SE HARRISON ST & SE 32ND AVE
MILWAUKIE, Oregon

- **Approximately 7.5 Acres**
- Zoned GMU—General mixed-use
- Owner is willing to consider sale, build-to suite, or possible joint development.
- Close proximity to Waverly Country Club, Providence Hospital, The Y, Rite Aid, Walgreens, Tuesday Morning, Dollar Tree, JoAnn Fabrics, and more.

DEVELOPMENT
OPPORTUNITY

SE MEEK ST

MILWAUKIE EXPRESS WAY

SE 32ND AVE

SITE

SE HARRISON ST

CONTACT   Scott Buth
503-245-1400 Ext 522 - scott@hsmpacific.com

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retail solutions

CHAIN_LINKS
RETAIL ADVISORS

DEMOGRAPHICS

2018 Estimated	1 MILE	3 MILE	5 MILE
Population	13,013	54,401	123,353
Ave. H.H. Income	$79,796	$97,931	$95,288
Daytime employees	12,931	21,142	54,441

FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections
Calculated using Weighted Block Centroid from Block Groups

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Lat/Lon: 45.4466/-122.6297

SE Harrison St & SE 32nd Ave

	1 mi radius	2 mi radius	3 mi radius
POPULATION			
2019 Estimated Population	13,013	54,401	123,353
2024 Projected Population	13,989	57,486	129,993
2010 Census Population	12,778	51,167	114,237
2000 Census Population	12,851	49,874	109,012
Projected Annual Growth 2019 to 2024	1.5%	1.1%	1.1%
Historical Annual Growth 2000 to 2019	-	0.5%	0.7%
HOUSEHOLDS			
2019 Estimated Households	5,852	23,117	51,891
2024 Projected Households	6,218	24,533	55,015
2010 Census Households	5,664	21,503	47,550
2000 Census Households	5,615	20,779	45,425
Projected Annual Growth 2019 to 2024	1.2%	1.2%	1.2%
Historical Annual Growth 2000 to 2019	0.2%	0.6%	0.7%
AGE			
2019 Est. Population Under 10 Years	10.0%	10.4%	10.2%
2019 Est. Population 10 to 19 Years	10.0%	10.3%	10.4%
2019 Est. Population 20 to 29 Years	14.0%	13.1%	13.8%
2019 Est. Population 30 to 44 Years	21.3%	22.3%	22.5%
2019 Est. Population 45 to 59 Years	19.3%	19.4%	19.2%
2019 Est. Population 60 to 74 Years	16.8%	16.4%	16.3%
2019 Est. Population 75 Years or Over	8.6%	7.9%	7.5%
2019 Est. Median Age	40.3	40.1	39.5
MARITAL STATUS & GENDER			
2019 Est. Male Population	48.1%	48.4%	48.7%
2019 Est. Female Population	51.9%	51.6%	51.3%
2019 Est. Never Married	36.1%	32.8%	34.5%
2019 Est. Now Married	39.2%	44.8%	43.2%
2019 Est. Separated or Divorced	18.1%	16.8%	16.6%
2019 Est. Widowed	6.6%	5.7%	5.7%
INCOME			
2019 Est. HH Income $200,000 or More	3.8%	8.1%	7.6%
2019 Est. HH Income $150,000 to $199,999	4.6%	6.8%	7.5%
2019 Est. HH Income $100,000 to $149,999	14.4%	16.6%	15.9%
2019 Est. HH Income $75,000 to $99,999	16.0%	16.0%	15.1%
2019 Est. HH Income $50,000 to $74,999	23.1%	20.7%	20.4%
2019 Est. HH Income $35,000 to $49,999	13.1%	10.9%	11.6%
2019 Est. HH Income $25,000 to $34,999	8.1%	6.2%	6.8%
2019 Est. HH Income $15,000 to $24,999	8.5%	7.6%	7.3%
2019 Est. HH Income Under $15,000	8.4%	7.1%	7.7%
2019 Est. Average Household Income	$79,796	$97,931	$95,277
2019 Est. Median Household Income	$61,387	$76,842	$76,016
2019 Est. Per Capita Income	$36,013	$41,820	$40,343
2019 Est. Total Businesses	948	1,891	5,251
2019 Est. Total Employees	12,931	21,142	54,441

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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RF1

SE Harrison St & SE 32nd Ave

		1 mi radius	2 mi radius	3 mi radius
RACE	2019 Est. White	87.5%	85.9%	82.7%
	2019 Est. Black	2.0%	1.8%	2.2%
	2019 Est. Asian or Pacific Islander	2.9%	4.0%	5.7%
	2019 Est. American Indian or Alaska Native	1.2%	1.0%	0.9%
	2019 Est. Other Races	6.4%	7.3%	8.4%
HISPANIC	2019 Est. Hispanic Population	885	4,448	12,016
	2019 Est. Hispanic Population	6.8%	8.2%	9.7%
	2024 Proj. Hispanic Population	6.9%	8.5%	10.0%
	2010 Hispanic Population	5.9%	7.2%	8.8%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	9,664	39,981	89,961
	2019 Est. Elementary (Grade Level 0 to 8)	1.3%	1.8%	2.5%
	2019 Est. Some High School (Grade Level 9 to 11)	4.6%	3.9%	4.2%
	2019 Est. High School Graduate	20.2%	18.5%	19.1%
	2019 Est. Some College	29.1%	25.8%	24.6%
	2019 Est. Associate Degree Only	8.3%	8.1%	8.1%
	2019 Est. Bachelor Degree Only	23.2%	25.4%	25.0%
	2019 Est. Graduate Degree	13.3%	16.6%	16.5%
HOUSING	2019 Est. Total Housing Units	6,037	23,808	53,318
	2019 Est. Owner-Occupied	51.2%	58.6%	57.6%
	2019 Est. Renter-Occupied	45.8%	38.5%	39.7%
	2019 Est. Vacant Housing	3.1%	2.9%	2.7%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	1.4%	3.3%	4.1%
	2019 Homes Built 2000 to 2009	5.5%	6.9%	7.9%
	2019 Homes Built 1990 to 1999	9.9%	10.5%	10.6%
	2019 Homes Built 1980 to 1989	6.5%	8.1%	9.9%
	2019 Homes Built 1970 to 1979	18.4%	16.9%	16.3%
	2019 Homes Built 1960 to 1969	18.5%	14.5%	13.2%
	2019 Homes Built 1950 to 1959	16.1%	11.7%	11.1%
	2019 Homes Built Before 1949	20.5%	25.2%	24.3%
HOME VALUES	2019 Home Value $1,000,000 or More	1.6%	2.9%	3.3%
	2019 Home Value $500,000 to $999,999	15.6%	24.7%	26.3%
	2019 Home Value $400,000 to $499,999	15.8%	19.9%	20.0%
	2019 Home Value $300,000 to $399,999	28.7%	25.4%	26.3%
	2019 Home Value $200,000 to $299,999	29.3%	21.8%	20.8%
	2019 Home Value $150,000 to $199,999	5.2%	3.6%	3.4%
	2019 Home Value $100,000 to $149,999	1.7%	1.9%	1.6%
	2019 Home Value $50,000 to $99,999	1.5%	1.7%	1.6%
	2019 Home Value $25,000 to $49,999	0.4%	0.4%	0.5%
	2019 Home Value Under $25,000	2.0%	1.9%	2.5%
	2019 Median Home Value	$355,807	$411,799	$416,041
	2019 Median Rent	$1,014	$1,075	$1,097

Demographic Source: Applied Geographic Solutions 4/2019, TIGER Geography

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SE Harrison St & SE 32nd Ave

		1 mi radius	2 mi radius	3 mi radius
LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	10,912	45,477	103,506
	2019 Est. Civilian Employed	64.9%	65.4%	64.8%
	2019 Est. Civilian Unemployed	1.7%	2.3%	2.5%
	2019 Est. in Armed Forces	-	-	-
	2019 Est. not in Labor Force	33.4%	32.2%	32.6%
	2019 Labor Force Males	47.3%	47.8%	48.2%
	2019 Labor Force Females	52.7%	52.2%	51.8%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	7,077	29,763	67,088
	2019 Mgmt, Business, & Financial Operations	13.9%	16.4%	16.4%
	2019 Professional, Related	27.3%	28.6%	26.9%
	2019 Service	15.7%	14.2%	15.2%
	2019 Sales, Office	24.8%	23.5%	23.6%
	2019 Farming, Fishing, Forestry	0.9%	0.5%	0.6%
	2019 Construction, Extraction, Maintenance	8.2%	7.0%	7.0%
	2019 Production, Transport, Material Moving	9.3%	9.9%	10.5%
	2019 White Collar Workers	66.0%	68.5%	66.8%
	2019 Blue Collar Workers	34.0%	31.5%	33.2%
TRANSPORTATION TO WORK	2019 Drive to Work Alone	73.2%	68.6%	67.2%
	2019 Drive to Work in Carpool	5.0%	8.0%	8.4%
	2019 Travel to Work by Public Transportation	8.2%	8.1%	8.5%
	2019 Drive to Work on Motorcycle	0.2%	0.4%	0.4%
	2019 Walk or Bicycle to Work	4.6%	6.4%	6.4%
	2019 Other Means	1.0%	0.8%	0.8%
	2019 Work at Home	7.8%	7.7%	8.4%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	20.9%	19.3%	19.2%
	2019 Travel to Work in 15 to 29 Minutes	37.6%	36.7%	36.7%
	2019 Travel to Work in 30 to 59 Minutes	37.7%	37.9%	37.3%
	2019 Travel to Work in 60 Minutes or More	7.8%	8.9%	8.6%
	2019 Average Travel Time to Work	26.2	26.3	26.1
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	$353.49 M	$1.6 B	$3.52 B
	2019 Est. Apparel	$12.3 M	$56.37 M	$124.15 M
	2019 Est. Contributions, Gifts	$19.62 M	$93.01 M	$204.11 M
	2019 Est. Education, Reading	$10.56 M	$51.9 M	$114.46 M
	2019 Est. Entertainment	$19.68 M	$90.76 M	$199.63 M
	2019 Est. Food, Beverages, Tobacco	$54.75 M	$244.25 M	$537.92 M
	2019 Est. Furnishings, Equipment	$12.26 M	$56.4 M	$124.07 M
	2019 Est. Health Care, Insurance	$32.83 M	$146.28 M	$321.71 M
	2019 Est. Household Operations, Shelter, Utilities	$115.44 M	$516.89 M	$1.14 B
	2019 Est. Miscellaneous Expenses	$6.67 M	$30.32 M	$66.76 M
	2019 Est. Personal Care	$4.75 M	$21.46 M	$47.25 M
	2019 Est. Transportation	$64.63 M	$291.14 M	$640.2 M

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