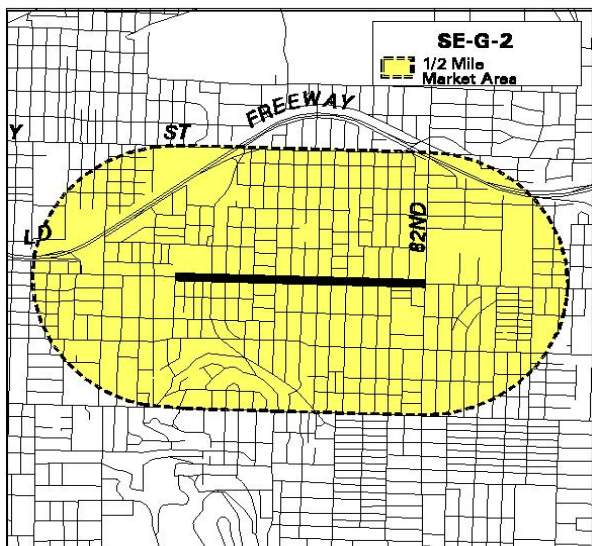


Boundaries: NE 65th Ave to NE 82nd Ave
 Length: 0.88 miles

OVERVIEW

This segment of NE Glisan is a Region 2040 designated main street and corridor. Compared to a citywide average, this segment's market area has almost 100% more people per acre than the city average. Household size is slightly above average. Housing prices are notably lower than the city average and average incomes trail the citywide average. The area is less racially diverse than Portland overall, but the percentage of Asian population is slightly higher than citywide (8.6% vs. 6.3%). The area has more young adults and the same number of seniors as the city average (12%). The number of small-to-medium sized firms is slightly higher than average. Retail (39%) and Personal Services (19%) exceeded the segment averages. Auto Service and Repair (21%) exceeds the average significantly by over four times. Most of the employment is estimated in the Retail category (62%). Land in this segment is primarily zoned Storefront Commercial (79%).



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 :	17,678
Number of Traffic Lanes:	4

Transit *Sources: PDOT and Metro*

TSP Street Classification ¹ :	Transit Access Street
Transit Service:	Bus Route 19

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	10,592	530,638
People per Acre	10.0	5.5
Total Households	4,312	224,425
Households per Acre	4.1	2.3
Mean Household Size	2.5	2.4
Mean Household Income	\$42,938	\$52,020

Age Distribution *Source: CN*

	Segment	Portland
0 - 17 Years Old	20%	21%
18 - 34 Years Old	32%	29%
35 - 64 Years Old	36%	39%
65+ Years Old	12%	12%

Ethnic and Racial Composition *Source: CN*

	Segment	Portland
Non-Hispanic	94.8%	93.2%
White	78.2%	75.5%
Black	3.1%	6.2%
Native American	0.9%	0.9%
Asian	8.6%	6.3%
Pacific Islander	0.3%	0.4%
Other Race	0.2%	0.2%
Two or More Races	3.5%	3.8%
Hispanic	5.3%	6.8%

Real Estate Sales *Source: CA*

	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$147,110	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	126%	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 GLISAN STREET

Street Segment ID: NE-G-2

Boundaries: NE 65th to NE 82nd
 Length: 0.88 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	84	92%	1,045,615	96%	12,448	39	39	4	1	1
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	7	8%	39,903	4%	5,700	3	4	0	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	91	100%	1,085,517	100%	11,929	42	43	4	1	1

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	83%	79%
Employment & Industrial	N/A	82%
Residential	100%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

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

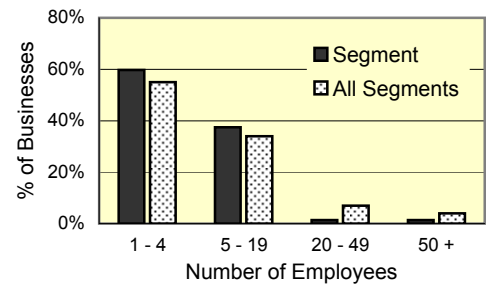
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	39%	34%	62%	34%
Personal Services	19%	8%	11%	5%
Other Services	4%	10%	1%	11%
Office	8%	28%	9%	26%
Auto Service/Repair	21%	5%	13%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	1%	4%	1%	10%
Industrial	7%	9%	3%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Businesses per Mile	72
Businesses per Mile	82
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	17%

Estimated Number of Employees³ *Source: IP*

Employees per Mile	515
Employees per Mile	585
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-30%

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.