

CIVIC RETAIL

1927 W. BURNSIDE ST. • PORTLAND • OR



PROPERTY HIGHLIGHTS

- 7,581 USF (Divisible), 10,263 USF Anchor Space
- Ground Floor Retail in Class A Condo Project
- Dedicated Retail Parking on site—85 parking stalls*
- Close Proximity to Tri-Met Max and Bus lines
- Across from Providence Park, home of the Portland Timbers and Thorns soccer teams

(* Parking currently being used as MTM parking)

SURROUNDING TENANTS:

Fred Meyer

DOLLAR TREE



Chipotle

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 POPULATION	46,012	157,883	408,076
2017 AVG. HH INCOME	\$82,764	\$91,893	\$93,758
2017 DAYTIME POPULATION	110,386	261,018	347,170

CONTACT:

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MORRISON SIDE



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FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5231/-122.6909

RF1

1927 W Burnside St

Portland, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2017 Estimated Population	46,012	157,883	408,076
	2022 Projected Population	49,756	170,850	440,452
	2010 Census Population	38,546	133,554	366,002
	2000 Census Population	28,912	117,148	336,495
	Projected Annual Growth 2017 to 2022	1.6%	1.6%	1.6%
	Historical Annual Growth 2000 to 2017	3.5%	2.0%	1.3%
	HOUSEHOLDS	2017 Estimated Households	28,731	83,339
2022 Projected Households		30,812	89,131	201,847
2010 Census Households		23,729	69,848	168,966
2000 Census Households		18,304	60,304	152,607
Projected Annual Growth 2017 to 2022		1.4%	1.4%	1.4%
Historical Annual Growth 2000 to 2017		3.4%	2.2%	1.4%
AGE	2017 Est. Population Under 10 Years	4.7%	8.2%	10.0%
	2017 Est. Population 10 to 19 Years	5.4%	6.8%	8.3%
	2017 Est. Population 20 to 29 Years	24.3%	19.5%	15.7%
	2017 Est. Population 30 to 44 Years	28.8%	29.0%	28.0%
	2017 Est. Population 45 to 59 Years	18.0%	18.1%	18.9%
	2017 Est. Population 60 to 74 Years	14.8%	14.0%	14.2%
	2017 Est. Population 75 Years or Over	4.0%	4.3%	4.8%
	2017 Est. Median Age	36.8	37.0	37.6
MARITAL STATUS & GENDER	2017 Est. Male Population	54.1%	51.0%	49.5%
	2017 Est. Female Population	45.9%	49.0%	50.5%
	2017 Est. Never Married	55.9%	50.1%	42.9%
	2017 Est. Now Married	22.7%	30.8%	38.1%
	2017 Est. Separated or Divorced	18.2%	15.9%	15.4%
	2017 Est. Widowed	3.3%	3.3%	3.7%
INCOME	2017 Est. HH Income \$200,000 or More	10.9%	12.3%	11.5%
	2017 Est. HH Income \$150,000 to \$199,999	4.6%	6.8%	7.6%
	2017 Est. HH Income \$100,000 to \$149,999	12.0%	13.8%	16.0%
	2017 Est. HH Income \$75,000 to \$99,999	10.7%	11.7%	12.7%
	2017 Est. HH Income \$50,000 to \$74,999	12.5%	13.7%	15.2%
	2017 Est. HH Income \$35,000 to \$49,999	10.3%	10.7%	10.8%
	2017 Est. HH Income \$25,000 to \$34,999	8.7%	8.5%	7.9%
	2017 Est. HH Income \$15,000 to \$24,999	9.5%	8.3%	7.3%
	2017 Est. HH Income Under \$15,000	20.9%	14.2%	11.0%
	2017 Est. Average Household Income	\$82,764	\$91,893	\$93,758
	2017 Est. Median Household Income	\$57,409	\$72,687	\$77,324
	2017 Est. Per Capita Income	\$52,888	\$48,987	\$43,714
2017 Est. Total Businesses	8,924	21,105	32,049	
2017 Est. Total Employees	110,386	261,018	347,170	

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1927 W Burnside St		1 Mile	3 Miles	5 Miles
Portland, OR				
RACE	2017 Est. White	81.0%	80.8%	80.1%
	2017 Est. Black	4.6%	6.1%	6.0%
	2017 Est. Asian or Pacific Islander	7.0%	5.4%	5.8%
	2017 Est. American Indian or Alaska Native	0.9%	0.8%	0.7%
	2017 Est. Other Races	6.5%	6.9%	7.4%
HISPANIC	2017 Est. Hispanic Population	2,857	11,282	29,728
	2017 Est. Hispanic Population	6.2%	7.1%	7.3%
	2022 Proj. Hispanic Population	6.9%	7.9%	8.1%
	2010 Hispanic Population	5.6%	5.6%	6.3%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	36,614	122,380	307,335
	2017 Est. Elementary (Grade Level 0 to 8)	1.1%	1.2%	1.6%
	2017 Est. Some High School (Grade Level 9 to 11)	2.9%	2.5%	2.6%
	2017 Est. High School Graduate	8.0%	8.9%	10.8%
	2017 Est. Some College	19.1%	18.0%	19.0%
	2017 Est. Associate Degree Only	5.4%	6.0%	6.4%
	2017 Est. Bachelor Degree Only	36.1%	36.0%	34.5%
	2017 Est. Graduate Degree	27.3%	27.5%	25.0%
HOUSING	2017 Est. Total Housing Units	30,388	86,914	195,358
	2017 Est. Owner-Occupied	17.7%	31.8%	47.1%
	2017 Est. Renter-Occupied	76.8%	64.1%	49.6%
	2017 Est. Vacant Housing	5.5%	4.1%	3.3%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.3%	0.6%	0.6%
	2010 Homes Built 2000 to 2004	22.5%	14.9%	11.1%
	2010 Homes Built 1990 to 1999	13.5%	10.5%	9.4%
	2010 Homes Built 1980 to 1989	8.7%	7.3%	6.6%
	2010 Homes Built 1970 to 1979	9.0%	10.8%	11.7%
	2010 Homes Built 1960 to 1969	9.0%	10.1%	10.2%
	2010 Homes Built 1950 to 1959	8.8%	9.3%	11.3%
2010 Homes Built Before 1949	44.9%	50.9%	47.8%	
HOME VALUES	2010 Home Value \$1,000,000 or More	7.1%	4.2%	2.1%
	2010 Home Value \$500,000 to \$999,999	40.2%	39.7%	28.9%
	2010 Home Value \$400,000 to \$499,999	14.9%	18.3%	19.8%
	2010 Home Value \$300,000 to \$399,999	19.8%	21.2%	25.8%
	2010 Home Value \$200,000 to \$299,999	16.4%	15.8%	21.2%
	2010 Home Value \$150,000 to \$199,999	4.4%	3.0%	3.7%
	2010 Home Value \$100,000 to \$149,999	1.6%	1.3%	1.6%
	2010 Home Value \$50,000 to \$99,999	0.3%	0.5%	0.5%
	2010 Home Value \$25,000 to \$49,999	0.1%	0.2%	0.4%
	2010 Home Value Under \$25,000	0.8%	0.8%	1.0%
	2010 Median Home Value	\$512,271	\$490,252	\$421,348
	2010 Median Rent	\$995	\$1,011	\$994

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	42,940	139,011	347,756
	2017 Est. Civilian Employed	63.4%	68.5%	68.6%
	2017 Est. Civilian Unemployed	3.8%	2.9%	2.8%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	32.9%	28.6%	28.6%
	2017 Labor Force Males	54.4%	51.1%	49.3%
	2017 Labor Force Females	45.6%	48.9%	50.7%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	27,205	95,220	238,469
	2010 Mgmt, Business, & Financial Operations	23.7%	22.2%	21.2%
	2010 Professional, Related	33.7%	34.9%	34.3%
	2010 Service	14.8%	15.7%	15.3%
	2010 Sales, Office	20.9%	18.6%	19.3%
	2010 Farming, Fishing, Forestry	0.6%	0.6%	0.4%
	2010 Construction, Extraction, Maintenance	1.7%	2.4%	3.2%
	2010 Production, Transport, Material Moving	4.5%	5.6%	6.4%
	2010 White Collar Workers	78.4%	75.7%	74.7%
	2010 Blue Collar Workers	21.6%	24.3%	25.3%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	47.2%	51.4%	55.9%
	2010 Drive to Work in Carpool	5.2%	6.2%	7.4%
	2010 Travel to Work by Public Transportation	15.9%	14.8%	13.4%
	2010 Drive to Work on Motorcycle	0.3%	0.5%	0.5%
	2010 Walk or Bicycle to Work	21.7%	18.4%	14.0%
	2010 Other Means	1.0%	0.7%	0.7%
	2010 Work at Home	8.7%	8.1%	8.2%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	30.1%	28.3%	23.4%
	2010 Travel to Work in 15 to 29 Minutes	39.4%	44.7%	45.4%
	2010 Travel to Work in 30 to 59 Minutes	25.9%	26.3%	29.8%
	2010 Travel to Work in 60 Minutes or More	6.9%	6.0%	6.4%
	2010 Average Travel Time to Work	20.6	20.9	22.3
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$1.75 B	\$5.47 B	\$12.6 B
	2017 Est. Apparel	\$61.3 M	\$193 M	\$444 M
	2017 Est. Contributions, Gifts	\$128 M	\$415 M	\$949 M
	2017 Est. Education, Reading	\$76.9 M	\$243 M	\$551 M
	2017 Est. Entertainment	\$97.1 M	\$307 M	\$712 M
	2017 Est. Food, Beverages, Tobacco	\$263 M	\$814 M	\$1.88 B
	2017 Est. Furnishings, Equipment	\$60.2 M	\$192 M	\$445 M
	2017 Est. Health Care, Insurance	\$152 M	\$469 M	\$1.08 B
	2017 Est. Household Operations, Shelter, Utilities	\$546 M	\$1.70 B	\$3.91 B
	2017 Est. Miscellaneous Expenses	\$26.0 M	\$79.8 M	\$183 M
	2017 Est. Personal Care	\$22.7 M	\$70.9 M	\$163 M
2017 Est. Transportation	\$313 M	\$989 M	\$2.31 B	

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