

42 SE 78th Ave, Portland OR 97215



**JL Lutz & Company Realtors
Jim Lutz, CCIM 503-750-6388
Chris Johnson, RECS 503-407-9924**



42 SE 78th Ave, Portland, OR, 97215

Site Type: Ring

Radius: 0.5 Miles

Radius: 1 Miles

Radius: 3 Miles

2009 Population

	0.5 Miles	1 Miles	3 Miles
Total Population	5,849	22,947	202,902
Male Population	48.4%	48.6%	48.9%
Female Population	51.6%	51.4%	51.1%
Median Age	38.3	37.1	37.3

2009 Income

	0.5 Miles	1 Miles	3 Miles
Median HH Income	\$59,152	\$54,090	\$55,001
Per Capita Income	\$26,098	\$25,220	\$26,873
Average HH Income	\$63,475	\$61,189	\$64,422

2009 Households

	0.5 Miles	1 Miles	3 Miles
Total Households	2,433	9,003	83,562
Average Household Size	2.31	2.41	2.38

2009 Housing

	0.5 Miles	1 Miles	3 Miles
Owner Occupied Housing Units	58.0%	54.5%	54.3%
Renter Occupied Housing Units	35.0%	39.3%	39.8%
Vacant Housing Units	6.9%	6.2%	5.9%

Population

	0.5 Miles	1 Miles	3 Miles
1990 Population	5,641	20,754	178,932
2000 Population	5,716	21,950	189,982
2009 Population	5,849	22,947	202,902
2014 Population	6,015	23,817	210,925
1990-2000 Annual Rate	0.13%	0.56%	0.6%
2000-2009 Annual Rate	0.25%	0.48%	0.71%
2009-2014 Annual Rate	0.56%	0.75%	0.78%

In the identified market area, the current year population is 202,902. In 2000, the Census count in the market area was 189,982. The rate of change since 2000 was 0.71 percent annually. The five-year projection for the population in the market area is 210,925, representing a change of 0.78 percent annually from 2009 to 2014. Currently, the population is 48.9 percent male and 51.1 percent female.

Households

	0.5 Miles	1 Miles	3 Miles
1990 Households	2,323	8,319	74,756
2000 Households	2,362	8,589	78,196
2009 Households	2,433	9,003	83,562
2014 Households	2,504	9,349	86,816
1990-2000 Annual Rate	0.17%	0.32%	0.45%
2000-2009 Annual Rate	0.32%	0.51%	0.72%
2009-2014 Annual Rate	0.58%	0.76%	0.77%

The household count in this market area has changed from 78,196 in 2000 to 83,562 in the current year, a change of 0.72 percent annually. The five-year projection of households is 86,816, a change of 0.77 percent annually from the current year total. Average household size is currently 2.38, compared to 2.38 in the year 2000. The number of families in the current year is 45,862 in the market area.

Housing

Currently, 54.3 percent of the 88,774 housing units in the market area are owner occupied; 39.8 percent, renter occupied; and 5.9 percent are vacant. In 2000, there were 82,124 housing units—55.5 percent owner occupied, 39.7 percent renter occupied and 4.8 percent vacant. The rate of change in housing units since 2000 is 0.85 percent. Median home value in the market area is \$249,756, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 5.23 percent annually to \$322,335. From 2000 to the current year, median home value changed by 5.86 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.



42 SE 78th Ave, Portland, OR, 97215

Site Type: Ring Radius: 0.5 Miles Radius: 1 Miles Radius: 3 Miles

Median Household Income

	Radius: 0.5 Miles	Radius: 1 Miles	Radius: 3 Miles
1990 Median HH Income	\$27,319	\$25,813	\$25,824
2000 Median HH Income	\$42,317	\$39,487	\$40,429
2009 Median HH Income	\$59,152	\$54,090	\$55,001
2014 Median HH Income	\$60,825	\$57,266	\$57,957
1990-2000 Annual Rate	4.47%	4.34%	4.58%
2000-2009 Annual Rate	3.69%	3.46%	3.38%
2009-2014 Annual Rate	0.56%	1.15%	1.05%

Per Capita Income

	Radius: 0.5 Miles	Radius: 1 Miles	Radius: 3 Miles
1990 Per Capita Income	\$12,581	\$12,710	\$12,791
2000 Per Capita Income	\$19,511	\$19,064	\$20,575
2009 Per Capita Income	\$26,098	\$25,220	\$26,873
2014 Per Capita Income	\$27,034	\$26,246	\$27,806
1990-2000 Annual Rate	4.49%	4.14%	4.87%
2000-2009 Annual Rate	3.19%	3.07%	2.93%
2009-2014 Annual Rate	0.71%	0.8%	0.68%

Average Household Income

	Radius: 0.5 Miles	Radius: 1 Miles	Radius: 3 Miles
1990 Average Household Income	\$30,615	\$30,231	\$30,145
2000 Average Household Income	\$47,943	\$46,686	\$49,169
2009 Average HH Income	\$63,475	\$61,189	\$64,422
2014 Average HH Income	\$65,580	\$63,445	\$66,648
1990-2000 Annual Rate	4.59%	4.44%	5.01%
2000-2009 Annual Rate	3.08%	2.97%	2.96%
2009-2014 Annual Rate	0.65%	0.73%	0.68%

Households by Income

Current median household income is \$55,001 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$57,957 in five years. In 2000, median household income was \$40,429, compared to \$25,824 in 1990.

Current average household income is \$64,422 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$66,648 in five years. In 2000, average household income was \$49,169, compared to \$30,145 in 1990.

Current per capita income is \$26,873 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$27,806 in five years. In 2000, the per capita income was \$20,575, compared to \$12,791 in 1990.

Population by Employment

	Radius: 0.5 Miles	Radius: 1 Miles	Radius: 3 Miles
Total Businesses	302	764	7,744
Total Employees	1,788	5,809	64,012

Currently, 86.1 percent of the civilian labor force in the identified market area is employed and 13.9 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 91.0 percent of the civilian labor force, and unemployment will be 9.0 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, 69.1 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:

- 63.5 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 17.6 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 18.9 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 65.2 percent of the market area population drove alone to work, and 4.1 percent worked at home. The average travel time to work in 2000 was 23.6 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:

- 13.2 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 24.3 percent were high school graduates only (29.8 percent in the U.S.)
- 6.7 percent had completed an Associate degree (7.2 percent in the U.S.)
- 20.8 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 10.7 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)

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. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.