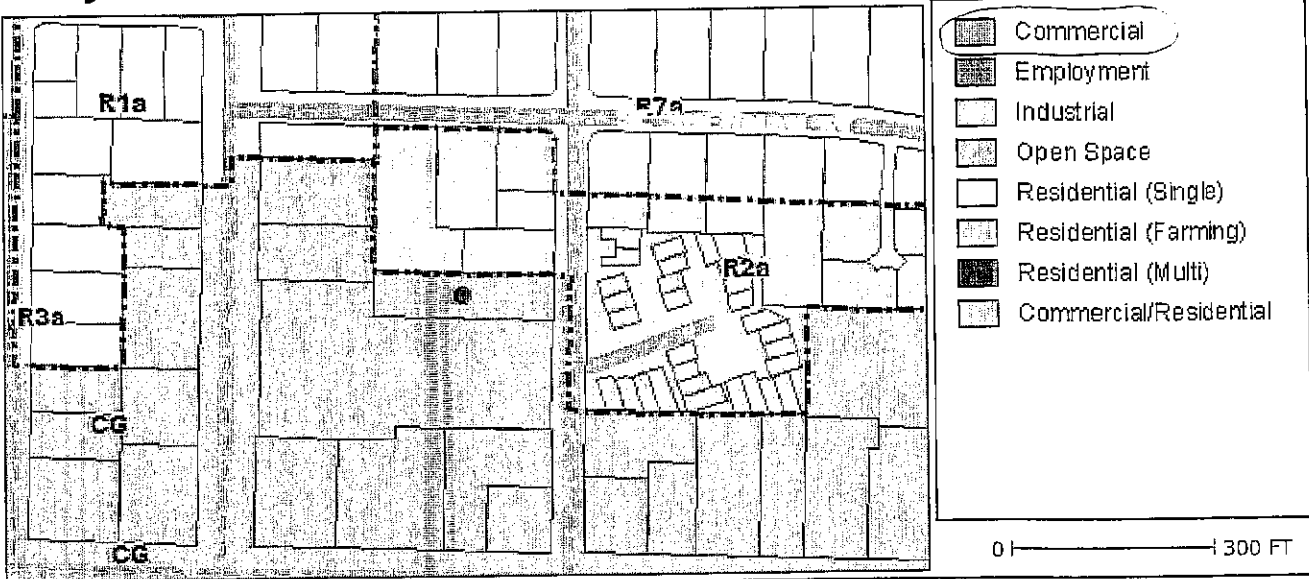
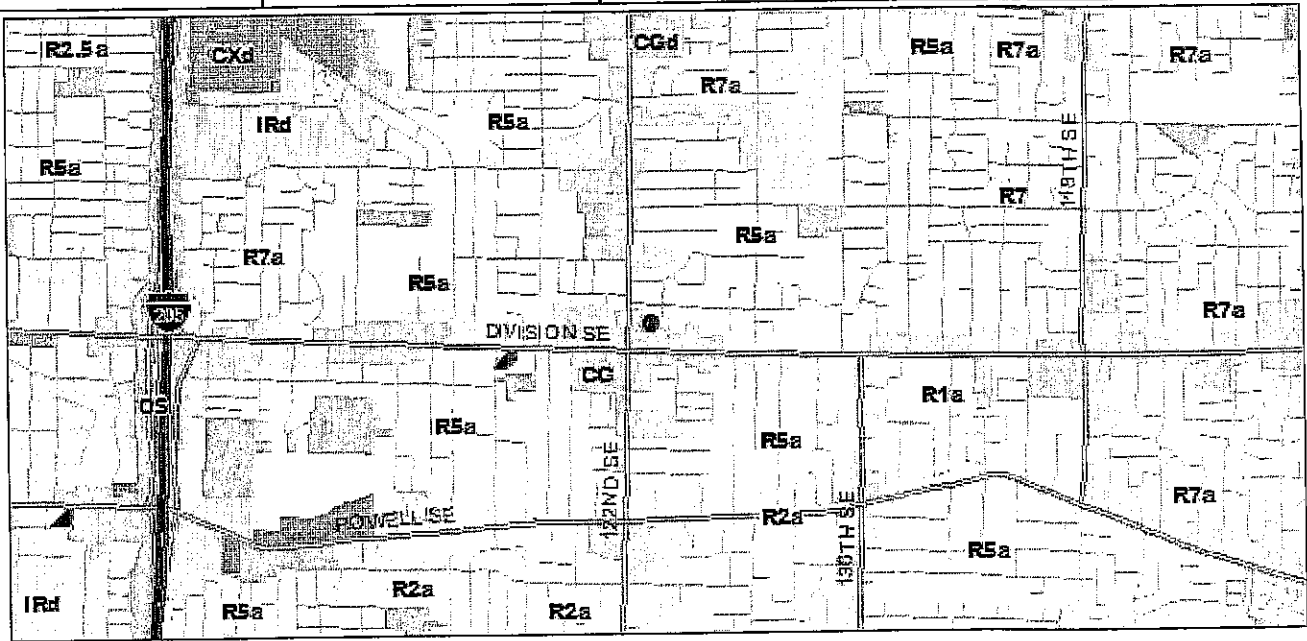


Zoning



Zone	CG (General Commercial)	Plan District	
Overlay	a	NRMP District	
Comp Plan	CG	Historical Resource Type	
Comp Plan Overlay		Historic District	
Zoning Map	3243	Conservation District	
Urban Renewal Area	n/a	Wellhead Protection Area	No



City of Portland, Corporate GIS

5/29/2009

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12. Quick Vehicle Servicing. This regulation applies to all parts of Table 130-1 that have note [12]. Quick Vehicle Servicing uses always include drive-through facilities. The standards in 33.130.260 specify where drive-through facilities may be located.

Table 130-1 Commercial Zone Primary Uses								
Use Categories	CN1	CN2	CO1	CO2	CM	CS	CG	CX
Residential Categories								
Household Living	Y	Y	Y	Y	Y	Y	Y	Y
Group Living	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]
Commercial Categories								
Retail Sales And Service	L [2]	Y	N	L [3]	L [4]	Y	Y	Y
Office	L [2]	Y	Y	Y	L [4]	Y	Y	Y
Quick Vehicle Servicing	N	L [12]	N	N	N	N	Y	L [12]
Vehicle Repair	N	N	N	N	N	Y	Y	L [5]
Commercial Parking	N	N	N	N	N	Y	CU [11]	CU [11]
Self-Service Storage	N	N	N	N	N	N	L [6]	L [6]
Commercial Outdoor Recreation	N	N	N	N	Y	Y	Y	Y
Major Event Entertainment	N	N	N	N	N	CU	CU	Y
Industrial Categories								
Manufacturing And Production	L [2]	L [2]	N	N	L [4, 5]	L [5]	L [5,7]	L [5]
Warehouse And Freight Movement	N	N	N	N	N	N	CU [5,7]	N
Wholesale Sales	N	N	N	N	L [4, 5]	L [5]	L [5,7]	L [5]
Industrial Service	N	N	N	N	N	CU [5]	CU [5,7]	CU [5]
Railroad Yards	N	N	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N	N	N
Institutional Categories								
Basic Utilities	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [10]
Community Service	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]
Parks And Open Areas	Y	Y	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	Y	Y	Y	Y	Y
Colleges	Y	Y	Y	Y	Y	Y	Y	Y
Medical Centers	Y	Y	Y	Y	Y	Y	Y	Y
Religious Institutions	Y	Y	Y	Y	Y	Y	Y	Y
Daycare	Y	Y	Y	Y	Y	Y	Y	Y
Other Categories								
Agriculture	N	N	N	N	N	CU	CU	CU
Aviation And Surface Passenger Terminals	N	N	N	N	N	N	CU	CU
Detention Facilities	N	N	N	N	N	N	N	N
Mining	N	N	N	N	N	N	N	N
Radio Frequency Transmission Facilities	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]
Rail Lines And Utility Corridors	CU	CU	CU	CU	CU	CU	CU	CU

Y = Yes, Allowed

CU = Conditional Use Review Required

Notes:

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [] are stated in 33.130.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

L = Allowed, But Special Limitations
N = No, Prohibited



Executive Summary

Prepared By: Jim Lutz, CCIM

Site Type: Radius	2395 SE 124th Ave Portland, OR 97233 Radius: .5 mile	2395 SE 124th Ave Portland, OR 97233 Radius: 1 mile	2395 SE 124th Ave Portland, OR 97233 Radius: 3 mile
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2008 Population

Total Population	8,007	24,841	162,360
Male Population	49.0%	49.4%	48.9%
Female Population	51.0%	50.6%	51.1%
Median Age	33.1	33.9	35.8

2008 Income

Median HH Income	\$45,296	\$48,531	\$52,064
Per Capita Income	\$20,031	\$20,516	\$22,708
Average HH Income	\$56,111	\$56,372	\$60,086

2008 Households

Total Households	2,780	8,869	60,233
Average Household Size	2.86	2.76	2.64
1990-2000 Annual Rate	0.89%	0.89%	1.12%

2008 Housing

Owner Occupied Housing Units	48.8%	54.3%	58.4%
Renter Occupied Housing Units	43.6%	38.9%	35.3%
Vacant Housing Units	7.6%	6.7%	6.3%

Population

1990 Population	5,685	18,573	127,233
2000 Population	7,090	22,117	149,163
2008 Population	8,007	24,841	162,360
2013 Population	8,469	26,319	170,098
1990-2000 Annual Rate	2.23%	1.76%	1.6%
2000-2008 Annual Rate	1.49%	1.42%	1.03%
2008-2013 Annual Rate	1.13%	1.16%	0.94%

In the identified market area, the current year population is 162,360. In 2000, the Census count in the market area was 149,163. The rate of change since 2000 was 1.03 percent annually. The five-year projection for the population in the market area is 170,098, representing a change of 0.94 percent annually from 2008 to 2013. Currently, the population is 48.9 percent male and 51.1 percent female.

Households

1990 Households	2,297	7,296	49,644
2000 Households	2,511	7,975	55,490
2008 Households	2,780	8,869	60,233
2013 Households	2,923	9,369	62,985
1990-2000 Annual Rate	0.89%	0.89%	1.12%
2000-2008 Annual Rate	1.24%	1.3%	1%
2008-2013 Annual Rate	1.01%	1.1%	0.9%

The household count in this market area has changed from 55,490 in 2000 to 60,233 in the current year, a change of 1 percent annually. The five-year projection of households is 62,985, a change of 0.9 percent annually from the current year total. Average household size is currently 2.64, compared to 2.63 in the year 2000. The number of families in the current year is 38,718 in the market area.

Housing

Currently, 58.4 percent of the 64,276 housing units in the market area are owner occupied; 35.3 percent, renter occupied; and 6.3 percent are vacant. In 2000, there were 58,570 housing units??? 56.8 percent owner occupied, 37.8 percent renter occupied and 5.3 percent vacant. The rate of change in housing units since 2000 is 1.13 percent. Median home value in the market area is \$266,763, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.02 percent annually to \$280,652. From 2000 to the current year, median home value changed by 8.35 percent annually.



Executive Summary

Prepared By: Jim Lutz, CCIM

Site Type: Radius	2395 SE 124th Ave Portland, OR 97233 Radius: .5 mile	2395 SE 124th Ave Portland, OR 97233 Radius: 1 mile	2395 SE 124th Ave Portland, OR 97233 Radius: 3 mile
Median Household Income			
1990 Median HH Income	\$22,209	\$24,819	\$26,657
2000 Median HH Income	\$32,244	\$34,653	\$38,426
2008 Median HH Income	\$45,296	\$48,531	\$52,064
2013 Median HH Income	\$57,840	\$61,109	\$62,822
1990-2000 Annual Rate	3.8%	3.39%	3.72%
2000-2008 Annual Rate	4.21%	4.17%	3.75%
2008-2013 Annual Rate	5.01%	4.72%	3.83%
Per Capita Income			
1990 Per Capita Income	\$10,562	\$11,024	\$12,302
2000 Per Capita Income	\$15,348	\$15,248	\$17,328
2008 Per Capita Income	\$20,031	\$20,516	\$22,708
2013 Per Capita Income	\$22,954	\$23,616	\$25,971
1990-2000 Annual Rate	3.81%	3.3%	3.48%
2000-2008 Annual Rate	3.28%	3.66%	3.33%
2008-2013 Annual Rate	2.76%	2.85%	2.72%
Average Household Income			
1990 Average Household Income	\$25,721	\$27,854	\$30,904
2000 Average Household Income	\$40,428	\$41,126	\$45,328
2008 Average HH Income	\$56,111	\$56,372	\$60,086
2013 Average HH Income	\$64,717	\$65,152	\$68,918
1990-2000 Annual Rate	4.63%	3.97%	3.9%
2000-2008 Annual Rate	4.05%	3.9%	3.48%
2008-2013 Annual Rate	2.9%	2.94%	2.78%

Households by Income

Current median household income is \$52,064 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$62,822 in five years. In 2000, median household income was \$38,426, compared to \$26,657 in 1990.

Current average household income is \$60,086 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$68,918 in five years. In 2000, average household income was \$45,328, compared to \$30,904 in 1990.

Current per capita income is \$22,708 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$25,971 in five years. In 2000, the per capita income was \$17,328, compared to \$12,302 in 1990.

Population by Employment

Total Businesses	296	876	6,095
Total Employees	1,611	5,301	40,432

Currently, 92.5 percent of the civilian labor force in the identified market area is employed and 7.5 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 92.7 percent of the civilian labor force, and unemployment will be 7.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 64.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

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

- 51.5 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 19.4 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 29.1 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 68.8 percent of the market area population drove alone to work, and 3.6 percent worked at home. The average travel time to work in 2000 was 26.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 17.7 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 31.3 percent were high school graduates only (29.6 percent in the U.S.)
- 7.1 percent had completed an Associate degree (7.2 percent in the U.S.)
- 12.4 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 5.3 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)