

# WEST UNION VILLAGE

18425 NW WEST UNION RD. • PORTLAND • OR • 97229



## PROPERTY HIGHLIGHTS

- Available: 1,495 SF & 1,248 SF
- Rental Rate: \$30.00/SF/YR, NNN
- Pad Space Available
- Call for Rates

## ANCHORED BY:

**SAFeway**



## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
2023 POPULATION	12,686	92,956	210,866
2023 AVG. HH INCOME	\$154,298	\$147,769	\$152,096

## CONTACT:

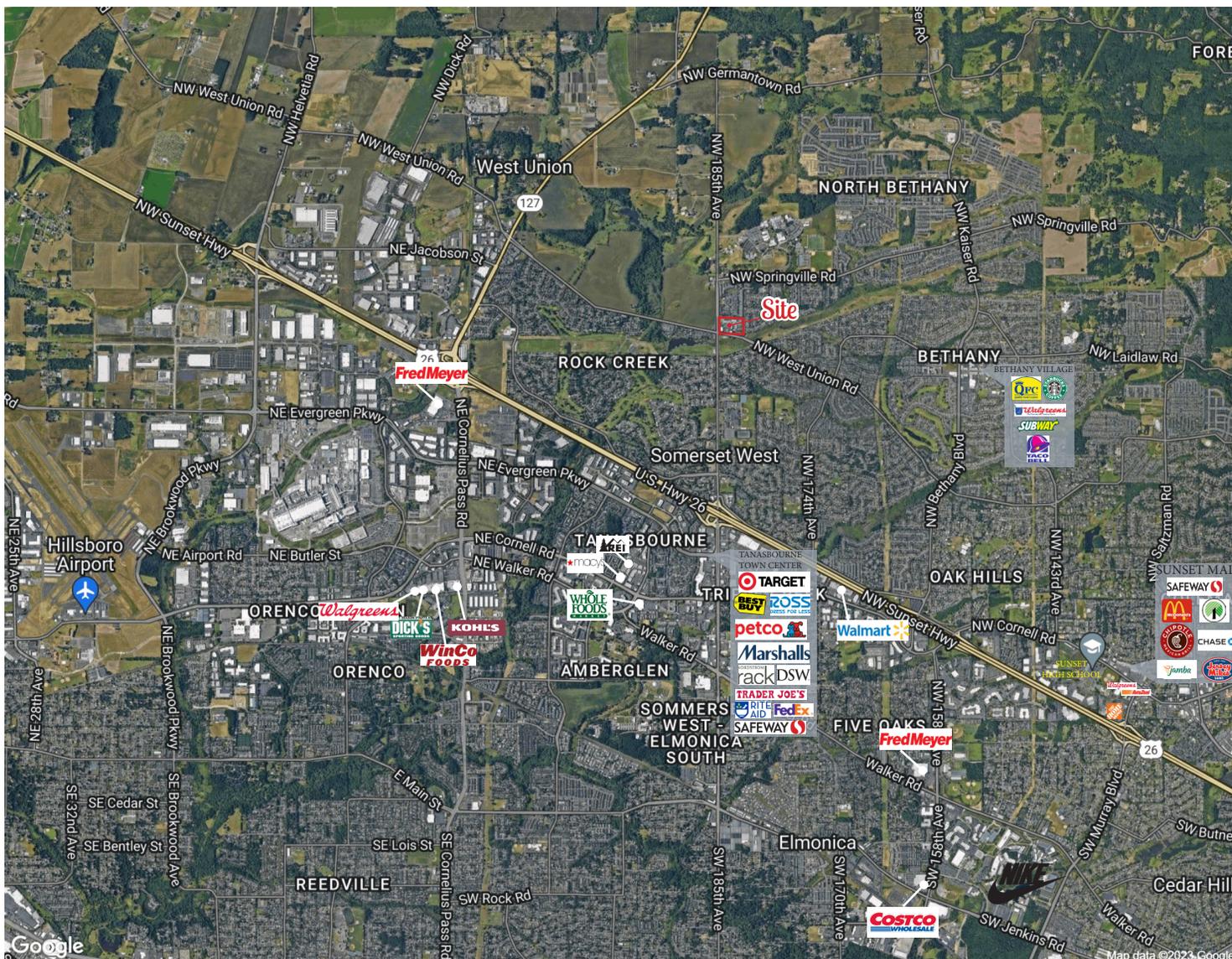
MELISSA MARTIN

melissa@hspacific.com

503.245.1400 x525

# WEST UNION VILLAGE

18425 NW WEST UNION RD. • PORTLAND • OR • 97229



## CONTACT:

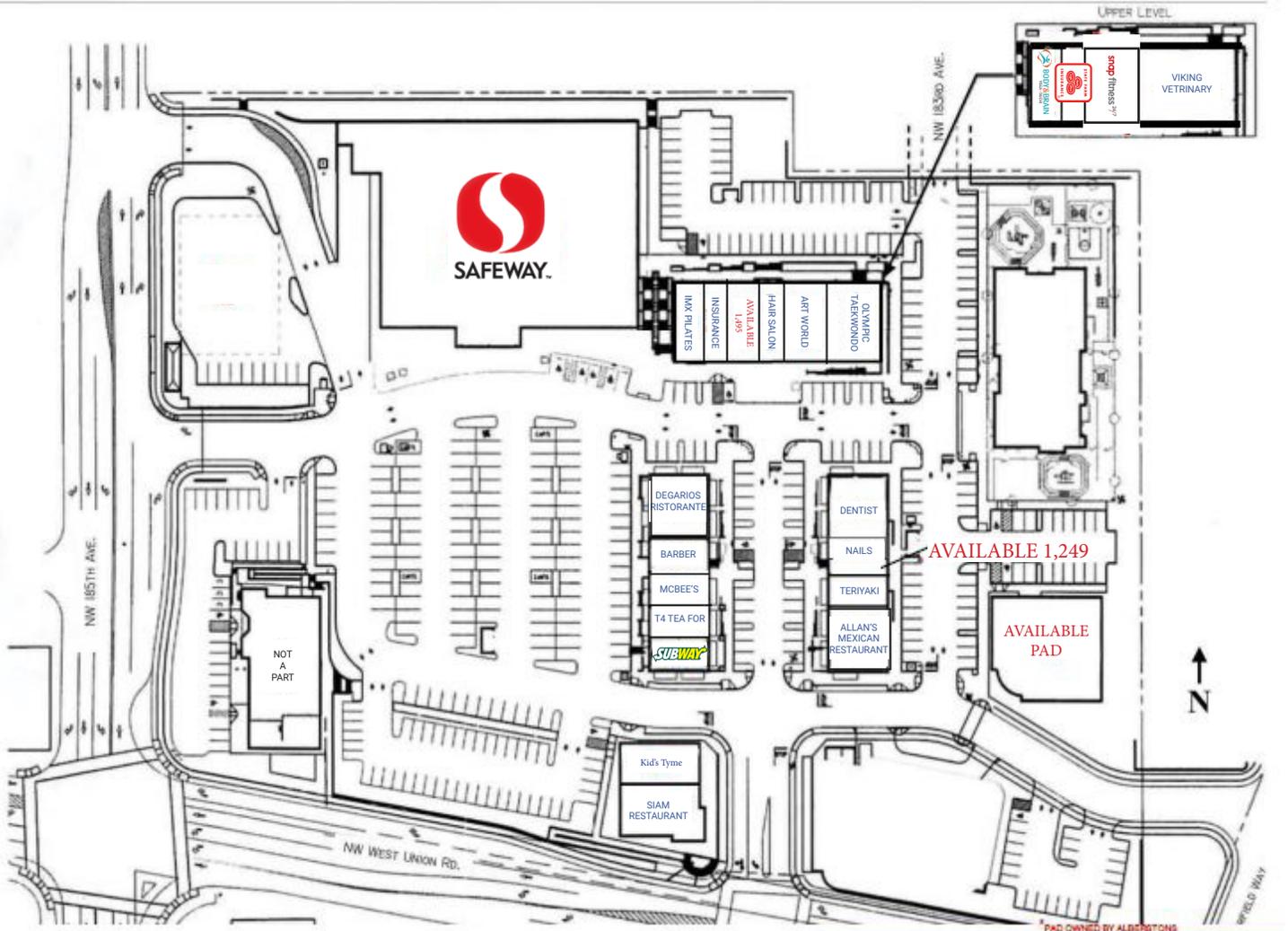
MELISSA MARTIN  
DOUG MAGNUSEN

melissa@hsmPacific.com  
doug@hsmPacific.com

503.245.1400 x525  
503.245.1400 x516

# WEST UNION VILLAGE

18425 NW WEST UNION RD. • PORTLAND • OR • 97229



## CONTACT:

MELISSA MARTIN

melissa@hsmacific.com

503.245.1400 x525

# Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5592/-122.8664

18425 NW West Union Rd Portland, OR 97229		1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>							
Estimated Population (2023)		12,686		92,956		210,866	
Projected Population (2028)		12,978		95,751		219,288	
Census Population (2020)		12,815		92,053		208,392	
Census Population (2010)		11,556		72,775		174,390	
Projected Annual Growth (2023 to 2028)		292 0.5%		2,795 0.6%		8,422 0.8%	
Historical Annual Growth (2020 to 2023)		-129 -0.3%		903 0.3%		2,474 0.4%	
Historical Annual Growth (2010 to 2020)		1,259 3.6%		19,278 8.8%		34,002 6.5%	
Estimated Population Density (2023)		4,040 psm		3,289 psm		2,686 psm	
Trade Area Size		3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>							
Estimated Households (2023)		4,652		37,360		81,868	
Projected Households (2028)		4,994		40,286		89,079	
Census Households (2020)		4,624		36,559		79,921	
Census Households (2010)		4,312		29,035		66,546	
Estimated Households with Children (2023)		1,807 38.9%		12,925 34.6%		28,895 35.3%	
Estimated Average Household Size (2023)		2.73		2.48		2.57	
<b>Average Household Income</b>							
Estimated Average Household Income (2023)		\$154,298		\$147,769		\$152,096	
Projected Average Household Income (2028)		\$152,270		\$145,595		\$148,672	
Estimated Average Family Income (2023)		\$185,334		\$177,780		\$180,321	
<b>Median Household Income</b>							
Estimated Median Household Income (2023)		\$134,084		\$125,521		\$122,477	
Projected Median Household Income (2028)		\$137,900		\$128,394		\$125,199	
Estimated Median Family Income (2023)		\$156,399		\$149,258		\$144,893	
<b>Per Capita Income</b>							
Estimated Per Capita Income (2023)		\$56,584		\$59,409		\$59,095	
Projected Per Capita Income (2028)		\$58,589		\$61,276		\$60,435	
Estimated Per Capita Income 5 Year Growth		\$2,005 3.5%		\$1,867 3.1%		\$1,340 2.3%	
Estimated Average Household Net Worth (2023)		\$1,807,948		\$1,535,134		\$1,457,176	
<b>Daytime Demos (2023)</b>							
Total Businesses		309		3,673		7,973	
Total Employees		1,347		31,554		63,494	
Company Headquarter Businesses		7 2.4%		112 3.1%		234 2.9%	
Company Headquarter Employees		31 2.3%		4,369 13.8%		10,102 15.9%	
Employee Population per Business		4.4		8.6		8.0	
Residential Population per Business		41.0		25.3		26.4	

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF5

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

# Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5592/-122.8664

18425 NW West Union Rd Portland, OR 97229		1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>							
White (2023)	8,068	63.6%	52,739	56.7%	126,338	59.9%	
Black or African American (2023)	342	2.7%	3,174	3.4%	7,088	3.4%	
American Indian or Alaska Native (2023)	74	0.6%	484	0.5%	1,426	0.7%	
Asian (2023)	2,678	21.1%	24,034	25.9%	42,489	20.1%	
Hawaiian or Pacific Islander (2023)	28	0.2%	340	0.4%	875	0.4%	
Other Race (2023)	392	3.1%	4,182	4.5%	12,787	6.1%	
Two or More Races (2023)	1,104	8.7%	8,003	8.6%	19,863	9.4%	
Not Hispanic or Latino Population (2023)	11,359	89.5%	81,486	87.7%	178,456	84.6%	
Hispanic or Latino Population (2023)	1,327	10.5%	11,470	12.3%	32,410	15.4%	
Not Hispanic or Latino Population (2028)	11,618	89.5%	83,820	87.5%	185,420	84.6%	
Hispanic or Latino Population (2028)	1,360	10.5%	11,931	12.5%	33,868	15.4%	
Not Hispanic or Latino Population (2020)	11,568	90.3%	80,909	87.9%	176,380	84.6%	
Hispanic or Latino Population (2020)	1,246	9.7%	11,144	12.1%	32,011	15.4%	
Not Hispanic or Latino Population (2010)	10,858	94.0%	66,335	91.2%	151,907	87.1%	
Hispanic or Latino Population (2010)	698	6.0%	6,440	8.8%	22,483	12.9%	
Projected Hispanic Annual Growth (2023 to 2028)	33	0.5%	462	0.8%	1,458	0.9%	
Historic Hispanic Annual Growth (2010 to 2023)	630	6.9%	5,030	6.0%	9,927	3.4%	
<b>Age Distribution (2023)</b>							
Age Under 5	704	5.5%	5,571	6.0%	12,272	5.8%	
Age 5 to 9 Years	868	6.8%	5,853	6.3%	13,345	6.3%	
Age 10 to 14 Years	958	7.6%	6,033	6.5%	13,881	6.6%	
Age 15 to 19 Years	853	6.7%	5,382	5.8%	12,229	5.8%	
Age 20 to 24 Years	674	5.3%	5,962	6.4%	12,719	6.0%	
Age 25 to 29 Years	738	5.8%	7,892	8.5%	18,035	8.6%	
Age 30 to 34 Years	858	6.8%	8,245	8.9%	19,520	9.3%	
Age 35 to 39 Years	1,056	8.3%	8,299	8.9%	18,647	8.8%	
Age 40 to 44 Years	959	7.6%	7,274	7.8%	16,414	7.8%	
Age 45 to 49 Years	994	7.8%	6,341	6.8%	14,265	6.8%	
Age 50 to 54 Years	918	7.2%	5,590	6.0%	12,863	6.1%	
Age 55 to 59 Years	762	6.0%	4,659	5.0%	11,254	5.3%	
Age 60 to 64 Years	629	5.0%	4,320	4.6%	10,270	4.9%	
Age 65 to 74 Years	1,160	9.1%	7,448	8.0%	16,408	7.8%	
Age 75 to 84 Years	407	3.2%	3,166	3.4%	6,850	3.2%	
Age 85 Years or Over	149	1.2%	921	1.0%	1,894	0.9%	
Median Age	37.5		35.8		35.6		
<b>Gender Age Distribution (2023)</b>							
Female Population	6,481	51.1%	47,072	50.6%	105,336	50.0%	
Age 0 to 19 Years	1,742	26.9%	11,310	24.0%	25,262	24.0%	
Age 20 to 64 Years	3,811	58.8%	29,354	62.4%	66,324	63.0%	
Age 65 Years or Over	928	14.3%	6,408	13.6%	13,750	13.1%	
Female Median Age	37.6		36.2		36.0		
Male Population	6,205	48.9%	45,883	49.4%	105,530	50.0%	
Age 0 to 19 Years	1,640	26.4%	11,530	25.1%	26,464	25.1%	
Age 20 to 64 Years	3,776	60.9%	29,227	63.7%	67,663	64.1%	
Age 65 Years or Over	788	12.7%	5,126	11.2%	11,403	10.8%	
Male Median Age	37.5		35.5		35.2		

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF5

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

# Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5592/-122.8664

18425 NW West Union Rd Portland, OR 97229	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2023)</b>						
HH Income \$200,000 or More	1,290	27.7%	8,359	22.4%	17,097	20.9%
HH Income \$150,000 to \$199,999	777	16.7%	5,364	14.4%	11,217	13.7%
HH Income \$100,000 to \$149,999	792	17.0%	7,505	20.1%	16,716	20.4%
HH Income \$75,000 to \$99,999	465	10.0%	4,731	12.7%	10,895	13.3%
HH Income \$50,000 to \$74,999	529	11.4%	4,803	12.9%	10,859	13.3%
HH Income \$35,000 to \$49,999	341	7.3%	2,622	7.0%	5,767	7.0%
HH Income \$25,000 to \$34,999	191	4.1%	1,497	4.0%	3,493	4.3%
HH Income \$15,000 to \$24,999	115	2.5%	1,143	3.1%	2,813	3.4%
HH Income Under \$15,000	153	3.3%	1,337	3.6%	3,011	3.7%
HH Income \$35,000 or More	4,193	90.1%	33,383	89.4%	72,551	88.6%
HH Income \$75,000 or More	3,323	71.4%	25,959	69.5%	55,925	68.3%
<b>Housing (2023)</b>						
Total Housing Units	4,756		39,449		86,349	
Housing Units Occupied	4,652	97.8%	37,360	94.7%	81,868	94.8%
Housing Units Owner-Occupied	3,266	70.2%	19,635	52.6%	47,022	57.4%
Housing Units, Renter-Occupied	1,386	29.8%	17,724	47.4%	34,846	42.6%
Housing Units, Vacant	104	2.2%	2,089	5.6%	4,481	5.5%
<b>Marital Status (2023)</b>						
Never Married	2,818	27.7%	23,717	31.4%	54,667	31.9%
Currently Married	5,960	58.7%	39,408	52.2%	87,874	51.3%
Separated	173	1.7%	2,133	2.8%	5,542	3.2%
Widowed	235	2.3%	2,533	3.4%	5,381	3.1%
Divorced	971	9.6%	7,707	10.2%	17,904	10.4%
<b>Household Type (2023)</b>						
Population Family	11,062	87.2%	76,275	82.1%	173,759	82.4%
Population Non-Family	1,623	12.8%	16,558	17.8%	36,498	17.3%
Population Group Quarters	1	-	122	0.1%	609	0.3%
Family Households	3,390	72.9%	24,278	65.0%	54,289	66.3%
Non-Family Households	1,262	27.1%	13,082	35.0%	27,580	33.7%
Married Couple with Children	1,400	23.5%	9,505	24.1%	21,217	24.1%
Average Family Household Size	3.3		3.1		3.2	
<b>Household Size (2023)</b>						
1 Person Households	996	21.4%	10,137	27.1%	20,730	25.3%
2 Person Households	1,436	30.9%	12,208	32.7%	27,649	33.8%
3 Person Households	898	19.3%	6,447	17.3%	14,088	17.2%
4 Person Households	882	19.0%	5,690	15.2%	12,188	14.9%
5 Person Households	293	6.3%	1,989	5.3%	4,712	5.8%
6 or More Person Households	148	3.2%	890	2.4%	2,502	3.1%
<b>Household Vehicles (2023)</b>						
Households with 0 Vehicles Available	147	3.2%	1,747	4.7%	3,978	4.9%
Households with 1 Vehicles Available	1,097	23.6%	13,547	36.3%	27,494	33.6%
Households with 2 or More Vehicles Available	3,408	73.3%	22,066	59.1%	50,397	61.6%
Total Vehicles Available	9,287		65,388		148,814	
Average Vehicles Per Household	2.0		1.8		1.8	

# Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5592/-122.8664

18425 NW West Union Rd Portland, OR 97229		1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2023)</b>							
Estimated Labor Population Age 16 Years or Over		9,967		74,358		168,687	
Estimated Civilian Employed		6,527	65.5%	50,374	67.7%	115,138	68.3%
Estimated Civilian Unemployed		418	4.2%	2,515	3.4%	5,189	3.1%
Estimated in Armed Forces		11	0.1%	28	-	306	0.2%
Estimated Not in Labor Force		3,011 30.2%		21,441 28.8%		48,054 28.5%	
Unemployment Rate		4.2%		3.4%		3.1%	
<b>Occupation (2023)</b>							
Occupation: Population Age 16 Years or Over		6,527		50,374		115,133	
Management, Business, Financial Operations		1,111	17.0%	9,331	18.5%	22,193	19.3%
Professional, Related		2,420	37.1%	19,821	39.3%	41,395	36.0%
Service		975	14.9%	6,621	13.1%	15,884	13.8%
Sales, Office		1,280	19.6%	8,864	17.6%	19,824	17.2%
Farming, Fishing, Forestry		2	-	39	-	137	0.1%
Construct, Extraction, Maintenance		291	4.5%	1,891	3.8%	5,107	4.4%
Production, Transport Material Moving		447	6.9%	3,808	7.6%	10,594	9.2%
White Collar Workers		4,811 73.7%		38,016 75.5%		83,411 72.4%	
Blue Collar Workers		1,715 26.3%		12,359 24.5%		31,722 27.6%	
<b>Consumer Expenditure (2023)</b>							
Total Household Expenditure		\$444.37 M		\$3.5 B		\$7.87 B	
Total Non-Retail Expenditure		\$236.82 M	53.3%	\$1.86 B	53.2%	\$4.19 B	53.2%
Total Retail Expenditure		\$207.55 M	46.7%	\$1.64 B	46.8%	\$3.68 B	46.8%
Apparel		\$16.25 M	3.7%	\$127.39 M	3.6%	\$286.17 M	3.6%
Contributions		\$16.12 M	3.6%	\$123.8 M	3.5%	\$278.36 M	3.5%
Education		\$16.35 M	3.7%	\$124.64 M	3.6%	\$278.7 M	3.5%
Entertainment		\$26.19 M	5.9%	\$204.22 M	5.8%	\$459.46 M	5.8%
Food and Beverages		\$63.64 M	14.3%	\$504.2 M	14.4%	\$1.13 B	14.4%
Furnishings and Equipment		\$16.14 M	3.6%	\$126.18 M	3.6%	\$283.8 M	3.6%
Gifts		\$12.52 M	2.8%	\$96.64 M	2.8%	\$216.71 M	2.8%
Health Care		\$35.26 M	7.9%	\$278.8 M	8.0%	\$629.17 M	8.0%
Household Operations		\$18.09 M	4.1%	\$141.09 M	4.0%	\$317.26 M	4.0%
Miscellaneous Expenses		\$8.5 M	1.9%	\$66.69 M	1.9%	\$149.91 M	1.9%
Personal Care		\$5.94 M	1.3%	\$46.93 M	1.3%	\$105.52 M	1.3%
Personal Insurance		\$3.48 M	0.8%	\$26.65 M	0.8%	\$59.95 M	0.8%
Reading		\$982.97 K	0.2%	\$7.7 M	0.2%	\$17.31 M	0.2%
Shelter		\$93.4 M	21.0%	\$738.48 M	21.1%	\$1.66 B	21.1%
Tobacco		\$2.11 M	0.5%	\$17.41 M	0.5%	\$39.38 M	0.5%
Transportation		\$79.64 M	17.9%	\$628.64 M	18.0%	\$1.42 B	18.0%
Utilities		\$29.77 M	6.7%	\$237.42 M	6.8%	\$535.9 M	6.8%
<b>Educational Attainment (2023)</b>							
Adult Population Age 25 Years or Over		8,629		64,153		146,421	
Elementary (Grade Level 0 to 8)		94	1.1%	1,328	2.1%	4,457	3.0%
Some High School (Grade Level 9 to 11)		125	1.4%	1,275	2.0%	3,426	2.3%
High School Graduate		950	11.0%	7,580	11.8%	21,071	14.4%
Some College		1,591	18.4%	11,344	17.7%	27,526	18.8%
Associate Degree Only		596	6.9%	4,728	7.4%	11,656	8.0%
Bachelor Degree Only		3,001	34.8%	21,167	33.0%	44,630	30.5%
Graduate Degree		2,272	26.3%	16,732	26.1%	33,655	23.0%

# Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5592/-122.8664

18425 NW West Union Rd Portland, OR 97229		1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2023)</b>							
1 Detached Unit	3,325	77.1%	18,148	62.5%	44,965	67.6%	
1 Attached Unit	297	6.9%	4,032	13.9%	8,801	13.2%	
2 to 4 Units	282	6.5%	2,354	8.1%	4,999	7.5%	
5 to 9 Units	117	2.7%	2,995	10.3%	5,539	8.3%	
10 to 19 Units	190	4.4%	2,997	10.3%	5,428	8.2%	
20 to 49 Units	126	2.9%	1,615	5.6%	2,758	4.1%	
50 or More Units	188	4.4%	4,031	13.9%	7,415	11.1%	
Mobile Home or Trailer	81	1.9%	1,050	3.6%	1,773	2.7%	
Other Structure	46	1.1%	138	0.5%	190	0.3%	
<b>Homes Built By Year (2023)</b>							
Homes Built 2010 or later	649	15.1%	7,709	26.5%	14,927	22.4%	
Homes Built 2000 to 2009	614	14.2%	7,683	26.5%	17,619	26.5%	
Homes Built 1990 to 1999	1,243	28.8%	8,931	30.8%	16,735	25.1%	
Homes Built 1980 to 1989	530	12.3%	4,595	15.8%	9,809	14.7%	
Homes Built 1970 to 1979	952	22.1%	5,090	17.5%	12,105	18.2%	
Homes Built 1960 to 1969	519	12.0%	1,833	6.3%	5,132	7.7%	
Homes Built 1950 to 1959	49	1.1%	521	1.8%	2,686	4.0%	
Homes Built Before 1949	95	2.2%	997	3.4%	2,856	4.3%	
<b>Home Values (2023)</b>							
Home Values \$1,000,000 or More	76	2.3%	878	4.5%	2,051	4.4%	
Home Values \$500,000 to \$999,999	1,758	53.8%	10,931	55.7%	22,478	47.8%	
Home Values \$400,000 to \$499,999	989	30.3%	4,276	21.8%	11,415	24.3%	
Home Values \$300,000 to \$399,999	259	7.9%	1,688	8.6%	6,683	14.2%	
Home Values \$200,000 to \$299,999	97	3.0%	747	3.8%	2,029	4.3%	
Home Values \$150,000 to \$199,999	19	0.6%	178	0.9%	524	1.1%	
Home Values \$100,000 to \$149,999	12	0.4%	141	0.7%	331	0.7%	
Home Values \$70,000 to \$99,999	2	-	85	0.4%	156	0.3%	
Home Values \$50,000 to \$69,999	19	0.6%	443	2.3%	645	1.4%	
Home Values \$25,000 to \$49,999	9	0.3%	72	0.4%	217	0.5%	
Home Values Under \$25,000	27	0.8%	198	1.0%	494	1.1%	
Owner-Occupied Median Home Value	\$531,078		\$556,890		\$531,229		
Renter-Occupied Median Rent	\$1,458		\$1,526		\$1,503		
<b>Transportation To Work (2023)</b>							
Drive to Work Alone	3,392	52.0%	25,678	51.0%	60,376	52.4%	
Drive to Work in Carpool	290	4.4%	3,011	6.0%	7,268	6.3%	
Travel to Work by Public Transportation	111	1.7%	1,139	2.3%	2,616	2.3%	
Drive to Work on Motorcycle	4	-	76	0.2%	150	0.1%	
Walk or Bicycle to Work	191	2.9%	1,432	2.8%	2,931	2.5%	
Other Means	48	0.7%	259	0.5%	884	0.8%	
Work at Home	2,491	38.2%	18,780	37.3%	40,909	35.5%	
<b>Travel Time (2023)</b>							
Travel to Work in 14 Minutes or Less	991	15.2%	9,805	19.5%	23,604	20.5%	
Travel to Work in 15 to 29 Minutes	1,873	28.7%	12,683	25.2%	29,253	25.4%	
Travel to Work in 30 to 59 Minutes	975	14.9%	8,006	15.9%	18,373	16.0%	
Travel to Work in 60 Minutes or More	196	3.0%	1,101	2.2%	2,994	2.6%	
Average Minutes Travel to Work	19.5		19.0		19.2		

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF5

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