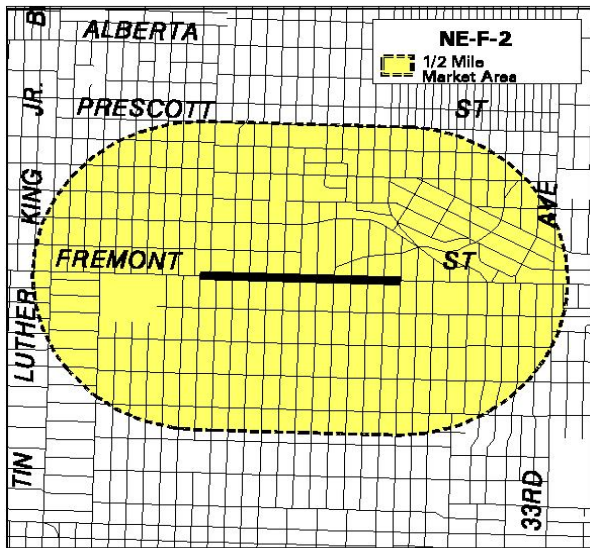


Boundaries: NE 13th Ave to NE 25th Ave

Length: 0.60 miles

OVERVIEW

This segment on NE Fremont is a designated Corridor in the Region 2040 Plan. Compared to the citywide average, people and households per acre are twice the average. Household size is average. Housing prices have appreciated 145% and are significantly higher than the city average; household incomes are well above the average. The segments racial diversity includes an average White population and an above average African American population. Hispanics are slightly below the average. The segment has a higher than average older adult (35-64 year-olds) population and a significantly lower than average senior population. The segment has a lower than average number of small firms and a higher than average medium-large sized firms. Retail is the dominant use making up 84% of the employment. Zoning in this segment is primarily Single Dwelling Residential (84%) and Neighborhood Commercial (16%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic *Source: PDOT*

TSP Street Classification ¹ :	Neighborhood Collector Street
Average Daily Traffic Volume ² :	9,671
Number of Traffic Lanes:	2

Transit *Sources: PDOT and Metro*

TSP Street Classification ¹ :	Transit Access Street
Transit Service:	Bus Route 33

Pedestrian *Source: PDOT*

TSP Street Classification ¹ :	City Walkway
Pedestrian District:	No

Bicycle *Source: PDOT*

TSP Street Classification ¹ :	Local Service Bikeway
Bike Lane:	No

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

Demographic Information *Source: CN*

	Segment	Portland
Total Population	9,754	530,638
People per Acre	11.0	5.5
Total Households	3,866	224,425
Households per Acre	4.4	2.3
Mean Household Size	2.5	2.4
Mean Household Income	\$78,295	\$52,020

Age Distribution *Source: CN*

	Segment	Portland
0 - 17 Years Old	23%	21%
18 - 34 Years Old	22%	29%
35 - 64 Years Old	46%	39%
65+ Years Old	9%	12%

Ethnic and Racial Composition *Source: CN*

	Segment	Portland
Non-Hispanic	95.8%	93.2%
White	73.3%	75.5%
Black	15.8%	6.2%
Native American	0.6%	0.9%
Asian	1.8%	6.3%
Pacific Islander	0.2%	0.4%
Other Race	0.3%	0.2%
Two or More Races	3.8%	3.8%
Hispanic	4.2%	6.8%

Real Estate Sales *Source: CA*

	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$269,900	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	145%	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 FREMONT

Street Segment ID: NE-F-2

Boundaries:
Length: 0.60 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	11	16%	180,166	38%	16,379	2	8	0	0	1
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	58	84%	289,378	62%	4,989	31	27	0	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	69	100%	469,544	100%	6,805	33	35	0	0	1

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²
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 ¹	1%

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

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

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

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

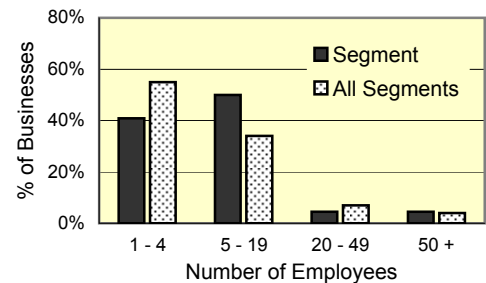
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	55%	34%	84%	34%
Personal Services	5%	8%	4%	5%
Other Services	14%	10%	2%	11%
Office	18%	28%	4%	26%
Auto Service/Repair	0%	5%	0%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	9%	4%	5%	10%
Industrial	0%	9%	0%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP* 22

Businesses per Mile	37
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-48%

Estimated Number of Employees³ *Source: IP* 345

Employees per Mile	575
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-31%

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.