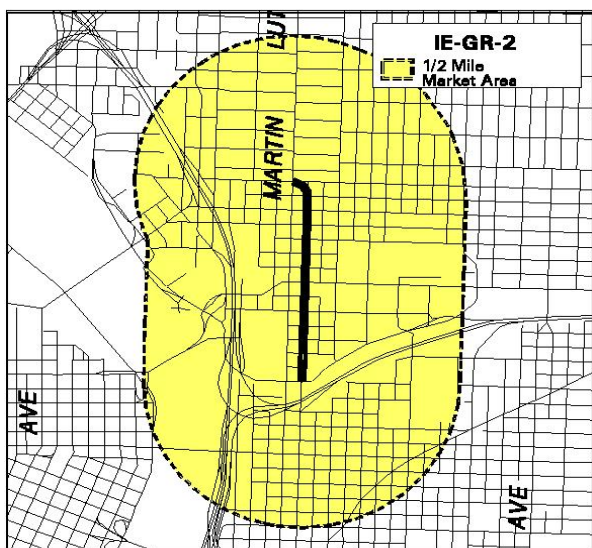


Boundaries: NE Hancock to NE Glisan
 Length: 0.71 miles

OVERVIEW

This segment on NE/SE Grand is a designated Corridor in the Region 2040 Plan. Compared to the citywide average, the people per acre are below the average, while households per acre are above the average. Household size is also below average. Housing prices have appreciated 305% and are significantly higher than the city average; household incomes, however, are well below the average. The segment is racially diverse; the African American population is more than three times the city average. The segment has a higher than average young adult (18-34 year-olds) population and a significantly lower than average of 0-17 year olds (13% versus 21%). The segment has a lower than average number of small firms and a higher than average medium-large sized firms. Office and Other Services are the dominant uses (44% and 22%, respectively) making up 79% of the employment. Zoning in this segment is primarily Central Commercial (86%) and Employment (14%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Major City Traffic Street
Average Daily Traffic Volume ² :	20,471
Number of Traffic Lanes:	2, 3, and 4
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Route 6
Pedestrian <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Pedestrian District
Pedestrian District:	Yes
Bicycle <i>Source: PDOT</i>	
TSP Street Classification ¹ :	City Bikeway
Bike Lane:	No

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

Demographic Information <i>Source: CN</i>		
	Segment	Portland
Total Population	4,555	530,638
People per Acre	4.8	5.5
Total Households	2,457	224,425
Households per Acre	2.6	2.3
Mean Household Size	1.9	2.4
Mean Household Income	\$37,855	\$52,020
Age Distribution <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	13%	21%
18 - 34 Years Old	37%	29%
35 - 64 Years Old	36%	39%
65+ Years Old	14%	12%

Ethnic and Racial Composition <i>Source: CN</i>		
	Segment	Portland
Non-Hispanic	93.6%	93.2%
White	64.7%	75.5%
Black	20.1%	6.2%
Native American	1.3%	0.9%
Asian	1.9%	6.3%
Pacific Islander	0.1%	0.4%
Other Race	0.5%	0.2%
Two or More Races	4.9%	3.8%
Hispanic	6.4%	6.8%

Real Estate Sales <i>Source: CA</i>		
	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$230,849	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	305%	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

NE GRAND AVENUE

Street Segment ID: IE-GR-2

Boundaries: NE Hancock to NE Glisan
 Length: 0.71 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	32	86%	680,227	93%	21,257	5	18	7	1	1
Employment & Industrial	5	14%	51,995	7%	10,399	1	3	1	0	0
Residential	0	0%	0	0%	0	0	0	0	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	37	100%	732,222	100%	19,790	6	21	8	1	1

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²	
COMMERCIAL	General Commercial	0%	23%
	Central Commercial	86%	4%
	Storefront Commercial	0%	24%
	Mixed Commercial/Residential	0%	2%
	Neighborhood Commercial	0%	6%
	Office Commercial	0%	1%
E & I	Employment	14%	9%
	Industrial	0%	2%
RES	Single-Dwelling Residential	0%	4%
	Multi-Dwelling Residential	0%	24%
	Other ¹	0%	1%

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

	Segment	All Segments ²
Commercial	78%	79%
Employment & Industrial	80%	82%
Residential	N/A	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	19%	6%
Employment & Industrial	20%	13%
Residential	N/A	6%

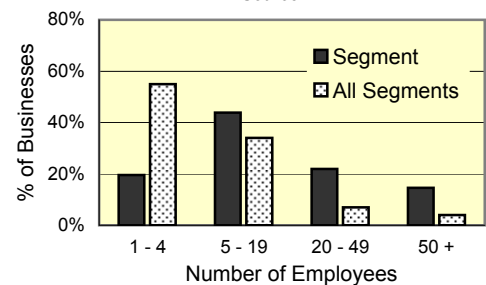
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	20%	34%	14%	34%
Personal Services	5%	8%	2%	5%
Other Services	22%	10%	41%	11%
Office	44%	28%	38%	26%
Auto Service/Repair	0%	5%	0%	3%
Auto Sales/Rental	2%	2%	2%	3%
Institutional	2%	4%	1%	10%
Industrial	5%	9%	1%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP* 41

Businesses per Mile	58
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-18%

Estimated Number of Employees³ *Source: IP* 1487

Employees per Mile	2094
Employees per Mile for All Segments ²	837
% Different from All Segments ²	150%

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.