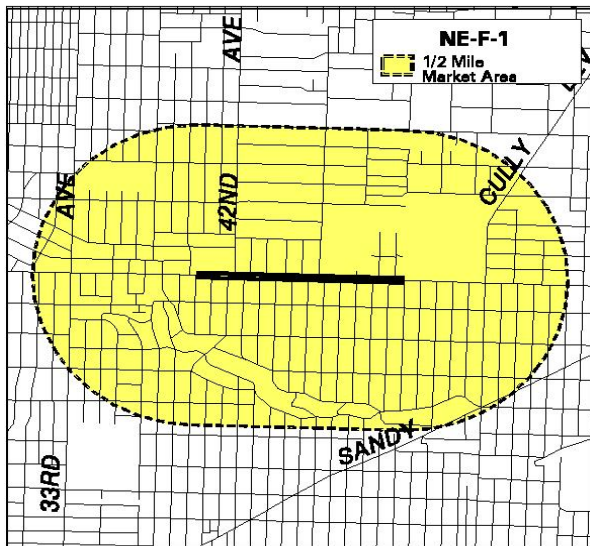


Boundaries: NE 40th Ave to NE 52nd Ave  
 Length: 0.64 miles

**OVERVIEW**

This segment on NE Fremont is a designated Main Street in the Region 2040 Plan. Compared to the citywide average, the people and households per acre are above the average; the household size is average. Housing prices have appreciated 149% and are significantly higher than the city average; household incomes are well above the average. The segment is not racially diverse, comprised predominantly of 88.8% Non Hispanic White. The segment has a higher than average older adult (35-64 year-olds) population and an average composition of children, young adults, and seniors. The segment has a higher than average number of medium sized firms. Retail and Office are the dominant uses (46% and 25%, respectively) making up 79% of the employment. Zoning in this segment is primarily Storefront Commercial (41%) and Multi Dwelling Residential (34%).



Street Segment and Surrounding 1/2-Mile Market Area

**TRANSPORTATION SUMMARY**

**Traffic** Source: PDOT

TSP Street Classification <sup>1</sup> :	Neighborhood Collector Street
Average Daily Traffic Volume <sup>2</sup> :	10,919
Number of Traffic Lanes:	2

**Transit** Sources: PDOT and Metro

TSP Street Classification <sup>1</sup> :	Transit Access Street
Transit Service:	Bus Route 33

**Pedestrian** Source: PDOT

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

**Bicycle** Source: PDOT

TSP Street Classification <sup>1</sup> :	Local Service Bikeway
Bike Lane:	No

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

**Demographic Information** Source: CN

	Segment	Portland
<b>Total Population</b>	<b>7,709</b>	<b>530,638</b>
People per Acre	8.5	5.5
<b>Total Households</b>	<b>3,230</b>	<b>224,425</b>
Households per Acre	3.6	2.3
<b>Mean Household Size</b>	<b>2.4</b>	<b>2.4</b>
<b>Mean Household Income</b>	<b>\$74,130</b>	<b>\$52,020</b>

**Age Distribution** Source: CN

	Segment	Portland
0 - 17 Years Old	21%	21%
18 - 34 Years Old	21%	29%
35 - 64 Years Old	47%	39%
65+ Years Old	11%	12%

**Ethnic and Racial Composition** Source: CN

	Segment	Portland
<b>Non-Hispanic</b>	<b>97.9%</b>	<b>93.2%</b>
White	88.8%	75.5%
Black	1.8%	6.2%
Native American	0.5%	0.9%
Asian	4.3%	6.3%
Pacific Islander	0.1%	0.4%
Other Race	0.1%	0.2%
Two or More Races	2.3%	3.8%
<b>Hispanic</b>	<b>2.1%</b>	<b>6.8%</b>

**Real Estate Sales** Source: CA

	Segment	Portland
Median SFR <sup>3</sup> Sales Price (00-04)	\$225,000	\$160,500
% Change in SFR <sup>3</sup> Sales Price (from 1990-94 to 2000-04)	149%	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 FREMONT**

Street Segment ID: NE-F-1

Boundaries: NE 40th to NE 52nd  
Length: 0.64 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	37	50%	272,925	7%	7,376	5	32	0	0	0
Employment & Industrial	7	9%	41,085	1%	5,869	0	7	0	0	0
Residential	29	39%	363,839	10%	12,546	23	5	0	0	1
Other <sup>1</sup>	1	1%	2,961,383	81%	2,961,383	0	0	0	0	1
<b>Total</b>	<b>74</b>	<b>100%</b>	<b>3,639,231</b>	<b>100%</b>	<b>49,179</b>	<b>28</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>2</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	84%	79%
Employment & Industrial	100%	82%
Residential	93%	91%

**Approximate Lot Vacancy by Zone Type**

*Sources: BOP and CA*

	Segment	All Segments <sup>2</sup>
Commercial	5%	6%
Employment & Industrial	0%	13%
Residential	7%	6%

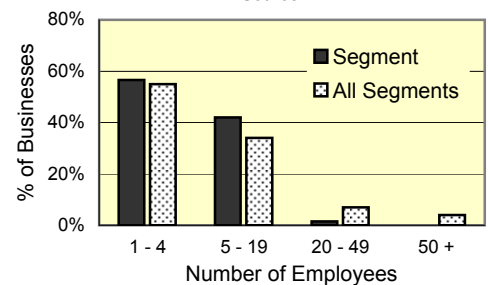
**BUSINESS AND EMPLOYEE SUMMARY** for lots that front the street segment

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	46%	34%	53%	34%
Personal Services	12%	8%	8%	5%
Other Services	4%	10%	4%	11%
Office	25%	28%	26%	26%
Auto Service/Repair	4%	5%	3%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	4%	4%	4%	10%
Industrial	4%	9%	2%	8%
Agriculture/Mining	0%	0%	0%	0%

**Businesses by Size**

*Source: IP*



**Approximate Number of Businesses** *Source: IP* 69

Businesses per Mile	108
Businesses per Mile for All Segments <sup>2</sup>	70
% Different from All Segments <sup>2</sup>	54%

**Estimated Number of Employees<sup>3</sup>** *Source: IP* 411

Employees per Mile	641
Employees per Mile for All Segments <sup>2</sup>	837
% Different from All Segments <sup>2</sup>	-23%

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.