

4230 SE 32nd Ave, Portland OR 97202



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4230 SE 32nd Ave, Portland, OR, 97202

Site Type: Ring

Radius: 0.5 Miles

Radius: 1 Miles

Radius: 3 Miles

2009 Population

	0.5 Miles	1 Miles	3 Miles
Total Population	7,998	22,897	173,329
Male Population	50.8%	49.6%	49.5%
Female Population	49.2%	50.4%	50.5%
Median Age	36.7	35.8	37.3

2009 Income

	0.5 Miles	1 Miles	3 Miles
Median HH Income	\$44,779	\$49,657	\$52,452
Per Capita Income	\$25,750	\$26,988	\$30,537
Average HH Income	\$54,253	\$58,099	\$64,939

2009 Households

	0.5 Miles	1 Miles	3 Miles
Total Households	3,683	10,349	79,480
Average Household Size	2.06	2.12	2.11

2009 Housing

	0.5 Miles	1 Miles	3 Miles
Owner Occupied Housing Units	32.3%	43.4%	45.7%
Renter Occupied Housing Units	61.9%	51.0%	47.8%
Vacant Housing Units	5.8%	5.6%	6.5%

Population

	0.5 Miles	1 Miles	3 Miles
1990 Population	7,387	22,383	159,604
2000 Population	7,673	22,245	164,205
2009 Population	7,998	22,897	173,329
2014 Population	8,250	23,535	179,643
1990-2000 Annual Rate	0.38%	-0.06%	0.28%
2000-2009 Annual Rate	0.45%	0.31%	0.59%
2009-2014 Annual Rate	0.62%	0.55%	0.72%

In the identified market area, the current year population is 173,329. In 2000, the Census count in the market area was 164,205. The rate of change since 2000 was 0.59 percent annually. The five-year projection for the population in the market area is 179,643, representing a change of 0.72 percent annually from 2009 to 2014. Currently, the population is 49.5 percent male and 50.5 percent female.

Households

	0.5 Miles	1 Miles	3 Miles
1990 Households	3,447	9,826	71,307
2000 Households	3,501	9,938	74,257
2009 Households	3,683	10,349	79,480
2014 Households	3,808	10,667	82,623
1990-2000 Annual Rate	0.16%	0.11%	0.41%
2000-2009 Annual Rate	0.55%	0.44%	0.74%
2009-2014 Annual Rate	0.67%	0.61%	0.78%

The household count in this market area has changed from 74,257 in 2000 to 79,480 in the current year, a change of 0.74 percent annually. The five-year projection of households is 82,623, a change of 0.78 percent annually from the current year total. Average household size is currently 2.11, compared to 2.13 in the year 2000. The number of families in the current year is 35,764 in the market area.

Housing

Currently, 45.7 percent of the 85,039 housing units in the market area are owner occupied; 47.8 percent, renter occupied; and 6.5 percent are vacant. In 2000, there were 78,515 housing units—46.8 percent owner occupied, 47.8 percent renter occupied and 5.4 percent vacant. The rate of change in housing units since 2000 is 0.87 percent. Median home value in the market area is \$278,634, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 4.68 percent annually to \$350,294. From 2000 to the current year, median home value changed by 6.18 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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Site Type: Ring	Radius: 0.5 Miles	Radius: 1 Miles	Radius: 3 Miles
Median Household Income			
1990 Median HH Income	\$23,092	\$23,531	\$24,282
2000 Median HH Income	\$33,178	\$37,107	\$38,479
2009 Median HH Income	\$44,779	\$49,657	\$52,452
2014 Median HH Income	\$50,273	\$53,548	\$55,767
1990-2000 Annual Rate	3.69%	4.66%	4.71%
2000-2009 Annual Rate	3.29%	3.2%	3.41%
2009-2014 Annual Rate	2.34%	1.52%	1.23%
Per Capita Income			
1990 Per Capita Income	\$13,248	\$12,272	\$14,073
2000 Per Capita Income	\$18,881	\$20,402	\$23,060
2009 Per Capita Income	\$25,750	\$26,988	\$30,537
2014 Per Capita Income	\$26,896	\$28,064	\$31,931
1990-2000 Annual Rate	3.61%	5.21%	5.06%
2000-2009 Annual Rate	3.41%	3.07%	3.08%
2009-2014 Annual Rate	0.87%	0.78%	0.9%
Average Household Income			
1990 Average Household Income	\$28,470	\$27,482	\$30,849
2000 Average Household Income	\$40,705	\$44,738	\$49,704
2009 Average HH Income	\$54,253	\$58,099	\$64,939
2014 Average HH Income	\$56,453	\$60,143	\$67,616
1990-2000 Annual Rate	3.64%	4.99%	4.89%
2000-2009 Annual Rate	3.15%	2.87%	2.93%
2009-2014 Annual Rate	0.8%	0.69%	0.81%

Households by Income

Current median household income is \$52,452 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$55,767 in five years. In 2000, median household income was \$38,479, compared to \$24,282 in 1990.

Current average household income is \$64,939 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$67,616 in five years. In 2000, average household income was \$49,704, compared to \$30,849 in 1990.

Current per capita income is \$30,537 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$31,931 in five years. In 2000, the per capita income was \$23,060, compared to \$14,073 in 1990.

Population by Employment

Total Businesses	283	872	12,848
Total Employees	2,959	12,386	165,984

Currently, 86.5 percent of the civilian labor force in the identified market area is employed and 13.5 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 91.3 percent of the civilian labor force, and unemployment will be 8.7 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, 70.9 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:

- 68.6 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 15.8 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 15.5 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 60.8 percent of the market area population drove alone to work, and 4.3 percent worked at home. The average travel time to work in 2000 was 23.4 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:

- 10.6 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 20.3 percent were high school graduates only (29.8 percent in the U.S.)
- 6.8 percent had completed an Associate degree (7.2 percent in the U.S.)
- 25.2 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 14.3 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)