

1230 NE 69th Ave, Portland OR 97213



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Executive Summary

Chris Johnson, RECS

1230 NE 69th Ave, Portland, OR, 97213
 Site Type: Ring

45.531818, -122.591832
 Radius: 1 Miles

45.531818, -122.591832
 Radius: 3 Miles

2009 Population

Total Population	23,664	190,430
Male Population	49.0%	48.9%
Female Population	51.0%	51.1%
Median Age	37.8	37.8

2009 Income

Median HH Income	\$55,468	\$56,973
Per Capita Income	\$27,510	\$28,775
Average HH Income	\$64,794	\$67,251

2009 Households

Total Households	9,873	80,470
Average Household Size	2.33	2.32

2009 Housing

Owner Occupied Housing Units	53.2%	53.8%
Renter Occupied Housing Units	41.3%	40.4%
Vacant Housing Units	5.5%	5.8%

Population

1990 Population	21,848	171,572
2000 Population	22,589	179,840
2009 Population	23,664	190,430
2014 Population	24,482	197,497
1990-2000 Annual Rate	0.33%	0.47%
2000-2009 Annual Rate	0.5%	0.62%
2009-2014 Annual Rate	0.68%	0.73%

In the identified market area, the current year population is 190,430. In 2000, the Census count in the market area was 179,840. The rate of change since 2000 was 0.62 percent annually. The five-year projection for the population in the market area is 197,497, representing a change of 0.73 percent annually from 2009 to 2014. Currently, the population is 48.9 percent male and 51.1 percent female.

Households

1990 Households	9,166	72,598
2000 Households	9,376	75,764
2009 Households	9,873	80,470
2014 Households	10,216	83,443
1990-2000 Annual Rate	0.23%	0.43%
2000-2009 Annual Rate	0.56%	0.65%
2009-2014 Annual Rate	0.69%	0.73%

The household count in this market area has changed from 75,764 in 2000 to 80,470 in the current year, a change of 0.65 percent annually. The five-year projection of households is 83,443, a change of 0.73 percent annually from the current year total. Average household size is currently 2.32, compared to 2.32 in the year 2000. The number of families in the current year is 42,548 in the market area.

Housing

Currently, 53.8 percent of the 85,454 housing units in the market area are owner occupied; 40.4 percent, renter occupied; and 5.8 percent are vacant. In 2000, there were 79,533 housing units—55.1 percent owner occupied, 40.2 percent renter occupied and 4.7 percent vacant. The rate of change in housing units since 2000 is 0.78 percent. Median home value in the market area is \$268,954, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 4.88 percent annually to \$341,290. From 2000 to the current year, median home value changed by 6.08 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



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Median Household Income

	45.531818, -122.591832 Radius: 1 Miles	45.531818, -122.591832 Radius: 3 Miles
1990 Median HH Income	\$26,549	\$26,235
2000 Median HH Income	\$40,866	\$41,680
2009 Median HH Income	\$55,468	\$56,973
2014 Median HH Income	\$58,859	\$59,700
1990-2000 Annual Rate	4.41%	4.74%
2000-2009 Annual Rate	3.36%	3.44%
2009-2014 Annual Rate	1.19%	0.94%

Per Capita Income

	45.531818, -122.591832 Radius: 1 Miles	45.531818, -122.591832 Radius: 3 Miles
1990 Per Capita Income	\$13,295	\$13,313
2000 Per Capita Income	\$20,986	\$22,024
2009 Per Capita Income	\$27,510	\$28,775
2014 Per Capita Income	\$28,590	\$29,803
1990-2000 Annual Rate	4.67%	5.16%
2000-2009 Annual Rate	2.97%	2.93%
2009-2014 Annual Rate	0.77%	0.7%

Average Household Income

	45.531818, -122.591832 Radius: 1 Miles	45.531818, -122.591832 Radius: 3 Miles
1990 Average Household Income	\$30,723	\$31,063
2000 Average Household Income	\$49,686	\$51,503
2009 Average HH Income	\$64,794	\$67,251
2014 Average HH Income	\$67,238	\$69,610
1990-2000 Annual Rate	4.92%	5.19%
2000-2009 Annual Rate	2.91%	2.93%
2009-2014 Annual Rate	0.74%	0.69%

Households by Income

Current median household income is \$56,973 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$59,700 in five years. In 2000, median household income was \$41,680, compared to \$26,235 in 1990.

Current average household income is \$67,251 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$69,610 in five years. In 2000, average household income was \$51,503, compared to \$31,063 in 1990.

Current per capita income is \$28,775 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$29,803 in five years. In 2000, the per capita income was \$22,024, compared to \$13,313 in 1990.

Population by Employment

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Total Businesses	776	8,556
Total Employees	6,359	76,574

Currently, 86.7 percent of the civilian labor force in the identified market area is employed and 13.3 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 91.4 percent of the civilian labor force, and unemployment will be 8.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 70.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 66.9 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 16.7 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 16.4 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 63.9 percent of the market area population drove alone to work, and 4.6 percent worked at home. The average travel time to work in 2000 was 23.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 11.7 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 21.6 percent were high school graduates only (29.8 percent in the U.S.)
- 6.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 23.5 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 12.8 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)