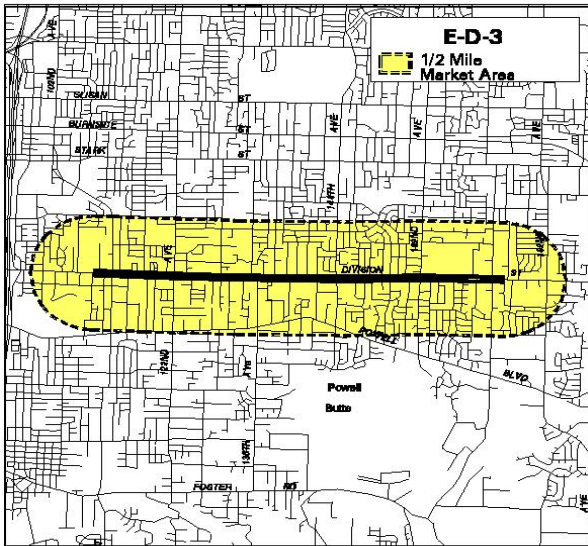


Boundaries: SE 109th to SE 175th
 Length: 3.33 miles

OVERVIEW

This long segment of Division is a Region 2040 designated main street. Compared to a citywide average, this segment's market area has significantly more people and households per acre, and household size is well above average. Housing prices are lower than city average, as are average incomes. The area is slightly more diverse racially than Portland overall, and has a significant percentage of Hispanic residents (10.3%). The area also has significantly more children than the Portland average. The area has a relatively large number of businesses, but fewer per mile than average. There is a higher than average number of very small firms. Retail uses (46%) dominate this segment, and most employees are estimated to work in Retail (66%). Zoning in this segment is a mixture of General Commercial (29%) and Neighborhood Commercial (19%), however, about 50% of the lots are zoned Multi-dwelling residential. There are a number of lots over 100,000 square feet in size.



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic *Source: PDOT*

TSP Street Classification ¹ :	District Collector Street
Average Daily Traffic Volume ² :	34,687
Number of Traffic Lanes:	4

Transit *Sources: PDOT and Metro*

TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Route 4

Pedestrian *Source: PDOT*

TSP Street Classification ¹ :	City Walkway
Pedestrian District:	No

Bicycle *Source: PDOT*

TSP Street Classification ¹ :	City Bikeway
Bike Lane:	Partial

MARKET AREA SUMMARY for 1/2-mile area around the street segment

Demographic Information *Source: CN*

	Segment	Portland
Total Population	21,812	530,638
People per Acre	8.3	5.5
Total Households	7,853	224,425
Households per Acre	3.0	2.3
Mean Household Size	2.8	2.4
Mean Household Income	\$44,953	\$52,020

Age Distribution *Source: CN*

	Segment	Portland
0 - 17 Years Old	29%	21%
18 - 34 Years Old	24%	29%
35 - 64 Years Old	36%	39%
65+ Years Old	11%	12%

Ethnic and Racial Composition *Source: CN*

	Segment	Portland
Non-Hispanic	89.7%	93.2%
White	74.6%	75.5%
Black	2.6%	6.2%
Native American	1.0%	0.9%
Asian	7.4%	6.3%
Pacific Islander	0.2%	0.4%
Other Race	0.2%	0.2%
Two or More Races	3.7%	3.8%
Hispanic	10.3%	6.8%

Real Estate Sales *Source: CA*

	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$140,135	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	92%	114%

DATA SOURCES / YEAR: Portland Office of Transportation, 2003 (PDOT); Metro, 2004 (Metro); US Census, 2000 (CN); County Assessor, 2004 (CA)

¹ Where more than one classification in Portland's Transportation System Plan (TSP) exists per category, the one that spans the greatest distance is reported.

² This figure represents the mean weighted Average Daily Traffic Volume for the segment.

³ Single-Family Residence

SE DIVISION STREET

Street Segment ID: E-D-3

Boundaries: SE 109TH TO SE 175TH
 Length: 3.33 miles

LAND USE AND ZONING SUMMARY for lots that front the street segment

Number and Size of Lots by Zone Type *Source: BOP*

ZONE TYPE	Number of Lots		Size of Lots			Number of Lots by Size (SQFT)				
	Total Lots	% of Total Lots	Total SQFT	% of Total SQFT	Average SQFT	0-4,999	5,000-19,999	20,000-43,559	43,560-99,999	100,000+
Commercial	139	49%	4,258,768	46%	30,639	4	80	39	12	4
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	141	50%	4,860,770	53%	34,474	4	94	18	15	10
Other ¹	2	1%	46,017	1%	23,008	0	1	1	0	0
Total	282	100%	9,165,554	100%	32,502	8	175	58	27	14

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²
COMMERCIAL	General Commercial	29%
	Central Commercial	0%
	Storefront Commercial	0%
	Mixed Commercial/Residential	1%
	Neighborhood Commercial	19%
	Office Commercial	0%
E & I	Employment	0%
	Industrial	0%
RES	Single-Dwelling Residential	0%
	Multi-Dwelling Residential	50%
	Other ¹	1%

Approximate Lot Utilization (lots used as zoned) by Zone Type *Sources: BOP and CA*

	Segment	All Segments ²
Commercial	86%	79%
Employment & Industrial	N/A	82%
Residential	89%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	11%	6%
Employment & Industrial	N/A	13%
Residential	10%	6%

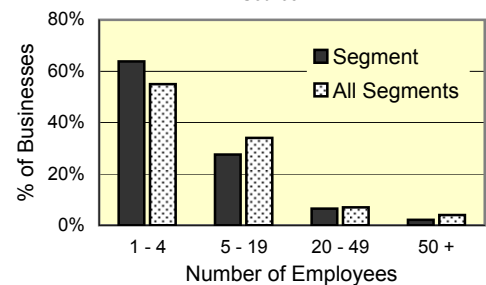
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	46%	34%	68%	34%
Personal Services	11%	8%	7%	5%
Other Services	6%	10%	5%	11%
Office	26%	28%	13%	26%
Auto Service/Repair	2%	5%	2%	3%
Auto Sales/Rental	2%	2%	1%	3%
Institutional	1%	4%	4%	10%
Industrial	5%	9%	1%	8%
Agriculture/Mining	1%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP* 185

Businesses per Mile	56
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-21%

Estimated Number of Employees³ *Source: IP* 1824

Employees per Mile	548
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-35%

DATA SOURCES / YEAR: Portland Bureau of Planning, 2004 (BOP); County Assessor, 2004 (CA); Inside Prospects, 2002-3 (IP)

¹ "Other" zone type includes Portland's Open Space (OS) and Institutional Residential (IR) zones, as well as commercial zones in other jurisdictions.

² "All Segments" figures derived from data from all ninety-three commercial street segments in this study.

³ Number of employees derived by multiplying number of businesses by average number of employees. See methodology section for further detail.