

# HAYDEN ISLAND - FORMER ZUPANS

900 N TOMAHAWK ISLAND DRIVE · PORTLAND · OR



**FOR  
SALE**



## PROPERTY HIGHLIGHTS

- Price \$2,200,000
- 16,000 SF building on 54,001 SF parcel
- Excellent visibility to I-5
- Attractive contemporary design with wooden beams and glass storefront
- Traffic counts over 121,100 daily
- Located at OR / WA border - Attractive retail site for WA residents, no OR sales tax

## CLOSE PROXIMITY TO:

**JANTZEN BEACH SUPERCENTER  
ACHORED BY**



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 POPULATION	3,807	77,687	224,038
2017 AVG. HH INCOME	\$81,487	\$65,070	\$73,576
2017 DAYTIME POPULATION	8,295	66,778	144,226

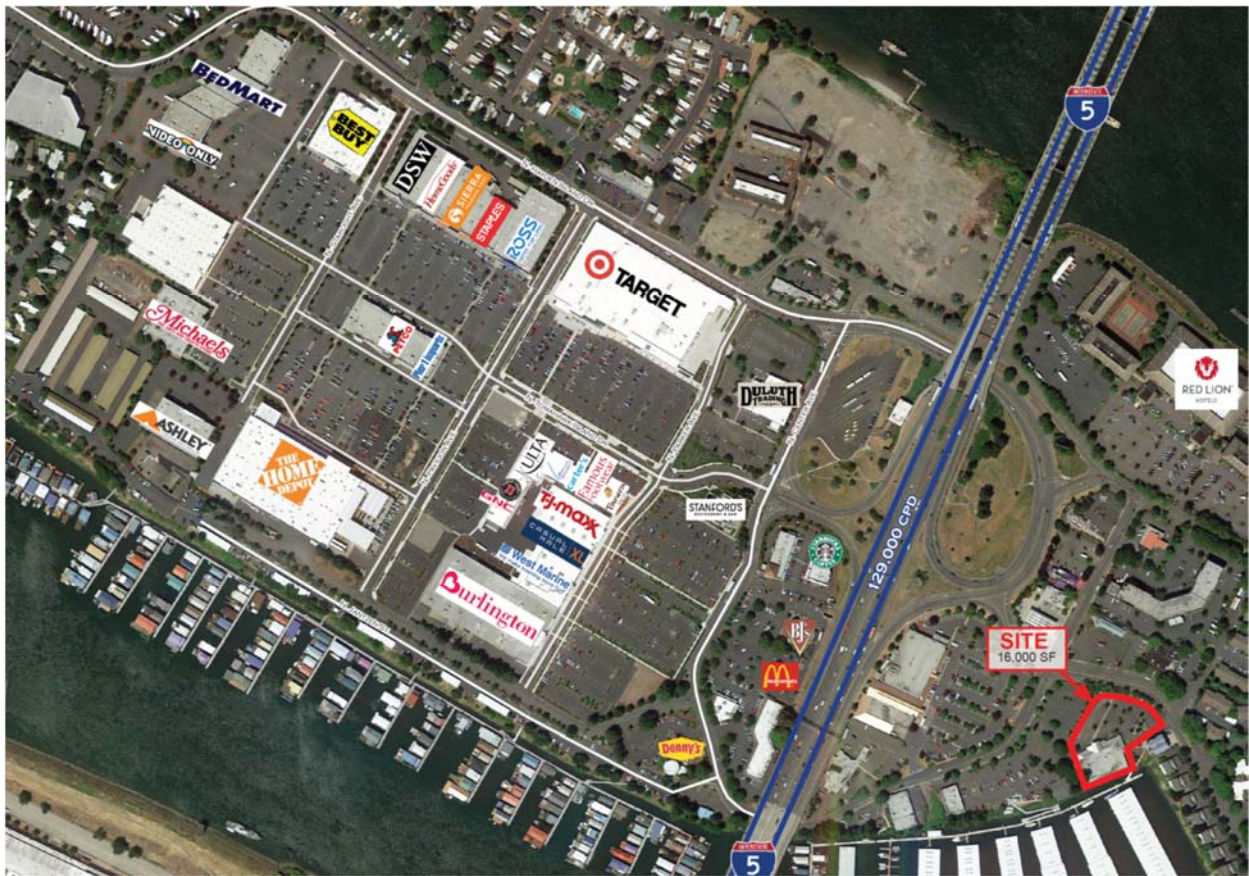
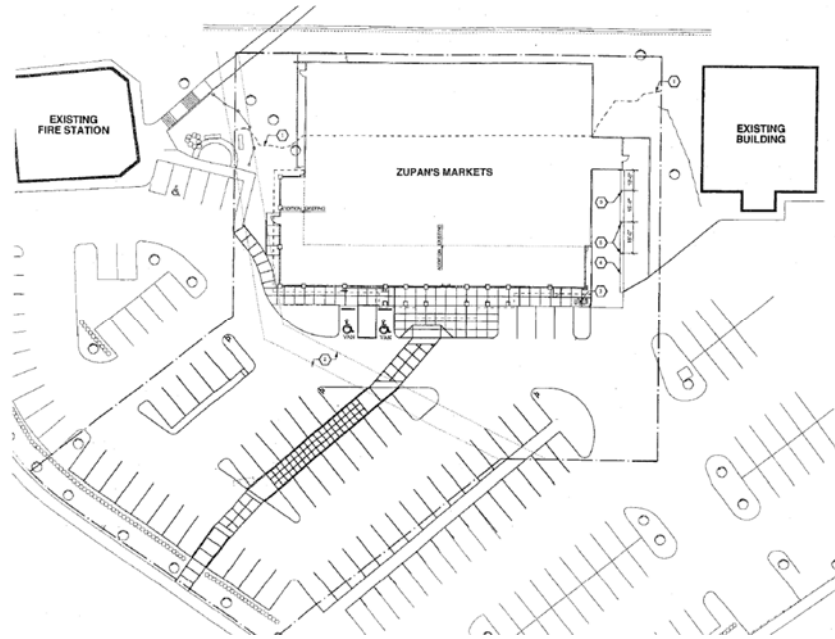
## CONTACT:

**BROCK SWITZER**    brock@hsmpacific.com    503.245.1400 x518



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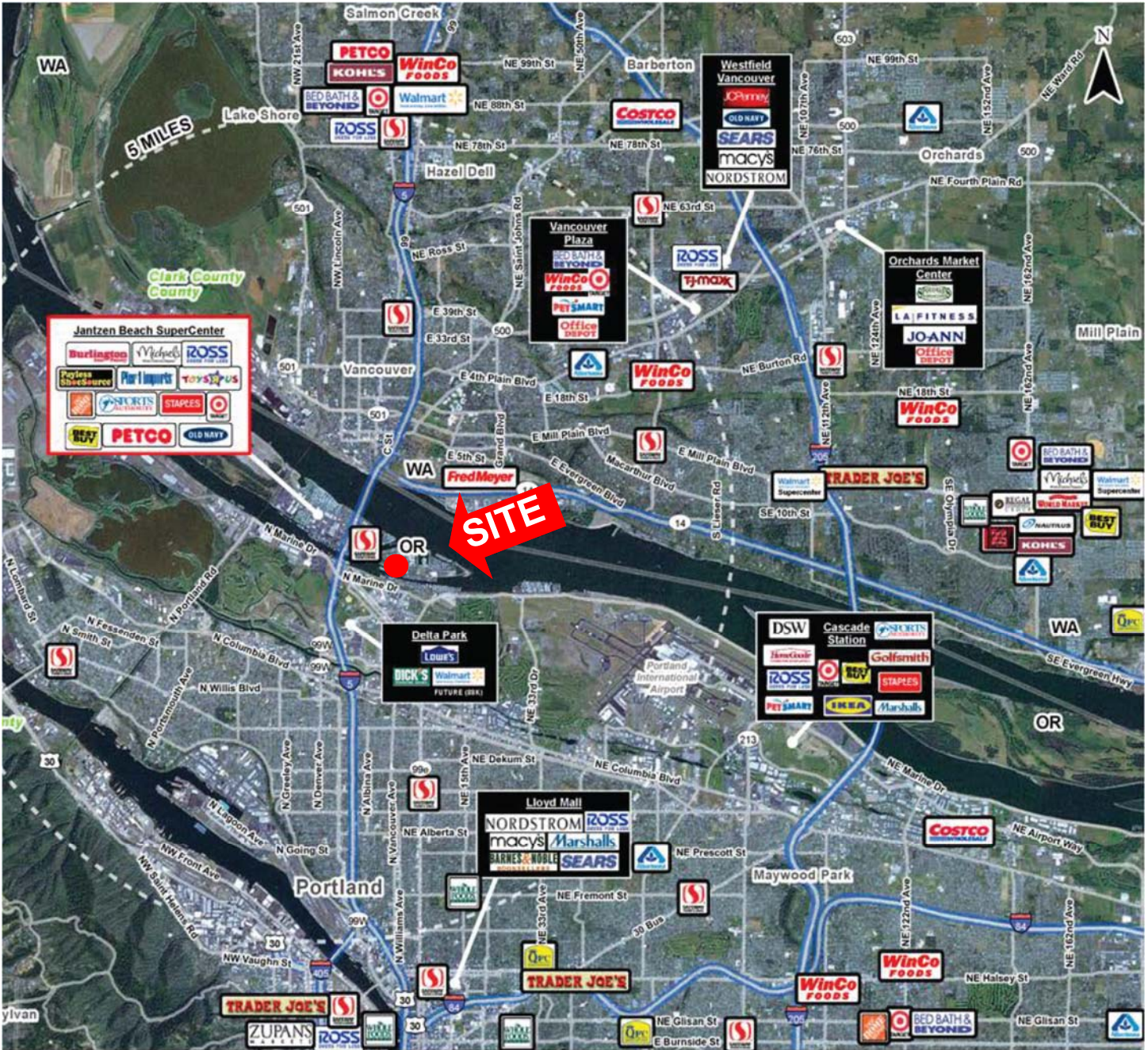
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# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6097/-122.6765

RF1

900 N Tomahawk Island Dr		1 Mile	3 Miles	5 Miles
Portland, OR				
POPULATION	2017 Estimated Population	3,807	77,687	224,038
	2022 Projected Population	4,080	84,472	243,141
	2010 Census Population	2,969	71,552	204,452
	2000 Census Population	2,634	66,385	192,596
	Projected Annual Growth 2017 to 2022	1.4%	1.7%	1.7%
	Historical Annual Growth 2000 to 2017	2.6%	1.0%	1.0%
	HOUSEHOLDS	2017 Estimated Households	1,999	32,393
2022 Projected Households		2,129	34,859	97,665
2010 Census Households		1,583	29,968	83,584
2000 Census Households		1,434	27,059	76,109
Projected Annual Growth 2017 to 2022		1.3%	1.5%	1.5%
Historical Annual Growth 2000 to 2017		2.3%	1.2%	1.2%
AGE	2017 Est. Population Under 10 Years	6.5%	12.0%	12.2%
	2017 Est. Population 10 to 19 Years	5.8%	10.0%	10.3%
	2017 Est. Population 20 to 29 Years	9.0%	15.2%	15.3%
	2017 Est. Population 30 to 44 Years	17.9%	25.5%	25.6%
	2017 Est. Population 45 to 59 Years	25.4%	18.5%	18.0%
	2017 Est. Population 60 to 74 Years	27.9%	14.1%	13.7%
	2017 Est. Population 75 Years or Over	7.4%	4.8%	5.0%
	2017 Est. Median Age	50.3	36.4	36.2
MARITAL STATUS & GENDER	2017 Est. Male Population	50.2%	50.1%	49.3%
	2017 Est. Female Population	49.8%	49.9%	50.7%
	2017 Est. Never Married	25.8%	39.2%	40.0%
	2017 Est. Now Married	36.8%	34.6%	37.5%
	2017 Est. Separated or Divorced	28.0%	21.6%	18.4%
	2017 Est. Widowed	9.4%	4.6%	4.1%
INCOME	2017 Est. HH Income \$200,000 or More	4.9%	3.6%	5.3%
	2017 Est. HH Income \$150,000 to \$199,999	6.2%	4.5%	6.2%
	2017 Est. HH Income \$100,000 to \$149,999	12.8%	12.1%	14.1%
	2017 Est. HH Income \$75,000 to \$99,999	14.4%	13.1%	13.6%
	2017 Est. HH Income \$50,000 to \$74,999	17.3%	18.3%	17.4%
	2017 Est. HH Income \$35,000 to \$49,999	10.2%	14.1%	13.5%
	2017 Est. HH Income \$25,000 to \$34,999	9.5%	10.1%	9.1%
	2017 Est. HH Income \$15,000 to \$24,999	14.2%	10.8%	9.2%
	2017 Est. HH Income Under \$15,000	10.4%	13.4%	11.6%
	2017 Est. Average Household Income	\$81,487	\$65,070	\$73,576
	2017 Est. Median Household Income	\$62,346	\$53,877	\$62,220
	2017 Est. Per Capita Income	\$42,804	\$27,518	\$30,163
2017 Est. Total Businesses	450	5,353	12,579	
2017 Est. Total Employees	8,295	66,778	144,226	

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900 N Tomahawk Island Dr		1 Mile	3 Miles	5 Miles
Portland, OR				
<b>RACE</b>	2017 Est. White	79.2%	71.1%	72.8%
	2017 Est. Black	4.9%	9.7%	9.6%
	2017 Est. Asian or Pacific Islander	6.2%	4.7%	4.5%
	2017 Est. American Indian or Alaska Native	0.8%	1.2%	1.1%
	2017 Est. Other Races	8.9%	13.3%	11.9%
<b>HISPANIC</b>	2017 Est. Hispanic Population	339	11,565	29,324
	2017 Est. Hispanic Population	8.9%	14.9%	13.1%
	2022 Proj. Hispanic Population	9.9%	16.3%	14.4%
	2010 Hispanic Population	8.1%	13.4%	11.5%
<b>EDUCATION (Adults 25 or Older)</b>	2017 Est. Adult Population (25 Years or Over)	3,186	55,407	158,093
	2017 Est. Elementary (Grade Level 0 to 8)	3.6%	4.6%	3.6%
	2017 Est. Some High School (Grade Level 9 to 11)	5.4%	7.1%	5.7%
	2017 Est. High School Graduate	19.8%	21.7%	19.6%
	2017 Est. Some College	26.5%	26.1%	24.8%
	2017 Est. Associate Degree Only	8.4%	8.2%	8.1%
	2017 Est. Bachelor Degree Only	22.6%	20.7%	24.1%
	2017 Est. Graduate Degree	13.8%	11.5%	14.1%
<b>HOUSING</b>	2017 Est. Total Housing Units	2,134	33,605	94,001
	2017 Est. Owner-Occupied	69.3%	48.7%	52.6%
	2017 Est. Renter-Occupied	24.4%	47.7%	44.2%
	2017 Est. Vacant Housing	6.3%	3.6%	3.2%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	0.1%	0.5%	0.7%
	2010 Homes Built 2000 to 2004	19.5%	13.1%	12.3%
	2010 Homes Built 1990 to 1999	23.7%	11.4%	11.4%
	2010 Homes Built 1980 to 1989	15.1%	7.4%	7.7%
	2010 Homes Built 1970 to 1979	26.6%	13.3%	12.9%
	2010 Homes Built 1960 to 1969	14.7%	9.6%	9.5%
	2010 Homes Built 1950 to 1959	6.2%	11.4%	11.2%
	2010 Homes Built Before 1949	16.0%	39.6%	40.5%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	1.6%	0.9%	0.9%
	2010 Home Value \$500,000 to \$999,999	19.5%	9.4%	13.9%
	2010 Home Value \$400,000 to \$499,999	12.1%	9.4%	12.4%
	2010 Home Value \$300,000 to \$399,999	17.8%	21.9%	22.8%
	2010 Home Value \$200,000 to \$299,999	25.8%	37.7%	34.9%
	2010 Home Value \$150,000 to \$199,999	10.0%	12.9%	11.3%
	2010 Home Value \$100,000 to \$149,999	6.1%	7.3%	5.2%
	2010 Home Value \$50,000 to \$99,999	5.4%	1.7%	1.5%
	2010 Home Value \$25,000 to \$49,999	5.9%	1.2%	1.1%
	2010 Home Value Under \$25,000	13.0%	3.0%	2.0%
	2010 Median Home Value	\$237,996	\$267,025	\$306,276
	2010 Median Rent	\$962	\$843	\$904

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Portland, OR

		1 Mile	3 Miles	5 Miles
<b>LABOR FORCE</b>	2017 Est. Labor Population Age 16 Years or Over	3,427	63,840	183,369
	2017 Est. Civilian Employed	63.2%	61.4%	64.4%
	2017 Est. Civilian Unemployed	2.3%	4.2%	3.7%
	2017 Est. in Armed Forces	-	-	0.1%
	2017 Est. not in Labor Force	34.5%	34.4%	31.8%
	2017 Labor Force Males	50.0%	49.8%	48.9%
	2017 Labor Force Females	50.0%	50.2%	51.1%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	2,165	39,201	118,087
	2010 Mgmt, Business, & Financial Operations	17.3%	15.5%	16.2%
	2010 Professional, Related	21.5%	23.6%	25.9%
	2010 Service	21.0%	20.6%	19.2%
	2010 Sales, Office	22.7%	21.6%	21.3%
	2010 Farming, Fishing, Forestry	1.5%	0.7%	0.6%
	2010 Construction, Extraction, Maintenance	5.7%	6.5%	6.2%
	2010 Production, Transport, Material Moving	10.2%	11.4%	10.4%
	2010 White Collar Workers	61.5%	60.8%	63.4%
	2010 Blue Collar Workers	38.5%	39.2%	36.6%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	64.2%	66.1%	64.5%
	2010 Drive to Work in Carpool	6.7%	9.3%	8.8%
	2010 Travel to Work by Public Transportation	10.0%	9.5%	9.4%
	2010 Drive to Work on Motorcycle	0.8%	0.4%	0.4%
	2010 Walk or Bicycle to Work	9.2%	8.2%	9.7%
	2010 Other Means	1.6%	0.8%	0.8%
	2010 Work at Home	7.5%	5.7%	6.4%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	22.2%	25.8%	24.5%
	2010 Travel to Work in 15 to 29 Minutes	42.6%	38.8%	41.9%
	2010 Travel to Work in 30 to 59 Minutes	33.8%	28.3%	28.8%
	2010 Travel to Work in 60 Minutes or More	7.1%	6.8%	6.9%
	2010 Average Travel Time to Work	23.6	21.8	22.1
<b>CONSUMER EXPENDITURE</b>	2017 Est. Total Household Expenditure	\$122 M	\$1.69 B	\$5.15 B
	2017 Est. Apparel	\$4.21 M	\$58.9 M	\$180 M
	2017 Est. Contributions, Gifts	\$8.56 M	\$112 M	\$355 M
	2017 Est. Education, Reading	\$4.83 M	\$64.6 M	\$206 M
	2017 Est. Entertainment	\$6.82 M	\$94.1 M	\$289 M
	2017 Est. Food, Beverages, Tobacco	\$18.5 M	\$261 M	\$785 M
	2017 Est. Furnishings, Equipment	\$4.21 M	\$57.3 M	\$178 M
	2017 Est. Health Care, Insurance	\$10.8 M	\$150 M	\$449 M
	2017 Est. Household Operations, Shelter, Utilities	\$37.7 M	\$524 M	\$1.60 B
	2017 Est. Miscellaneous Expenses	\$1.81 M	\$25.2 M	\$75.9 M
	2017 Est. Personal Care	\$1.58 M	\$22.0 M	\$67.0 M
2017 Est. Transportation	\$22.7 M	\$320 M	\$970 M	

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