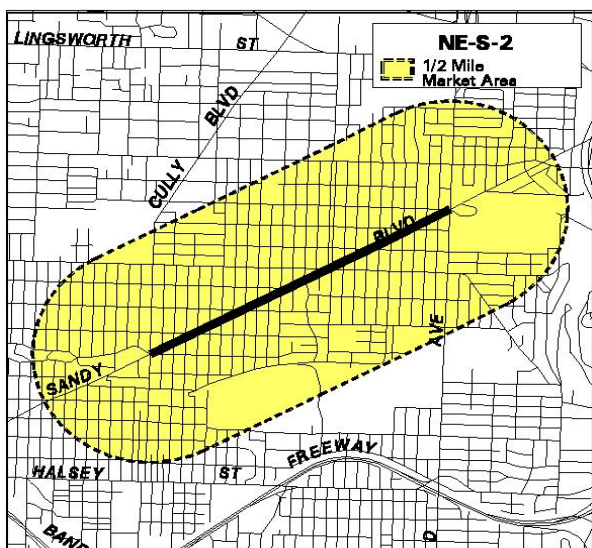


Boundaries: NE 57th to NE 82nd
 Length: 1.44 miles

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 average. Housing prices have appreciated 122% and are slightly above the city average; household incomes are slightly above the average. The segment is below the average in racial diversity, with 82% Non-Hispanic White. The segment has a higher than average older adult (35-64 year-olds) population. The segment has a higher than average percentage of small firms and below average medium-to-large sized firms. Office (30%) and Retail (28%) are the dominant uses, making up 58% of the employment in the segment. Zoning is mostly General Commercial (92%).



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 :	17,938
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	12,655	530,638
People per Acre	8.9	5.5
Total Households	5,349	224,425
Households per Acre	3.8	2.3
Mean Household Size	2.4	2.4
Mean Household Income	\$52,853	\$52,020

Age Distribution *Source: CN*

	Segment	Portland
0 - 17 Years Old	21%	21%
18 - 34 Years Old	24%	29%
35 - 64 Years Old	44%	39%
65+ Years Old	11%	12%

Ethnic and Racial Composition *Source: CN*

	Segment	Portland
Non-Hispanic	97.1%	93.2%
White	82.0%	75.5%
Black	2.9%	6.2%
Native American	0.7%	0.9%
Asian	8.4%	6.3%
Pacific Islander	0.4%	0.4%
Other Race	0.1%	0.2%
Two or More Races	2.6%	3.8%
Hispanic	2.9%	6.8%

Real Estate Sales *Source: CA*

	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$164,000	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	122%	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-2

Boundaries: NE 57th to NE 82nd
 Length: 1.44 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	115	93%	1,027,023	92%	8,931	46	64	3	1	1
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	9	7%	87,722	8%	9,747	1	7	1	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	124	100%	1,114,746	100%	8,990	47	71	4	1	1

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²
COMMERCIAL	General Commercial	92%
	Central Commercial	0%
	Storefront Commercial	0%
	Mixed Commercial/Residential	1%
	Neighborhood Commercial	0%
	Office Commercial	0%
E & I	Employment	0%
	Industrial	0%
RES	Single-Dwelling Residential	2%
	Multi-Dwelling Residential	6%
	Other ¹	0%

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

	Segment	All Segments ²
Commercial	81%	79%
Employment & Industrial	N/A	82%
Residential	89%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

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

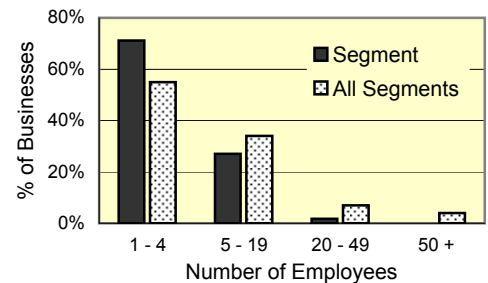
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	28%	34%	39%	34%
Personal Services	13%	8%	9%	5%
Other Services	10%	10%	9%	11%
Office	30%	28%	19%	26%
Auto Service/Repair	7%	5%	6%	3%
Auto Sales/Rental	2%	2%	7%	3%
Institutional	1%	4%	0%	10%
Industrial	9%	9%	10%	8%
Agriculture/Mining	1%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP* 111

Businesses per Mile	77
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	10%

Estimated Number of Employees³ *Source: IP* 517

Employees per Mile	359
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-57%

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.