

**FORMER STARBUCKS
8510 SW TERWILLIGER BLVD.
PORTLAND, OREGON**

- 1,637 SF FOR LEASE
- CORNER OF SW TERWILLIGER BLVD. & TAYLORS FERRY RD.
- GREAT DEMOGRAPHICS
- AVG. HH INCOME OF \$107K WITHIN 1 MILE
- 10 PARKING STALLS
- NEAR LEWIS & CLARK COLLEGE
- **TERWILLIGER BLVD. : 14,600 CPD**
TAYLORS FERRY RD: 17,248 CPD

CLASS A RETAIL FOR LEASE



CONTACT



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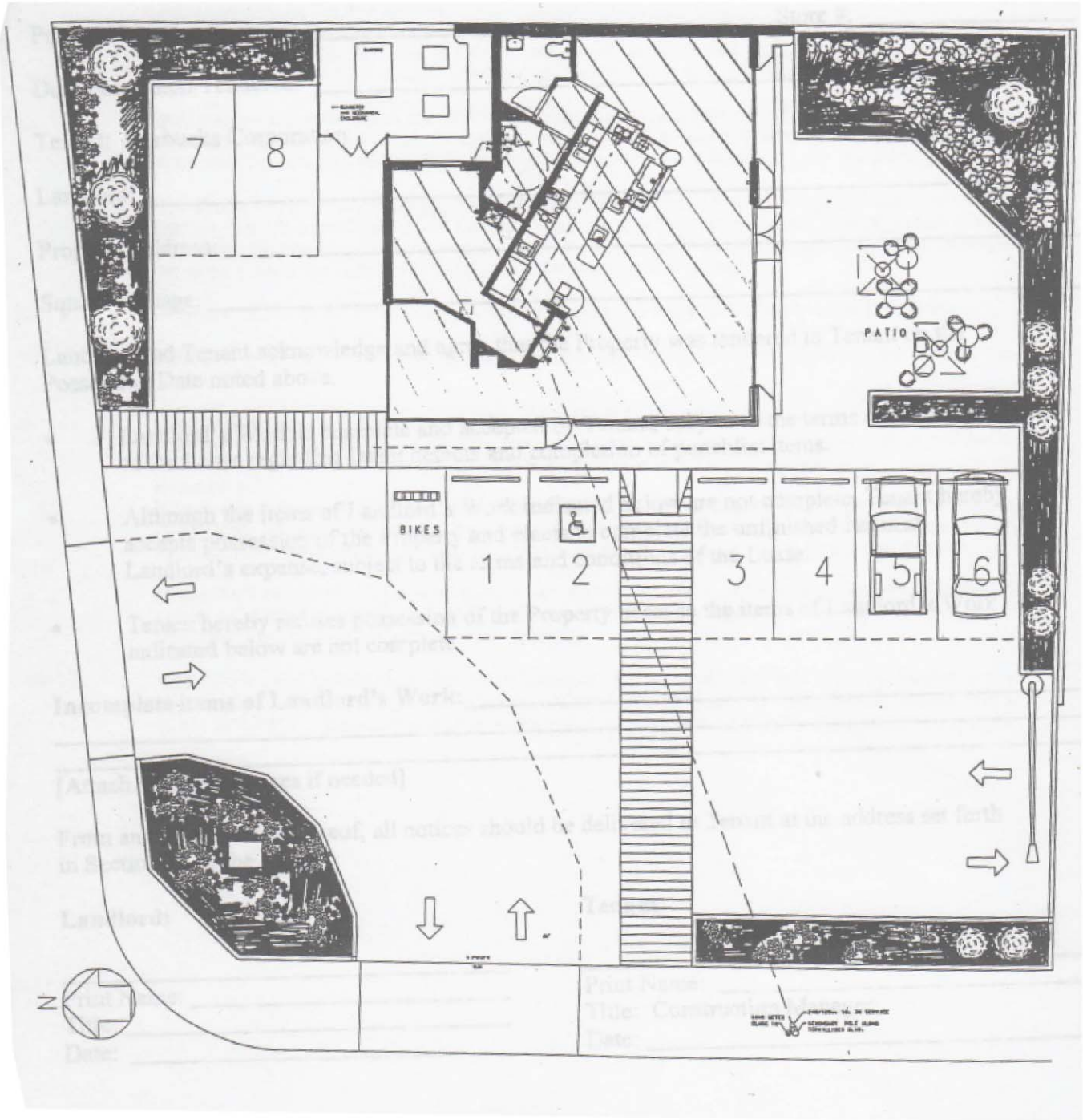


CHAIN.LINKS
RETAIL ADVISORS

HSM PACIFIC REALTY, INC.
0612 SW IDAHO ST, SUITE 2
PORTLAND, OR 97239
WWW.HSPACIFIC.COM

DEMOGRAPHICS

<u>2017 ESTIMATED</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	10,012	107,260	376,776
AVE. H.H. INCOME	\$107,412	\$108,264	\$93,957
DAYTIME EMPLOYEES	3,288	69,273	335,395



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FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4629/-122.6846

RF1

8510 Sw Terwilliger Blvd

Portland, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2017 Estimated Population	10,012	107,260	376,776
	2022 Projected Population	10,744	115,910	407,624
	2010 Census Population	9,334	97,470	342,612
	2000 Census Population	8,810	92,262	318,482
	Projected Annual Growth 2017 to 2022	1.5%	1.6%	1.6%
	Historical Annual Growth 2000 to 2017	0.8%	1.0%	1.1%
	HOUSEHOLDS	2017 Estimated Households	4,329	48,297
2022 Projected Households		4,624	51,668	186,796
2010 Census Households		4,082	43,993	158,484
2000 Census Households		3,932	41,258	145,094
Projected Annual Growth 2017 to 2022		1.4%	1.4%	1.4%
Historical Annual Growth 2000 to 2017		0.6%	1.0%	1.2%
AGE		2017 Est. Population Under 10 Years	10.0%	9.8%
	2017 Est. Population 10 to 19 Years	9.1%	9.3%	9.0%
	2017 Est. Population 20 to 29 Years	14.3%	13.4%	15.2%
	2017 Est. Population 30 to 44 Years	24.5%	23.5%	24.7%
	2017 Est. Population 45 to 59 Years	20.8%	21.0%	20.0%
	2017 Est. Population 60 to 74 Years	17.3%	16.9%	15.7%
	2017 Est. Population 75 Years or Over	3.9%	6.1%	6.1%
	2017 Est. Median Age	38.5	40.2	39.4
MARITAL STATUS & GENDER	2017 Est. Male Population	49.2%	48.4%	49.5%
	2017 Est. Female Population	50.8%	51.6%	50.5%
	2017 Est. Never Married	35.9%	34.0%	38.5%
	2017 Est. Now Married	47.2%	47.1%	40.6%
	2017 Est. Separated or Divorced	13.6%	14.8%	16.6%
	2017 Est. Widowed	3.4%	4.1%	4.3%
	INCOME	2017 Est. HH Income \$200,000 or More	12.3%	14.3%
2017 Est. HH Income \$150,000 to \$199,999		10.1%	9.2%	6.8%
2017 Est. HH Income \$100,000 to \$149,999		20.8%	18.0%	15.1%
2017 Est. HH Income \$75,000 to \$99,999		13.7%	12.9%	12.8%
2017 Est. HH Income \$50,000 to \$74,999		16.2%	14.7%	15.8%
2017 Est. HH Income \$35,000 to \$49,999		9.6%	9.9%	11.2%
2017 Est. HH Income \$25,000 to \$34,999		6.7%	7.5%	8.3%
2017 Est. HH Income \$15,000 to \$24,999		5.2%	5.8%	7.9%
2017 Est. HH Income Under \$15,000		5.5%	7.6%	10.5%
2017 Est. Average Household Income		\$107,412	\$108,264	\$93,957
2017 Est. Median Household Income		\$90,100	\$89,741	\$75,809
2017 Est. Per Capita Income		\$46,700	\$48,928	\$43,912
2017 Est. Total Businesses		483	6,270	31,524
2017 Est. Total Employees	3,288	69,273	335,395	

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8510 Sw Terwilliger Blvd		1 Mile	3 Miles	5 Miles
Portland, OR				
RACE	2017 Est. White	88.6%	87.0%	83.9%
	2017 Est. Black	1.5%	2.1%	2.6%
	2017 Est. Asian or Pacific Islander	4.4%	4.9%	6.0%
	2017 Est. American Indian or Alaska Native	0.5%	0.5%	0.7%
	2017 Est. Other Races	5.0%	5.4%	6.8%
HISPANIC	2017 Est. Hispanic Population	448	5,507	27,280
	2017 Est. Hispanic Population	4.5%	5.1%	7.2%
	2022 Proj. Hispanic Population	5.1%	5.8%	8.0%
	2010 Hispanic Population	4.2%	4.7%	6.5%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	7,427	80,664	283,600
	2017 Est. Elementary (Grade Level 0 to 8)	0.6%	0.9%	1.7%
	2017 Est. Some High School (Grade Level 9 to 11)	1.1%	1.7%	3.0%
	2017 Est. High School Graduate	6.9%	8.9%	12.7%
	2017 Est. Some College	21.6%	19.4%	20.7%
	2017 Est. Associate Degree Only	6.0%	6.8%	7.0%
	2017 Est. Bachelor Degree Only	35.4%	33.6%	32.3%
	2017 Est. Graduate Degree	28.5%	28.7%	22.7%
HOUSING	2017 Est. Total Housing Units	4,461	49,983	181,259
	2017 Est. Owner-Occupied	65.1%	55.5%	47.4%
	2017 Est. Renter-Occupied	31.9%	41.1%	49.1%
	2017 Est. Vacant Housing	2.9%	3.4%	3.5%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.1%	0.5%	0.6%
	2010 Homes Built 2000 to 2004	7.4%	9.4%	10.8%
	2010 Homes Built 1990 to 1999	8.0%	10.1%	12.0%
	2010 Homes Built 1980 to 1989	10.3%	10.0%	9.7%
	2010 Homes Built 1970 to 1979	15.5%	20.5%	17.7%
	2010 Homes Built 1960 to 1969	12.4%	12.5%	12.2%
	2010 Homes Built 1950 to 1959	18.1%	13.4%	11.9%
2010 Homes Built Before 1949	32.6%	29.3%	32.1%	
HOME VALUES	2010 Home Value \$1,000,000 or More	1.6%	2.5%	2.9%
	2010 Home Value \$500,000 to \$999,999	22.4%	28.4%	24.7%
	2010 Home Value \$400,000 to \$499,999	21.7%	20.6%	17.4%
	2010 Home Value \$300,000 to \$399,999	30.1%	24.6%	24.0%
	2010 Home Value \$200,000 to \$299,999	22.0%	20.0%	24.0%
	2010 Home Value \$150,000 to \$199,999	3.0%	3.6%	5.2%
	2010 Home Value \$100,000 to \$149,999	0.9%	1.7%	2.1%
	2010 Home Value \$50,000 to \$99,999	0.5%	0.7%	0.9%
	2010 Home Value \$25,000 to \$49,999	0.6%	0.4%	0.6%
	2010 Home Value Under \$25,000	1.2%	1.1%	1.5%
	2010 Median Home Value	\$390,515	\$428,577	\$405,248
	2010 Median Rent	\$1,057	\$1,022	\$994

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	8,556	90,990	322,086
	2017 Est. Civilian Employed	66.2%	66.7%	66.1%
	2017 Est. Civilian Unemployed	3.1%	2.2%	3.0%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	30.7%	31.0%	30.9%
	2017 Labor Force Males	48.8%	47.9%	49.3%
	2017 Labor Force Females	51.2%	52.1%	50.7%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,661	60,721	213,004
	2010 Mgmt, Business, & Financial Operations	20.0%	21.4%	20.3%
	2010 Professional, Related	37.9%	35.8%	31.2%
	2010 Service	12.6%	13.9%	15.5%
	2010 Sales, Office	19.3%	19.3%	21.6%
	2010 Farming, Fishing, Forestry	0.2%	0.3%	0.4%
	2010 Construction, Extraction, Maintenance	3.7%	3.1%	3.6%
	2010 Production, Transport, Material Moving	6.3%	6.2%	7.2%
	2010 White Collar Workers	77.2%	76.6%	73.2%
	2010 Blue Collar Workers	22.8%	23.4%	26.8%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	59.5%	61.5%	61.0%
	2010 Drive to Work in Carpool	9.1%	7.6%	7.6%
	2010 Travel to Work by Public Transportation	12.3%	11.3%	11.5%
	2010 Drive to Work on Motorcycle	0.5%	0.4%	0.4%
	2010 Walk or Bicycle to Work	10.5%	10.2%	11.2%
	2010 Other Means	0.5%	0.5%	0.5%
	2010 Work at Home	7.5%	8.4%	7.7%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	21.0%	22.7%	23.8%
	2010 Travel to Work in 15 to 29 Minutes	50.4%	45.4%	43.0%
	2010 Travel to Work in 30 to 59 Minutes	28.2%	31.1%	31.2%
	2010 Travel to Work in 60 Minutes or More	4.8%	5.5%	6.2%
	2010 Average Travel Time to Work	21.7	22.6	22.6
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$322 M	\$3.59 B	\$11.7 B
	2017 Est. Apparel	\$11.3 M	\$126 M	\$411 M
	2017 Est. Contributions, Gifts	\$24.6 M	\$280 M	\$878 M
	2017 Est. Education, Reading	\$14.1 M	\$160 M	\$506 M
	2017 Est. Entertainment	\$18.2 M	\$203 M	\$660 M
	2017 Est. Food, Beverages, Tobacco	\$47.4 M	\$527 M	\$1.74 B
	2017 Est. Furnishings, Equipment	\$11.5 M	\$128 M	\$412 M
	2017 Est. Health Care, Insurance	\$27.1 M	\$302 M	\$1.00 B
	2017 Est. Household Operations, Shelter, Utilities	\$99.3 M	\$1.11 B	\$3.63 B
	2017 Est. Miscellaneous Expenses	\$4.63 M	\$51.4 M	\$170 M
	2017 Est. Personal Care	\$4.15 M	\$46.3 M	\$151 M
2017 Est. Transportation	\$59.2 M	\$654 M	\$2.14 B	

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