,876	5.9%	8,244	5.8%	8,699	5.7%
20 - 24	8,663	6.5%	9,890	6.9%	10,037	6.6%
25 - 34	23,425	17.5%	22,461	15.7%	23,699	15.5%
35 - 44	19,432	14.5%	21,068	14.7%	22,280	14.6%
45 - 54	18,144	13.6%	18,163	12.7%	18,863	12.4%
55 - 64	15,007	11.2%	16,918	11.8%	17,428	11.4%
65 - 74	7,543	5.6%	10,826	7.6%	13,461	8.8%
75 - 84	4,558	3.4%	5,004	3.5%	6,304	4.1%
85+	2,720	2.0%	2,942	2.1%	3,093	2.0%

Race and Ethnicity	Census 2010 Number	Census 2010 Percent	2016 Number	2016 Percent	2021 Number	2021 Percent
White Alone	99,599	74.5%	102,192	71.4%	104,818	68.7%
Black Alone	3,209	2.4%	3,888	2.7%	4,657	3.1%
American Indian Alone	922	0.7%	1,008	0.7%	1,109	0.7%
Asian Alone	11,347	8.5%	14,183	9.9%	17,012	11.1%
Pacific Islander Alone	602	0.5%	671	0.5%	757	0.5%
Some Other Race Alone	11,939	8.9%	13,742	9.6%	15,598	10.2%
Two or More Races	6,159	4.6%	7,374	5.2%	8,637	5.7%
Hispanic Origin (Any Race)	22,683	17.0%	25,892	18.1%	29,521	19.3%

Data Note: Income is expressed in current dollars.

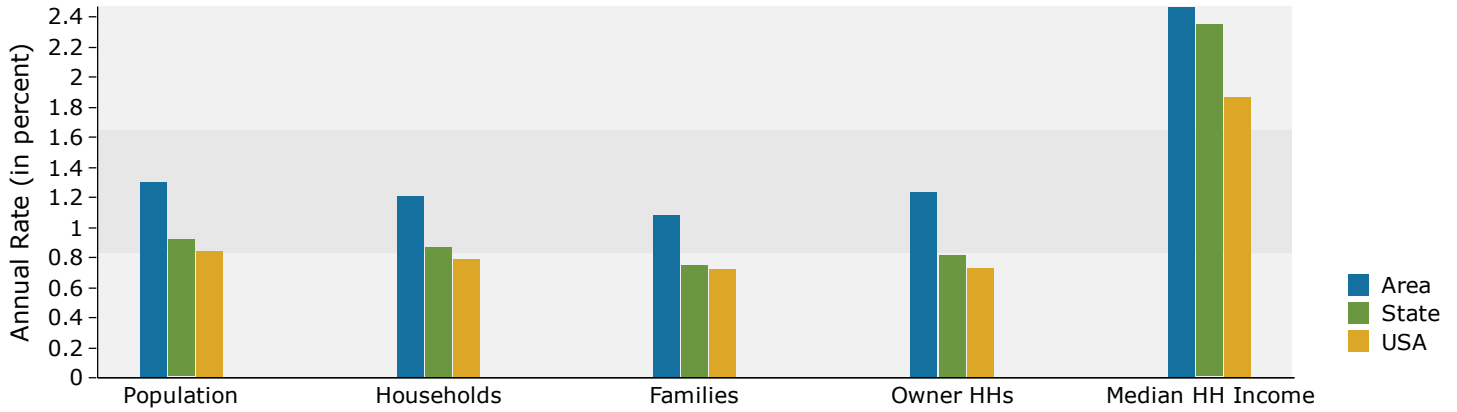**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.
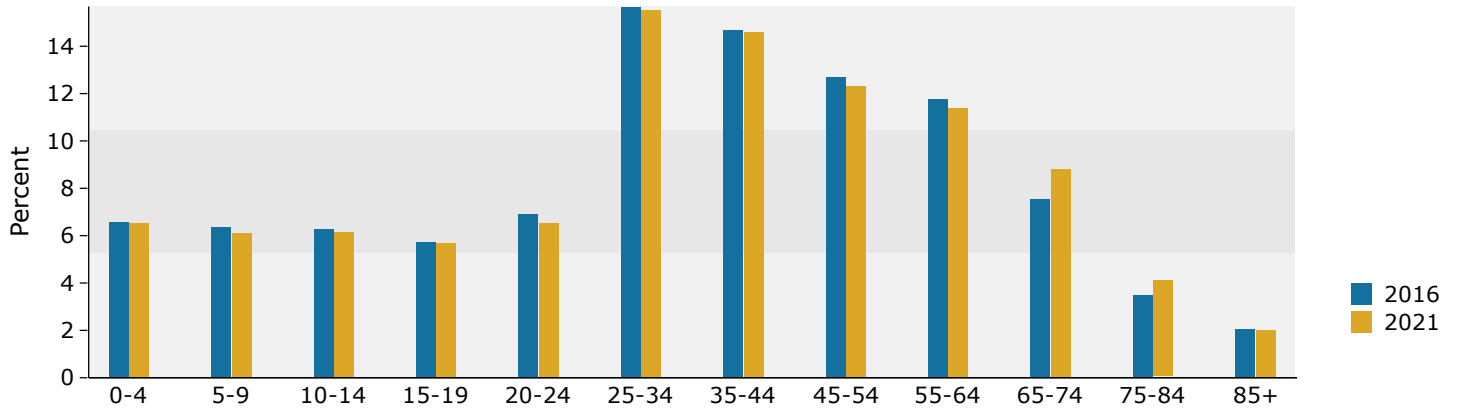
Demographic and Income Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 3 mile radius

Trends 2016-2021

Population by Age

2016 Household Income

2016 Population by Race

2016 Percent Hispanic Origin: 18.1%

Demographic and Income Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 5 mile radius

Prepared by Esri
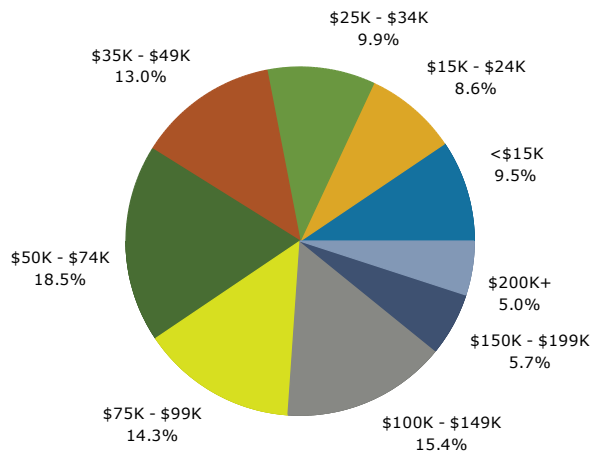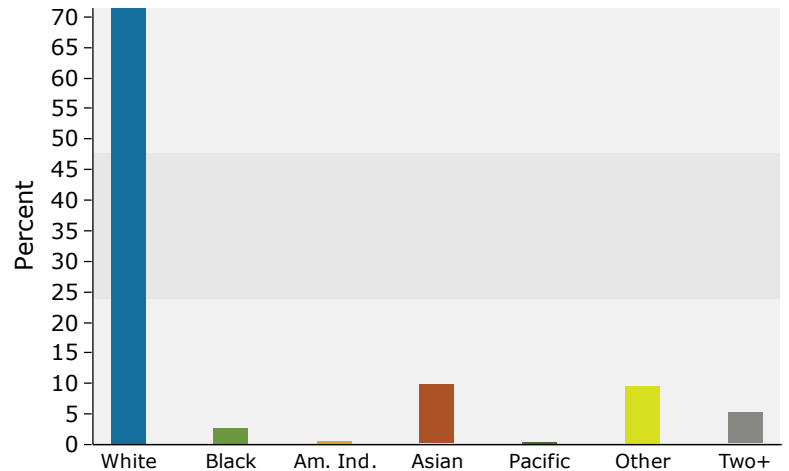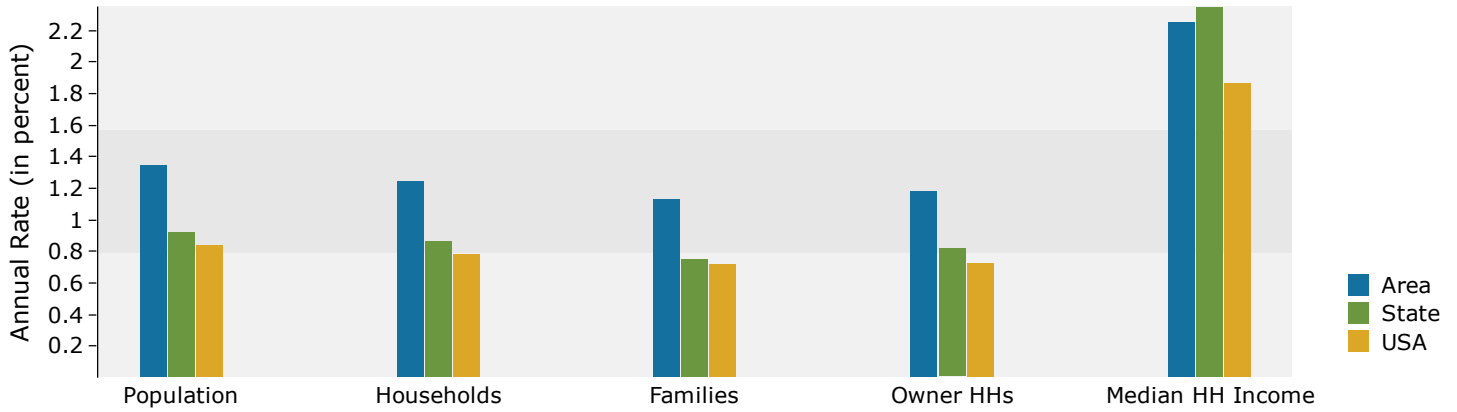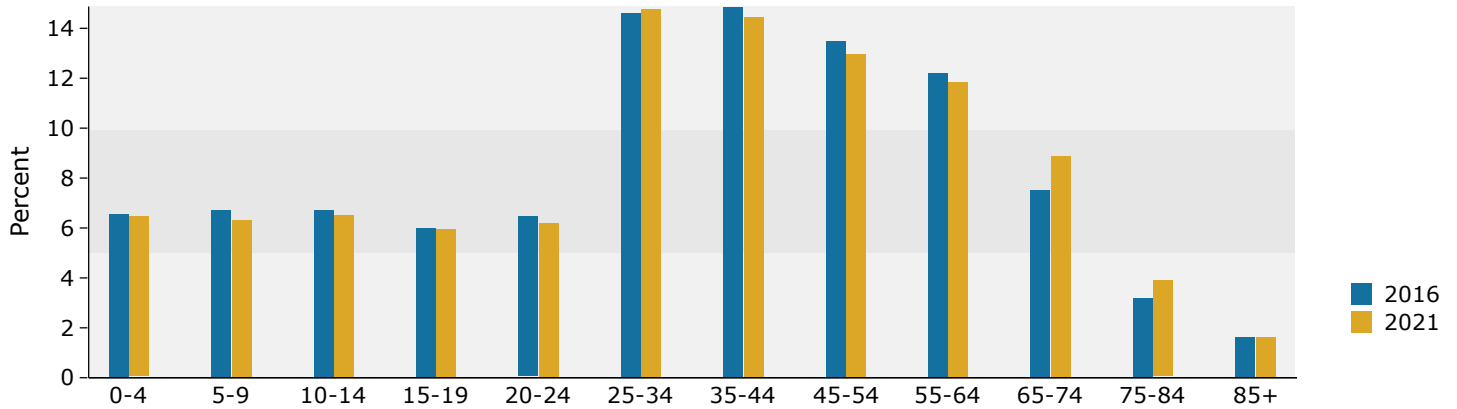Latitude: 45.48933
Longitude: -122.81083

Summary	Census 2010	2016	2021
Population	331,893	355,748	380,265
Households	131,003	139,126	148,016
Families	84,499	88,747	93,901
Average Household Size	2.51	2.54	2.55
Owner Occupied Housing Units	78,502	78,899	83,685
Renter Occupied Housing Units	52,501	60,227	64,331
Median Age	35.8	37.0	37.6
Trends: 2016 - 2021 Annual Rate	**Area**	**State**	**National**
Population	1.34%	0.92%	0.84%
Households	1.25%	0.87%	0.79%
Families	1.14%	0.75%	0.72%
Owner HHs	1.18%	0.82%	0.73%
Median Household Income	2.25%	2.35%	1.86%

		2016		2021	
Households by Income		Number	Percent	Number	Percent
<$15,000		10,965	7.9%	11,144	7.5%
$15,000 - $24,999		9,922	7.1%	9,837	6.6%
$25,000 - $34,999		12,106	8.7%	12,351	8.3%
$35,000 - $49,999		17,066	12.3%	10,286	6.9%
$50,000 - $74,999		23,725	17.1%	27,818	18.8%
$75,000 - $99,999		19,839	14.3%	21,682	14.6%
$100,000 - $149,999		24,166	17.4%	29,315	19.8%
$150,000 - $199,999		10,379	7.5%	13,230	8.9%
$200,000+		10,958	7.9%	12,355	8.3%
Median Household Income		$69,100		$77,248	
Average Household Income		$93,240		$101,667	
Per Capita Income		$36,715		$39,814	

	Census 2010		2016		2021	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	23,363	7.0%	23,300	6.5%	24,652	6.5%
5 - 9	23,089	7.0%	23,865	6.7%	24,024	6.3%
10 - 14	22,066	6.6%	23,881	6.7%	24,699	6.5%
15 - 19	20,204	6.1%	21,341	6.0%	22,711	6.0%
20 - 24	19,564	5.9%	23,015	6.5%	23,522	6.2%
25 - 34	53,310	16.1%	51,994	14.6%	56,223	14.8%
35 - 44	50,587	15.2%	52,894	14.9%	55,030	14.5%
45 - 54	47,741	14.4%	48,013	13.5%	49,387	13.0%
55 - 64	38,510	11.6%	43,409	12.2%	45,112	11.9%
65 - 74	17,997	5.4%	26,776	7.5%	33,810	8.9%
75 - 84	10,079	3.0%	11,341	3.2%	14,764	3.9%
85+	5,383	1.6%	5,920	1.7%	6,332	1.7%

	Census 2010		2016		2021	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	250,860	75.6%	257,775	72.5%	264,927	69.7%
Black Alone	7,296	2.2%	8,802	2.5%	10,519	2.8%
American Indian Alone	2,088	0.6%	2,293	0.6%	2,515	0.7%
Asian Alone	34,363	10.4%	43,148	12.1%	51,843	13.6%
Pacific Islander Alone	1,525	0.5%	1,728	0.5%	1,980	0.5%
Some Other Race Alone	20,921	6.3%	24,165	6.8%	27,567	7.2%
Two or More Races	14,839	4.5%	17,837	5.0%	20,915	5.5%
Hispanic Origin (Any Race)	43,457	13.1%	49,982	14.0%	57,450	15.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

August 03, 2016

Demographic and Income Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 5 mile radius

Prepared by Esri
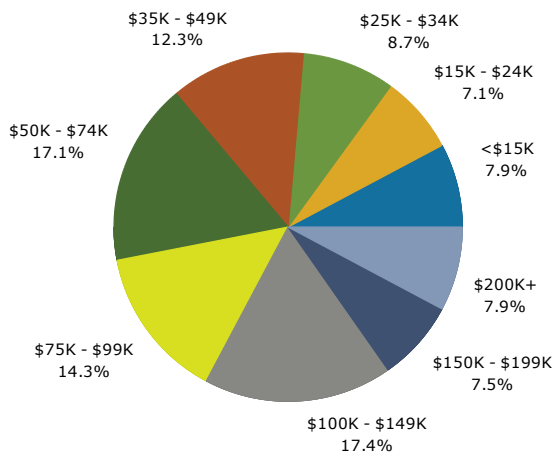Latitude: 45.48933
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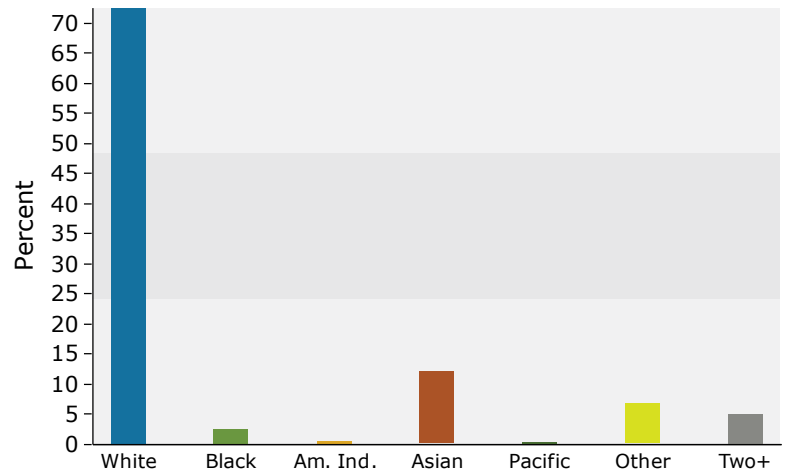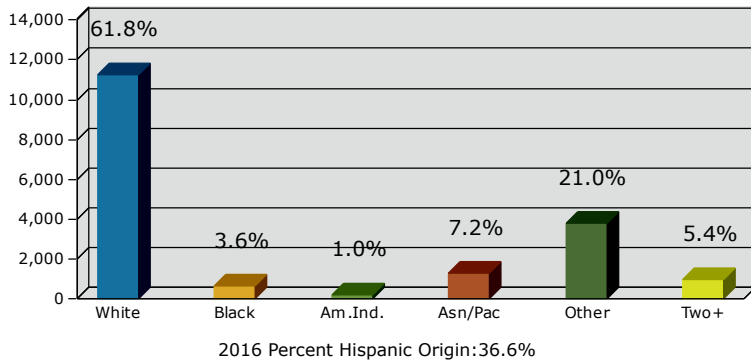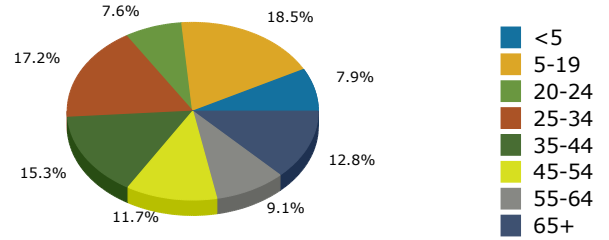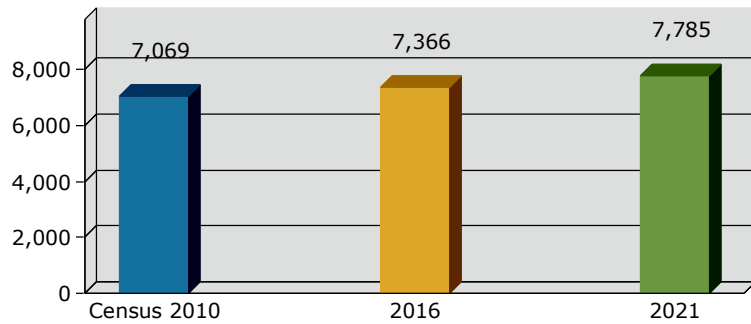
Trends 2016-2021

Bar chart of Annual Rate (in percent) for Population, Households, Families, Owner HHs, and Median HH Income, comparing Area, State, and USA.

Population by Age

Bar chart of Percent by age group (0-4, 5-9, 10-14, 15-19, 20-24, 25-34, 35-44, 45-54, 55-64, 65-74, 75-84, 85+), comparing 2016 and 2021.

2016 Household Income

Pie chart:
- $35K - $49K: 12.3%
- $25K - $34K: 8.7%
- $15K - $24K: 7.1%
- <$15K: 7.9%
- $200K+: 7.9%
- $150K - $199K: 7.5%
- $100K - $149K: 17.4%
- $75K - $99K: 14.3%
- $50K - $74K: 17.1%

2016 Population by Race

Bar chart of Percent by race: White, Black, Am. Ind., Asian, Pacific, Other, Two+.

2016 Percent Hispanic Origin: 14.0%

Graphic Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 1 mile radius

Prepared by Esri
Latitude: 45.48933
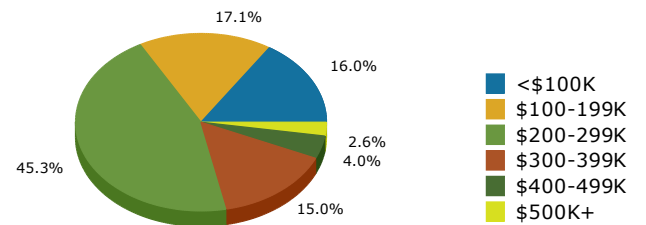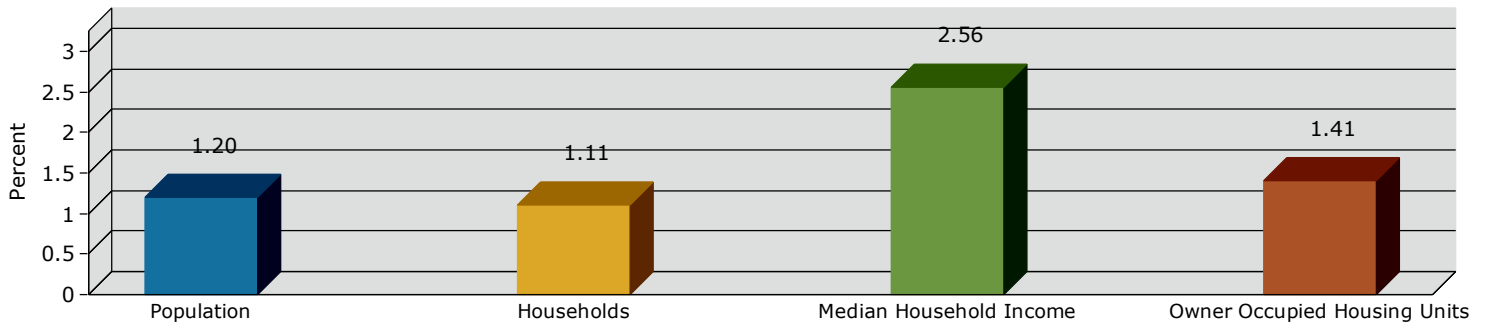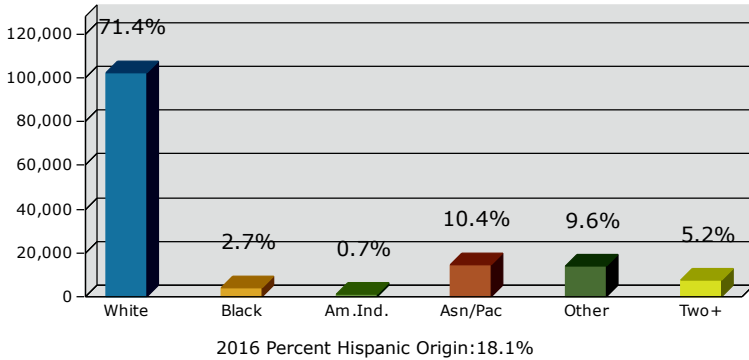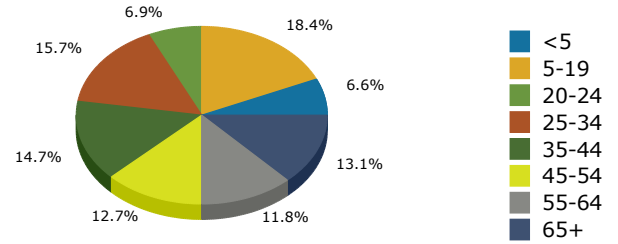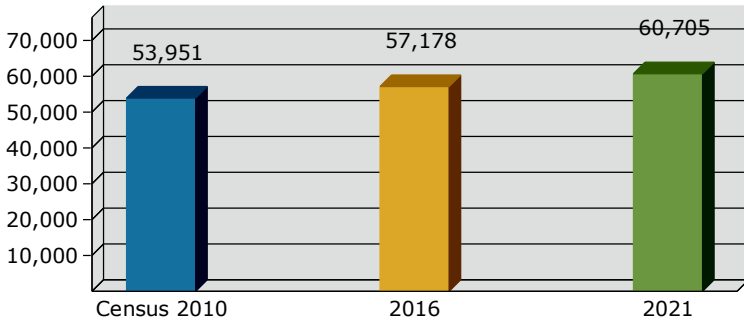Longitude: -122.81083
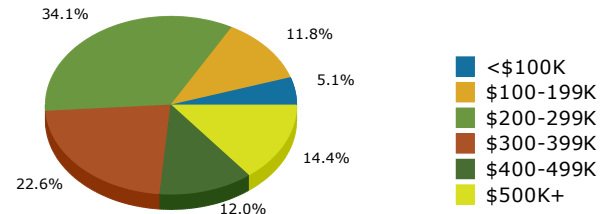
2016 Population by Race

61.8% — White
3.6% — Black
1.0% — Am.Ind.
7.2% — Asn/Pac
21.0% — Other
5.4% — Two+

2016 Percent Hispanic Origin: 36.6%

2016 Population by Age

- <5 — 7.9%
- 5-19 — 18.5%
- 20-24 — 7.6%
- 25-34 — 17.2%
- 35-44 — 15.3%
- 45-54 — 11.7%
- 55-64 — 9.1%
- 65+ — 12.8%

Households

Census 2010	2016	2021
7,069	7,366	7,785

2016 Home Value

- <$100K — 16.0%
- $100-199K — 17.1%
- $200-299K — 45.3%
- $300-399K — 15.0%
- $400-499K — 4.0%
- $500K+ — 2.6%

2016-2021 Annual Growth Rate

Population	Households	Median Household Income	Owner Occupied Housing Units
1.20	1.11	2.56	1.41

Household Income

Legend: 2016, 2021

Categories: <$15K, $15K-$25K, $25K-$35K, $35K-$50K, $50K-$75K, $75K-$100K, $100K-$150K, $150K-$200K, $200K+

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 3 mile radius

2016 Population by Race

White 71.4%
Black 2.7%
Am.Ind. 0.7%
Asn/Pac 10.4%
Other 9.6%
Two+ 5.2%

2016 Percent Hispanic Origin: 18.1%

2016 Population by Age

- <5 — 6.6%
- 5-19 — 18.4%
- 20-24 — 6.9%
- 25-34 — 15.7%
- 35-44 — 14.7%
- 45-54 — 12.7%
- 55-64 — 11.8%
- 65+ — 13.1%

Households

Census 2010: 53,951
2016: 57,178
2021: 60,705

2016 Home Value

- <$100K — 5.1%
- $100-199K — 11.8%
- $200-299K — 34.1%
- $300-399K — 22.6%
- $400-499K — 12.0%
- $500K+ — 14.4%

2016-2021 Annual Growth Rate

Population: 1.30
Households: 1.20
Median Household Income: 2.47
Owner Occupied Housing Units: 1.23

Household Income

2016 / 2021 for income brackets: <$15K, $15K-$25K, $25K-$35K, $35K-$50K, $50K-$75K, $75K-$100K, $100K-$150K, $150K-$200K, $200K+

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Ring: 5 mile radius

Prepared by Esri
Latitude: 45.48933
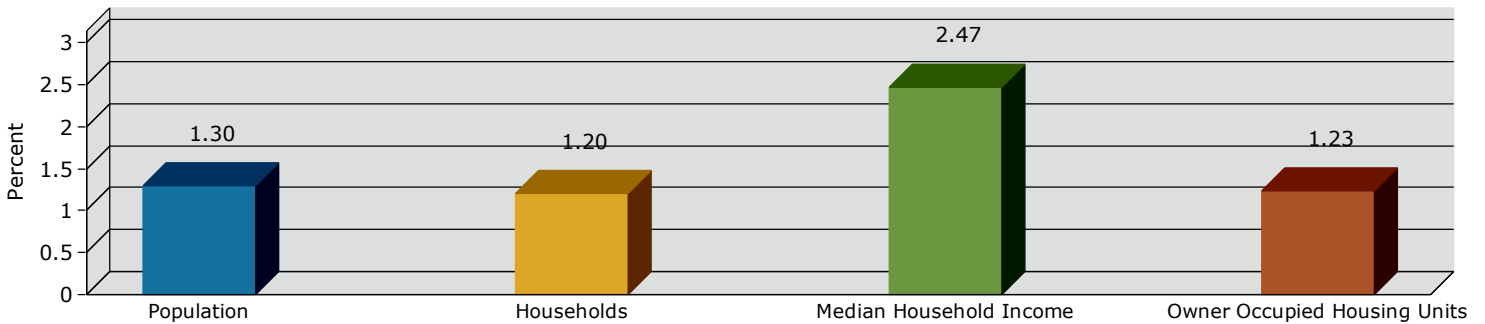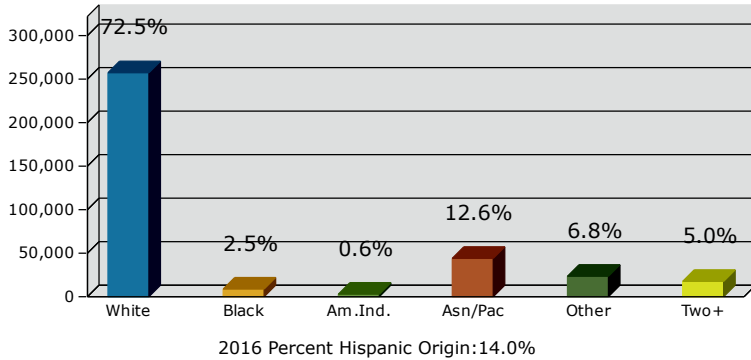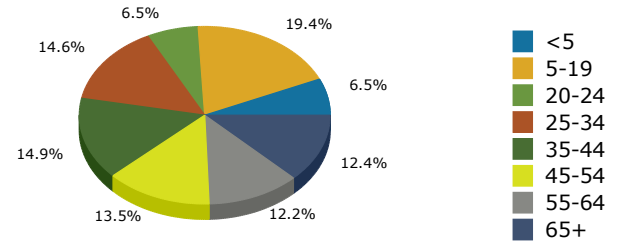Longitude: -122.81083

2016 Population by Race
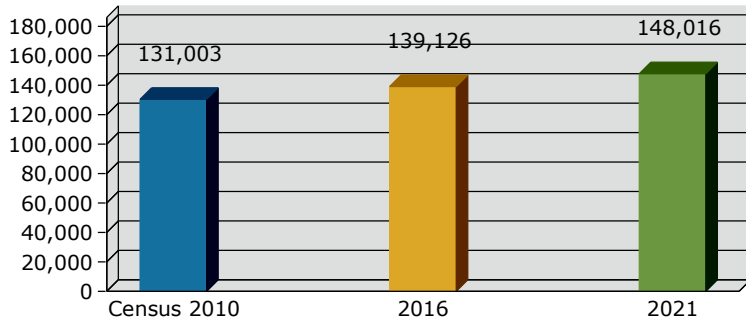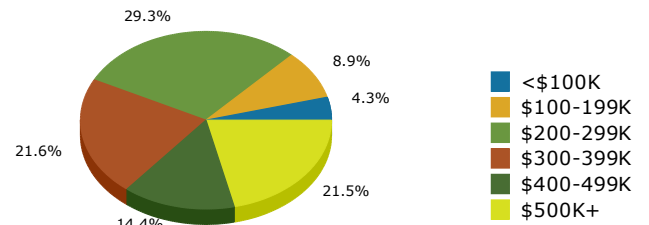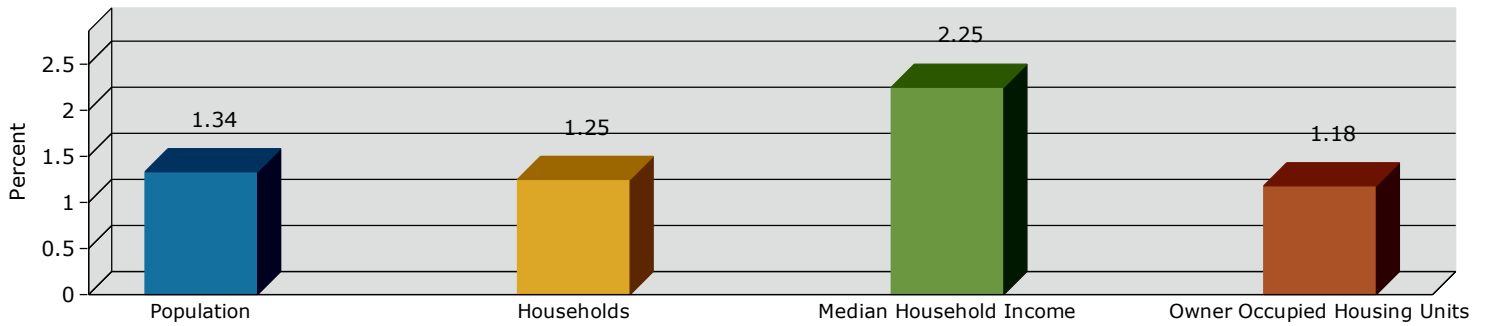

72.5% 2.5% 0.6% 12.6% 6.8% 5.0%

White Black Am.Ind. Asn/Pac Other Two+

2016 Percent Hispanic Origin: 14.0%

2016 Population by Age

- <5 — 6.5%
- 5-19 — 19.4%
- 20-24 — 6.5%
- 25-34 — 14.6%
- 35-44 — 14.9%
- 45-54 — 13.5%
- 55-64 — 12.2%
- 65+ — 12.4%

Households

131,003 — Census 2010
139,126 — 2016
148,016 — 2021

2016 Home Value

- <$100K — 4.3%
- $100-199K — 8.9%
- $200-299K — 21.5%
- $300-399K — 14.4%
- $400-499K — 21.6%
- $500K+ — 29.3%

2016-2021 Annual Growth Rate

Population	Households	Median Household Income	Owner Occupied Housing Units
1.34	1.25	2.25	1.18

Percent

Household Income

Percent

<$15K $15K-$25K $25K-$35K $35K-$50K $50K-$75K $75K-$100K $100K-$150K $150K-$200K $200K+

- 2016
- 2021

August 03, 2016

Market Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	16,298	120,795	285,875
2010 Total Population	17,276	133,777	331,893
2016 Total Population	18,209	143,058	355,748
2016 Group Quarters	302	1,419	2,720
2021 Total Population	19,327	152,587	380,265
2016-2021 Annual Rate	1.20%	1.30%	1.34%
Household Summary			
2000 Households	6,846	48,549	112,863
2000 Average Household Size	2.31	2.47	2.52
2010 Households	7,069	53,951	131,003
2010 Average Household Size	2.40	2.45	2.51
2016 Households	7,366	57,178	139,126
2016 Average Household Size	2.43	2.48	2.54
2021 Households	7,785	60,705	148,016
2021 Average Household Size	2.44	2.49	2.55
2016-2021 Annual Rate	1.11%	1.20%	1.25%
2010 Families	3,800	32,950	84,499
2010 Average Family Size	3.13	3.06	3.07
2016 Families	3,900	34,490	88,747
2016 Average Family Size	3.17	3.09	3.11
2021 Families	4,094	36,397	93,901
2021 Average Family Size	3.19	3.11	3.13
2016-2021 Annual Rate	0.98%	1.08%	1.14%
Housing Unit Summary			
2000 Housing Units	7,268	51,049	118,996
Owner Occupied Housing Units	32.7%	50.2%	56.1%
Renter Occupied Housing Units	61.5%	44.9%	38.7%
Vacant Housing Units	5.8%	4.9%	5.2%
2010 Housing Units	7,536	57,262	138,596
Owner Occupied Housing Units	31.2%	50.5%	56.6%
Renter Occupied Housing Units	62.6%	43.8%	37.9%
Vacant Housing Units	6.2%	5.8%	5.5%
2016 Housing Units	7,820	60,735	146,930
Owner Occupied Housing Units	28.4%	47.4%	53.7%
Renter Occupied Housing Units	65.8%	46.7%	41.0%
Vacant Housing Units	5.8%	5.9%	5.3%
2021 Housing Units	8,264	64,513	156,237
Owner Occupied Housing Units	28.8%	47.5%	53.6%
Renter Occupied Housing Units	65.4%	46.6%	41.2%
Vacant Housing Units	5.8%	5.9%	5.3%
Median Household Income			
2016	$39,827	$59,720	$69,100
2021	$45,192	$67,463	$77,248
Median Home Value			
2016	$231,907	$297,168	$334,947
2021	$239,439	$326,397	$356,240
Per Capita Income			
2016	$21,785	$32,283	$36,715
2021	$23,890	$35,197	$39,814
Median Age			
2010	33.0	35.3	35.8
2016	34.3	36.5	37.0
2021	34.9	37.2	37.6

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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

August 03, 2016

Market Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

	1 mile	3 miles	5 miles
2016 Households by Income			
Household Income Base	7,366	57,178	139,126
<$15,000	15.8%	9.5%	7.9%
$15,000 - $24,999	13.0%	8.6%	7.1%
$25,000 - $34,999	14.5%	9.9%	8.7%
$35,000 - $49,999	16.8%	13.0%	12.3%
$50,000 - $74,999	15.7%	18.5%	17.1%
$75,000 - $99,999	11.6%	14.3%	14.3%
$100,000 - $149,999	9.6%	15.4%	17.4%
$150,000 - $199,999	2.3%	5.7%	7.5%
$200,000+	0.8%	5.0%	7.9%
Average Household Income	$53,259	$80,026	$93,240
2021 Households by Income			
Household Income Base	7,785	60,705	148,016
<$15,000	16.0%	9.2%	7.5%
$15,000 - $24,999	12.5%	8.1%	6.6%
$25,000 - $34,999	14.6%	9.6%	8.3%
$35,000 - $49,999	9.4%	7.3%	6.9%
$50,000 - $74,999	17.8%	20.5%	18.8%
$75,000 - $99,999	13.8%	15.2%	14.6%
$100,000 - $149,999	12.2%	17.9%	19.8%
$150,000 - $199,999	2.8%	6.9%	8.9%
$200,000+	0.9%	5.4%	8.3%
Average Household Income	$58,863	$87,760	$101,667
2016 Owner Occupied Housing Units by Value			
Total	2,219	28,809	78,897
<$50,000	10.5%	3.4%	2.9%
$50,000 - $99,999	5.5%	1.7%	1.3%
$100,000 - $149,999	6.7%	3.4%	2.4%
$150,000 - $199,999	10.4%	8.4%	6.5%
$200,000 - $249,999	26.6%	16.4%	13.3%
$250,000 - $299,999	18.7%	17.7%	15.9%
$300,000 - $399,999	15.0%	22.6%	21.6%
$400,000 - $499,999	4.0%	12.0%	14.4%
$500,000 - $749,999	1.3%	9.8%	14.5%
$750,000 - $999,999	0.4%	3.5%	5.4%
$1,000,000 +	0.9%	1.1%	1.6%
Average Home Value	$238,396	$345,538	$388,655
2021 Owner Occupied Housing Units by Value			
Total	2,380	30,627	83,682
<$50,000	7.9%	2.2%	1.9%
$50,000 - $99,999	6.9%	2.2%	1.8%
$100,000 - $149,999	7.7%	3.8%	2.7%
$150,000 - $199,999	8.8%	7.2%	5.6%
$200,000 - $249,999	23.6%	13.3%	10.6%
$250,000 - $299,999	15.8%	13.7%	12.1%
$300,000 - $399,999	21.0%	28.9%	27.2%
$400,000 - $499,999	4.9%	12.9%	15.4%
$500,000 - $749,999	1.3%	9.3%	13.1%
$750,000 - $999,999	0.6%	5.0%	7.7%
$1,000,000 +	1.3%	1.5%	2.0%
Average Home Value	$254,760	$366,731	$409,934

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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

August 03, 2016

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4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	17,275	133,779	331,894
0 - 4	8.5%	7.1%	7.0%
5 - 9	6.7%	6.5%	7.0%
10 - 14	5.4%	6.2%	6.6%
15 - 24	13.4%	12.4%	12.0%
25 - 34	19.8%	17.5%	16.1%
35 - 44	14.6%	14.5%	15.2%
45 - 54	11.4%	13.6%	14.4%
55 - 64	8.7%	11.2%	11.6%
65 - 74	4.7%	5.6%	5.4%
75 - 84	3.7%	3.4%	3.0%
85 +	3.2%	2.0%	1.6%
18 +	76.1%	76.5%	75.4%
2016 Population by Age			
Total	18,208	143,060	355,749
0 - 4	7.9%	6.6%	6.5%
5 - 9	6.9%	6.4%	6.7%
10 - 14	6.1%	6.3%	6.7%
15 - 24	13.0%	12.7%	12.5%
25 - 34	17.2%	15.7%	14.6%
35 - 44	15.3%	14.7%	14.9%
45 - 54	11.7%	12.7%	13.5%
55 - 64	9.1%	11.8%	12.2%
65 - 74	6.1%	7.6%	7.5%
75 - 84	3.5%	3.5%	3.2%
85 +	3.3%	2.1%	1.7%
18 +	75.9%	77.2%	76.3%
2021 Population by Age			
Total	19,329	152,587	380,266
0 - 4	7.8%	6.5%	6.5%
5 - 9	6.6%	6.1%	6.3%
10 - 14	6.2%	6.1%	6.5%
15 - 24	13.5%	12.3%	12.2%
25 - 34	16.1%	15.5%	14.8%
35 - 44	14.5%	14.6%	14.5%
45 - 54	11.9%	12.4%	13.0%
55 - 64	9.4%	11.4%	11.9%
65 - 74	6.9%	8.8%	8.9%
75 - 84	3.9%	4.1%	3.9%
85 +	3.2%	2.0%	1.7%
18 +	76.0%	77.7%	76.9%
2010 Population by Sex			
Males	8,551	65,502	162,554
Females	8,725	68,275	169,339
2016 Population by Sex			
Males	9,018	70,186	174,395
Females	9,191	72,872	181,353
2021 Population by Sex			
Males	9,516	74,819	186,250
Females	9,811	77,768	194,015

August 03, 2016

Market Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	17,275	133,777	331,892
White Alone	64.7%	74.5%	75.6%
Black Alone	3.3%	2.4%	2.2%
American Indian Alone	1.0%	0.7%	0.6%
Asian Alone	5.8%	8.5%	10.4%
Pacific Islander Alone	0.4%	0.5%	0.5%
Some Other Race Alone	19.8%	8.9%	6.3%
Two or More Races	4.9%	4.6%	4.5%
Hispanic Origin	34.9%	17.0%	13.1%
Diversity Index	76.9	59.6	55.0
2016 Population by Race/Ethnicity			
Total	18,210	143,058	355,748
White Alone	61.8%	71.4%	72.5%
Black Alone	3.6%	2.7%	2.5%
American Indian Alone	1.0%	0.7%	0.6%
Asian Alone	6.8%	9.9%	12.1%
Pacific Islander Alone	0.4%	0.5%	0.5%
Some Other Race Alone	21.0%	9.6%	6.8%
Two or More Races	5.4%	5.2%	5.0%
Hispanic Origin	36.6%	18.1%	14.0%
Diversity Index	79.2	63.4	59.0
2021 Population by Race/Ethnicity			
Total	19,327	152,588	380,266
White Alone	59.2%	68.7%	69.7%
Black Alone	4.0%	3.1%	2.8%
American Indian Alone	1.1%	0.7%	0.7%
Asian Alone	7.6%	11.1%	13.6%
Pacific Islander Alone	0.4%	0.5%	0.5%
Some Other Race Alone	22.0%	10.2%	7.2%
Two or More Races	5.8%	5.7%	5.5%
Hispanic Origin	38.5%	19.3%	15.1%
Diversity Index	81.2	66.6	62.5
2010 Population by Relationship and Household Type			
Total	17,276	133,777	331,893
In Households	98.3%	99.0%	99.2%
In Family Households	73.4%	78.1%	80.7%
Householder	21.7%	24.7%	25.5%
Spouse	13.6%	18.4%	19.8%
Child	27.7%	28.3%	29.5%
Other relative	5.8%	4.0%	3.5%
Nonrelative	4.6%	2.8%	2.5%
In Nonfamily Households	24.9%	20.9%	18.5%
In Group Quarters	1.7%	1.0%	0.8%
Institutionalized Population	1.2%	0.4%	0.3%
Noninstitutionalized Population	0.5%	0.6%	0.5%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

August 03, 2016

Market Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

	1 mile	3 miles	5 miles
2016 Population 25+ by Educational Attainment			
Total	12,024	97,380	240,346
Less than 9th Grade	8.5%	4.7%	3.7%
9th - 12th Grade, No Diploma	7.0%	4.5%	3.8%
High School Graduate	23.0%	14.5%	12.9%
GED/Alternative Credential	4.7%	3.2%	2.8%
Some College, No Degree	21.5%	21.8%	21.0%
Associate Degree	9.2%	8.3%	8.0%
Bachelor's Degree	18.0%	28.8%	29.9%
Graduate/Professional Degree	8.2%	14.3%	17.9%
2016 Population 15+ by Marital Status			
Total	14,400	115,515	284,701
Never Married	41.7%	33.5%	31.0%
Married	40.0%	48.9%	52.3%
Widowed	5.1%	4.2%	4.2%
Divorced	13.2%	13.5%	12.5%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	94.4%	94.8%	95.0%
Civilian Unemployed	5.6%	5.2%	5.0%
2016 Employed Population 16+ by Industry			
Total	9,054	74,805	186,056
Agriculture/Mining	1.2%	0.9%	0.8%
Construction	6.4%	5.1%	4.7%
Manufacturing	11.6%	14.4%	16.4%
Wholesale Trade	1.8%	2.3%	2.7%
Retail Trade	14.7%	11.6%	11.0%
Transportation/Utilities	3.2%	3.6%	3.5%
Information	1.3%	1.7%	1.8%
Finance/Insurance/Real Estate	5.4%	7.0%	7.8%
Services	52.7%	50.6%	48.3%
Public Administration	1.9%	2.8%	3.0%
2016 Employed Population 16+ by Occupation			
Total	9,055	74,806	186,058
White Collar	52.9%	65.9%	69.9%
Management/Business/Financial	10.7%	17.8%	19.2%
Professional	16.8%	25.4%	27.7%
Sales	12.5%	11.1%	11.3%
Administrative Support	12.9%	11.6%	11.7%
Services	28.7%	18.4%	15.8%
Blue Collar	18.3%	15.7%	14.3%
Farming/Forestry/Fishing	1.1%	0.6%	0.4%
Construction/Extraction	5.8%	4.2%	3.6%
Installation/Maintenance/Repair	2.1%	2.5%	2.1%
Production	2.5%	4.0%	4.2%
Transportation/Material Moving	6.7%	4.4%	4.0%
2010 Population By Urban/ Rural Status			
Total Population	17,276	133,777	331,893
Population Inside Urbanized Area	100.0%	100.0%	99.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

August 03, 2016

Market Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.48933
Longitude: -122.81083

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	7,070	53,951	131,004
Households with 1 Person	35.2%	28.9%	26.5%
Households with 2+ People	64.8%	71.1%	73.5%
Family Households	53.7%	61.1%	64.5%
Husband-wife Families	33.5%	45.6%	50.1%
With Related Children	17.6%	21.5%	24.5%
Other Family (No Spouse Present)	20.2%	15.5%	14.4%
Other Family with Male Householder	6.7%	4.7%	4.3%
With Related Children	3.7%	2.7%	2.5%
Other Family with Female Householder	13.5%	10.8%	10.1%
With Related Children	9.5%	7.1%	6.8%
Nonfamily Households	11.1%	10.0%	9.0%
All Households with Children	31.6%	31.8%	34.3%
Multigenerational Households	2.7%	2.6%	2.6%
Unmarried Partner Households	10.1%	8.3%	7.6%
Male-female	8.8%	7.1%	6.5%
Same-sex	1.2%	1.2%	1.1%
2010 Households by Size			
Total	7,069	53,952	131,004
1 Person Household	35.2%	28.9%	26.5%
2 Person Household	28.3%	33.5%	33.6%
3 Person Household	14.6%	15.9%	16.7%
4 Person Household	10.8%	12.8%	14.3%
5 Person Household	6.3%	5.4%	5.7%
6 Person Household	3.0%	2.1%	2.0%
7 + Person Household	1.9%	1.4%	1.3%
2010 Households by Tenure and Mortgage Status			
Total	7,069	53,951	131,003
Owner Occupied	33.2%	53.6%	59.9%
Owned with a Mortgage/Loan	24.2%	42.6%	48.6%
Owned Free and Clear	9.0%	11.0%	11.4%
Renter Occupied	66.8%	46.4%	40.1%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	7,536	57,262	138,596
Housing Units Inside Urbanized Area	100.0%	100.0%	99.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.3%

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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

August 03, 2016

Market Profile

4255 SW Cedar Hills Blvd, Beaverton, Oregon, 97005
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.48933
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		1 mile	3 miles	5 miles
Top 3 Tapestry Segments				
	1.	Old and Newcomers (8F)	Bright Young Professionals	Bright Young Professionals
	2.	Bright Young Professionals	In Style (5B)	In Style (5B)
	3.	Front Porches (8E)	Front Porches (8E)	Professional Pride (1B)
2016 Consumer Spending				
Apparel & Services: Total $		$10,859,512	$122,402,721	$344,264,565
Average Spent		$1,474.28	$2,140.73	$2,474.48
Spending Potential Index		73	106	123
Education: Total $		$7,397,657	$86,601,855	$246,512,761
Average Spent		$1,004.30	$1,514.60	$1,771.87
Spending Potential Index		71	107	125
Entertainment/Recreation: Total $		$14,798,665	$171,627,993	$485,305,597
Average Spent		$2,009.05	$3,001.64	$3,488.25
Spending Potential Index		69	103	120
Food at Home: Total $		$26,892,612	$295,175,023	$822,325,614
Average Spent		$3,650.91	$5,162.39	$5,910.65
Spending Potential Index		73	104	119
Food Away from Home: Total $		$16,654,648	$188,044,674	$528,992,826
Average Spent		$2,261.02	$3,288.76	$3,802.26
Spending Potential Index		73	106	123
Health Care: Total $		$25,865,309	$299,025,635	$842,401,322
Average Spent		$3,511.45	$5,229.73	$6,054.95
Spending Potential Index		66	99	114
HH Furnishings & Equipment: Total $		$9,023,814	$105,239,044	$298,077,179
Average Spent		$1,225.06	$1,840.55	$2,142.50
Spending Potential Index		69	104	121
Personal Care Products & Services: Total $		$3,817,276	$43,908,324	$123,723,887
Average Spent		$518.23	$767.92	$889.29
Spending Potential Index		71	105	121
Shelter: Total $		$85,051,202	$958,619,373	$2,685,338,120
Average Spent		$11,546.46	$16,765.53	$19,301.48
Spending Potential Index		74	108	124
Support Payments/Cash Contributions/Gifts in Kind: Total $		$11,310,038	$133,722,661	$379,548,588
Average Spent		$1,535.44	$2,338.71	$2,728.09
Spending Potential Index		66	101	118
Travel: Total $		$8,900,211	$110,297,746	$316,764,703
Average Spent		$1,208.28	$1,929.02	$2,276.82
Spending Potential Index		65	104	122
Vehicle Maintenance & Repairs: Total $		$5,290,622	$60,606,893	$170,600,029
Average Spent		$718.25	$1,059.97	$1,226.23
Spending Potential Index		69	102	118

August 03, 2016