

RETAIL/OFFICE/PRODUCTION SPACE  
**3961 N. WILLIAMS AVE**  
**AT N. SHAVER AVE**  
 PORTLAND, OREGON



works partnership architecture

- FULLY LEASED
- Bike-centric project anchored by the United Bicycle Institute and Queen Bee Creations
- Close-in, Northeast Portland location
- Re-emerging, vibrant neighborhood
- Convenient access to I-5 & I-405
- Buildings are undergoing a major renovation
- Join New Old Lompoc Brewery, PIX Patisserie, Lincoln Restaurant, Akemi Salon, Yoga Shala, Ristretto Roasters, Ink & Peat, Cha! Cha! Cha!, Spielwerk Toys, EaT Oyster Bar and other unique, local businesses in the immediate area
- EXD zoning allows a wide range of uses
- Project is positioned to serve over 24,000 residents living within, and over 21,000 employees working within a 1-mile radius



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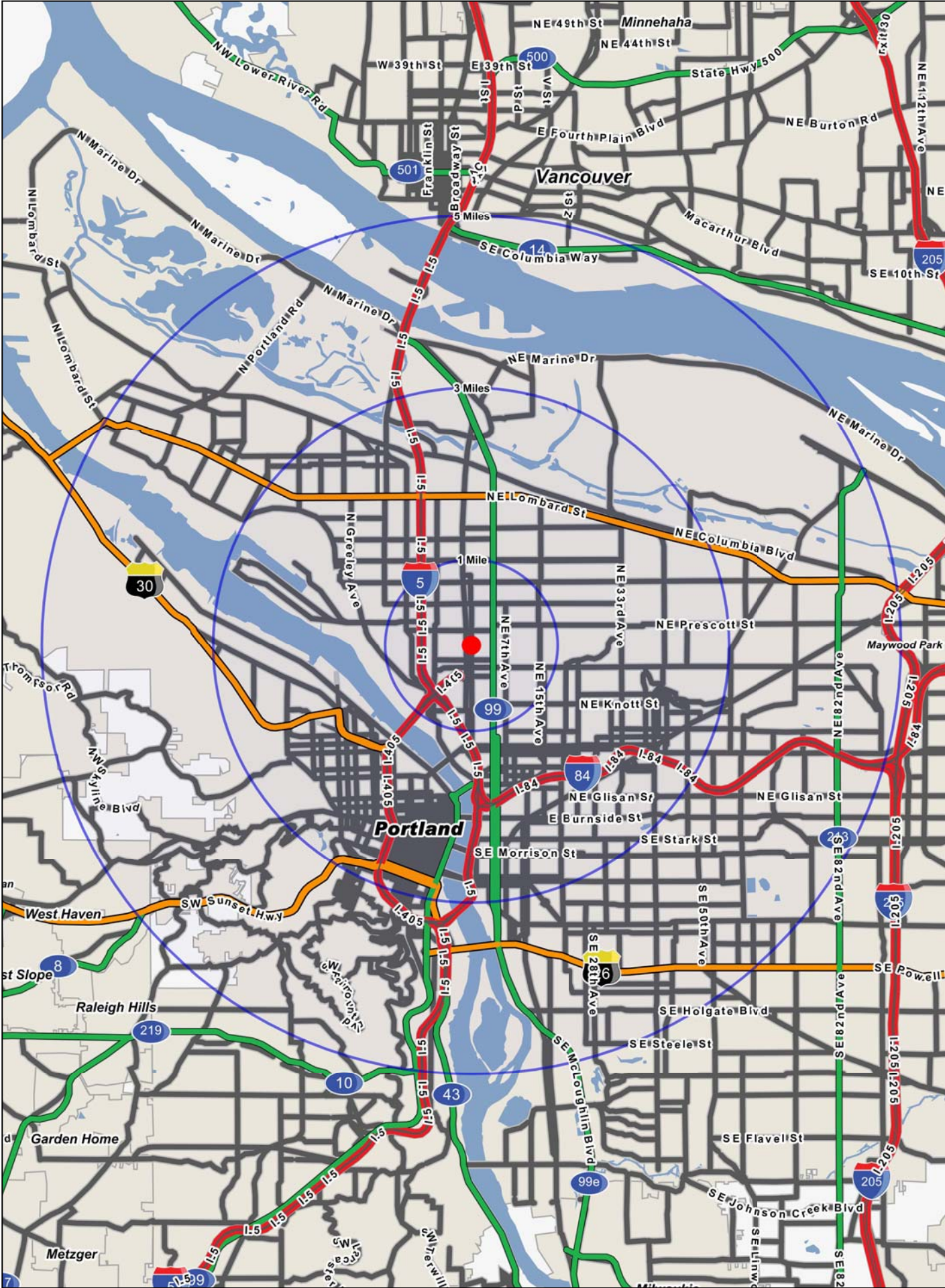
# Portland, Oregon





N. WILLIAMS AVE.

Northbound Bike Lane



# FULL PROFILE

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



Lat/Lon: 45.55206/-122.6667

## Ne Shaver St & N Williams Ave

### Portland, OR

	1 Mile	3 Miles	5 Miles	
<b>POPULATION</b>	2010 Estimated Population	25,680	166,145	323,561
	2015 Projected Population	29,751	184,007	354,356
	2000 Census Population	22,959	149,459	293,612
	1990 Census Population	20,954	141,340	278,139
	Historical Annual Growth 1990 to 2010	1.1%	0.9%	0.8%
	Projected Annual Growth 2010 to 2015	3.2%	2.2%	1.9%
<b>HOUSEHOLDS</b>	2010 Est. Households	9,733	77,284	142,620
	2015 Proj. Households	10,687	82,181	149,468
	2000 Census Households	8,965	69,967	131,393
	1990 Census Households	7,823	63,919	122,413
	Historical Annual Growth 1990 to 2010	1.2%	1.0%	0.8%
	Projected Annual Growth 2010 to 2015	2.0%	1.3%	1.0%
<b>AGE</b>	2010 Est. Population 0 to 9 Years	15.4%	10.6%	11.2%
	2010 Est. Population 10 to 19 Years	11.3%	8.7%	9.1%
	2010 Est. Population 20 to 29 Years	15.6%	17.6%	16.6%
	2010 Est. Population 30 to 44 Years	27.7%	27.9%	27.1%
	2010 Est. Population 45 to 59 Years	17.2%	20.3%	20.3%
	2010 Est. Population 60 to 74 Years	9.3%	10.3%	10.7%
	2010 Est. Population 75 Years Plus	3.4%	4.6%	4.9%
	2010 Est. Median Age	32.5	35.5	35.7
<b>MARITAL STATUS &amp; SEX</b>	2010 Est. Male Population	48.7%	50.2%	49.8%
	2010 Est. Female Population	51.3%	49.8%	50.2%
	2010 Est. Never Married	43.7%	42.6%	39.0%
	2010 Est. Now Married	29.2%	31.7%	36.3%
	2010 Est. Separated or Divorced	21.3%	20.3%	19.1%
	2010 Est. Widowed	5.7%	5.5%	5.5%
<b>INCOME</b>	2010 Est. HH Income \$200,000 or More	1.2%	2.7%	3.5%
	2010 Est. HH Income \$150,000 to \$199,999	2.0%	3.4%	3.8%
	2010 Est. HH Income \$100,000 to \$149,999	7.6%	10.2%	10.7%
	2010 Est. HH Income \$75,000 to \$99,999	9.0%	10.2%	10.9%
	2010 Est. HH Income \$50,000 to \$74,999	17.1%	15.6%	17.2%
	2010 Est. HH Income \$35,000 to \$49,999	15.2%	13.8%	14.1%
	2010 Est. HH Income \$25,000 to \$34,999	12.0%	11.4%	11.2%
	2010 Est. HH Income \$15,000 to \$24,999	13.3%	12.5%	11.8%
	2010 Est. HH Income \$0 to \$14,999	22.7%	20.2%	17.0%
	2010 Est. Average Household Income	\$51,125	\$62,106	\$68,550
	2010 Est. Median HH Income	\$39,603	\$45,477	\$50,834
	2010 Est. Per Capita Income	\$19,952	\$30,138	\$31,375
2010 Est. Number of Businesses	1,251	15,043	23,310	
2010 Est. Total Number of Employees	20,956	217,004	339,392	

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	1 Mile	3 Miles	5 Miles	
<b>RACE</b>	2010 Est. White Population	45.1%	70.6%	75.0%
	2010 Est. Black Population	38.3%	15.8%	10.1%
	2010 Est. Asian & Pacific Islander	3.3%	4.6%	6.3%
	2010 Est. American Indian & Alaska Native	1.6%	1.4%	1.3%
	2010 Est. Other Races Population	11.6%	7.6%	7.4%
<b>HISPANIC</b>	2010 Est. Hispanic Population	4,098	16,354	32,541
	2010 Est. Hispanic Population Percent	16.0%	9.8%	10.1%
	2015 Proj. Hispanic Population Percent	18.1%	11.0%	11.2%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	17,277	123,018	236,550
	2010 Est. Elementary (0 to 8)	6.6%	3.9%	4.2%
	2010 Est. Some High School (9 to 11)	7.2%	5.0%	5.2%
	2010 Est. High School Graduate (12)	21.4%	18.1%	18.3%
	2010 Est. Some College (13 to 16)	22.8%	21.8%	21.7%
	2010 Est. Associate Degree Only	5.8%	6.3%	6.3%
	2010 Est. Bachelor Degree Only	23.6%	27.4%	26.7%
	2010 Est. Graduate Degree	12.5%	17.5%	17.7%
<b>HOUSING</b>	2010 Est. Total Housing Units	10,574	83,490	153,604
	2010 Est. Owner Occupied Percent	50.3%	42.3%	48.3%
	2010 Est. Renter Occupied Percent	41.7%	50.3%	44.6%
	2010 Est. Vacant Housing Percent	8.0%	7.4%	7.2%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	1.7%	1.9%	1.8%
	2000 Homes Built 1995 to 1998	4.7%	3.9%	3.5%
	2000 Homes Built 1990 to 1994	1.4%	1.8%	2.4%
	2000 Homes Built 1980 to 1989	2.5%	3.5%	4.2%
	2000 Homes Built 1970 to 1979	5.9%	6.6%	8.9%
	2000 Homes Built 1960 to 1969	5.5%	6.8%	8.4%
	2000 Homes Built 1950 to 1959	7.5%	9.8%	12.2%
	2000 Homes Built Before 1949	70.9%	65.6%	58.6%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	0.2%	0.5%
	2000 Home Value \$500,000 to \$999,999	0.5%	2.6%	3.2%
	2000 Home Value \$400,000 to \$499,999	0.7%	2.3%	3.0%
	2000 Home Value \$300,000 to \$399,999	2.4%	7.2%	6.4%
	2000 Home Value \$200,000 to \$299,999	12.1%	19.9%	18.0%
	2000 Home Value \$150,000 to \$199,999	26.6%	23.8%	25.0%
	2000 Home Value \$100,000 to \$149,999	39.0%	32.5%	33.9%
	2000 Home Value \$50,000 to \$99,999	16.3%	10.4%	9.1%
	2000 Home Value \$25,000 to \$49,999	1.8%	0.6%	0.5%
	2000 Home Value \$0 to \$24,999	0.6%	0.4%	0.3%
	2000 Median Home Value	\$146,304	\$185,806	\$190,482
	2000 Median Rent	\$459	\$528	\$546

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<b>LABOR FORCE</b>	2010 Est. Labor: Population Age 16+	19,870	140,005	269,622
	2010 Est. Civilian Employed	57.6%	61.5%	61.8%
	2010 Est. Civilian Unemployed	11.5%	9.4%	8.5%
	2010 Est. in Armed Forces	0.1%	-	0.1%
	2010 Est. not in Labor Force	30.9%	29.0%	29.6%
	2010 Labor Force: Males	48.1%	50.1%	49.5%
	2010 Labor Force: Females	51.9%	49.9%	50.5%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	10,916	82,008	160,203
	2000 Mgmt, Business, & Financial Operations	11.0%	14.2%	14.3%
	2000 Professional & Related	22.7%	27.6%	26.8%
	2000 Service	20.1%	15.6%	14.9%
	2000 Sales and Office	24.8%	26.1%	26.2%
	2000 Farming, Fishing, and Forestry	0.5%	0.2%	0.3%
	2000 Construction, Extraction, & Maintenance	6.1%	4.8%	5.5%
	2000 Production, Transport, & Material Moving	14.7%	11.4%	12.1%
	2000 Percent White Collar Workers	58.6%	68.0%	67.3%
	2000 Percent Blue Collar Workers	41.4%	32.0%	32.7%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	53.3%	55.3%	59.1%
	2000 Drive to Work in Carpool	16.0%	11.1%	11.3%
	2000 Travel to Work by Public Transportation	17.1%	16.1%	14.6%
	2000 Drive to Work on Motorcycle	0.2%	0.2%	0.2%
	2000 Walk or Bicycle to Work	7.9%	12.1%	9.7%
	2000 Other Means	0.5%	0.6%	0.6%
	2000 Work at Home	5.0%	4.6%	4.5%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	27.7%	30.1%	28.1%
	2000 Travel to Work in 15 to 29 Minutes	46.8%	45.2%	46.4%
	2000 Travel to Work in 30 to 59 Minutes	20.8%	20.0%	21.1%
	2000 Travel to Work in 60 Minutes or More	4.8%	4.7%	4.5%
	2000 Average Travel Time to Work	20.3	20.4	20.7
<b>CONSUMER EXPENDITURE</b>	2010 Est. Total Household Expenditure	\$429 M	\$3.87 B	\$7.62 B
	2010 Est. Apparel	\$20.6 M	\$186 M	\$366 M
	2010 Est. Contributions & Gifts	\$25.6 M	\$244 M	\$492 M
	2010 Est. Education & Reading	\$11.4 M	\$109 M	\$216 M
	2010 Est. Entertainment	\$23.7 M	\$214 M	\$424 M
	2010 Est. Food, Beverages & Tobacco	\$70.5 M	\$624 M	\$1.22 B
	2010 Est. Furnishings & Equipment	\$18.2 M	\$168 M	\$333 M
	2010 Est. Health Care & Insurance	\$31.4 M	\$281 M	\$548 M
	2010 Est. Household Operations & Shelter & Utilities	\$129 M	\$1.16 B	\$2.29 B
	2010 Est. Miscellaneous Expenses	\$7.34 M	\$65.9 M	\$129 M
	2010 Est. Personal Care	\$6.30 M	\$56.6 M	\$111 M
	2010 Est. Transportation	\$85.4 M	\$760 M	\$1.50 B

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