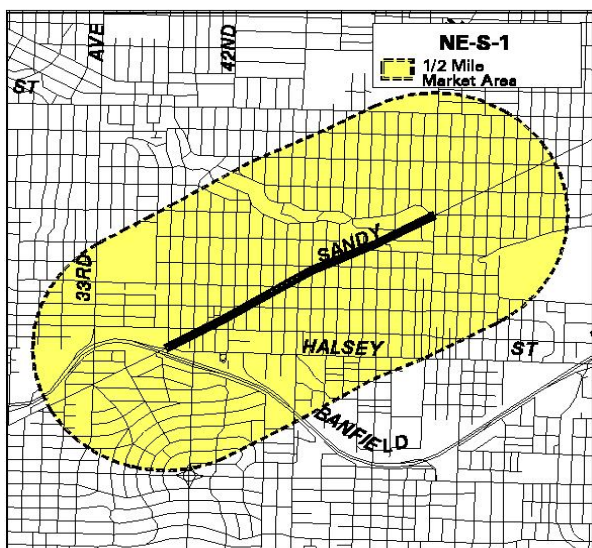


Boundaries: NE 37th to NE 54th

Length: 1.15 miles

OVERVIEW

This segment on NE 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 slightly below average. Housing prices have appreciated 130% and are above the city average; household incomes are above the average. The segment is below the average in racial diversity, with 87% Non-Hispanic White. The segment has a higher than average older adult (35-64 year-olds) population. The segments hover above and below the averages for small-to-large sized firms. Retail (39%) and Office (29%) are the dominant uses, making up 69% of the employment in the segment. Zoning is mostly Storefront Commercial (62%).



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 :	26,459
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:	Partial

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	11,499	530,638
People per Acre	9.3	5.5
Total Households	5,105	224,425
Households per Acre	4.1	2.3
Mean Household Size	2.3	2.4
Mean Household Income	\$65,015	\$52,020

Age Distribution Source: CN

	Segment	Portland
0 - 17 Years Old	19%	21%
18 - 34 Years Old	22%	29%
35 - 64 Years Old	47%	39%
65+ Years Old	11%	12%

Ethnic and Racial Composition Source: CN

	Segment	Portland
Non-Hispanic	97.6%	93.2%
White	87.2%	75.5%
Black	2.3%	6.2%
Native American	0.5%	0.9%
Asian	4.9%	6.3%
Pacific Islander	0.3%	0.4%
Other Race	0.3%	0.2%
Two or More Races	2.1%	3.8%
Hispanic	2.4%	6.8%

Real Estate Sales Source: CA

	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$230,000	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	130%	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 SANDY BLVD

Street Segment ID: NE-S-1

Boundaries: NE 37th to NE 54th
Length: 1.15 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	76	84%	793,983	63%	10,447	27	43	5	1	0
Employment & Industrial	1	1%	9,888	1%	9,888	0	1	0	0	0
Residential	13	14%	464,047	37%	35,696	3	4	3	1	2
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	90	100%	1,267,918	100%	14,088	30	48	8	2	2

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²	
COMMERCIAL	General Commercial	12%	23%
	Central Commercial	8%	4%
	Storefront Commercial	62%	24%
	Mixed Commercial/Residential	0%	2%
	Neighborhood Commercial	0%	6%
	Office Commercial	2%	1%
E & I	Employment	1%	9%
	Industrial	0%	2%
RES	Single-Dwelling Residential	0%	4%
	Multi-Dwelling Residential	14%	24%
	Other ¹	0%	1%

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

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

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

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

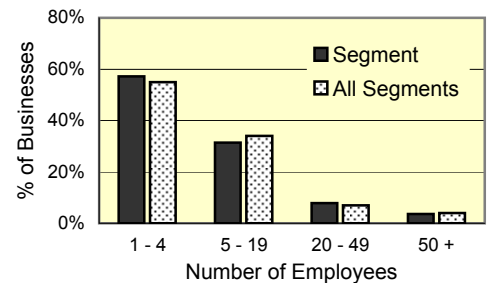
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	39%	34%	38%	34%
Personal Services	11%	8%	9%	5%
Other Services	11%	10%	5%	11%
Office	29%	28%	31%	26%
Auto Service/Repair	1%	5%	1%	3%
Auto Sales/Rental	1%	2%	0%	3%
Institutional	3%	4%	12%	10%
Industrial	4%	9%	3%	8%
Agriculture/Mining	1%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Approximate Number of Businesses	140
Businesses per Mile	122
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	74%

Estimated Number of Employees³ *Source: IP*

Estimated Number of Employees	1578
Employees per Mile	1372
Employees per Mile for All Segments ²	837
% Different from All Segments ²	64%

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.