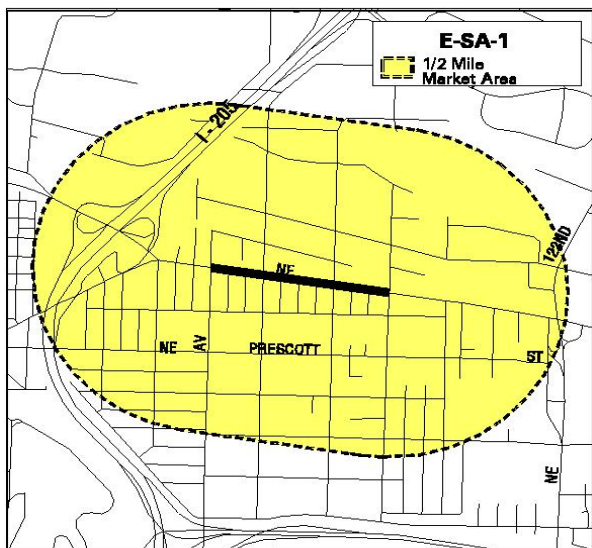


Boundaries: NE 102ND TO NE 112TH

Length: 0.51 miles

**OVERVIEW**

This short segment on Sandy Boulevard east of I-205 is a Region 2040 designated main street. Compared to a citywide average, this segment's market area has significantly fewer people and households per acre, and household size is average. Housing prices are significantly lower than city average, as are average incomes in this market area. The area is slightly more diverse racially than Portland overall, with notable differences in the number of Asian residents. The area has more children than the Portland average, and fewer seniors. Median prices for single-family houses in this market area are significantly lower than citywide. There is a higher than average number of small firms in this segment. Retail (36%) and Office (33%) uses are most frequent along this section of Sandy, with a higher than average proportion of Auto Service/Repair uses (9%). Lots along the segment are predominately zoned General Commercial (96%).



Street Segment and Surrounding 1/2-Mile Market Area

**TRANSPORTATION SUMMARY**

**Traffic** Source: PDOT

TSP Street Classification <sup>1</sup> :	Major City Traffic Street
Average Daily Traffic Volume <sup>2</sup> :	24,207
Number of Traffic Lanes:	4

**Transit** Sources: PDOT and Metro

TSP Street Classification <sup>1</sup> :	Transit Access Street
Transit Service:	Bus Route 12

**Pedestrian** Source: PDOT

TSP Street Classification <sup>1</sup> :	City Walkway
Pedestrian District:	No

**Bicycle** Source: PDOT

TSP Street Classification <sup>1</sup> :	City Bikeway
Bike Lane:	Partial

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

**Demographic Information** Source: CN

	Segment	Portland
<b>Total Population</b>	<b>3,442</b>	<b>530,638</b>
People per Acre	4.2	5.5
<b>Total Households</b>	<b>1,432</b>	<b>224,425</b>
Households per Acre	1.7	2.3
<b>Mean Household Size</b>	<b>2.4</b>	<b>2.4</b>
<b>Mean Household Income</b>	<b>\$34,206</b>	<b>\$52,020</b>

**Age Distribution** Source: CN

	Segment	Portland
0 - 17 Years Old	26%	21%
18 - 34 Years Old	24%	29%
35 - 64 Years Old	41%	39%
65+ Years Old	9%	12%

**Ethnic and Racial Composition** Source: CN

	Segment	Portland
<b>Non-Hispanic</b>	<b>92.7%</b>	<b>93.2%</b>
White	71.7%	75.5%
Black	5.3%	6.2%
Native American	1.2%	0.9%
Asian	9.4%	6.3%
Pacific Islander	0.4%	0.4%
Other Race	0.1%	0.2%
Two or More Races	4.7%	3.8%
<b>Hispanic</b>	<b>7.3%</b>	<b>6.8%</b>

**Real Estate Sales** Source: CA

	Segment	Portland
Median SFR <sup>3</sup> Sales Price (00-04)	\$129,925	\$160,500
% Change in SFR <sup>3</sup> Sales Price (from 1990-94 to 2000-04)	100%	114%

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

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

<sup>2</sup> This figure represents the mean weighted Average Daily Traffic Volume for the segment.

<sup>3</sup> Single-Family Residence

**NE SANDY BLVD**

Street Segment ID: E-SA-1

Boundaries: NE 102ND TO NE 112TH  
 Length: 0.51 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	49	96%	885,203	91%	18,065	7	27	9	6	0
Employment & Industrial	2	4%	87,972	9%	43,986	0	0	1	1	0
Residential	0	0%	0	0%	0	0	0	0	0	0
Other <sup>1</sup>	0	0%	0	0%	0	0	0	0	0	0
<b>Total</b>	<b>51</b>	<b>100%</b>	<b>973,176</b>	<b>100%</b>	<b>19,082</b>	<b>7</b>	<b>27</b>	<b>10</b>	<b>7</b>	<b>0</b>

**Distribution of Lots by Zone Type** *Source: BOP*

	Segment	All Segments <sup>2</sup>
COMMERCIAL	General Commercial	23%
	Central Commercial	4%
	Storefront Commercial	24%
	Mixed Commercial/Residential	2%
	Neighborhood Commercial	6%
	Office Commercial	1%
E & I	Employment	9%
	Industrial	2%
RES	Single-Dwelling Residential	4%
	Multi-Dwelling Residential	24%
	Other <sup>1</sup>	1%

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

	Segment	All Segments <sup>2</sup>
Commercial	92%	79%
Employment & Industrial	100%	82%
Residential	N/A	91%

**Approximate Lot Vacancy by Zone Type**

*Sources: BOP and CA*

	Segment	All Segments <sup>2</sup>
Commercial	6%	6%
Employment & Industrial	0%	13%
Residential	N/A	6%

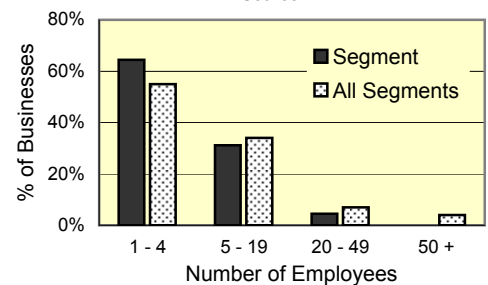
**BUSINESS AND EMPLOYEE SUMMARY** for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees <sup>3</sup>	
	Segment	All Segments <sup>2</sup>	Segment	All Segments <sup>2</sup>
Retail	36%	34%	58%	34%
Personal Services	4%	8%	1%	5%
Other Services	9%	10%	5%	11%
Office	33%	28%	23%	26%
Auto Service/Repair	9%	5%	5%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	0%	4%	0%	10%
Industrial	9%	9%	8%	8%
Agriculture/Mining	0%	0%	0%	0%

**Businesses by Size**

*Source: IP*



**Approximate Number of Businesses** *Source: IP* 45

Businesses per Mile	88
Businesses per Mile for All Segments <sup>2</sup>	70
% Different from All Segments <sup>2</sup>	26%

**Estimated Number of Employees<sup>3</sup>** *Source: IP* 263

Employees per Mile	515
Employees per Mile for All Segments <sup>2</sup>	837
% Different from All Segments <sup>2</sup>	-39%

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

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

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

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