

8804 SE Ellis St, Portland OR 97266



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8804 SE Ellis St, Portland, OR, 97266

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

2009 Population

Total Population	5,542	20,822	168,553
Male Population	50.2%	49.6%	49.2%
Female Population	49.8%	50.4%	50.8%
Median Age	32.2	34.7	36.4

2009 Income

Median HH Income	\$47,707	\$46,616	\$53,644
Per Capita Income	\$17,945	\$19,257	\$24,796
Average HH Income	\$52,584	\$51,943	\$63,673

2009 Households

Total Households	1,867	7,628	64,681
Average Household Size	2.95	2.70	2.56

2009 Housing

Owner Occupied Housing Units	54.9%	53.0%	56.6%
Renter Occupied Housing Units	37.3%	39.2%	36.9%
Vacant Housing Units	7.8%	7.8%	6.5%

Population

1990 Population	4,509	17,230	134,091
2000 Population	5,158	19,367	152,048
2009 Population	5,542	20,822	168,553
2014 Population	5,781	21,694	177,187
1990-2000 Annual Rate	1.35%	1.18%	1.26%
2000-2009 Annual Rate	0.78%	0.79%	1.12%
2009-2014 Annual Rate	0.85%	0.82%	1%

In the identified market area, the current year population is 168,553. In 2000, the Census count in the market area was 152,048. The rate of change since 2000 was 1.12 percent annually. The five-year projection for the population in the market area is 177,187, representing a change of 1 percent annually from 2009 to 2014. Currently, the population is 49.2 percent male and 50.8 percent female.

Households

1990 Households	1,679	6,711	53,097
2000 Households	1,762	7,141	58,691
2009 Households	1,867	7,628	64,681
2014 Households	1,940	7,930	67,913
1990-2000 Annual Rate	0.48%	0.62%	1.01%
2000-2009 Annual Rate	0.63%	0.72%	1.06%
2009-2014 Annual Rate	0.77%	0.78%	0.98%

The household count in this market area has changed from 58,691 in 2000 to 64,681 in the current year, a change of 1.06 percent annually. The five-year projection of households is 67,913, a change of 0.98 percent annually from the current year total. Average household size is currently 2.56, compared to 2.54 in the year 2000. The number of families in the current year is 39,513 in the market area.

Housing

Currently, 56.6 percent of the 69,162 housing units in the market area are owner occupied; 36.9 percent, renter occupied; and 6.5 percent are vacant. In 2000, there were 62,043 housing units—57.4 percent owner occupied, 37.2 percent renter occupied and 5.4 percent vacant. The rate of change in housing units since 2000 is 1.18 percent. Median home value in the market area is \$236,094, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 4.83 percent annually to \$298,822. From 2000 to the current year, median home value changed by 5.94 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	\$21,923	\$22,242	\$25,865
2000 Median HH Income	\$36,057	\$35,056	\$39,294
2009 Median HH Income	\$47,707	\$46,616	\$53,644
2014 Median HH Income	\$51,748	\$51,116	\$56,784
1990-2000 Annual Rate	5.1%	4.65%	4.27%
2000-2009 Annual Rate	3.07%	3.13%	3.42%
2009-2014 Annual Rate	1.64%	1.86%	1.14%
Per Capita Income			
1990 Per Capita Income	\$9,663	\$10,110	\$12,288
2000 Per Capita Income	\$14,082	\$14,965	\$18,927
2009 Per Capita Income	\$17,945	\$19,257	\$24,796
2014 Per Capita Income	\$18,527	\$19,904	\$25,813
1990-2000 Annual Rate	3.84%	4%	4.41%
2000-2009 Annual Rate	2.66%	2.76%	2.96%
2009-2014 Annual Rate	0.64%	0.66%	0.81%
Average Household Income			
1990 Average Household Income	\$24,704	\$25,192	\$30,566
2000 Average Household Income	\$40,117	\$39,260	\$47,728
2009 Average HH Income	\$52,584	\$51,943	\$63,673
2014 Average HH Income	\$54,500	\$53,766	\$66,351
1990-2000 Annual Rate	4.97%	4.54%	4.56%
2000-2009 Annual Rate	2.97%	3.07%	3.17%
2009-2014 Annual Rate	0.72%	0.69%	0.83%

Households by Income

Current median household income is \$53,644 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$56,784 in five years. In 2000, median household income was \$39,294, compared to \$25,865 in 1990.

Current average household income is \$63,673 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$66,351 in five years. In 2000, average household income was \$47,728, compared to \$30,566 in 1990.

Current per capita income is \$24,796 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$25,813 in five years. In 2000, the per capita income was \$18,927, compared to \$12,288 in 1990.

Population by Employment

Total Businesses	194	587	4,680
Total Employees	1,193	4,607	38,492

Currently, 85.6 percent of the civilian labor force in the identified market area is employed and 14.4 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 90.6 percent of the civilian labor force, and unemployment will be 9.4 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, 67.0 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:

- 57.8 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 18.8 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 23.3 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 67.9 percent of the market area population drove alone to work, and 3.9 percent worked at home. The average travel time to work in 2000 was 25.3 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:

- 15.5 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 29.0 percent were high school graduates only (29.8 percent in the U.S.)
- 7.1 percent had completed an Associate degree (7.2 percent in the U.S.)
- 15.7 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.7 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)