

# FOR LEASE



**Location:** NW 257th and Stark, Troutdale, OR

**Available Spaces:** 1,000, 1,200 SF and 1,300 SF

**Rent:** Please call for rates

**Traffic Counts:** NW 257th Ave: 21,298 (2011 ADT)  
Stark St.: 25,313 (2011 ADT)

<b>Demographics:</b>		<u>3 mile</u>	<u>5 mile</u>
	2017 Est. Population	86,990	175,006
	2017 Est. Average HH Income	\$67,384	\$66,313
	2017 Est. Daytime Population	33,085	58,969

## TROUTDALE COMMONS

### TROUTDALE, OREGON

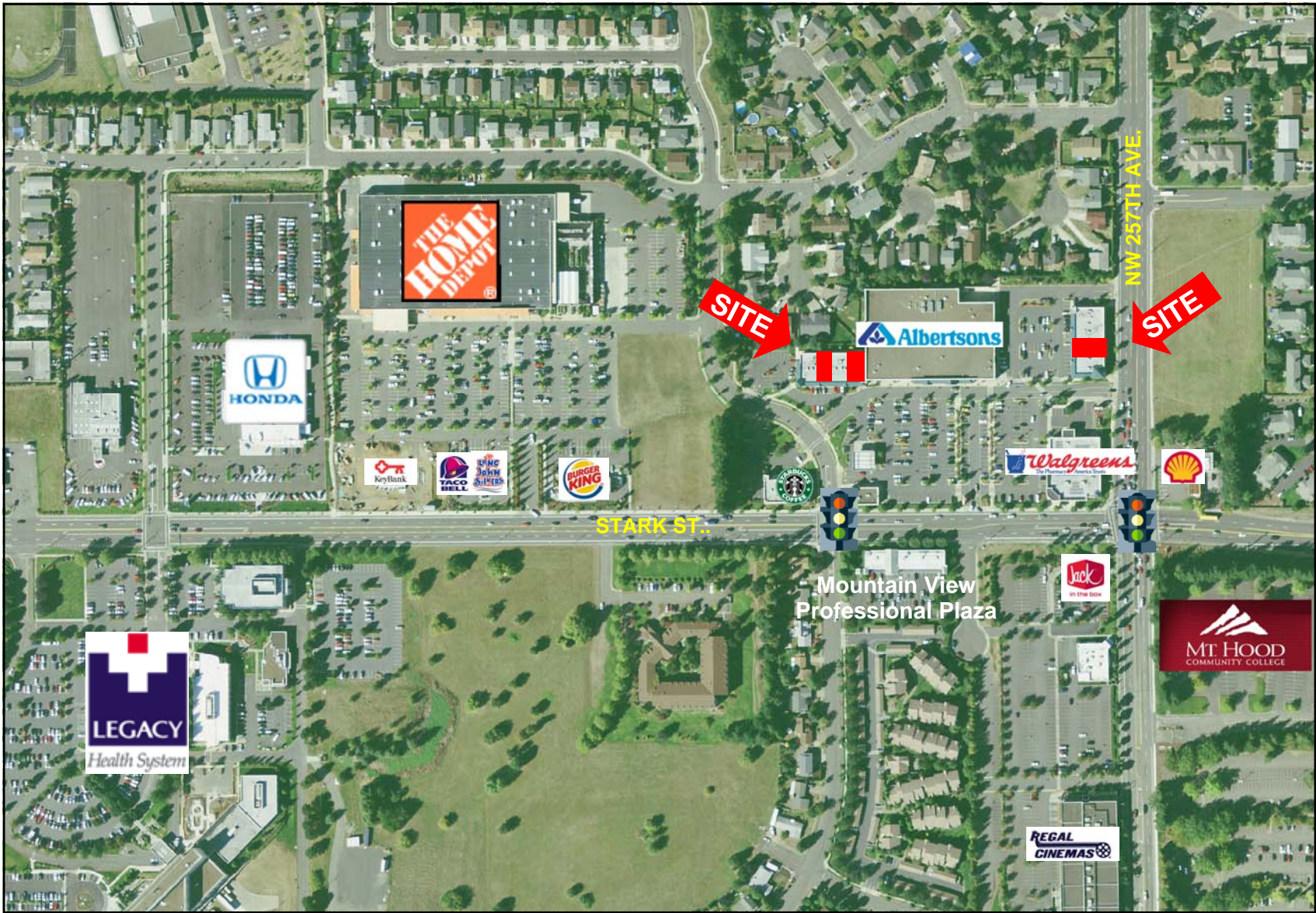
**CONTACT**



MELISSA MARTIN  
503-245-1400 EXT 525 - MELISSA@HSPACIFIC.COM  
WWW.HSPACIFIC.COM



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



# TROUTDALE COMMONS

## TROUTDALE, OREGON

### CONTACT



MELISSA MARTIN  
 503-245-1400 EXT 525 - MELISSA@HSPACIFIC.COM  
 WWW.HSPACIFIC.COM



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



# TROUTDALE COMMONS

## TROUTDALE, OREGON

### CONTACT



MELISSA MARTIN  
 503-245-1400 EXT 525 · MELISSA@HSPACIFIC.COM  
 WWW.HSPACIFIC.COM



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

# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5191/-122.3985

RF1

## SW 257th Ave & SE Stark St

Troutdale, OR

3 Miles

5 Miles

		3 Miles	5 Miles
<b>POPULATION</b>	2017 Estimated Population	86,990	175,006
	2022 Projected Population	93,384	188,326
	2010 Census Population	82,525	165,286
	2000 Census Population	69,485	142,010
	Projected Annual Growth 2017 to 2022	1.5%	1.5%
	Historical Annual Growth 2000 to 2017	1.5%	1.4%
	<b>HOUSEHOLDS</b>	2017 Estimated Households	32,109
2022 Projected Households		34,255	67,509
2010 Census Households		30,866	60,417
2000 Census Households		25,693	52,136
Projected Annual Growth 2017 to 2022		1.3%	1.4%
Historical Annual Growth 2000 to 2017		1.5%	1.2%
<b>AGE</b>	2017 Est. Population Under 10 Years	13.5%	13.5%
	2017 Est. Population 10 to 19 Years	13.5%	13.5%
	2017 Est. Population 20 to 29 Years	12.7%	12.4%
	2017 Est. Population 30 to 44 Years	21.9%	21.4%
	2017 Est. Population 45 to 59 Years	19.5%	19.8%
	2017 Est. Population 60 to 74 Years	14.1%	14.3%
	2017 Est. Population 75 Years or Over	4.8%	5.1%
	2017 Est. Median Age	36.3	36.7
<b>MARITAL STATUS &amp; GENDER</b>	2017 Est. Male Population	48.9%	49.2%
	2017 Est. Female Population	51.1%	50.8%
	2017 Est. Never Married	33.7%	33.4%
	2017 Est. Now Married	43.5%	43.8%
	2017 Est. Separated or Divorced	18.2%	17.6%
	2017 Est. Widowed	4.7%	5.2%
<b>INCOME</b>	2017 Est. HH Income \$200,000 or More	2.9%	3.1%
	2017 Est. HH Income \$150,000 to \$199,999	4.3%	4.7%
	2017 Est. HH Income \$100,000 to \$149,999	14.7%	13.9%
	2017 Est. HH Income \$75,000 to \$99,999	13.2%	13.0%
	2017 Est. HH Income \$50,000 to \$74,999	20.1%	19.5%
	2017 Est. HH Income \$35,000 to \$49,999	13.9%	13.8%
	2017 Est. HH Income \$25,000 to \$34,999	10.9%	11.1%
	2017 Est. HH Income \$15,000 to \$24,999	10.0%	10.6%
	2017 Est. HH Income Under \$15,000	9.8%	10.4%
	2017 Est. Average Household Income	\$67,384	\$66,313
	2017 Est. Median Household Income	\$57,820	\$57,024
	2017 Est. Per Capita Income	\$24,997	\$24,059
2017 Est. Total Businesses	3,026	5,611	
2017 Est. Total Employees	33,085	58,969	

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

# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5191/-122.3985

RF1

SW 257th Ave & SE Stark St		3 Miles	5 Miles
Troutdale, OR			
<b>RACE</b>	2017 Est. White	78.8%	76.3%
	2017 Est. Black	2.5%	3.4%
	2017 Est. Asian or Pacific Islander	4.5%	5.9%
	2017 Est. American Indian or Alaska Native	1.1%	1.1%
	2017 Est. Other Races	13.1%	13.4%
<b>HISPANIC</b>	2017 Est. Hispanic Population	14,505	29,763
	2017 Est. Hispanic Population	16.7%	17.0%
	2022 Proj. Hispanic Population	18.4%	18.7%
	2010 Hispanic Population	16.6%	17.0%
<b>EDUCATION (Adults 25 or Older)</b>	2017 Est. Adult Population (25 Years or Over)	58,379	117,694
	2017 Est. Elementary (Grade Level 0 to 8)	4.5%	5.6%
	2017 Est. Some High School (Grade Level 9 to 11)	8.5%	8.8%
	2017 Est. High School Graduate	24.5%	26.4%
	2017 Est. Some College	29.1%	27.5%
	2017 Est. Associate Degree Only	10.3%	9.5%
	2017 Est. Bachelor Degree Only	16.4%	15.6%
	2017 Est. Graduate Degree	6.7%	6.6%
<b>HOUSING</b>	2017 Est. Total Housing Units	32,962	64,900
	2017 Est. Owner-Occupied	53.6%	54.4%
	2017 Est. Renter-Occupied	43.8%	42.9%
	2017 Est. Vacant Housing	2.6%	2.7%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	0.1%	0.1%
	2010 Homes Built 2000 to 2004	14.9%	14.0%
	2010 Homes Built 1990 to 1999	24.2%	20.2%
	2010 Homes Built 1980 to 1989	14.3%	14.1%
	2010 Homes Built 1970 to 1979	25.7%	23.2%
	2010 Homes Built 1960 to 1969	9.5%	12.6%
	2010 Homes Built 1950 to 1959	4.3%	8.0%
2010 Homes Built Before 1949	9.6%	10.7%	
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.8%	0.8%
	2010 Home Value \$500,000 to \$999,999	9.8%	10.7%
	2010 Home Value \$400,000 to \$499,999	7.6%	8.2%
	2010 Home Value \$300,000 to \$399,999	17.8%	17.9%
	2010 Home Value \$200,000 to \$299,999	39.9%	38.2%
	2010 Home Value \$150,000 to \$199,999	12.6%	13.8%
	2010 Home Value \$100,000 to \$149,999	4.8%	5.7%
	2010 Home Value \$50,000 to \$99,999	2.0%	1.7%
	2010 Home Value \$25,000 to \$49,999	2.8%	2.2%
	2010 Home Value Under \$25,000	4.3%	4.1%
	2010 Median Home Value	\$259,151	\$262,036
	2010 Median Rent	\$896	\$878

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

# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5191/-122.3985

RF1

## SW 257th Ave & SE Stark St

3 Miles

5 Miles

### Troutdale, OR

		3 Miles	5 Miles
<b>LABOR FORCE</b>	2017 Est. Labor Population Age 16 Years or Over	68,088	137,044
	2017 Est. Civilian Employed	63.4%	61.2%
	2017 Est. Civilian Unemployed	3.7%	3.5%
	2017 Est. in Armed Forces	-	-
	2017 Est. not in Labor Force	32.9%	35.3%
	2017 Labor Force Males	48.1%	48.5%
	2017 Labor Force Females	51.9%	51.5%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	43,138	83,836
	2010 Mgmt, Business, & Financial Operations	12.6%	12.6%
	2010 Professional, Related	18.2%	17.8%
	2010 Service	20.6%	21.6%
	2010 Sales, Office	24.7%	24.2%
	2010 Farming, Fishing, Forestry	1.3%	1.3%
	2010 Construction, Extraction, Maintenance	7.4%	7.4%
	2010 Production, Transport, Material Moving	15.3%	15.1%
	2010 White Collar Workers	55.5%	54.5%
	2010 Blue Collar Workers	44.5%	45.5%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	67.8%	68.0%
	2010 Drive to Work in Carpool	9.8%	10.3%
	2010 Travel to Work by Public Transportation	9.6%	9.5%
	2010 Drive to Work on Motorcycle	0.4%	0.3%
	2010 Walk or Bicycle to Work	7.4%	6.6%
	2010 Other Means	0.7%	0.8%
	2010 Work at Home	4.2%	4.5%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	22.9%	20.8%
	2010 Travel to Work in 15 to 29 Minutes	30.3%	29.6%
	2010 Travel to Work in 30 to 59 Minutes	35.4%	34.6%
	2010 Travel to Work in 60 Minutes or More	7.9%	9.2%
	2010 Average Travel Time to Work	25.1	26.1
<b>CONSUMER EXPENDITURE</b>	2017 Est. Total Household Expenditure	\$1.72 B	\$3.33 B
	2017 Est. Apparel	\$60.0 M	\$117 M
	2017 Est. Contributions, Gifts	\$112 M	\$218 M
	2017 Est. Education, Reading	\$64.8 M	\$126 M
	2017 Est. Entertainment	\$96.0 M	\$186 M
	2017 Est. Food, Beverages, Tobacco	\$266 M	\$516 M
	2017 Est. Furnishings, Equipment	\$58.5 M	\$113 M
	2017 Est. Health Care, Insurance	\$151 M	\$293 M
	2017 Est. Household Operations, Shelter, Utilities	\$532 M	\$1.03 B
	2017 Est. Miscellaneous Expenses	\$25.5 M	\$49.4 M
	2017 Est. Personal Care	\$22.4 M	\$43.4 M
2017 Est. Transportation	\$329 M	\$638 M	

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