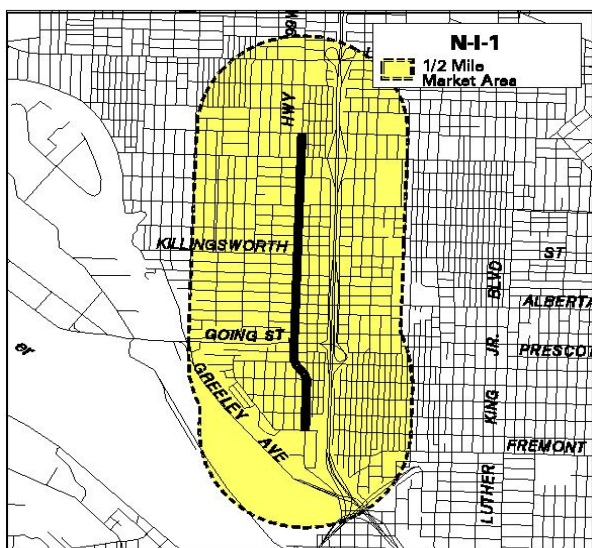


Boundaries: N Overlook to N Dekum
 Length: 1.55 miles

OVERVIEW

This long segment on N Interstate is a designated corridor in the Region 2040 Plan. This segment's population and household per acre are above average; household size is above average. Housing prices and average incomes are lower than the city average. The area is more racially diverse than Portland overall, with an above average mix of African-Americans (20.2%) and Hispanic (10.3%) populations. The segment is average in its adult distribution, but is slightly above average in the number of children. An average number of small to medium firms and an above average vacancy in Employment and Industrial lots. Other Services (24%) and Industrial (17%) are the dominant uses. Zoning in this segment is predominantly Multi-Dwelling Residential (49%), General Commercial (25%), and Employment (20%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic <i>Source: PDOT</i>	
TSP Street Classification ¹ :	District Collector Street
Average Daily Traffic Volume ² :	13,125
Number of Traffic Lanes:	2 and 3
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Regional Transitway/Major Transit Street
Transit Service:	Max Line
Pedestrian <i>Source: PDOT</i>	
TSP Street Classification ¹ :	City Walkway
Pedestrian District:	No
Bicycle <i>Source: PDOT</i>	
TSP Street Classification ¹ :	City Bikeway
Bike Lane:	Partial

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

Demographic Information <i>Source: CN</i>		
	Segment	Portland
Total Population	13,241	530,638
People per Acre	8.9	5.5
Total Households	5,261	224,425
Households per Acre	3.5	2.3
Mean Household Size	2.5	2.4
Mean Household Income	\$44,010	\$52,020

Age Distribution <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	24%	21%
18 - 34 Years Old	29%	29%
35 - 64 Years Old	38%	39%
65+ Years Old	9%	12%

Ethnic and Racial Composition <i>Source: CN</i>		
	Segment	Portland
Non-Hispanic	89.7%	93.2%
White	56.9%	75.5%
Black	20.2%	6.2%
Native American	1.0%	0.9%
Asian	4.9%	6.3%
Pacific Islander	0.9%	0.4%
Other Race	0.3%	0.2%
Two or More Races	5.6%	3.8%
Hispanic	10.3%	6.8%

Real Estate Sales <i>Source: CA</i>		
	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$146,700	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	195%	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.

N INTERSTATE AVENUE

Street Segment ID: N-I-1

Boundaries: N Overlook to N Dekum
 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	38	26%	343,876	23%	9,049	18	18	0	2	0
Employment & Industrial	29	20%	278,988	19%	9,620	7	20	2	0	0
Residential	72	49%	507,155	35%	7,044	29	40	3	0	0
Other ¹	7	5%	333,725	23%	47,675	0	5	0	1	1
Total	146	100%	1,463,744	100%	10,026	54	83	5	3	1

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²	
COMMERCIAL	General Commercial	25%	23%
	Central Commercial	0%	4%
	Storefront Commercial	0%	24%
	Mixed Commercial/Residential	0%	2%
	Neighborhood Commercial	1%	6%
	Office Commercial	0%	1%
E & I	Employment	20%	9%
	Industrial	0%	2%
RES	Single-Dwelling Residential	1%	4%
	Multi-Dwelling Residential	49%	24%
	Other ¹	5%	1%

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

	Segment	All Segments ²
Commercial	76%	79%
Employment & Industrial	83%	82%
Residential	97%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	0%	6%
Employment & Industrial	17%	13%
Residential	3%	6%

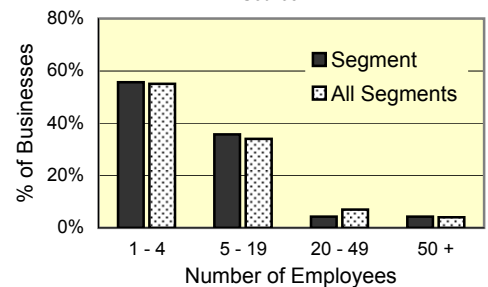
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	30%	34%	15%	34%
Personal Services	7%	8%	4%	5%
Other Services	24%	10%	44%	11%
Office	11%	28%	25%	26%
Auto Service/Repair	9%	5%	4%	3%
Auto Sales/Rental	1%	2%	0%	3%
Institutional	0%	4%	0%	10%
Industrial	17%	9%	8%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Businesses per Mile	70
Businesses per Mile for All Segments ²	45
% Different from All Segments ²	70
	-35%

Estimated Number of Employees³ *Source: IP*

Employees per Mile	826
Employees per Mile for All Segments ²	533
% Different from All Segments ²	837
	-36%

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.

