

# FORMER HAGGEN'S

1855 BLANKENSHIP RD. • WEST LINN • OR • 97068



## PROPERTY HIGHLIGHTS

- 50,065 SF Available
- Excellent exposure to I-205 with 85,600 cpd
- Centrally located within high income area.
- This site will serve West Linn, Lake Oswego, Tualatin, Oregon City & Wilsonville.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2015 POPULATION	8,915	47,200	128,382
2015 AVG. HH INCOME	\$98,835	\$95,194	\$96,147
2015 DAYTIME POPULATION	2,269	12,260	39,073

## CONTACT:

**MICHAEL HEERMAN** michael@hsmPacific.com 503.245.1400 x517



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■ AVAILABLE



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# FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3495/-122.6545

RF1

## 1855 Blankenship Rd

### West Linn, OR

	1 Mile	3 Miles	5 Miles	
<b>POPULATION</b>	2015 Estimated Population	8,915	47,200	128,382
	2020 Projected Population	9,276	49,067	133,777
	2010 Census Population	8,479	45,547	123,516
	2000 Census Population	6,596	40,732	113,303
	Projected Annual Growth 2015 to 2020	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2015	2.3%	1.1%	0.9%
	<b>HOUSEHOLDS</b>	2015 Estimated Households	3,465	18,198
2020 Projected Households		3,638	19,088	52,988
2010 Census Households		3,262	17,396	48,006
2000 Census Households		2,410	14,997	42,816
Projected Annual Growth 2015 to 2020		1.0%	1.0%	1.0%
Historical Annual Growth 2000 to 2015		2.9%	1.4%	1.2%
<b>AGE</b>	2015 Est. Population Under 10 Years	13.1%	11.8%	11.1%
	2015 Est. Population 10 to 19 Years	14.3%	13.7%	13.2%
	2015 Est. Population 20 to 29 Years	9.4%	10.3%	10.6%
	2015 Est. Population 30 to 44 Years	20.4%	19.1%	18.3%
	2015 Est. Population 45 to 59 Years	23.3%	23.2%	22.5%
	2015 Est. Population 60 to 74 Years	14.4%	16.7%	17.6%
	2015 Est. Population 75 Years or Over	5.1%	5.4%	6.7%
	2015 Est. Median Age	39.5	40.8	41.8
<b>MARITAL STATUS &amp; GENDER</b>	2015 Est. Male Population	48.0%	49.2%	48.9%
	2015 Est. Female Population	52.0%	50.8%	51.1%
	2015 Est. Never Married	23.3%	24.3%	25.3%
	2015 Est. Now Married	56.7%	55.6%	53.8%
	2015 Est. Separated or Divorced	15.6%	15.1%	15.0%
	2015 Est. Widowed	4.4%	5.0%	6.0%
<b>INCOME</b>	2015 Est. HH Income \$200,000 or More	11.1%	7.2%	7.6%
	2015 Est. HH Income \$150,000 to \$199,999	13.1%	9.2%	7.5%
	2015 Est. HH Income \$100,000 to \$149,999	13.5%	17.2%	16.3%
	2015 Est. HH Income \$75,000 to \$99,999	16.6%	16.3%	14.6%
	2015 Est. HH Income \$50,000 to \$74,999	12.1%	17.5%	18.3%
	2015 Est. HH Income \$35,000 to \$49,999	11.5%	11.3%	12.9%
	2015 Est. HH Income \$25,000 to \$34,999	6.6%	7.6%	7.5%
	2015 Est. HH Income \$15,000 to \$24,999	7.5%	6.0%	7.3%
	2015 Est. HH Income Under \$15,000	8.0%	7.8%	8.1%
	2015 Est. Average Household Income	\$98,835	\$95,194	\$96,147
	2015 Est. Median Household Income	\$80,176	\$76,536	\$73,693
	2015 Est. Per Capita Income	\$38,463	\$36,814	\$37,887
	2015 Est. Total Businesses	388	1,828	4,933
2015 Est. Total Employees	2,269	12,260	39,073	

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1855 Blankenship Rd		1 Mile	3 Miles	5 Miles
West Linn, OR				
<b>RACE</b>	2015 Est. White	89.1%	90.4%	90.0%
	2015 Est. Black	1.0%	0.8%	0.9%
	2015 Est. Asian or Pacific Islander	4.6%	3.4%	3.0%
	2015 Est. American Indian or Alaska Native	0.3%	0.5%	0.6%
	2015 Est. Other Races	5.0%	4.9%	5.5%
<b>HISPANIC</b>	2015 Est. Hispanic Population	447	2,496	8,321
	2015 Est. Hispanic Population	5.0%	5.3%	6.5%
	2020 Proj. Hispanic Population	5.5%	5.8%	7.1%
	2010 Hispanic Population	4.7%	4.9%	6.0%
<b>EDUCATION (Adults 25 or Older)</b>	2015 Est. Adult Population (25 Years or Over)	7,217	38,734	106,829
	2015 Est. Elementary (Grade Level 0 to 8)	1.1%	2.2%	2.6%
	2015 Est. Some High School (Grade Level 9 to 11)	1.5%	4.8%	6.9%
	2015 Est. High School Graduate	10.8%	16.0%	17.6%
	2015 Est. Some College	20.0%	22.7%	22.7%
	2015 Est. Associate Degree Only	7.2%	7.5%	7.2%
	2015 Est. Bachelor Degree Only	29.9%	22.4%	20.9%
	2015 Est. Graduate Degree	29.5%	24.4%	22.0%
<b>HOUSING</b>	2015 Est. Total Housing Units	3,565	18,743	51,960
	2015 Est. Owner-Occupied	67.8%	71.8%	68.9%
	2015 Est. Renter-Occupied	29.4%	25.3%	28.1%
	2015 Est. Vacant Housing	2.8%	2.9%	3.0%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	4.5%	4.4%	5.4%
	2010 Homes Built 2000 to 2004	17.6%	10.1%	8.6%
	2010 Homes Built 1990 to 1999	29.5%	20.7%	17.8%
	2010 Homes Built 1980 to 1989	11.5%	14.2%	12.9%
	2010 Homes Built 1970 to 1979	16.2%	20.6%	23.3%
	2010 Homes Built 1960 to 1969	5.0%	8.5%	10.8%
	2010 Homes Built 1950 to 1959	4.1%	6.2%	7.2%
	2010 Homes Built Before 1949	11.6%	15.3%	14.1%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	3.5%	3.1%	3.7%
	2010 Home Value \$500,000 to \$999,999	26.9%	17.4%	15.1%
	2010 Home Value \$400,000 to \$499,999	11.3%	11.0%	10.2%
	2010 Home Value \$300,000 to \$399,999	21.1%	22.9%	22.6%
	2010 Home Value \$200,000 to \$299,999	23.4%	27.0%	28.9%
	2010 Home Value \$150,000 to \$199,999	7.7%	9.2%	8.7%
	2010 Home Value \$100,000 to \$149,999	2.7%	3.6%	3.5%
	2010 Home Value \$50,000 to \$99,999	2.1%	2.0%	2.0%
	2010 Home Value \$25,000 to \$49,999	0.4%	1.3%	1.9%
	2010 Home Value Under \$25,000	1.1%	2.4%	3.4%
	2010 Median Home Value	\$363,291	\$335,045	\$333,550
	2010 Median Rent	\$1,019	\$876	\$861

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		1 Mile	3 Miles	5 Miles
<b>LABOR FORCE</b>	2015 Est. Labor Population Age 16 Years or Over	6,933	37,615	103,769
	2015 Est. Civilian Employed	62.4%	61.8%	60.2%
	2015 Est. Civilian Unemployed	2.7%	3.8%	3.9%
	2015 Est. in Armed Forces	-	-	-
	2015 Est. not in Labor Force	34.9%	34.4%	35.9%
	2015 Labor Force Males	47.1%	48.7%	48.3%
	2015 Labor Force Females	52.9%	51.3%	51.7%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	4,059	21,363	56,631
	2010 Mgmt, Business, & Financial Operations	24.8%	19.4%	18.7%
	2010 Professional, Related	23.7%	24.1%	22.6%
	2010 Service	9.8%	13.3%	14.9%
	2010 Sales, Office	29.9%	27.7%	27.2%
	2010 Farming, Fishing, Forestry	0.3%	0.4%	0.5%
	2010 Construction, Extraction, Maintenance	6.5%	7.6%	7.0%
	2010 Production, Transport, Material Moving	5.1%	7.5%	9.1%
	2010 White Collar Workers	78.3%	71.2%	68.5%
	2010 Blue Collar Workers	21.7%	28.8%	31.5%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	78.1%	76.5%	76.4%
	2010 Drive to Work in Carpool	8.7%	7.6%	7.8%
	2010 Travel to Work by Public Transportation	1.7%	2.4%	3.1%
	2010 Drive to Work on Motorcycle	-	0.2%	0.3%
	2010 Walk or Bicycle to Work	2.4%	3.3%	3.2%
	2010 Other Means	0.3%	0.5%	0.5%
	2010 Work at Home	8.8%	9.4%	8.7%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	19.4%	25.4%	25.5%
	2010 Travel to Work in 15 to 29 Minutes	49.7%	38.3%	38.4%
	2010 Travel to Work in 30 to 59 Minutes	27.6%	32.8%	32.0%
	2010 Travel to Work in 60 Minutes or More	3.4%	3.5%	4.0%
	2010 Average Travel Time to Work	21.7	22.6	22.6
<b>CONSUMER EXPENDITURE</b>	2015 Est. Total Household Expenditure	\$244 M	\$1.24 B	\$3.44 B
	2015 Est. Apparel	\$8.58 M	\$43.5 M	\$121 M
	2015 Est. Contributions, Gifts	\$18.7 M	\$89.8 M	\$249 M
	2015 Est. Education, Reading	\$10.6 M	\$51.2 M	\$141 M
	2015 Est. Entertainment	\$13.9 M	\$70.1 M	\$194 M
	2015 Est. Food, Beverages, Tobacco	\$36.1 M	\$186 M	\$517 M
	2015 Est. Furnishings, Equipment	\$8.69 M	\$43.8 M	\$121 M
	2015 Est. Health Care, Insurance	\$20.6 M	\$106 M	\$296 M
	2015 Est. Household Operations, Shelter, Utilities	\$75.4 M	\$383 M	\$1.06 B
	2015 Est. Miscellaneous Expenses	\$3.48 M	\$17.9 M	\$49.9 M
	2015 Est. Personal Care	\$3.14 M	\$16.0 M	\$44.5 M
2015 Est. Transportation	\$44.9 M	\$233 M	\$645 M	

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