

# AVAILABLE Commercial Site

2034 NW 27th Ave, Portland, Oregon 97210



**Location:** At the corner of NW 27th & Wilson, one block from Vaughn

**Available Space:** Approximately 37,000 SF

**Economics:** Landlord will consider a ground lease or build to suit

**Zoning:** Currently IG2 but owner is in the process of changing to General Employment

**Comments:** Across the street from Montgomery Park

**Traffic Count:** Vaughn – 17,836 ADT (06)

<b>Demographics:</b>	<b>1 Mile</b>	<b>2 Mile</b>	<b>3 Mile</b>
2010 Est. Population	12,452	46,526	110,755
Est. Daytime Population	25,581	134,622	256,875
2010 Average HH Income	\$84,835	\$67,182	\$70,712
Employees	22,052	118,329	219,051

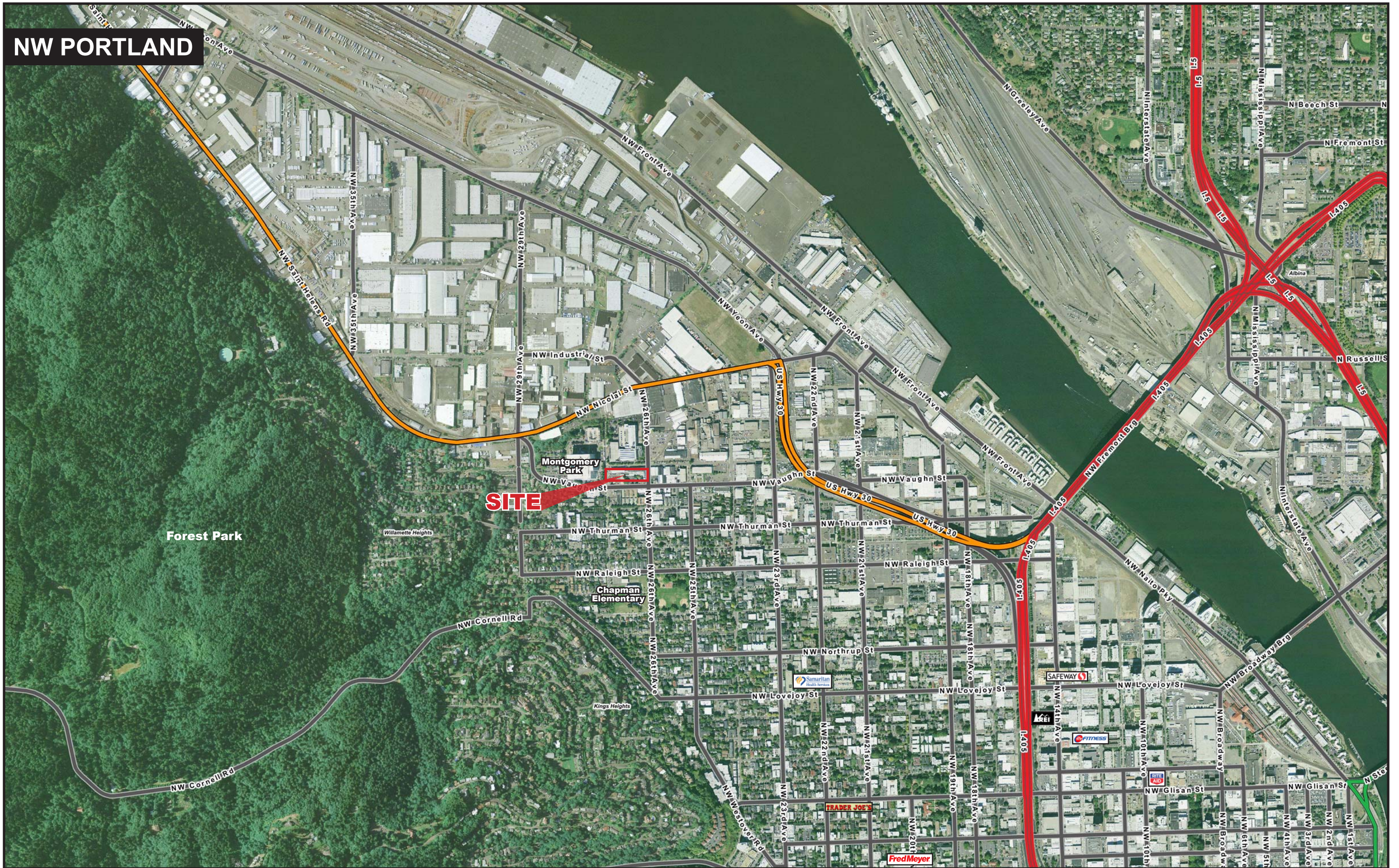
Source: Regis - SitesUSA

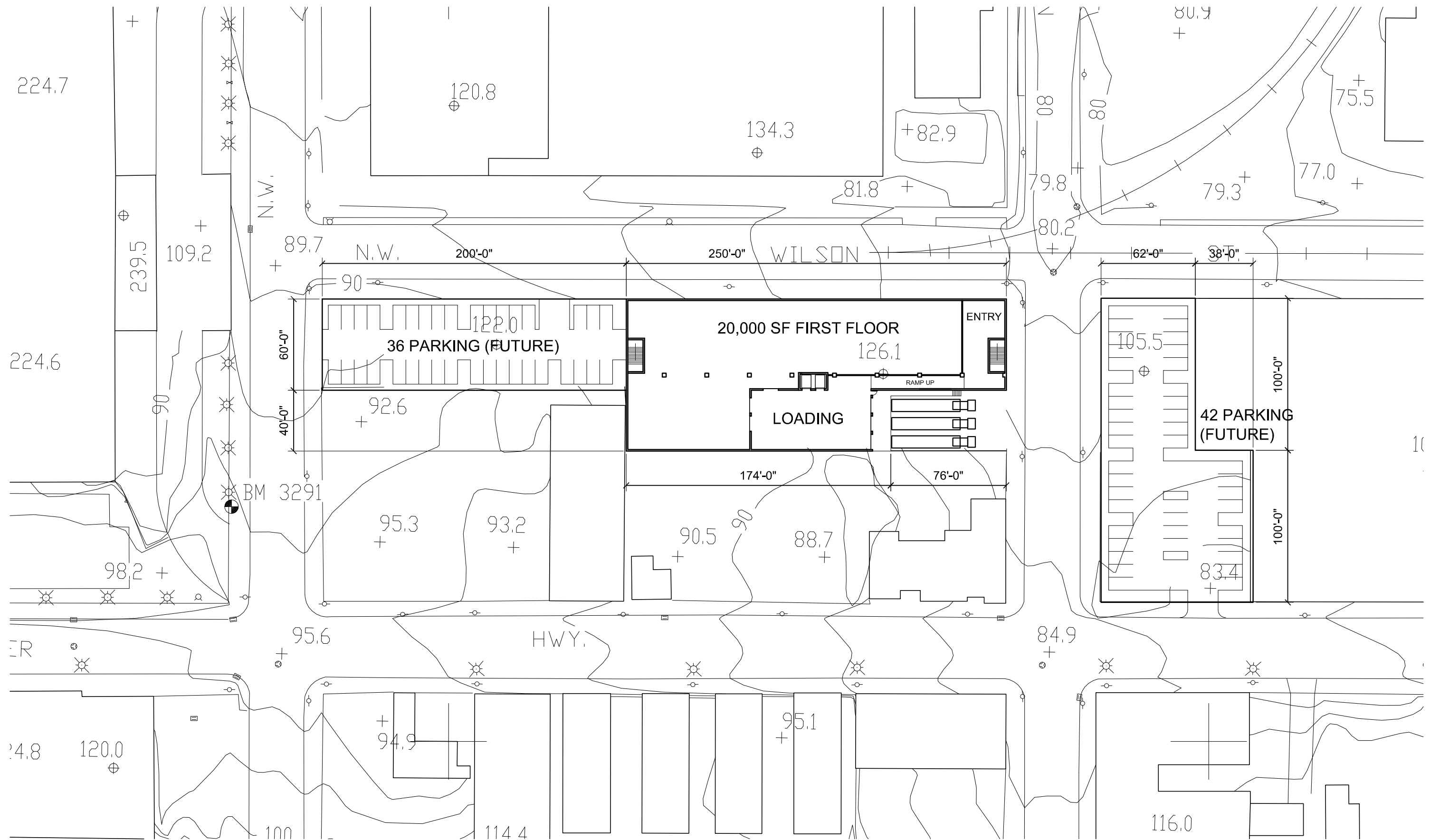


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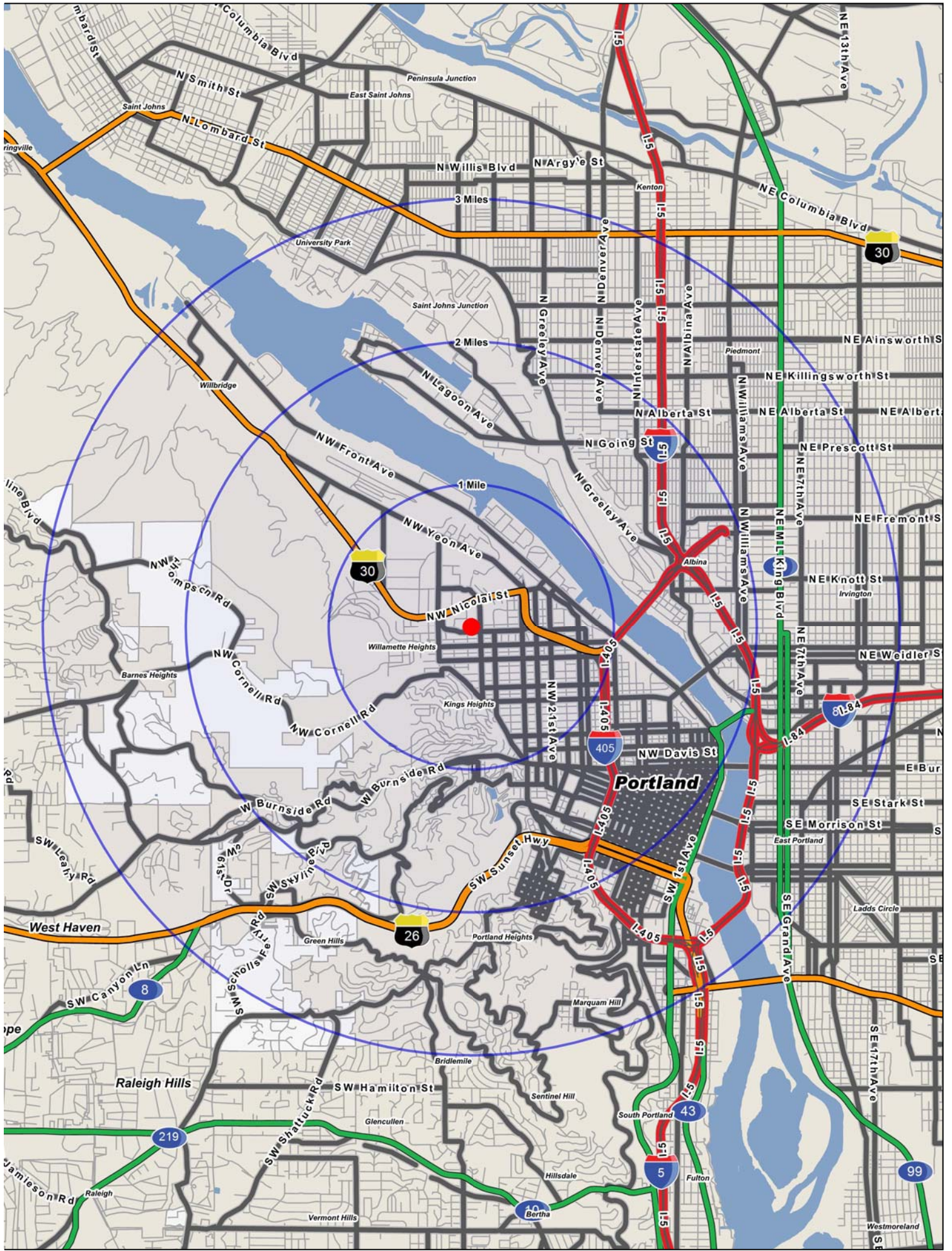
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# NW PORTLAND





OPTION II - SITE PLAN  
 SCALE: 1" = 60'-0"



# FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 45.53732/-122.7062

## 2034 Nw 27th

## Portland, OR

	1 Mile	2 Miles	3 Miles	
<b>POPULATION</b>	2010 Estimated Population	12,452	46,526	110,755
	2015 Projected Population	14,428	54,418	125,162
	2000 Census Population	10,763	38,286	97,274
	1990 Census Population	10,257	33,058	87,285
	Historical Annual Growth 1990 to 2010	1.1%	2.0%	1.3%
	Projected Annual Growth 2010 to 2015	3.2%	3.4%	2.6%
<b>HOUSEHOLDS</b>	2010 Est. Households	7,461	27,074	55,235
	2015 Proj. Households	8,319	30,878	60,908
	2000 Census Households	6,534	22,133	48,358
	1990 Census Households	6,030	18,511	42,322
	Historical Annual Growth 1990 to 2010	1.2%	2.3%	1.5%
	Projected Annual Growth 2010 to 2015	2.3%	2.8%	2.1%
<b>AGE</b>	2010 Est. Population 0 to 9 Years	6.4%	6.7%	9.3%
	2010 Est. Population 10 to 19 Years	6.3%	7.0%	9.4%
	2010 Est. Population 20 to 29 Years	20.6%	19.0%	16.3%
	2010 Est. Population 30 to 44 Years	26.4%	26.0%	24.8%
	2010 Est. Population 45 to 59 Years	24.3%	24.5%	23.2%
	2010 Est. Population 60 to 74 Years	11.4%	12.7%	12.1%
	2010 Est. Population 75 Years Plus	4.6%	4.1%	4.9%
	2010 Est. Median Age	37.9	38.7	38.0
<b>MARITAL STATUS &amp; SEX</b>	2010 Est. Male Population	50.5%	54.7%	51.8%
	2010 Est. Female Population	49.5%	45.3%	48.2%
	2010 Est. Never Married	52.0%	49.4%	43.8%
	2010 Est. Now Married	28.3%	24.8%	30.5%
	2010 Est. Separated or Divorced	15.9%	21.5%	20.4%
	2010 Est. Widowed	3.8%	4.4%	5.4%
<b>INCOME</b>	2010 Est. HH Income \$200,000 or More	7.1%	5.0%	5.0%
	2010 Est. HH Income \$150,000 to \$199,999	8.5%	5.6%	5.2%
	2010 Est. HH Income \$100,000 to \$149,999	13.0%	10.1%	10.4%
	2010 Est. HH Income \$75,000 to \$99,999	8.6%	8.0%	8.6%
	2010 Est. HH Income \$50,000 to \$74,999	11.3%	10.4%	13.1%
	2010 Est. HH Income \$35,000 to \$49,999	10.2%	10.7%	12.2%
	2010 Est. HH Income \$25,000 to \$34,999	11.0%	10.2%	10.2%
	2010 Est. HH Income \$15,000 to \$24,999	9.5%	13.2%	12.4%
	2010 Est. HH Income \$0 to \$14,999	20.8%	26.9%	22.8%
	2010 Est. Average Household Income	\$84,835	\$67,182	\$70,712
	2010 Est. Median HH Income	\$58,660	\$46,429	\$50,361
	2010 Est. Per Capita Income	\$51,615	\$41,024	\$36,928
2010 Est. Number of Businesses	1,594	7,584	13,647	
2010 Est. Total Number of Employees	22,052	118,329	219,051	

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### Portland, OR

	1 Mile	2 Miles	3 Miles	
<b>RACE</b>	2010 Est. White Population	91.7%	84.8%	78.1%
	2010 Est. Black Population	2.0%	6.8%	13.0%
	2010 Est. Asian & Pacific Islander	4.0%	5.0%	5.1%
	2010 Est. American Indian & Alaska Native	1.0%	1.3%	1.2%
	2010 Est. Other Races Population	1.3%	2.1%	2.6%
<b>HISPANIC</b>	2010 Est. Hispanic Population	618	3,600	10,111
	2010 Est. Hispanic Population Percent	5.0%	7.7%	9.1%
	2015 Proj. Hispanic Population Percent	5.9%	8.8%	10.5%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	9,911	36,148	81,573
	2010 Est. Elementary (0 to 8)	1.1%	2.9%	3.5%
	2010 Est. Some High School (9 to 11)	2.7%	4.0%	4.6%
	2010 Est. High School Graduate (12)	10.0%	15.0%	16.5%
	2010 Est. Some College (13 to 16)	15.1%	19.6%	20.1%
	2010 Est. Associate Degree Only	5.1%	5.3%	5.7%
	2010 Est. Bachelor Degree Only	36.8%	31.9%	29.0%
	2010 Est. Graduate Degree	29.2%	21.4%	20.7%
<b>HOUSING</b>	2010 Est. Total Housing Units	8,010	29,910	60,486
	2010 Est. Owner Occupied Percent	28.4%	25.8%	36.6%
	2010 Est. Renter Occupied Percent	64.8%	64.7%	54.8%
	2010 Est. Vacant Housing Percent	6.9%	9.5%	8.7%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	2.0%	3.8%	2.8%
	2000 Homes Built 1995 to 1998	3.0%	6.6%	5.8%
	2000 Homes Built 1990 to 1994	3.3%	3.7%	3.5%
	2000 Homes Built 1980 to 1989	5.1%	5.8%	5.3%
	2000 Homes Built 1970 to 1979	10.0%	7.3%	8.7%
	2000 Homes Built 1960 to 1969	6.9%	6.8%	8.5%
	2000 Homes Built 1950 to 1959	8.1%	8.5%	9.2%
	2000 Homes Built Before 1949	61.5%	57.6%	56.3%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	0.8%	1.8%	1.6%
	2000 Home Value \$500,000 to \$999,999	25.8%	18.9%	9.4%
	2000 Home Value \$400,000 to \$499,999	15.3%	11.3%	7.3%
	2000 Home Value \$300,000 to \$399,999	27.2%	15.3%	10.5%
	2000 Home Value \$200,000 to \$299,999	22.3%	15.0%	15.1%
	2000 Home Value \$150,000 to \$199,999	4.3%	12.8%	17.4%
	2000 Home Value \$100,000 to \$149,999	4.2%	18.5%	27.5%
	2000 Home Value \$50,000 to \$99,999	-	5.8%	9.9%
	2000 Home Value \$25,000 to \$49,999	-	0.4%	0.8%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.3%
	2000 Median Home Value	\$404,530	\$326,691	\$246,739
	2000 Median Rent	\$549	\$513	\$536

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<b>LABOR FORCE</b>	2010 Est. Labor: Population Age 16+	11,221	41,825	94,865
	2010 Est. Civilian Employed	68.5%	61.0%	60.1%
	2010 Est. Civilian Unemployed	7.0%	10.7%	9.9%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	24.4%	28.3%	30.0%
	2010 Labor Force: Males	50.6%	55.1%	52.0%
	2010 Labor Force: Females	49.4%	44.9%	48.0%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	7,178	22,168	52,958
	2000 Mgmt, Business, & Financial Operations	20.1%	17.8%	15.8%
	2000 Professional & Related	37.1%	31.3%	29.0%
	2000 Service	10.3%	14.5%	14.9%
	2000 Sales and Office	23.5%	24.9%	26.1%
	2000 Farming, Fishing, and Forestry	-	0.1%	0.2%
	2000 Construction, Extraction, & Maintenance	2.3%	3.4%	4.2%
	2000 Production, Transport, & Material Moving	6.8%	8.1%	9.9%
	2000 Percent White Collar Workers	80.6%	74.0%	70.9%
	2000 Percent Blue Collar Workers	19.4%	26.0%	29.1%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	50.5%	47.1%	52.0%
	2000 Drive to Work in Carpool	7.7%	7.1%	9.8%
	2000 Travel to Work by Public Transportation	15.2%	17.2%	15.6%
	2000 Drive to Work on Motorcycle	0.2%	0.1%	0.1%
	2000 Walk or Bicycle to Work	20.6%	23.0%	17.2%
	2000 Other Means	0.4%	0.8%	0.6%
	2000 Work at Home	5.4%	4.6%	4.7%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	36.2%	35.6%	33.7%
	2000 Travel to Work in 15 to 29 Minutes	43.6%	43.5%	44.3%
	2000 Travel to Work in 30 to 59 Minutes	16.3%	15.6%	17.6%
	2000 Travel to Work in 60 Minutes or More	3.9%	5.2%	4.4%
	2000 Average Travel Time to Work	18.6	19.6	19.4
<b>CONSUMER EXPENDITURE</b>	2010 Est. Total Household Expenditure	\$462 M	\$1.41 B	\$2.99 B
	2010 Est. Apparel	\$22.3 M	\$68.2 M	\$144 M
	2010 Est. Contributions & Gifts	\$32.7 M	\$96.1 M	\$202 M
	2010 Est. Education & Reading	\$14.6 M	\$43.5 M	\$90.0 M
	2010 Est. Entertainment	\$25.7 M	\$78.1 M	\$166 M
	2010 Est. Food, Beverages & Tobacco	\$72.1 M	\$224 M	\$473 M
	2010 Est. Furnishings & Equipment	\$20.5 M	\$61.6 M	\$131 M
	2010 Est. Health Care & Insurance	\$32.7 M	\$102 M	\$214 M
	2010 Est. Household Operations & Shelter & Utilities	\$139 M	\$427 M	\$900 M
	2010 Est. Miscellaneous Expenses	\$7.70 M	\$23.9 M	\$50.1 M
	2010 Est. Personal Care	\$6.70 M	\$20.6 M	\$43.4 M
	2010 Est. Transportation	\$87.5 M	\$268 M	\$573 M

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