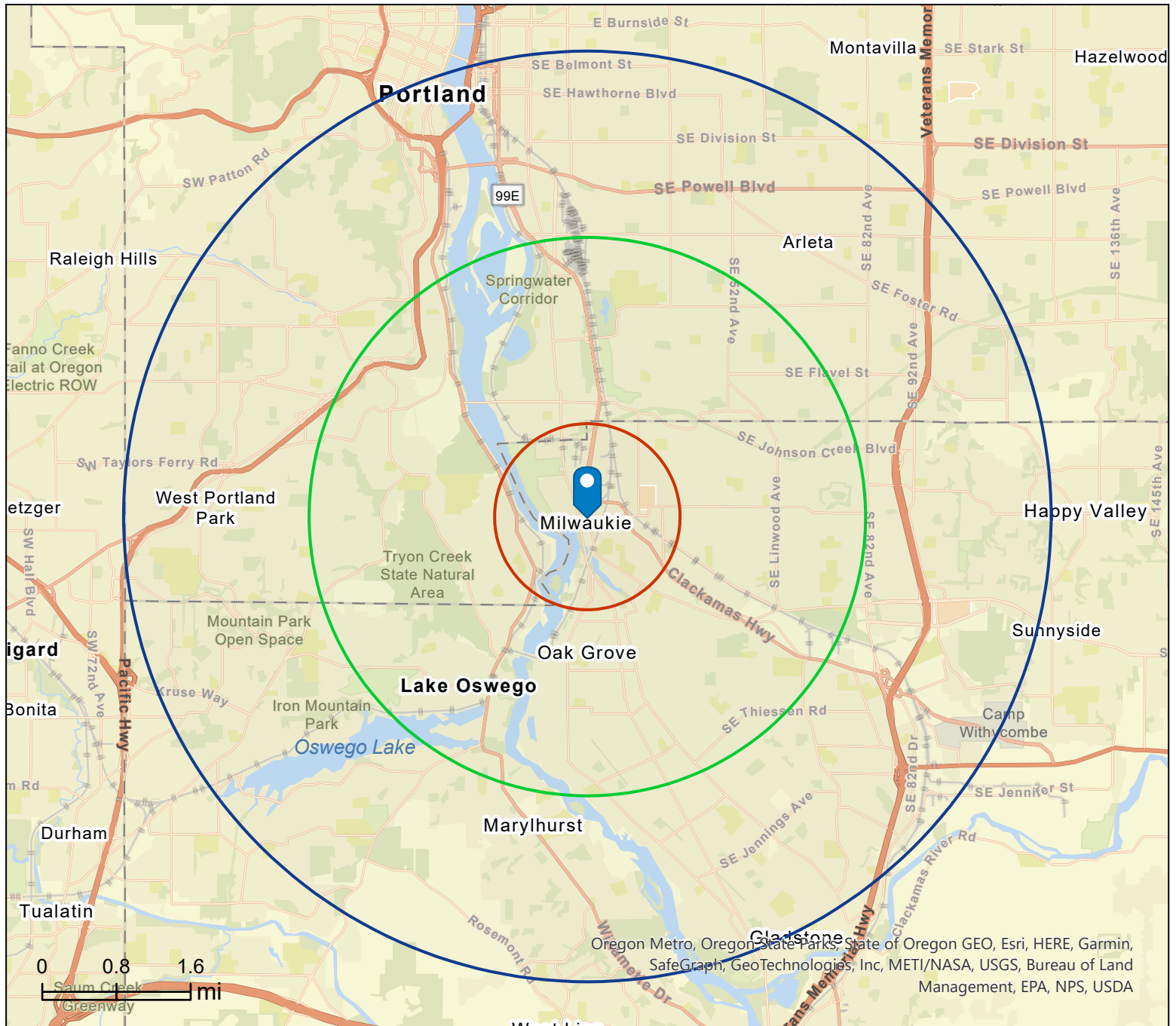




Site Details Map

10558 SE Main St, Milwaukie, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.44646
Longitude: -122.64117



This site is located in:

City: Milwaukie
County: Clackamas County
State: Oregon
ZIP Code: 97222
Census Tract: 41005020800
Census Block Group: 410050208001
CBSA: Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area

January 19, 2023



Business Summary

10558 SE Main St, Milwaukie, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.44646
Longitude: -122.64117

Data for all businesses in area				1 mile		3 miles				5 miles			
Total Businesses:				607		4,576				18,528			
Total Employees:				7,372		46,048				266,272			
Total Residential Population:				10,001		114,371				365,300			
Employee/Residential Population Ratio (per 100 Residents)				74		40				73			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	8	1.3%	44	0.6%	78	1.7%	473	1.0%	231	1.2%	1,646	0.6%	
Construction	40	6.6%	571	7.7%	330	7.2%	2,659	5.8%	984	5.3%	6,725	2.5%	
Manufacturing	12	2.0%	196	2.7%	168	3.7%	7,053	15.3%	570	3.1%	14,504	5.4%	
Transportation	8	1.3%	71	1.0%	69	1.5%	470	1.0%	262	1.4%	5,108	1.9%	
Communication	3	0.5%	27	0.4%	34	0.7%	813	1.8%	130	0.7%	2,886	1.1%	
Utility	1	0.2%	1	0.0%	7	0.2%	76	0.2%	22	0.1%	251	0.1%	
Wholesale Trade	24	4.0%	464	6.3%	161	3.5%	1,589	3.5%	576	3.1%	5,499	2.1%	
Retail Trade Summary	123	20.3%	1,647	22.3%	899	19.6%	9,511	20.7%	3,563	19.2%	40,261	15.1%	
Home Improvement	9	1.5%	67	0.9%	69	1.5%	496	1.1%	221	1.2%	1,875	0.7%	
General Merchandise Stores	3	0.5%	30	0.4%	19	0.4%	203	0.4%	83	0.4%	4,556	1.7%	
Food Stores	11	1.8%	62	0.8%	101	2.2%	2,204	4.8%	402	2.2%	6,296	2.4%	
Auto Dealers, Gas Stations, Auto Aftermarket	9	1.5%	49	0.7%	90	2.0%	645	1.4%	303	1.6%	2,710	1.0%	
Apparel & Accessory Stores	3	0.5%	22	0.3%	34	0.7%	197	0.4%	150	0.8%	1,319	0.5%	
Furniture & Home Furnishings	15	2.5%	250	3.4%	62	1.4%	473	1.0%	227	1.2%	1,806	0.7%	
Eating & Drinking Places	32	5.3%	415	5.6%	273	6.0%	2,831	6.1%	1,316	7.1%	14,941	5.6%	
Miscellaneous Retail	41	6.8%	751	10.2%	251	5.5%	2,461	5.3%	861	4.6%	6,758	2.5%	
Finance, Insurance, Real Estate Summary	53	8.7%	287	3.9%	452	9.9%	2,647	5.7%	2,010	10.8%	13,792	5.2%	
Banks, Savings & Lending Institutions	9	1.5%	86	1.2%	78	1.7%	591	1.3%	290	1.6%	2,513	0.9%	
Securities Brokers	3	0.5%	6	0.1%	54	1.2%	181	0.4%	286	1.5%	1,904	0.7%	
Insurance Carriers & Agents	12	2.0%	82	1.1%	71	1.6%	399	0.9%	294	1.6%	2,322	0.9%	
Real Estate, Holding, Other Investment Offices	28	4.6%	113	1.5%	249	5.4%	1,475	3.2%	1,141	6.2%	7,053	2.6%	
Services Summary	248	40.9%	3,356	45.5%	1,827	39.9%	18,597	40.4%	7,900	42.6%	164,887	61.9%	
Hotels & Lodging	0	0.0%	1	0.0%	12	0.3%	69	0.1%	84	0.5%	1,872	0.7%	
Automotive Services	8	1.3%	47	0.6%	80	1.7%	395	0.9%	355	1.9%	21,865	8.2%	
Motion Pictures & Amusements	18	3.0%	262	3.6%	133	2.9%	1,404	3.0%	481	2.6%	4,990	1.9%	
Health Services	72	11.9%	1,304	17.7%	312	6.8%	4,668	10.1%	2,029	11.0%	68,083	25.6%	
Legal Services	7	1.2%	28	0.4%	79	1.7%	311	0.7%	450	2.4%	2,437	0.9%	
Education Institutions & Libraries	10	1.6%	445	6.0%	102	2.2%	2,833	6.2%	352	1.9%	20,242	7.6%	
Other Services	134	22.1%	1,269	17.2%	1,108	24.2%	8,918	19.4%	4,149	22.4%	45,398	17.0%	
Government	12	2.0%	655	8.9%	59	1.3%	1,834	4.0%	184	1.0%	9,207	3.5%	
Unclassified Establishments	75	12.4%	55	0.7%	492	10.8%	327	0.7%	2,095	11.3%	1,507	0.6%	
Totals	607	100.0%	7,372	100.0%	4,576	100.0%	46,048	100.0%	18,528	100.0%	266,272	100.0%	

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

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

January 19, 2023



Business Summary

10558 SE Main St, Milwaukie, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.44646

Longitude: -122.64117

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.2%	3	0.0%	8	0.2%	22	0.0%	46	0.2%	296	0.1%
Mining	0	0.0%	1	0.0%	1	0.0%	4	0.0%	3	0.0%	17	0.0%
Utilities	0	0.0%	0	0.0%	1	0.0%	30	0.1%	5	0.0%	117	0.0%
Construction	41	6.8%	590	8.0%	350	7.6%	2,985	6.5%	1,046	5.6%	7,423	2.8%
Manufacturing	14	2.3%	219	3.0%	172	3.8%	6,987	15.2%	610	3.3%	14,734	5.5%
Wholesale Trade	24	4.0%	464	6.3%	153	3.3%	1,542	3.3%	519	2.8%	5,181	1.9%
Retail Trade	86	14.2%	1,195	16.2%	602	13.2%	6,260	13.6%	2,173	11.7%	24,553	9.2%
Motor Vehicle & Parts Dealers	5	0.8%	17	0.2%	71	1.6%	505	1.1%	235	1.3%	2,208	0.8%
Furniture & Home Furnishings Stores	10	1.6%	222	3.0%	35	0.8%	375	0.8%	112	0.6%	875	0.3%
Electronics & Appliance Stores	3	0.5%	12	0.2%	24	0.5%	102	0.2%	84	0.5%	761	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	9	1.5%	67	0.9%	69	1.5%	496	1.1%	221	1.2%	1,875	0.7%
Food & Beverage Stores	11	1.8%	46	0.6%	94	2.1%	1,825	4.0%	368	2.0%	5,583	2.1%
Health & Personal Care Stores	9	1.5%	68	0.9%	39	0.9%	744	1.6%	160	0.9%	2,226	0.8%
Gasoline Stations	4	0.7%	33	0.4%	19	0.4%	139	0.3%	68	0.4%	503	0.2%
Clothing & Clothing Accessories Stores	3	0.5%	22	0.3%	50	1.1%	243	0.5%	198	1.1%	1,655	0.6%
Sport Goods, Hobby, Book, & Music Stores	10	1.6%	361	4.9%	51	1.1%	707	1.5%	186	1.0%	1,621	0.6%
General Merchandise Stores	3	0.5%	30	0.4%	19	0.4%	203	0.4%	83	0.4%	4,556	1.7%
Miscellaneous Store Retailers	13	2.1%	257	3.5%	99	2.2%	751	1.6%	369	2.0%	2,463	0.9%
Nonstore Retailers	6	1.0%	61	0.8%	32	0.7%	168	0.4%	90	0.5%	229	0.1%
Transportation & Warehousing	7	1.2%	67	0.9%	44	1.0%	392	0.9%	179	1.0%	4,605	1.7%
Information	13	2.1%	140	1.9%	108	2.4%	1,865	4.1%	426	2.3%	6,356	2.4%
Finance & Insurance	26	4.3%	180	2.4%	210	4.6%	1,211	2.6%	894	4.8%	6,873	2.6%
Central Bank/Credit Intermediation & Related Activities	10	1.6%	91	1.2%	81	1.8%	613	1.3%	292	1.6%	2,535	1.0%
Securities, Commodity Contracts & Other Financial	3	0.5%	7	0.1%	58	1.3%	195	0.4%	301	1.6%	1,961	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	12	2.0%	82	1.1%	71	1.6%	403	0.9%	301	1.6%	2,377	0.9%
Real Estate, Rental & Leasing	29	4.8%	100	1.4%	275	6.0%	1,465	3.2%	1,198	6.5%	7,152	2.7%
Professional, Scientific & Tech Services	56	9.2%	331	4.5%	499	10.9%	3,120	6.8%	2,132	11.5%	14,998	5.6%
Legal Services	7	1.2%	28	0.4%	83	1.8%	319	0.7%	488	2.6%	2,684	1.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%	7	0.2%	52	0.1%	32	0.2%	290	0.1%
Administrative & Support & Waste Management & Remediation	14	2.3%	215	2.9%	148	3.2%	1,288	2.8%	543	2.9%	5,452	2.0%
Educational Services	11	1.8%	431	5.8%	127	2.8%	2,822	6.1%	436	2.4%	20,524	7.7%
Health Care & Social Assistance	81	13.3%	1,444	19.6%	413	9.0%	6,365	13.8%	2,437	13.2%	75,512	28.4%
Arts, Entertainment & Recreation	14	2.3%	249	3.4%	108	2.4%	1,349	2.9%	370	2.0%	4,263	1.6%
Accommodation & Food Services	34	5.6%	426	5.8%	298	6.5%	2,955	6.4%	1,449	7.8%	17,062	6.4%
Accommodation	0	0.0%	1	0.0%	12	0.3%	69	0.1%	84	0.5%	1,872	0.7%
Food Services & Drinking Places	34	5.6%	425	5.8%	286	6.2%	2,886	6.3%	1,365	7.4%	15,191	5.7%
Other Services (except Public Administration)	70	11.5%	613	8.3%	504	11.0%	3,190	6.9%	1,754	9.5%	40,168	15.1%
Automotive Repair & Maintenance	5	0.8%	35	0.5%	65	1.4%	325	0.7%	284	1.5%	1,482	0.6%
Public Administration	12	2.0%	654	8.9%	58	1.3%	1,826	4.0%	183	1.0%	9,199	3.5%
Unclassified Establishments	74	12.2%	50	0.7%	490	10.7%	319	0.7%	2,092	11.3%	1,496	0.6%
Total	607	100.0%	7,372	100.0%	4,576	100.0%	46,048	100.0%	18,528	100.0%	266,272	100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

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

January 19, 2023



Executive Summary

10558 SE Main St, Milwaukie, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.44646

Longitude: -122.64117

	1 mile	3 miles	5 miles
Population			
2010 Population	9,161	104,923	328,838
2020 Population	9,695	113,067	360,431
2022 Population	10,001	114,371	365,300
2027 Population	10,216	116,025	367,769
2010-2020 Annual Rate	0.57%	0.75%	0.92%
2020-2022 Annual Rate	1.39%	0.51%	0.60%
2022-2027 Annual Rate	0.43%	0.29%	0.13%
2022 Male Population	47.8%	48.7%	49.2%
2022 Female Population	52.2%	51.3%	50.8%
2022 Median Age	42.4	41.8	40.2

In the identified area, the current year population is 365,300. In 2020, the Census count in the area was 360,431. The rate of change since 2020 was 0.60% annually. The five-year projection for the population in the area is 367,769 representing a change of 0.13% annually from 2022 to 2027. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 40.2, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	81.9%	79.0%	75.5%
2022 Black Alone	1.8%	1.5%	2.3%
2022 American Indian/Alaska Native Alone	0.9%	0.8%	0.9%
2022 Asian Alone	2.5%	4.3%	6.8%
2022 Pacific Islander Alone	0.3%	0.3%	0.4%
2022 Other Race	2.5%	3.4%	3.5%
2022 Two or More Races	10.0%	10.6%	10.7%
2022 Hispanic Origin (Any Race)	7.8%	8.9%	9.1%

Persons of Hispanic origin represent 9.1% of the population in the identified area compared to 19.0% 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 50.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	72	127	123
2010 Households	4,308	43,813	140,623
2020 Households	4,599	46,708	153,536
2022 Households	4,762	47,335	155,744
2027 Households	4,863	47,925	156,558
2010-2020 Annual Rate	0.66%	0.64%	0.88%
2020-2022 Annual Rate	1.56%	0.59%	0.64%
2022-2027 Annual Rate	0.42%	0.25%	0.10%
2022 Average Household Size	2.04	2.34	2.30

The household count in this area has changed from 153,536 in 2020 to 155,744 in the current year, a change of 0.64% annually. The five-year projection of households is 156,558, a change of 0.10% annually from the current year total. Average household size is currently 2.30, compared to 2.30 in the year 2020. The number of families in the current year is 82,303 in the specified area.

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

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

January 19, 2023



Executive Summary

10558 SE Main St, Milwaukie, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.44646

Longitude: -122.64117

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	39.3%	28.6%	28.9%
Median Household Income			
2022 Median Household Income	\$60,626	\$88,035	\$90,469
2027 Median Household Income	\$79,984	\$106,487	\$107,976
2022-2027 Annual Rate	5.70%	3.88%	3.60%
Average Household Income			
2022 Average Household Income	\$92,933	\$127,275	\$129,126
2027 Average Household Income	\$113,779	\$148,188	\$151,361
2022-2027 Annual Rate	4.13%	3.09%	3.23%
Per Capita Income			
2022 Per Capita Income	\$41,409	\$52,703	\$55,066
2027 Per Capita Income	\$51,001	\$61,225	\$64,439
2022-2027 Annual Rate	4.25%	3.04%	3.19%

Households by Income

Current median household income is \$90,469 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$107,976 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$129,126 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$151,361 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$55,066 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$64,439 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	59	82	81
2010 Total Housing Units	4,600	46,474	149,419
2010 Owner Occupied Housing Units	1,924	27,347	81,775
2010 Renter Occupied Housing Units	2,384	16,465	58,849
2010 Vacant Housing Units	292	2,661	8,796
2020 Total Housing Units	4,908	49,558	163,104
2020 Vacant Housing Units	309	2,850	9,568
2022 Total Housing Units	5,080	50,155	165,487
2022 Owner Occupied Housing Units	2,057	30,287	91,018
2022 Renter Occupied Housing Units	2,705	17,047	64,726
2022 Vacant Housing Units	318	2,820	9,743
2027 Total Housing Units	5,216	51,593	169,781
2027 Owner Occupied Housing Units	2,130	30,712	91,934
2027 Renter Occupied Housing Units	2,733	17,212	64,623
2027 Vacant Housing Units	353	3,668	13,223

Currently, 55.0% of the 165,487 housing units in the area are owner occupied; 39.1%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 163,104 housing units in the area and 5.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.65%. Median home value in the area is \$496,791, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.99% annually to \$575,600.

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

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

January 19, 2023



Market Profile

10558 SE Main St, Milwaukie, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.44646

Longitude: -122.64117

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	9,161	104,923	328,838
2020 Total Population	9,695	113,067	360,431
2020 Group Quarters	307	3,384	7,442
2022 Total Population	10,001	114,371	365,300
2022 Group Quarters	307	3,384	7,448
2027 Total Population	10,216	116,025	367,769
2022-2027 Annual Rate	0.43%	0.29%	0.13%
2022 Total Daytime Population	11,185	103,824	394,914
Workers	6,619	52,957	238,133
Residents	4,566	50,867	156,781
Household Summary			
2010 Households	4,308	43,813	140,623
2010 Average Household Size	2.06	2.33	2.30
2020 Total Households	4,599	46,708	153,536
2020 Average Household Size	2.04	2.35	2.30
2022 Households	4,762	47,335	155,744
2022 Average Household Size	2.04	2.34	2.30
2027 Households	4,863	47,925	156,558
2027 Average Household Size	2.04	2.35	2.30
2022-2027 Annual Rate	0.42%	0.25%	0.10%
2010 Families	2,206	25,585	78,061
2010 Average Family Size	2.70	2.90	2.91
2022 Families	2,291	26,507	82,303
2022 Average Family Size	2.75	2.99	2.98
2027 Families	2,320	26,686	82,283
2027 Average Family Size	2.75	3.00	2.99
2022-2027 Annual Rate	0.25%	0.13%	0.00%
Housing Unit Summary			
2000 Housing Units	4,556	44,671	138,566
Owner Occupied Housing Units	42.7%	60.6%	56.4%
Renter Occupied Housing Units	50.6%	34.3%	38.3%
Vacant Housing Units	6.7%	5.0%	5.3%
2010 Housing Units	4,600	46,474	149,419
Owner Occupied Housing Units	41.8%	58.8%	54.7%
Renter Occupied Housing Units	51.8%	35.4%	39.4%
Vacant Housing Units	6.3%	5.7%	5.9%
2020 Housing Units	4,908	49,558	163,104
Vacant Housing Units	6.3%	5.8%	5.9%
2022 Housing Units	5,080	50,155	165,487
Owner Occupied Housing Units	40.5%	60.4%	55.0%
Renter Occupied Housing Units	53.2%	34.0%	39.1%
Vacant Housing Units	6.3%	5.6%	5.9%
2027 Housing Units	5,216	51,593	169,781
Owner Occupied Housing Units	40.8%	59.5%	54.1%
Renter Occupied Housing Units	52.4%	33.4%	38.1%
Vacant Housing Units	6.8%	7.1%	7.8%
Median Household Income			
2022	\$60,626	\$88,035	\$90,469
2027	\$79,984	\$106,487	\$107,976
Median Home Value			
2022	\$452,025	\$476,925	\$496,791
2027	\$536,156	\$552,674	\$575,600
Per Capita Income			
2022	\$41,409	\$52,703	\$55,066
2027	\$51,001	\$61,225	\$64,439
Median Age			
2010	39.8	39.2	37.9
2022	42.4	41.8	40.2
2027	43.6	42.5	41.0

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 19, 2023



Market Profile

10558 SE Main St, Milwaukie, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.44646

Longitude: -122.64117

	1 mile	3 miles	5 miles
2022 Households by Income			
Household Income Base	4,762	47,335	155,744
<\$15,000	9.6%	5.7%	6.1%
\$15,000 - \$24,999	7.5%	4.8%	4.3%
\$25,000 - \$34,999	8.4%	5.0%	5.3%
\$35,000 - \$49,999	13.3%	9.8%	9.2%
\$50,000 - \$74,999	21.2%	16.9%	16.1%
\$75,000 - \$99,999	11.4%	13.2%	13.2%
\$100,000 - \$149,999	16.6%	20.1%	19.7%
\$150,000 - \$199,999	4.5%	10.7%	11.6%
\$200,000+	7.5%	13.7%	14.6%
Average Household Income	\$92,933	\$127,275	\$129,126
2027 Households by Income			
Household Income Base	4,863	47,925	156,558
<\$15,000	7.2%	3.9%	4.1%
\$15,000 - \$24,999	5.4%	2.9%	2.6%
\$25,000 - \$34,999	10.8%	3.9%	3.4%
\$35,000 - \$49,999	17.0%	7.5%	6.5%
\$50,000 - \$74,999	8.3%	14.0%	14.3%
\$75,000 - \$99,999	6.0%	12.8%	13.7%
\$100,000 - \$149,999	28.1%	24.7%	23.0%
\$150,000 - \$199,999	7.2%	14.5%	15.4%
\$200,000+	10.1%	15.7%	17.0%
Average Household Income	\$113,779	\$148,188	\$151,361
2022 Owner Occupied Housing Units by Value			
Total	2,057	30,287	91,018
<\$50,000	1.3%	1.2%	1.1%
\$50,000 - \$99,999	0.2%	0.8%	0.5%
\$100,000 - \$149,999	0.6%	0.4%	0.2%
\$150,000 - \$199,999	1.2%	0.4%	0.4%
\$200,000 - \$249,999	2.2%	1.2%	1.0%
\$250,000 - \$299,999	5.9%	3.5%	2.7%
\$300,000 - \$399,999	24.3%	22.2%	19.3%
\$400,000 - \$499,999	27.6%	26.4%	25.6%
\$500,000 - \$749,999	21.4%	27.7%	34.0%
\$750,000 - \$999,999	8.8%	9.7%	10.4%
\$1,000,000 - \$1,499,999	3.0%	3.6%	2.9%
\$1,500,000 - \$1,999,999	2.0%	1.8%	1.3%
\$2,000,000 +	1.6%	1.1%	0.6%
Average Home Value	\$551,957	\$570,159	\$570,069
2027 Owner Occupied Housing Units by Value			
Total	2,130	30,712	91,934
<\$50,000	0.0%	0.5%	0.5%
\$50,000 - \$99,999	0.0%	0.3%	0.2%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.0%	0.0%	0.0%
\$200,000 - \$249,999	0.0%	0.0%	0.0%
\$250,000 - \$299,999	0.1%	0.2%	0.2%
\$300,000 - \$399,999	13.5%	13.2%	10.8%
\$400,000 - \$499,999	31.7%	28.2%	25.1%
\$500,000 - \$749,999	32.3%	36.1%	43.5%
\$750,000 - \$999,999	10.2%	10.7%	11.5%
\$1,000,000 - \$1,499,999	4.9%	5.5%	4.6%
\$1,500,000 - \$1,999,999	5.7%	3.9%	2.8%
\$2,000,000 +	1.5%	1.4%	0.8%
Average Home Value	\$677,208	\$661,169	\$647,731

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 19, 2023



Market Profile

10558 SE Main St, Milwaukie, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.44646

Longitude: -122.64117

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	9,163	104,923	328,839
0 - 4	5.1%	5.5%	5.5%
5 - 9	4.7%	5.6%	5.4%
10 - 14	5.5%	5.4%	5.3%
15 - 24	13.3%	13.0%	12.5%
25 - 34	15.1%	14.6%	17.0%
35 - 44	13.2%	14.0%	14.6%
45 - 54	14.4%	14.5%	14.2%
55 - 64	13.1%	13.8%	13.3%
65 - 74	7.0%	6.9%	6.3%
75 - 84	5.1%	4.3%	3.7%
85 +	3.4%	2.4%	2.2%
18 +	81.0%	80.1%	80.6%
2022 Population by Age			
Total	10,002	114,372	365,299
0 - 4	4.5%	4.8%	4.8%
5 - 9	4.5%	5.0%	4.9%
10 - 14	4.5%	5.1%	5.0%
15 - 24	12.7%	12.4%	11.5%
25 - 34	14.0%	13.6%	15.9%
35 - 44	13.1%	13.4%	14.6%
45 - 54	12.2%	12.7%	12.4%
55 - 64	13.5%	13.5%	13.1%
65 - 74	11.2%	11.5%	10.6%
75 - 84	6.1%	5.4%	4.9%
85 +	3.7%	2.6%	2.4%
18 +	83.6%	81.9%	82.3%
2027 Population by Age			
Total	10,217	116,023	367,769
0 - 4	4.5%	4.8%	4.7%
5 - 9	4.3%	4.8%	4.7%
10 - 14	4.4%	4.9%	4.8%
15 - 24	12.2%	12.2%	11.5%
25 - 34	14.2%	13.7%	15.6%
35 - 44	12.3%	12.9%	14.3%
45 - 54	12.0%	12.7%	12.6%
55 - 64	12.6%	12.5%	11.9%
65 - 74	11.7%	11.8%	11.0%
75 - 84	8.0%	7.1%	6.4%
85 +	3.8%	2.7%	2.5%
18 +	84.1%	82.5%	82.9%
2010 Population by Sex			
Males	4,339	50,855	160,867
Females	4,822	54,067	167,972
2022 Population by Sex			
Males	4,781	55,747	179,696
Females	5,220	58,624	185,604
2027 Population by Sex			
Males	4,884	56,624	180,936
Females	5,333	59,401	186,833

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 19, 2023



Market Profile

10558 SE Main St, Milwaukie, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.44646

Longitude: -122.64117

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	9,160	104,922	328,837
White Alone	89.0%	87.4%	84.2%
Black Alone	1.7%	1.3%	1.9%
American Indian Alone	1.2%	0.9%	0.8%
Asian Alone	2.4%	3.6%	5.9%
Pacific Islander Alone	0.3%	0.2%	0.3%
Some Other Race Alone	1.8%	2.8%	2.8%
Two or More Races	3.7%	3.8%	4.0%
Hispanic Origin	5.7%	7.4%	7.4%
Diversity Index	29.0	33.7	38.3
2020 Population by Race/Ethnicity			
Total	9,695	113,067	360,431
White Alone	82.5%	79.5%	76.0%
Black Alone	1.8%	1.5%	2.2%
American Indian Alone	0.9%	0.8%	0.9%
Asian Alone	2.5%	4.3%	6.7%
Pacific Islander Alone	0.3%	0.3%	0.4%
Some Other Race Alone	2.5%	3.4%	3.5%
Two or More Races	9.6%	10.3%	10.3%
Hispanic Origin	7.7%	8.9%	9.0%
Diversity Index	40.7	46.0	50.3
2022 Population by Race/Ethnicity			
Total	10,001	114,371	365,299
White Alone	81.9%	79.0%	75.5%
Black Alone	1.8%	1.5%	2.3%
American Indian Alone	0.9%	0.8%	0.9%
Asian Alone	2.5%	4.3%	6.8%
Pacific Islander Alone	0.3%	0.3%	0.4%
Some Other Race Alone	2.5%	3.4%	3.5%
Two or More Races	10.0%	10.6%	10.7%
Hispanic Origin	7.8%	8.9%	9.1%
Diversity Index	41.5	46.5	50.9
2027 Population by Race/Ethnicity			
Total	10,217	116,026	367,770
White Alone	80.6%	77.5%	73.9%
Black Alone	1.9%	1.6%	2.3%
American Indian Alone	0.9%	0.8%	0.9%
Asian Alone	2.7%	4.6%	7.2%
Pacific Islander Alone	0.3%	0.3%	0.4%
Some Other Race Alone	2.7%	3.6%	3.7%
Two or More Races	11.0%	11.7%	11.7%
Hispanic Origin	7.8%	9.1%	9.1%
Diversity Index	43.2	48.4	52.7
2010 Population by Relationship and Household Type			
Total	9,160	104,923	328,838
In Households	96.7%	97.1%	98.1%
In Family Households	67.9%	73.5%	71.7%
Householder	23.0%	24.4%	23.7%
Spouse	15.6%	18.3%	17.9%
Child	23.8%	25.2%	24.4%
Other relative	2.5%	2.8%	3.0%
Nonrelative	3.0%	2.8%	2.7%
In Nonfamily Households	28.7%	23.6%	26.5%
In Group Quarters	3.3%	2.9%	1.9%
Institutionalized Population	0.3%	0.3%	0.4%
Noninstitutionalized Population	3.1%	2.6%	1.5%

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 19, 2023



Market Profile

10558 SE Main St, Milwaukie, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.44646

Longitude: -122.64117

	1 mile	3 miles	5 miles
2022 Population 25+ by Educational Attainment			
Total	7,384	83,162	269,565
Less than 9th Grade	1.7%	1.9%	1.9%
9th - 12th Grade, No Diploma	3.7%	2.9%	2.7%
High School Graduate	12.6%	13.5%	11.8%
GED/Alternative Credential	2.7%	3.0%	2.5%
Some College, No Degree	21.7%	18.8%	17.7%
Associate Degree	9.3%	7.4%	7.3%
Bachelor's Degree	28.7%	30.0%	32.3%
Graduate/Professional Degree	19.4%	22.5%	23.8%
2022 Population 15+ by Marital Status			
Total	8,652	97,380	311,706
Never Married	39.2%	34.3%	37.1%
Married	38.6%	48.3%	46.7%
Widowed	5.4%	4.6%	4.4%
Divorced	16.9%	12.8%	11.7%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	5,734	67,112	220,109
Population 16+ Employed	96.5%	95.7%	95.9%
Population 16+ Unemployment rate	3.5%	4.3%	4.1%
Population 16-24 Employed	11.9%	12.2%	11.4%
Population 16-24 Unemployment rate	9.1%	9.9%	9.4%
Population 25-54 Employed	62.2%	61.5%	64.6%
Population 25-54 Unemployment rate	2.5%	3.7%	3.4%
Population 55-64 Employed	17.6%	17.7%	16.4%
Population 55-64 Unemployment rate	1.9%	2.5%	2.7%
Population 65+ Employed	8.3%	8.6%	7.6%
Population 65+ Unemployment rate	5.9%	3.9%	4.4%
2022 Employed Population 16+ by Industry			
Total	5,534	64,214	211,102
Agriculture/Mining	0.8%	0.5%	0.6%
Construction	5.5%	5.9%	4.9%
Manufacturing	10.3%	10.1%	8.9%
Wholesale Trade	3.5%	2.9%	2.9%
Retail Trade	10.4%	10.5%	10.2%
Transportation/Utilities	5.9%	5.3%	5.0%
Information	2.5%	2.4%	2.1%
Finance/Insurance/Real Estate	6.6%	6.6%	7.4%
Services	50.3%	52.3%	54.6%
Public Administration	4.2%	3.5%	3.5%
2022 Employed Population 16+ by Occupation			
Total	5,533	64,216	211,102
White Collar	66.8%	71.2%	72.3%
Management/Business/Financial	15.4%	19.5%	21.1%
Professional	30.2%	31.5%	32.2%
Sales	9.4%	10.0%	9.2%
Administrative Support	11.7%	10.2%	9.9%
Services	16.5%	12.8%	13.3%
Blue Collar	16.6%	16.0%	14.4%
Farming/Forestry/Fishing	0.7%	0.3%	0.3%
Construction/Extraction	3.9%	3.4%	2.9%
Installation/Maintenance/Repair	1.7%	2.0%	1.7%
Production	4.5%	4.0%	3.9%
Transportation/Material Moving	5.9%	6.3%	5.5%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 19, 2023



Market Profile

10558 SE Main St, Milwaukie, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.44646

Longitude: -122.64117

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	4,308	43,812	140,621
Households with 1 Person	38.3%	30.5%	31.3%
Households with 2+ People	61.7%	69.5%	68.7%
Family Households	51.2%	58.4%	55.5%
Husband-wife Families	34.9%	43.9%	42.0%
With Related Children	14.1%	18.2%	17.4%
Other Family (No Spouse Present)	16.3%	14.5%	13.6%
Other Family with Male Householder	4.7%	4.4%	4.1%
With Related Children	2.9%	2.5%	2.3%
Other Family with Female Householder	11.5%	10.1%	9.4%
With Related Children	7.1%	6.1%	5.8%
Nonfamily Households	10.5%	11.1%	13.1%
All Households with Children	24.8%	27.3%	26.0%
Multigenerational Households	2.0%	2.4%	2.2%
Unmarried Partner Households	9.2%	9.0%	9.5%
Male-female	7.8%	7.7%	8.0%
Same-sex	1.4%	1.3%	1.5%
2010 Households by Size			
Total	4,306	43,814	140,623
1 Person Household	38.3%	30.5%	31.3%
2 Person Household	33.3%	35.6%	36.0%
3 Person Household	14.1%	15.6%	15.1%
4 Person Household	8.8%	11.4%	11.0%
5 Person Household	3.4%	4.4%	4.2%
6 Person Household	1.3%	1.5%	1.5%
7 + Person Household	0.8%	0.9%	1.0%
2010 Households by Tenure and Mortgage Status			
Total	4,308	43,812	140,624
Owner Occupied	44.7%	62.4%	58.2%
Owned with a Mortgage/Loan	34.2%	47.2%	44.8%
Owned Free and Clear	10.5%	15.2%	13.4%
Renter Occupied	55.3%	37.6%	41.8%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	59	82	81
Percent of Income for Mortgage	39.3%	28.6%	28.9%
Wealth Index	72	127	123
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,600	46,474	149,419
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	9,161	104,923	328,838
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

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

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 19, 2023



Market Profile

10558 SE Main St, Milwaukie, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.44646

Longitude: -122.64117

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Old and Newcomers (8F)	Front Porches (8E)	Emerald City (8B)
2.	Small Town Sincerity (12C)	Parks and Rec (5C)	Metro Renters (3B)
3.	Bright Young Professionals (8C)	Urban Chic (2A)	Front Porches (8E)
2022 Consumer Spending			
Apparel & Services: Total \$	\$10,335,459	\$137,437,603	\$465,793,854
Average Spent	\$2,170.40	\$2,903.51	\$2,990.77
Spending Potential Index	90	121	124
Education: Total \$	\$8,242,615	\$121,487,827	\$400,457,263
Average Spent	\$1,730.91	\$2,566.55	\$2,571.25
Spending Potential Index	88	131	131
Entertainment/Recreation: Total \$	\$15,703,351	\$207,547,169	\$689,713,422
Average Spent	\$3,297.64	\$4,384.64	\$4,428.51
Spending Potential Index	90	119	121
Food at Home: Total \$	\$26,772,904	\$349,549,271	\$1,167,785,050
Average Spent	\$5,622.20	\$7,384.58	\$7,498.11
Spending Potential Index	91	119	121
Food Away from Home: Total \$	\$18,435,687	\$245,289,693	\$833,520,703
Average Spent	\$3,871.42	\$5,181.99	\$5,351.86
Spending Potential Index	90	120	124
Health Care: Total \$	\$30,453,900	\$393,689,450	\$1,291,784,054
Average Spent	\$6,395.19	\$8,317.09	\$8,294.28
Spending Potential Index	90	117	117
HH Furnishings & Equipment: Total \$	\$10,810,837	\$145,165,306	\$483,623,041
Average Spent	\$2,270.23	\$3,066.76	\$3,105.24
Spending Potential Index	89	120	121
Personal Care Products & Services: Total \$	\$4,395,492	\$58,592,662	\$196,161,884
Average Spent	\$923.03	\$1,237.83	\$1,259.51
Spending Potential Index	91	121	124
Shelter: Total \$	\$98,088,572	\$1,348,577,808	\$4,517,608,279
Average Spent	\$20,598.19	\$28,490.08	\$29,006.63
Spending Potential Index	90	124	127
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$11,588,420	\$153,098,962	\$502,876,666
Average Spent	\$2,433.52	\$3,234.37	\$3,228.87
Spending Potential Index	90	119	119
Travel: Total \$	\$11,865,081	\$166,566,982	\$551,639,929
Average Spent	\$2,491.62	\$3,518.90	\$3,541.97
Spending Potential Index	87	123	123
Vehicle Maintenance & Repairs: Total \$	\$5,516,672	\$70,546,465	\$235,436,940
Average Spent	\$1,158.48	\$1,490.37	\$1,511.69
Spending Potential Index	92	118	120

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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 19, 2023



Prepared by First American NCS

Latitude: 45.44646

Waverly Heights

Clackamas Hwy

SE Main St

Milwaukie

Waverly-Downtown

SE Monroe St

SE Washington St

SE 26th Ave

SE 28th Ave

SE 29th Ave

SE 30th Ave

SE 31st Ave

SE 32nd Ave

SE 33rd Ave

SE 34th Ave

SE 35th Ave

SE 36th Ave

SE 37th Ave

SE 38th Ave

SE 39th Ave

SE 40th Ave

SE 41st Ave

SE 42nd Ave

SE 43rd Ave

SE 44th Ave

SE 45th Ave

SE 46th Ave

SE 47th Ave

SE 48th Ave

SE 49th Ave

SE 50th Ave

SE 51st Ave

SE 52nd Ave

SE 53rd Ave

SE 54th Ave

SE 55th Ave

SE 56th Ave

SE 57th Ave

SE 58th Ave

SE 59th Ave

SE 60th Ave

SE 61st Ave

SE 62nd Ave

SE 63rd Ave

SE 64th Ave

SE 65th Ave

SE 66th Ave

SE 67th Ave

SE 68th Ave

SE 69th Ave

SE 70th Ave

SE 71st Ave

SE 72nd Ave

SE 73rd Ave

SE 74th Ave

SE 75th Ave

SE 76th Ave

SE 77th Ave

SE 78th Ave

SE 79th Ave

SE 80th Ave

SE 81st Ave

SE 82nd Ave

SE 83rd Ave

SE 84th Ave

SE 85th Ave

SE 86th Ave

SE 87th Ave

SE 88th Ave

SE 89th Ave

SE 90th Ave

SE 91st Ave

SE 92nd Ave

SE 93rd Ave

SE 94th Ave

SE 95th Ave

SE 96th Ave

SE 97th Ave

SE 98th Ave

SE 99th Ave

SE 100th Ave

SE 101st Ave

SE 102nd Ave

SE 103rd Ave

SE 104th Ave

SE 105th Ave

SE 106th Ave

SE 107th Ave

SE 108th Ave

SE 109th Ave

SE 110th Ave

SE 111th Ave

SE 112th Ave

SE 113th Ave

SE 114th Ave

SE 115th Ave

SE 116th Ave

SE 117th Ave

SE 118th Ave

SE 119th Ave

SE 120th Ave

SE 121st Ave

SE 122nd Ave

SE 123rd Ave

SE 124th Ave

SE 125th Ave

SE 126th Ave

SE 127th Ave

SE 128th Ave

SE 129th Ave

SE 130th Ave

SE 131st Ave

SE 132nd Ave

SE 133rd Ave

SE 134th Ave

SE 135th Ave

SE 136th Ave

SE 137th Ave

SE 138th Ave

SE 139th Ave

SE 140th Ave

SE 141st Ave

SE 142nd Ave

SE 143rd Ave

SE 144th Ave

SE 145th Ave

SE 146th Ave

SE 147th Ave

SE 148th Ave

SE 149th Ave

SE 150th Ave

SE 151st Ave

SE 152nd Ave

SE 153rd Ave

SE 154th Ave

SE 155th Ave

SE 156th Ave

SE 157th Ave

SE 158th Ave

SE 159th Ave

SE 160th Ave

SE 161st Ave

SE 162nd Ave

SE 163rd Ave

SE 164th Ave

SE 165th Ave

SE 166th Ave

SE 167th Ave

SE 168th Ave

SE 169th Ave

SE 170th Ave

SE 171st Ave

SE 172nd Ave

SE 173rd Ave

SE 174th Ave

SE 175th Ave

SE 176th Ave

SE 177th Ave

SE 178th Ave

SE 179th Ave

SE 180th Ave

SE 181st Ave

SE 182nd Ave

SE 183rd Ave

SE 184th Ave

SE 185th Ave

SE 186th Ave

SE 187th Ave

SE 188th Ave

SE 189th Ave

SE 190th Ave

SE 191st Ave

SE 192nd Ave

SE 193rd Ave

SE 194th Ave

SE 195th Ave

SE 196th Ave

SE 197th Ave

SE 198th Ave

SE 199th Ave

SE 200th Ave

SE 201st Ave

SE 202nd Ave

SE 203rd Ave

SE 204th Ave

SE 205th Ave

SE 206th Ave

SE 207th Ave

SE 208th Ave

SE 209th Ave

SE 210th Ave

SE 211st Ave

SE 212nd Ave

SE 213rd Ave

SE 214th Ave

SE 215th Ave

SE 216th Ave

SE 217th Ave

SE 218th Ave

SE 219th Ave

SE 220th Ave

SE 221st Ave

SE 222nd Ave

SE 223rd Ave

SE 224th Ave

SE 225th Ave

SE 226th Ave

SE 227th Ave

SE 228th Ave

SE 229th Ave

SE 230th Ave

SE 231st Ave

SE 232nd Ave

SE 233rd Ave

SE 234th Ave

SE 235th Ave

SE 236th Ave

SE 237th Ave

SE 238th Ave

SE 239th Ave

SE 240th Ave

SE 241st Ave

SE 242nd Ave

SE 243rd Ave

SE 244th Ave

SE 245th Ave

SE 246th Ave

SE 247th Ave

SE 248th Ave

SE 249th Ave

SE 250th Ave

SE 251st Ave

SE 252nd Ave

SE 253rd Ave

SE 254th Ave

SE 255th Ave

SE 256th Ave

SE 257th Ave

SE 258th Ave

SE 259th Ave

SE 260th Ave

SE 261st Ave

SE 262nd Ave

SE 263rd Ave

SE 264th Ave

SE 265th Ave

SE 266th Ave

SE 267th Ave

SE 268th Ave

SE 269th Ave

SE 270th Ave

SE 271st Ave

SE 272nd Ave

SE 273rd Ave

SE 274th Ave

SE 275th Ave

SE 276th Ave

SE 277th Ave

SE 278th Ave

SE 279th Ave

SE 280th Ave

SE 281st Ave

SE 282nd Ave

SE 283rd Ave

SE 284th Ave

SE 285th Ave

SE 286th Ave

SE 287th Ave

SE 288th Ave

SE 289th Ave

SE 290th Ave

SE 291st Ave

SE 292nd Ave

SE 293rd Ave

SE 294th Ave

SE 295th Ave

SE 296th Ave

SE 297th Ave

SE 298th Ave

SE 299th Ave

SE 300th Ave

SE 301st Ave

SE 302nd Ave

SE 303rd Ave

SE 304th Ave

SE 305th Ave

SE 306th Ave

SE 307th Ave

SE 308th Ave

SE 309th Ave

SE 310th Ave

SE 311st Ave

SE 312nd Ave

SE 313rd Ave

SE 314th Ave

SE 315th Ave

SE 316th Ave

SE 317th Ave

SE 318th Ave

SE 319th Ave

SE 320th Ave

SE 321st Ave

SE 322nd Ave

SE 323rd Ave

SE 324th Ave

SE 325th Ave

SE 326th Ave

SE 327th Ave

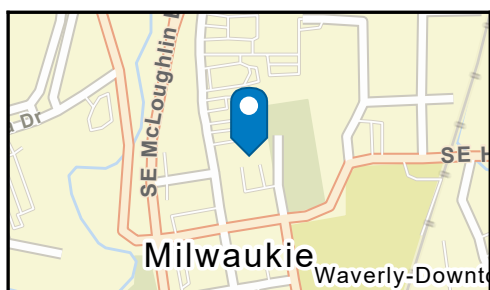
SE 328th Ave

SE 329th Ave

SE 330th Ave

SE 331st Ave

SE 332nd Ave



- ▲ **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**



January 19, 2023



Traffic Count Profile

10558 SE Main St, Milwaukie, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by First American NCS

Latitude: 45.44646

Longitude: -122.64117

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	SE Main St	SE Scott St (0.01 miles S)	2002	2,370
0.05	SE 21st Ave	SE Harrison St (0.01 miles S)	2002	435
0.05	SE Scott St	SE Main St (0.02 miles E)	2002	180
0.06	SE Harrison St	SE 21st Ave (0.02 miles E)	2002	3,743
0.06	SE Main St	SE Harrison St (0.01 miles S)	2002	2,511
0.08	SE Harrison St	SE 21st Ave (0.03 miles W)	2002	4,285
0.08	SE Harrison St	SE Main St (0.03 miles E)	2001	3,722
0.09	McLoughlin Blvd	SE Scott St (0.02 miles N)	2018	34,200
0.09	Southeast McLoughlin Boulevard	SE McLoughlin Blvd (0.04 miles N)	2020	21,694
0.10	SE Main St	SE Jackson St (0.02 miles S)	2001	2,283
0.10	SE 17th Avenue	SE Lava Dr (0.01 miles N)	2020	9,974
0.11	SE 21st Ave	SE Jackson St (0.0 miles S)	2002	1,345
0.12	McLoughlin Blvd	SE Jackson St (0.02 miles S)	2002	20,989
0.14		McLoughlin Blvd (0.02 miles W)	2020	717
0.16	SE Harrison Street	Miller Dr (0.02 miles E)	2020	4,755
0.17	SE 17th Ave	SE Lava Dr (0.04 miles SE)	2017	11,500
0.17	Milwaukie Expy	SE Main St (0.09 miles W)	2012	24,900
0.18		SE Lava Dr (0.08 miles S)	2020	9,486
0.18	SE Monroe Street	SE 21st Ave (0.03 miles W)	2020	1,309
0.21	McLoughlin Blvd	SE Jefferson St (0.02 miles S)	2002	33,990
0.22	Milwaukie Expressway	SE Main St (0.22 miles W)	2020	24,798
0.22	SE Jefferson St	Portland Traction Co RR (0.02 miles E)	2002	500
0.22	Southeast McLoughlin Boulevard	Milwaukie Expy (0.03 miles S)	2018	33,400
0.23	SE Jefferson St	SE Main St (0.02 miles E)	2002	3,110
0.24	Milwaukie Expressway	SE McLoughlin Blvd (0.06 miles E)	2020	7,819
0.25	Southeast McLoughlin Boulevard	SE Washington St (0.02 miles S)	2020	26,143
0.26	Milwaukie Expy	SE 17th Ave (0.04 miles NW)	2017	7,800
0.26	SE 21st Ave	SE Washington St (0.01 miles S)	2002	1,990
0.26		SE Hanna Harvester Dr (0.01 miles E)	2020	10,274
0.27	Milwaukie Expressway	SE 17th Ave (0.02 miles NW)	2018	8,000

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 2021 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2022 Kalibrate Technologies (Q3 2022).

January 19, 2023