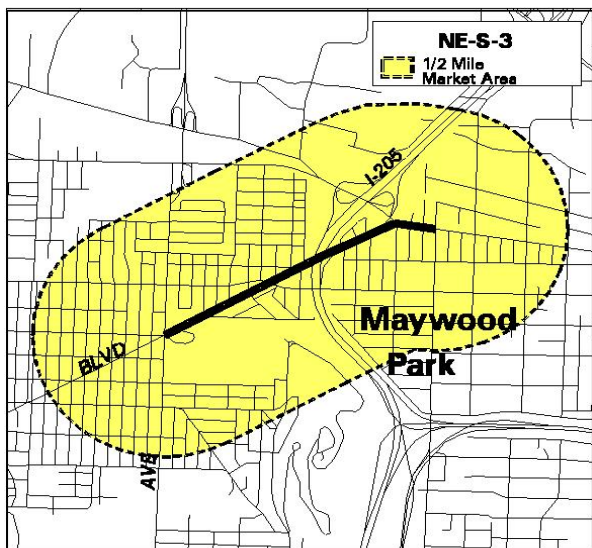


Boundaries: NE 82nd to NE 102nd
 Length: 1.14 miles

OVERVIEW

This segment on NE Sandy is a designated Corridor 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 120% and are significantly below the city average; household incomes are significantly below the average. The segment is average in its racial diversity; however the Asian population is slightly above the average. The segment has a higher than average older adult (35-64 year-olds) population. The segment has a higher than average percentage of medium firms and below average small sized firms. Office (25%), Other Services (22%) and Retail (22%) are the dominant uses, making up 80% of the employment in the segment. Zoning is predominantly General Commercial (85%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Major City Traffic Street
Average Daily Traffic Volume ² :	23,981
Number of Traffic Lanes:	4
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Routes 12, 15, and 71
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:	No

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

Demographic Information <i>Source: CN</i>		
	Segment	Portland
Total Population	7,847	530,638
People per Acre	6.4	5.5
Total Households	3,209	224,425
Households per Acre	2.6	2.3
Mean Household Size	2.5	2.4
Mean Household Income	\$38,270	\$52,020

Age Distribution <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	23%	21%
18 - 34 Years Old	26%	29%
35 - 64 Years Old	41%	39%
65+ Years Old	11%	12%

Ethnic and Racial Composition <i>Source: CN</i>		
	Segment	Portland
Non-Hispanic	94.4%	93.2%
White	74.4%	75.5%
Black	5.2%	6.2%
Native American	1.0%	0.9%
Asian	9.4%	6.3%
Pacific Islander	0.6%	0.4%
Other Race	0.1%	0.2%
Two or More Races	3.7%	3.8%
Hispanic	5.6%	6.8%

Real Estate Sales <i>Source: CA</i>		
	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$131,958	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	120%	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-3

Boundaries: NE 82nd to NE 102nd
 Length: 1.14 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	63	85%	1,077,236	26%	17,099	6	45	7	3	2
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	10	14%	2,914,806	71%	291,481	1	5	1	1	2
Other ¹	1	1%	98,885	2%	98,885	0	0	0	1	0
Total	74	100%	4,090,927	100%	55,283	7	50	8	5	4

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²
COMMERCIAL	General Commercial	85%
	Central Commercial	0%
	Storefront Commercial	0%
	Mixed Commercial/Residential	0%
	Neighborhood Commercial	0%
	Office Commercial	0%
E & I	Employment	0%
	Industrial	0%
RES	Single-Dwelling Residential	8%
	Multi-Dwelling Residential	5%
	Other ¹	1%

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

	Segment	All Segments ²
Commercial	73%	79%
Employment & Industrial	N/A	82%
Residential	80%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	3%	6%
Employment & Industrial	N/A	13%
Residential	20%	6%

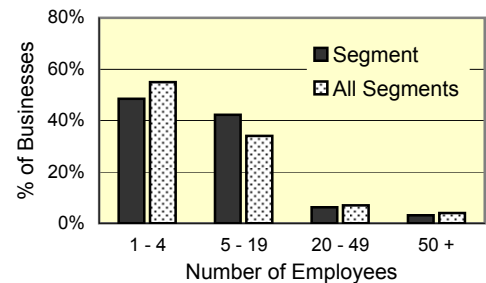
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	22%	34%	34%	34%
Personal Services	3%	8%	2%	5%
Other Services	22%	10%	26%	11%
Office	25%	28%	20%	26%
Auto Service/Repair	8%	5%	5%	3%
Auto Sales/Rental	2%	2%	0%	3%
Institutional	3%	4%	2%	10%
Industrial	14%	9%	10%	8%
Agriculture/Mining	2%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Approximate Number of Businesses	64
Businesses per Mile	56
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-20%

Estimated Number of Employees³ *Source: IP*

Estimated Number of Employees ³	742
Employees per Mile	651
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-22%

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.