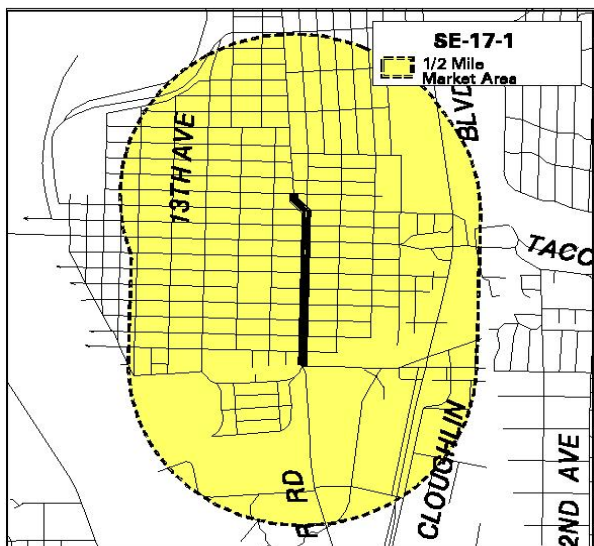


Boundaries: SE Nehalem to SE Ochoco
 Length: 0.55 miles

OVERVIEW

This relatively short segment on SE 17th Avenue lies within the Region 2040 Commercial Corridor designation. Compared to a citywide average, this segment's market area has slightly more people per acre, and household size is below the average. Housing prices are higher than the city average, but average incomes are lower. The area is less racially diverse than Portland overall. The area has more 18-64 year olds than average. A higher than average number of businesses with 1-4 employees; with Retail dominating the use (38%). Zoning in this segment is primarily Storefront Commercial (85%), with pockets of Multi-Dwelling Residential (11%), a far cry from the city's 24% distribution of Multi-Dwelling Residential.



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Neighborhood Collector Street
Average Daily Traffic Volume ² :	16,539
Number of Traffic Lanes:	2
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Transit Access Street
Transit Service:	Bus Route 70
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	6,344	530,638
People per Acre	7.5	5.5
Total Households	2,922	224,425
Households per Acre	3.4	2.3
Mean Household Size	2.2	2.4
Mean Household Income	\$50,925	\$52,020

Age Distribution <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	18%	21%
18 - 34 Years Old	32%	29%
35 - 64 Years Old	41%	39%
65+ Years Old	9%	12%

Ethnic and Racial Composition <i>Source: CN</i>		
	Segment	Portland
Non-Hispanic	96.5%	93.2%
White	86.7%	75.5%
Black	1.5%	6.2%
Native American	0.7%	0.9%
Asian	4.1%	6.3%
Pacific Islander	0.2%	0.4%
Other Race	0.2%	0.2%
Two or More Races	3.2%	3.8%
Hispanic	3.5%	6.8%

Real Estate Sales <i>Source: CA</i>		
	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$199,000	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	143%	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

SE 17TH AVENUE

Street Segment ID: SE-17-1

Boundaries: SE Nahalem to SE Ochoco
 Length: 0.55 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	56	85%	392,738	74%	7,013	14	42	0	0	0
Employment & Industrial	2	3%	67,128	13%	33,564	0	0	2	0	0
Residential	8	12%	72,505	14%	9,063	3	4	1	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	66	100%	532,371	100%	8,066	17	46	3	0	0

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	73%	79%
Employment & Industrial	100%	82%
Residential	100%	91%

Approximate Lot Vacancy by Zone Type

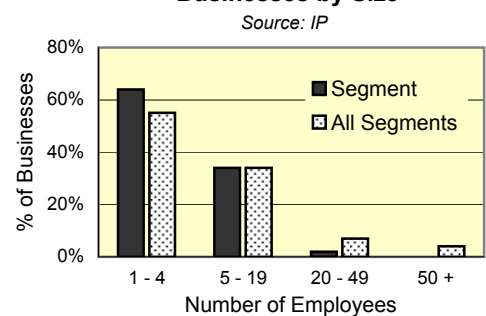
	Segment	All Segments ²
Commercial	5%	6%
Employment & Industrial	0%	13%
Residential	0%	6%

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	38%	34%	34%	34%
Personal Services	12%	8%	7%	5%
Other Services	12%	10%	13%	11%
Office	22%	28%	32%	26%
Auto Service/Repair	8%	5%	8%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	0%	4%	0%	10%
Industrial	6%	9%	5%	8%
Agriculture/Mining	2%	0%	1%	0%

Businesses by Size



Approximate Number of Businesses <i>Source: IP</i>	50
Businesses per Mile	91
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	30%

Estimated Number of Employees³ <i>Source: IP</i>	252
Employees per Mile	458
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-45%

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.