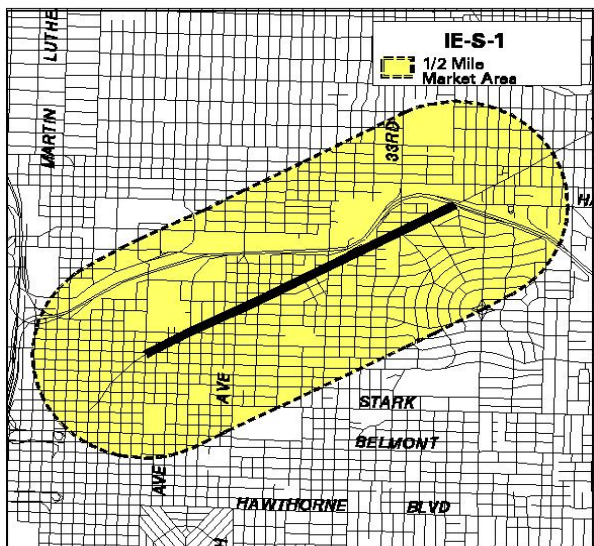


Boundaries: SE 12th to I-84 (NE 37th)

Length: 1.55 miles

OVERVIEW

This long segment on NE/SE Sandy is a designated Main Street in the Region 2040 Plan. Compared to the citywide average, people and households per acre are above the average. Household size is below average. Housing prices have appreciated 155% and are higher than the city average; household incomes, however, are slightly below the average. The segment is slightly below the citywide average percentages for racial diversity, with 81.4% Non-Hispanic White, 5.9% African American, and 5.1% Hispanic. The segment has a higher than average young adult (18-34 year-olds) population and Older adult population, and a significantly lower than average of 0-17 year olds (13% versus 21%). The segment has a lower than average percentage of small firms and a higher percentage of medium to large firms. There is a mix of business types, ranging from Retail, Other Services, Office, Auto sales and rental, and Industrial use. Industrial use alone comprised 39% of the Employment in the segment. Zoning in this segment is mixed, but primarily General Commercial (32%), Storefront Commercial (44%), and Employment (24%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic *Source: PDOT*

TSP Street Classification ¹ :	Major City Traffic Street
Average Daily Traffic Volume ² :	23,348
Number of Traffic Lanes:	4

Transit *Sources: PDOT and Metro*

TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Route 12

Pedestrian *Source: PDOT*

TSP Street Classification ¹ :	City Walkway
Pedestrian District:	No

Bicycle *Source: PDOT*

TSP Street Classification ¹ :	City Bikeway
Bike Lane:	No

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

Demographic Information *Source: CN*

	Segment	Portland
Total Population	13,772	530,638
People per Acre	9.2	5.5
Total Households	7,314	224,425
Households per Acre	4.9	2.3
Mean Household Size	1.9	2.4
Mean Household Income	\$49,134	\$52,020

Age Distribution *Source: CN*

	Segment	Portland
0 - 17 Years Old	13%	21%
18 - 34 Years Old	37%	29%
35 - 64 Years Old	41%	39%
65+ Years Old	9%	12%

Ethnic and Racial Composition *Source: CN*

	Segment	Portland
Non-Hispanic	94.9%	93.2%
White	81.4%	75.5%
Black	5.9%	6.2%
Native American	1.1%	0.9%
Asian	2.7%	6.3%
Pacific Islander	0.1%	0.4%
Other Race	0.5%	0.2%
Two or More Races	3.3%	3.8%
Hispanic	5.1%	6.8%

Real Estate Sales *Source: CA*

	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$255,000	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	155%	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/SE SANDY BLVD

Street Segment ID: IE-S-1

Boundaries: SE 12th to I-84 (NE 37th)
 Length: 1.55 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	93	76%	878,744	59%	9,449	32	55	5	1	0
Employment & Industrial	29	24%	616,514	41%	21,259	8	11	5	5	0
Residential	1	1%	4,995	0%	4,995	1	0	0	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	123	100%	1,500,253	100%	12,197	41	66	10	6	0

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²	
COMMERCIAL	General Commercial	32%	23%
	Central Commercial	0%	4%
	Storefront Commercial	44%	24%
	Mixed Commercial/Residential	0%	2%
	Neighborhood Commercial	0%	6%
	Office Commercial	0%	1%
E & I	Employment	24%	9%
	Industrial	0%	2%
RES	Single-Dwelling Residential	0%	4%
	Multi-Dwelling Residential	1%	24%
	Other ¹	0%	1%

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

	Segment	All Segments ²
Commercial	95%	79%
Employment & Industrial	93%	82%
Residential	100%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	2%	6%
Employment & Industrial	7%	13%
Residential	0%	6%

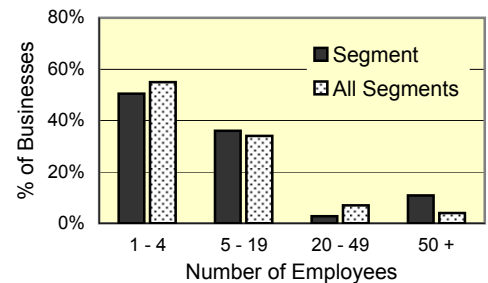
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	21%	34%	8%	34%
Personal Services	8%	8%	7%	5%
Other Services	18%	10%	12%	11%
Office	22%	28%	15%	26%
Auto Service/Repair	1%	5%	1%	3%
Auto Sales/Rental	10%	2%	12%	3%
Institutional	5%	4%	5%	10%
Industrial	14%	9%	39%	8%
Agriculture/Mining	2%	0%	1%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP* 111

Businesses per Mile	72
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	2%

Estimated Number of Employees³ *Source: IP* 2065

Employees per Mile	1332
Employees per Mile for All Segments ²	837
% Different from All Segments ²	59%

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.