

7724 SW 30th Ave, Portland OR 97219



**JL Lutz & Company Realtors
Jim Lutz, CCIM, SEC 503-750-6388
Chris Johnson, RECS 503-407-9928**



Executive Summary

Prepared By: Jim Lutz CCIM, SEC

Site Type: Radius	7724 SW 30th Ave Portland, OR 97219 Radius: .5 mile	7724 SW 30th Ave Portland, OR 97219 Radius: 1 mile	7724 SW 30th Ave Portland, OR 97219 Radius: 3 mile
-------------------	---	--	--

2008 Population

Total Population	4,459	14,934	97,572
Male Population	48.8%	48.7%	48.7%
Female Population	51.2%	51.3%	51.3%
Median Age	35.5	37.7	40.5

2008 Income

Median HH Income	\$53,586	\$61,518	\$70,743
Per Capita Income	\$32,473	\$36,973	\$46,194
Average HH Income	\$66,217	\$79,201	\$101,607

2008 Households

Total Households	2,175	7,035	43,886
Average Household Size	2.05	2.10	2.19
1990-2000 Annual Rate	0.59%	0.62%	0.97%

2008 Housing

Owner Occupied Housing Units	44.7%	55.3%	60.9%
Renter Occupied Housing Units	49.3%	39.2%	33.1%
Vacant Housing Units	6.0%	5.5%	6.0%

Population

1990 Population	4,197	14,079	88,028
2000 Population	4,311	14,629	93,829
2008 Population	4,459	14,934	97,572
2013 Population	4,601	15,321	101,434
1990-2000 Annual Rate	0.27%	0.38%	0.64%
2000-2008 Annual Rate	0.41%	0.25%	0.48%
2008-2013 Annual Rate	0.63%	0.51%	0.78%

In the identified market area, the current year population is 97,572. In 2000, the Census count in the market area was 93,829. The rate of change since 2000 was 0.48 percent annually. The five-year projection for the population in the market area is 101,434, representing a change of 0.78 percent annually from 2008 to 2013. Currently, the population is 48.7 percent male and 51.3 percent female.

Households

1990 Households	1,954	6,400	37,982
2000 Households	2,072	6,807	41,816
2008 Households	2,175	7,035	43,886
2013 Households	2,248	7,227	45,717
1990-2000 Annual Rate	0.59%	0.62%	0.97%
2000-2008 Annual Rate	0.59%	0.4%	0.59%
2008-2013 Annual Rate	0.66%	0.54%	0.82%

The household count in this market area has changed from 41,816 in 2000 to 43,886 in the current year, a change of 0.59 percent annually. The five-year projection of households is 45,717, a change of 0.82 percent annually from the current year total. Average household size is currently 2.19, compared to 2.21 in the year 2000. The number of families in the current year is 24,012 in the market area.

Housing

Currently, 60.9 percent of the 46,692 housing units in the market area are owner occupied; 33.1 percent, renter occupied; and 6.0 percent are vacant. In 2000, there were 44,064 housing units— 59.8 percent owner occupied, 34.9 percent renter occupied and 5.3 percent vacant. The rate of change in housing units since 2000 is 0.7 percent. Median home value in the market area is \$407,104, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.46 percent annually to \$437,761. From 2000 to the current year, median home value changed by 7.9 percent annually.



Executive Summary

Prepared By: Jim Lutz CCIM, SEC

Site Type: Radius	7724 SW 30th Ave Portland, OR 97219 Radius: .5 mile	7724 SW 30th Ave Portland, OR 97219 Radius: 1 mile	7724 SW 30th Ave Portland, OR 97219 Radius: 3 mile
Median Household Income			
1990 Median HH Income	\$27,352	\$30,762	\$37,425
2000 Median HH Income	\$40,387	\$47,539	\$55,786
2008 Median HH Income	\$53,586	\$61,518	\$70,743
2013 Median HH Income	\$64,029	\$69,808	\$78,460
1990-2000 Annual Rate	3.97%	4.45%	4.07%
2000-2008 Annual Rate	3.49%	3.17%	2.92%
2008-2013 Annual Rate	3.63%	2.56%	2.09%
Per Capita Income			
1990 Per Capita Income	\$14,249	\$16,868	\$23,213
2000 Per Capita Income	\$25,447	\$29,116	\$35,421
2008 Per Capita Income	\$32,473	\$36,973	\$46,194
2013 Per Capita Income	\$37,007	\$42,569	\$54,359
1990-2000 Annual Rate	5.97%	5.61%	4.32%
2000-2008 Annual Rate	3%	2.94%	3.27%
2008-2013 Annual Rate	2.65%	2.86%	3.31%
Average Household Income			
1990 Average Household Income	\$30,762	\$36,989	\$53,237
2000 Average Household Income	\$52,725	\$62,272	\$78,236
2008 Average HH Income	\$66,217	\$79,201	\$101,607
2013 Average HH Income	\$75,358	\$91,116	\$119,372
1990-2000 Annual Rate	5.54%	5.35%	3.92%
2000-2008 Annual Rate	2.8%	2.96%	3.22%
2008-2013 Annual Rate	2.62%	2.84%	3.28%

Households by Income

Current median household income is \$70,743 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$78,460 in five years. In 2000, median household income was \$55,786, compared to \$37,425 in 1990.

Current average household income is \$101,607 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$119,372 in five years. In 2000, average household income was \$78,236, compared to \$53,237 in 1990.

Current per capita income is \$46,194 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$54,359 in five years. In 2000, the per capita income was \$35,421, compared to \$23,213 in 1990.

Population by Employment

Total Businesses	401	1,201	6,066
Total Employees	2,393	7,366	60,622

Currently, 95.8 percent of the civilian labor force in the identified market area is employed and 4.2 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 95.9 percent of the civilian labor force, and unemployment will be 4.1 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, 71.6 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:

- 80.0 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 10.2 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 9.9 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 72.3 percent of the market area population drove alone to work, and 6.0 percent worked at home. The average travel time to work in 2000 was 20.5 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:

- 3.9 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 11.4 percent were high school graduates only (29.6 percent in the U.S.)
- 6.1 percent had completed an Associate degree (7.2 percent in the U.S.)
- 34.6 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 24.5 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)