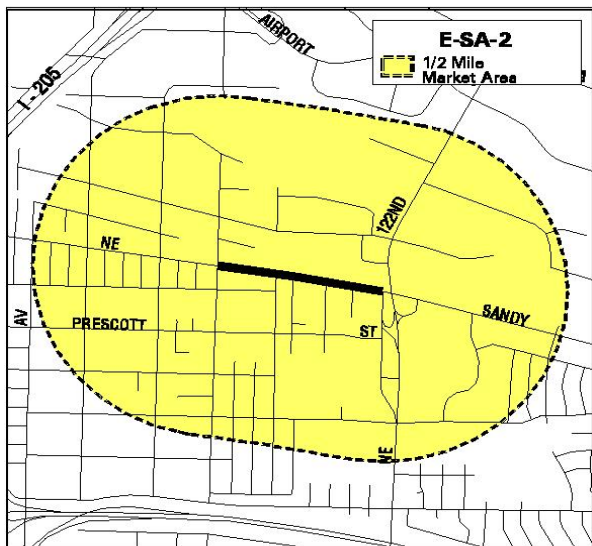


Boundaries: NE 112TH TO NE 121ST

Length: 0.45 miles

**OVERVIEW**

This short segment on Sandy Boulevard east of I-205 is a Region 2040 designated corridor. Compared to a citywide average, this segment's market area slightly fewer people and households per acre, and household size is above average. Housing prices are significantly lower than city average, as are average incomes in this market area. The area is significantly more diverse racially than Portland overall, with notable differences in the number of African American (Black) residents. The percentage of Hispanic persons is also above city-average. The area has fewer children than the Portland average, and fewer seniors. Median prices for single-family houses in this market area are significantly lower than citywide. There are only a small number of businesses, and over 70% are small firms with four employees or less. Retail (47%) is the most frequent commercial use; the segment is considerably above average in Other Services (32%) and Auto Service/Repair uses (11%). Lots along the segment are zoned General Commercial (81%) and Multi-Dwelling Residential (19%).



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> :	20,501
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>4,072</b>	<b>530,638</b>
People per Acre	5.2	5.5
<b>Total Households</b>	<b>1,410</b>	<b>224,425</b>
Households per Acre	1.8	2.3
<b>Mean Household Size</b>	<b>2.9</b>	<b>2.4</b>
<b>Mean Household Income</b>	<b>\$34,041</b>	<b>\$52,020</b>

**Age Distribution** Source: CN

	Segment	Portland
0 - 17 Years Old	18%	21%
18 - 34 Years Old	35%	29%
35 - 64 Years Old	38%	39%
65+ Years Old	9%	12%

**Ethnic and Racial Composition** Source: CN

	Segment	Portland
<b>Non-Hispanic</b>	<b>89.4%</b>	<b>93.2%</b>
White	65.3%	75.5%
Black	11.2%	6.2%
Native American	1.0%	0.9%
Asian	7.3%	6.3%
Pacific Islander	0.4%	0.4%
Other Race	0.3%	0.2%
Two or More Races	4.1%	3.8%
<b>Hispanic</b>	<b>10.6%</b>	<b>6.8%</b>

**Real Estate Sales** Source: CA

	Segment	Portland
Median SFR <sup>3</sup> Sales Price (00-04)	\$133,000	\$160,500
% Change in SFR <sup>3</sup> Sales Price (from 1990-94 to 2000-04)	103%	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-2

Boundaries: NE 112TH TO NE 121ST  
 Length: 0.45 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	26	81%	573,647	89%	22,063	0	14	11	1	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	6	19%	68,076	11%	11,346	0	6	0	0	0
Other <sup>1</sup>	0	0%	0	0%	0	0	0	0	0	0
<b>Total</b>	<b>32</b>	<b>100%</b>	<b>641,723</b>	<b>100%</b>	<b>20,054</b>	<b>0</b>	<b>20</b>	<b>11</b>	<b>1</b>	<b>0</b>

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

	Segment	All Segments <sup>2</sup>	
COMMERCIAL	General Commercial	81%	23%
	Central Commercial	0%	4%
	Storefront Commercial	0%	24%
	Mixed Commercial/Residential	0%	2%
	Neighborhood Commercial	0%	6%
	Office Commercial	0%	1%
E & I	Employment	0%	9%
	Industrial	0%	2%
RES	Single-Dwelling Residential	0%	4%
	Multi-Dwelling Residential	19%	24%
	Other <sup>1</sup>	0%	1%

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

	Segment	All Segments <sup>2</sup>
Commercial	65%	79%
Employment & Industrial	N/A	82%
Residential	100%	91%

**Approximate Lot Vacancy by Zone Type**

*Sources: BOP and CA*

	Segment	All Segments <sup>2</sup>
Commercial	12%	6%
Employment & Industrial	N/A	13%
Residential	0%	6%

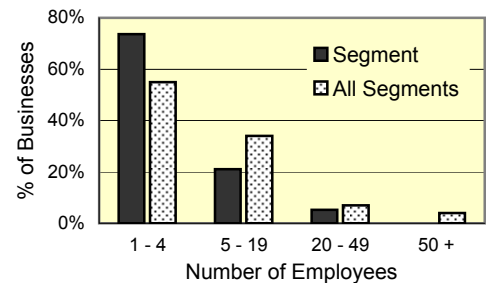
**BUSINESS AND EMPLOYEE SUMMARY** for lots that front the street segment

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	47%	34%	68%	34%
Personal Services	0%	8%	0%	5%
Other Services	32%	10%	10%	11%
Office	0%	28%	0%	26%
Auto Service/Repair	11%	5%	15%	3%
Auto Sales/Rental	5%	2%	3%	3%
Institutional	0%	4%	0%	10%
Industrial	5%	9%	3%	8%
Agriculture/Mining	0%	0%	0%	0%

**Businesses by Size**

*Source: IP*



**Approximate Number of Businesses** *Source: IP* 19

Businesses per Mile	42
Businesses per Mile for All Segments <sup>2</sup>	70
% Different from All Segments <sup>2</sup>	-40%

**Estimated Number of Employees<sup>3</sup>** *Source: IP* 107

Employees per Mile	237
Employees per Mile for All Segments <sup>2</sup>	837
% Different from All Segments <sup>2</sup>	-72%

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.