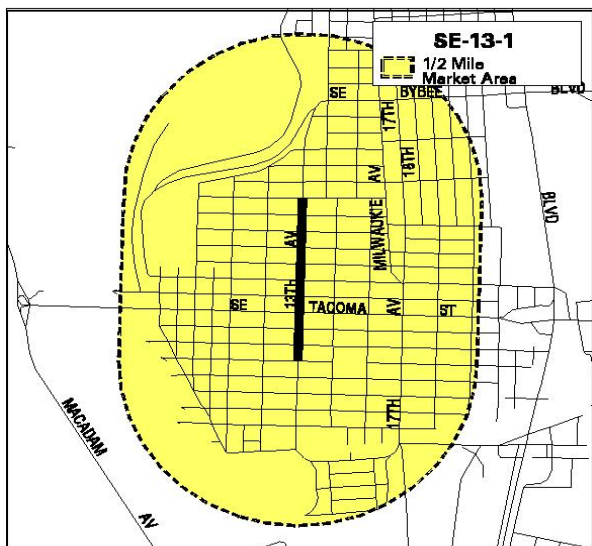


Boundaries: SE Harney St. to SE Maiden St.  
 Length: 0.49 miles

**OVERVIEW**

This is a relatively short segment on SE 13th Avenue. It does not have a designation in the Region 2040 Plan. Compared to a citywide average, this segment's market area has more people & households per acre; higher housing prices, and slightly lower than average incomes. The area is less racially diverse and ethnically than Portland overall, and has fewer young adults. The lots are entirely storefront commercial (100%). Compared to all other segments, this segment has twice as many businesses per mile, and a higher percentage of small businesses employing 1-4 employees.



Street Segment and Surrounding 1/2-Mile Market Area

**TRANSPORTATION SUMMARY**

<b>Traffic</b> <i>Source: PDOT</i>	
TSP Street Classification <sup>1</sup> :	Neighborhood Collector Street
Average Daily Traffic Volume <sup>2</sup> :	8,235
Number of Traffic Lanes:	2
<b>Transit</b> <i>Sources: PDOT and Metro</i>	
TSP Street Classification <sup>1</sup> :	Transit Access Street
Transit Service:	Bus Route 70
<b>Pedestrian</b> <i>Source: PDOT</i>	
TSP Street Classification <sup>1</sup> :	City Walkway
Pedestrian District:	No
<b>Bicycle</b> <i>Source: PDOT</i>	
TSP Street Classification <sup>1</sup> :	Local Service Bikeway
Bike Lane:	No

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

<b>Demographic Information</b> <i>Source: CN</i>		
	Segment	Portland
<b>Total Population</b>	<b>6,587</b>	<b>530,638</b>
People per Acre	8.1	5.5
<b>Total Households</b>	<b>3,119</b>	<b>224,425</b>
Households per Acre	3.8	2.3
<b>Mean Household Size</b>	<b>2.1</b>	<b>2.4</b>
<b>Mean Household Income</b>	<b>\$51,340</b>	<b>\$52,020</b>

<b>Age Distribution</b> <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	18%	21%
18 - 34 Years Old	32%	29%
35 - 64 Years Old	42%	39%
65+ Years Old	9%	12%

<b>Ethnic and Racial Composition</b> <i>Source: CN</i>		
	Segment	Portland
<b>Non-Hispanic</b>	<b>97.0%</b>	<b>93.2%</b>
White	89.0%	75.5%
Black	1.4%	6.2%
Native American	0.8%	0.9%
Asian	2.5%	6.3%
Pacific Islander	0.2%	0.4%
Other Race	0.2%	0.2%
Two or More Races	3.0%	3.8%
<b>Hispanic</b>	<b>3.0%</b>	<b>6.8%</b>

<b>Real Estate Sales</b> <i>Source: CA</i>		
	Segment	Portland
Median SFR <sup>3</sup> Sales Price (00-04)	\$199,500	\$160,500
% Change in SFR <sup>3</sup> Sales Price (from 1990-94 to 2000-04)	146%	114%

DATA SOURCES / YEAR: Portland Office of Transportation, 2003 (PDOT); Metro, 2004 (Metro); US Census, 2000 (CN); County Assessor, 2004 (CA)

<sup>1</sup> Where more than one classification in Portland's Transportation System Plan (TSP) exists per category, the one that spans the greatest distance is reported.

<sup>2</sup> This figure represents the mean weighted Average Daily Traffic Volume for the segment.

<sup>3</sup> Single-Family Residence

**SE 13TH AVENUE**

Street Segment ID: SE-13-1

Boundaries: SE Malden to SE Harney  
 Length: 0.49 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	60	100%	372,851	100%	6,214	21	38	1	0	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	0	0%	0	0%	0	0	0	0	0	0
Other <sup>1</sup>	0	0%	0	0%	0	0	0	0	0	0
<b>Total</b>	<b>60</b>	<b>100%</b>	<b>372,851</b>	<b>100%</b>	<b>6,214</b>	<b>21</b>	<b>38</b>	<b>1</b>	<b>0</b>	<b>0</b>

**Distribution of Lots by Zone Type** *Source: BOP*

	Segment	All Segments <sup>2</sup>
COMMERCIAL	General Commercial	23%
	Central Commercial	4%
	Storefront Commercial	100%
	Mixed Commercial/Residential	0%
	Neighborhood Commercial	0%
	Office Commercial	0%
E & I	Employment	9%
	Industrial	2%
RES	Single-Dwelling Residential	4%
	Multi-Dwelling Residential	24%
	Other <sup>1</sup>	1%

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

	Segment	All Segments <sup>2</sup>
Commercial	83%	79%
Employment & Industrial	N/A	82%
Residential	N/A	91%

**Approximate Lot Vacancy by Zone Type**

*Sources: BOP and CA*

	Segment	All Segments <sup>2</sup>
Commercial	5%	6%
Employment & Industrial	N/A	13%
Residential	N/A	6%

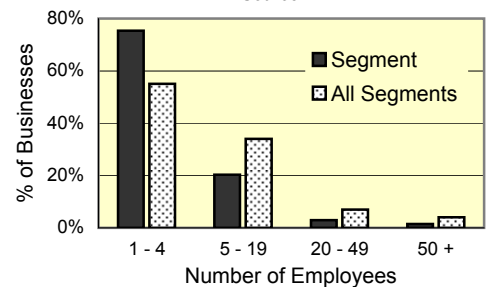
**BUSINESS AND EMPLOYEE SUMMARY** for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees <sup>3</sup>	
	Segment	All Segments <sup>2</sup>	Segment	All Segments <sup>2</sup>
Retail	59%	34%	46%	34%
Personal Services	4%	8%	3%	5%
Other Services	10%	10%	25%	11%
Office	14%	28%	17%	26%
Auto Service/Repair	0%	5%	0%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	4%	4%	3%	10%
Industrial	6%	9%	6%	8%
Agriculture/Mining	1%	0%	0%	0%

**Businesses by Size**

*Source: IP*



**Approximate Number of Businesses** *Source: IP*

Businesses per Mile	69
Businesses per Mile	141
Businesses per Mile for All Segments <sup>2</sup>	70
% Different from All Segments <sup>2</sup>	101%

**Estimated Number of Employees<sup>3</sup>** *Source: IP*

Employees per Mile	397
Employees per Mile	809
Employees per Mile for All Segments <sup>2</sup>	837
% Different from All Segments <sup>2</sup>	-3%

DATA SOURCES / YEAR: Portland Bureau of Planning, 2004 (BOP); County Assessor, 2004 (CA); Inside Prospects, 2002-3 (IP)

<sup>1</sup> "Other" zone type includes Portland's Open Space (OS) and Institutional Residential (IR) zones, as well as commercial zones in other jurisdictions.

<sup>2</sup> "All Segments" figures derived from data from all ninety-three commercial street segments in this study.

<sup>3</sup> Number of employees derived by multiplying number of businesses by average number of employees. See methodology section for further detail.