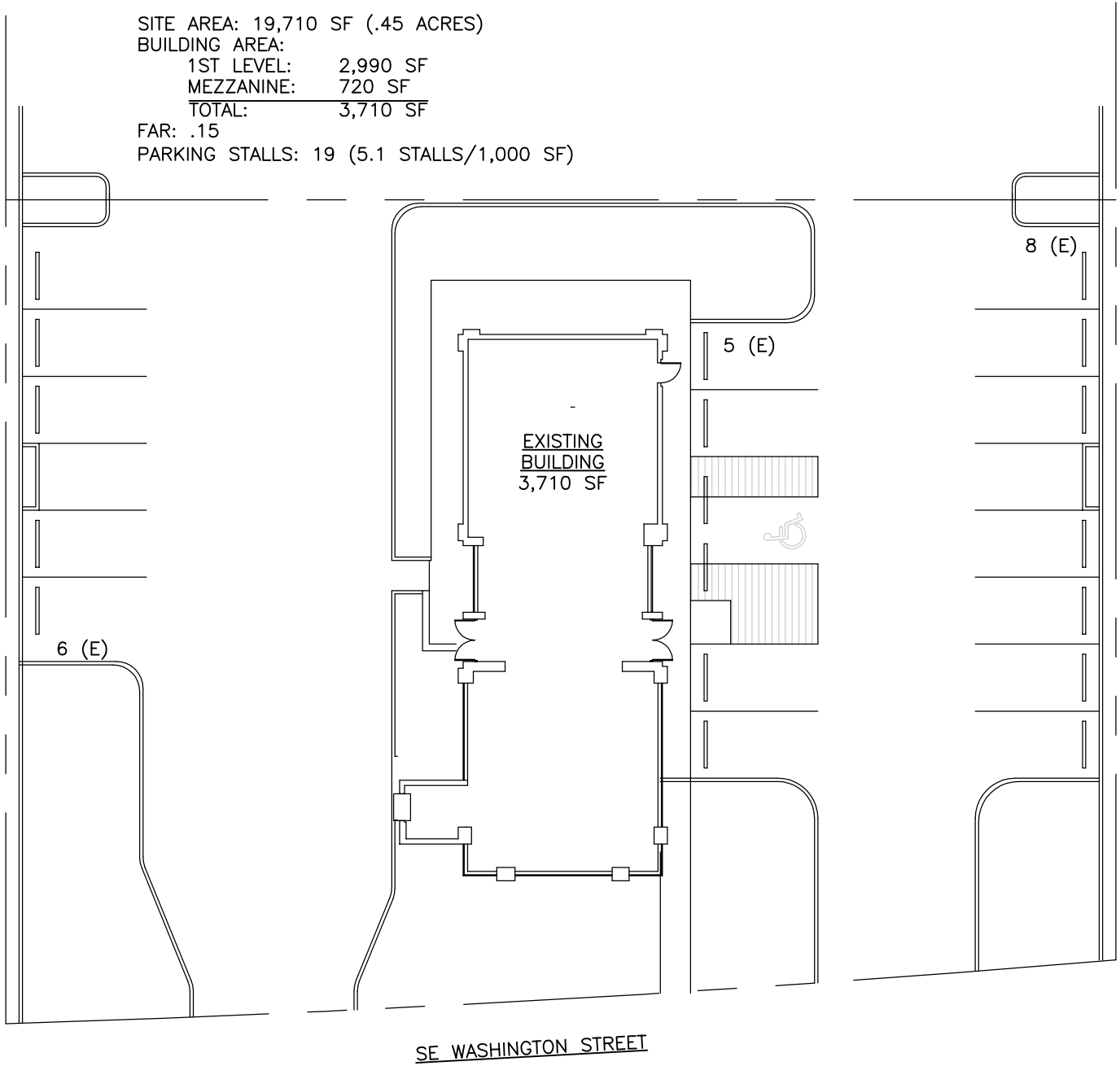






SITE AREA: 19,710 SF (.45 ACRES)  
 BUILDING AREA:  
   1ST LEVEL: 2,990 SF  
   MEZZANINE: 720 SF  
   TOTAL: 3,710 SF  
 FAR: .15  
 PARKING STALLS: 19 (5.1 STALLS/1,000 SF)



**SITE PLAN**

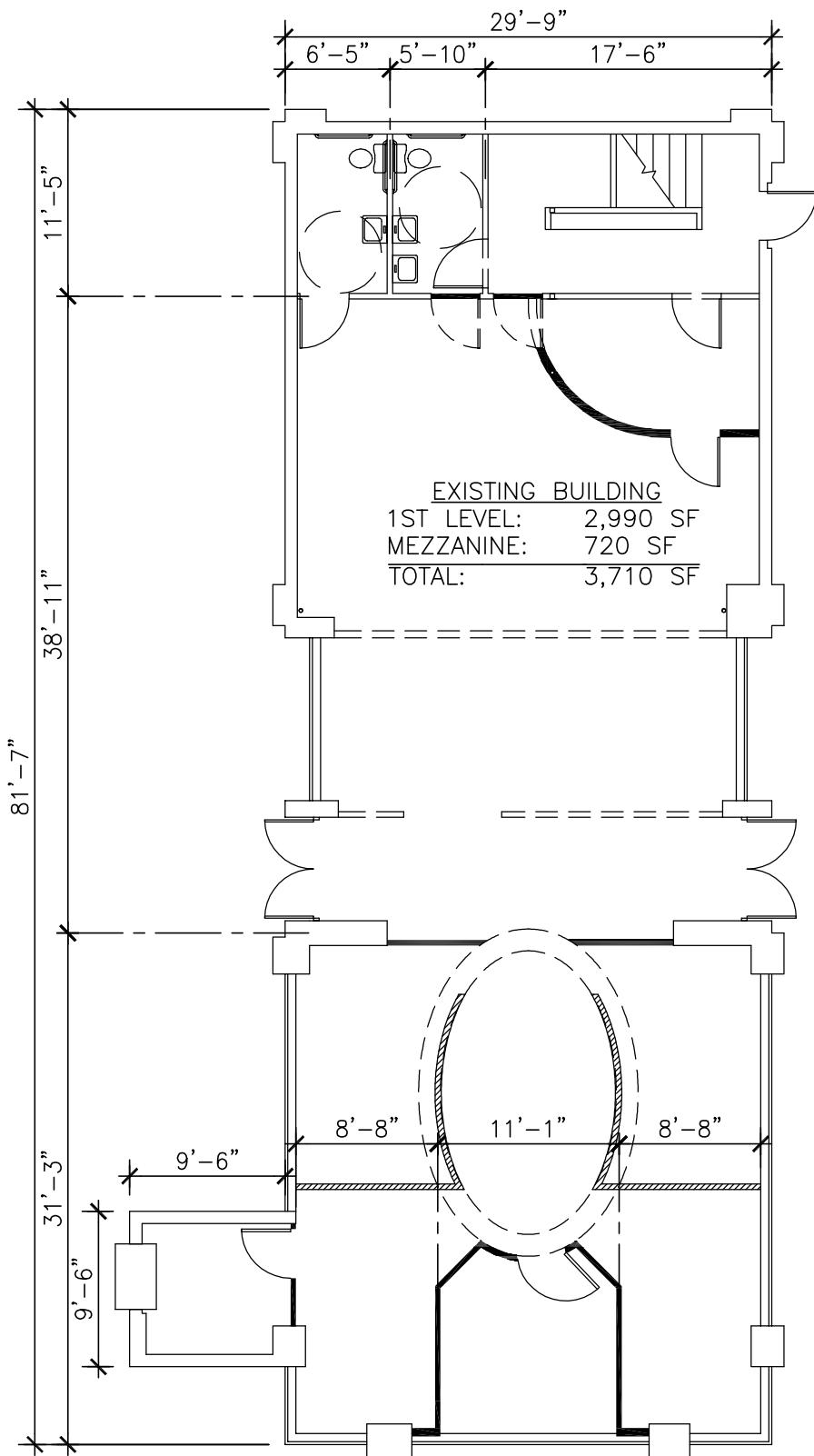
NOT TO SCALE

15895 SW 72ND AVE SUITE 200  
 PORTLAND, OREGON 97224  
 TEL: 503.226.1285  
 FAX: 503.226.1670  
 WWW.CIDAINC.COM

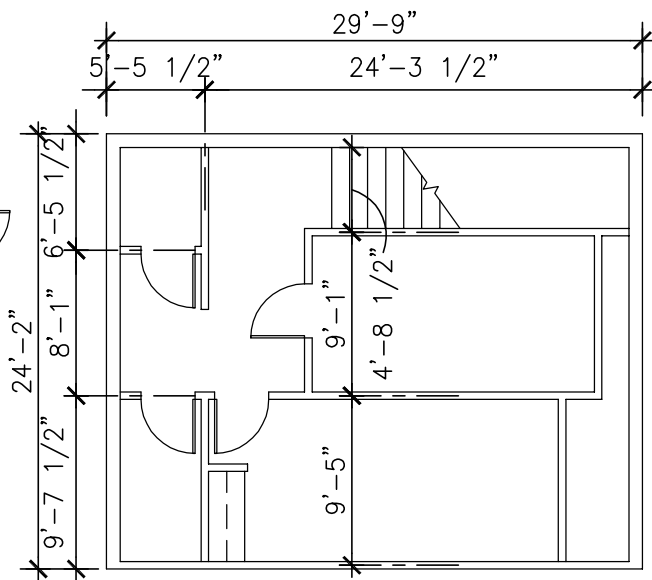
**1055 SE WASHINGTON STREET**  
**PORTLAND, OREGON**

ONGOING R:0  
 08.011.10 DSJ





**1ST LEVEL PLAN**



**MEZZANINE PLAN**

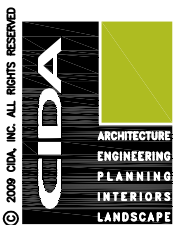
**FLOOR PLAN**

NOT TO SCALE

15895 SW 72ND AVE SUITE 200  
 PORTLAND, OREGON 97224  
 TEL: 503.226.1285  
 FAX: 503.226.1670  
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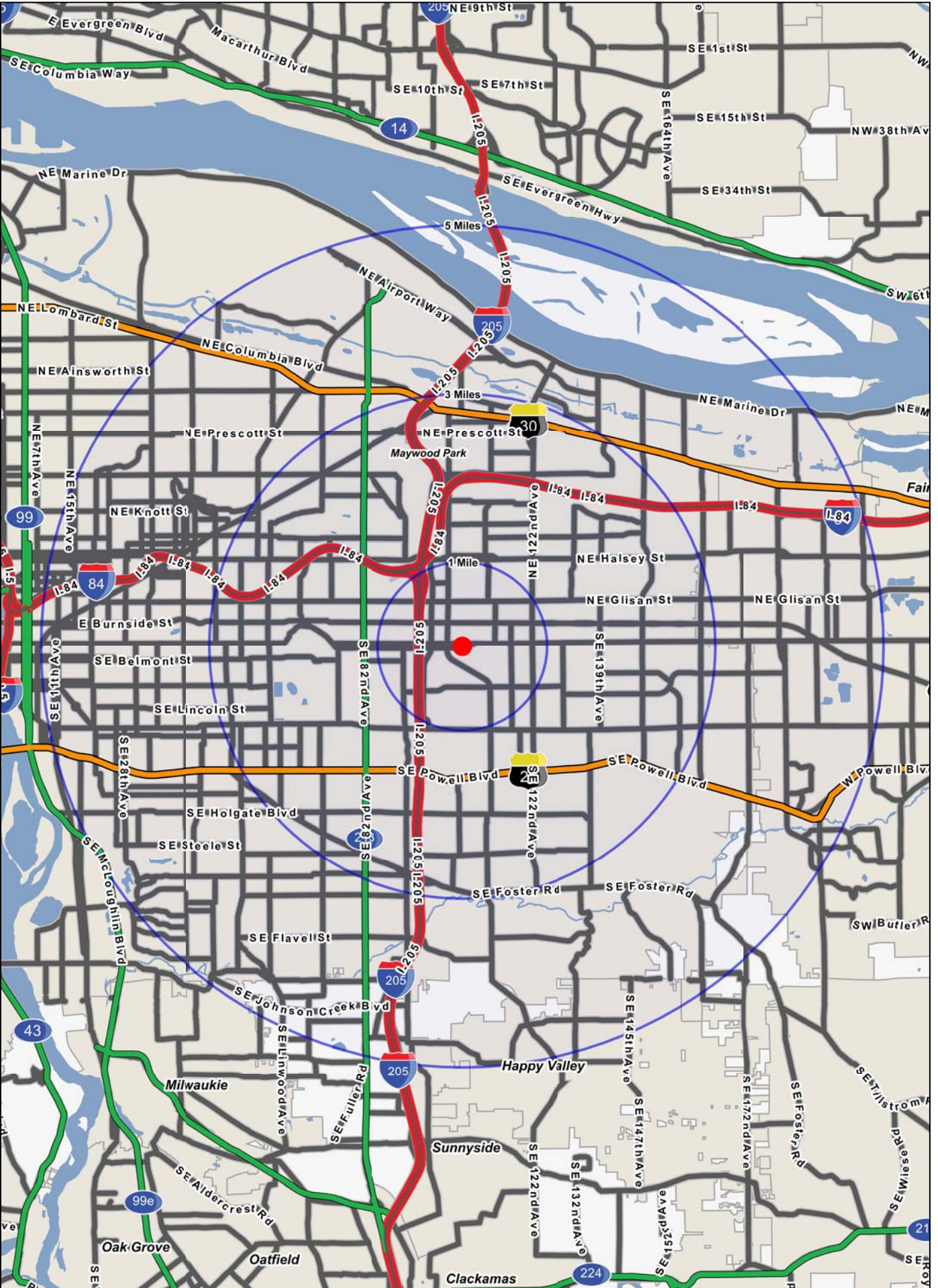
**10555 SE WASHINGTON STREET  
 PORTLAND, OREGON**

ONGOING R:0  
 08.11.10 DSJ



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# FULL PROFILE

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



Lat/Lon: 45.51857/-122.5548

10555 Se Washington St Portland, OR		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	20,080	185,628	403,739
	2015 Projected Population	22,457	204,906	438,744
	2000 Census Population	16,990	168,152	368,376
	1990 Census Population	14,415	151,048	330,946
	Historical Annual Growth 1990 to 2010	2.0%	1.1%	1.1%
	Projected Annual Growth 2010 to 2015	2.4%	2.1%	1.7%
HOUSEHOLDS	2010 Est. Households	7,605	70,693	157,929
	2015 Proj. Households	8,169	74,628	164,262
	2000 Census Households	6,512	65,343	147,193
	1990 Census Households	5,819	60,798	135,406
	Historical Annual Growth 1990 to 2010	1.5%	0.8%	0.8%
	Projected Annual Growth 2010 to 2015	1.5%	1.1%	0.8%
AGE	2010 Est. Population 0 to 9 Years	14.5%	14.2%	13.6%
	2010 Est. Population 10 to 19 Years	12.3%	12.3%	11.9%
	2010 Est. Population 20 to 29 Years	11.8%	11.1%	12.0%
	2010 Est. Population 30 to 44 Years	21.2%	22.5%	23.2%
	2010 Est. Population 45 to 59 Years	19.2%	20.4%	21.3%
	2010 Est. Population 60 to 74 Years	13.9%	13.4%	12.6%
	2010 Est. Population 75 Years Plus	7.2%	6.1%	5.3%
	2010 Est. Median Age	37.4	37.7	37.3
MARITAL STATUS & SEX	2010 Est. Male Population	48.3%	49.0%	49.2%
	2010 Est. Female Population	51.7%	51.0%	50.8%
	2010 Est. Never Married	30.4%	30.0%	31.5%
	2010 Est. Now Married	43.4%	44.8%	44.4%
	2010 Est. Separated or Divorced	17.9%	18.2%	17.9%
	2010 Est. Widowed	8.3%	7.0%	6.2%
INCOME	2010 Est. HH Income \$200,000 or More	0.5%	1.4%	2.0%
	2010 Est. HH Income \$150,000 to \$199,999	2.4%	2.0%	2.7%
	2010 Est. HH Income \$100,000 to \$149,999	6.3%	7.3%	9.2%
	2010 Est. HH Income \$75,000 to \$99,999	8.8%	10.7%	11.5%
	2010 Est. HH Income \$50,000 to \$74,999	21.0%	22.1%	20.6%
	2010 Est. HH Income \$35,000 to \$49,999	16.3%	16.8%	16.1%
	2010 Est. HH Income \$25,000 to \$34,999	15.8%	13.0%	12.6%
	2010 Est. HH Income \$15,000 to \$24,999	13.9%	12.7%	11.8%
	2010 Est. HH Income \$0 to \$14,999	15.1%	14.0%	13.5%
	2010 Est. Average Household Income	\$50,348	\$57,439	\$62,017
	2010 Est. Median HH Income	\$39,295	\$44,358	\$48,176
	2010 Est. Per Capita Income	\$21,051	\$23,209	\$25,369
	2010 Est. Number of Businesses	1,070	5,667	14,327
2010 Est. Total Number of Employees	11,234	52,927	155,820	

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# FULL PROFILE

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



Lat/Lon: 45.51857/-122.5548

## 10555 Se Washington St

### Portland, OR

1 Mile      3 Miles      5 Miles

	1 Mile	3 Miles	5 Miles	
<b>RACE</b>	2010 Est. White Population	81.7%	81.9%	83.5%
	2010 Est. Black Population	3.8%	3.5%	3.9%
	2010 Est. Asian & Pacific Islander	10.2%	10.4%	8.3%
	2010 Est. American Indian & Alaska Native	1.0%	1.0%	1.0%
	2010 Est. Other Races Population	3.3%	3.2%	3.3%
<b>HISPANIC</b>	2010 Est. Hispanic Population	2,304	21,282	48,465
	2010 Est. Hispanic Population Percent	11.5%	11.5%	12.0%
	2015 Proj. Hispanic Population Percent	13.3%	13.3%	13.8%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	13,485	126,377	277,826
	2010 Est. Elementary (0 to 8)	7.4%	6.3%	5.5%
	2010 Est. Some High School (9 to 11)	7.7%	7.4%	6.7%
	2010 Est. High School Graduate (12)	28.6%	26.8%	24.1%
	2010 Est. Some College (13 to 16)	24.3%	24.8%	24.0%
	2010 Est. Associate Degree Only	6.9%	7.1%	7.2%
	2010 Est. Bachelor Degree Only	16.0%	17.8%	20.4%
	2010 Est. Graduate Degree	9.2%	9.8%	12.1%
<b>HOUSING</b>	2010 Est. Total Housing Units	8,116	75,018	167,782
	2010 Est. Owner Occupied Percent	53.7%	58.2%	57.0%
	2010 Est. Renter Occupied Percent	40.0%	36.1%	37.1%
	2010 Est. Vacant Housing Percent	6.3%	5.8%	5.9%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	6.4%	2.3%	1.9%
	2000 Homes Built 1995 to 1998	5.9%	5.0%	5.5%
	2000 Homes Built 1990 to 1994	1.5%	3.3%	3.9%
	2000 Homes Built 1980 to 1989	4.7%	5.7%	6.1%
	2000 Homes Built 1970 to 1979	12.5%	13.4%	13.2%
	2000 Homes Built 1960 to 1969	17.5%	16.0%	13.3%
	2000 Homes Built 1950 to 1959	30.4%	20.9%	16.2%
	2000 Homes Built Before 1949	21.3%	33.5%	40.0%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	-	0.1%
	2000 Home Value \$500,000 to \$999,999	-	0.1%	0.8%
	2000 Home Value \$400,000 to \$499,999	-	0.3%	1.0%
	2000 Home Value \$300,000 to \$399,999	0.3%	1.1%	3.8%
	2000 Home Value \$200,000 to \$299,999	6.4%	9.6%	15.4%
	2000 Home Value \$150,000 to \$199,999	27.1%	29.8%	28.9%
	2000 Home Value \$100,000 to \$149,999	51.0%	49.1%	40.8%
	2000 Home Value \$50,000 to \$99,999	14.2%	9.4%	8.7%
	2000 Home Value \$25,000 to \$49,999	0.3%	0.3%	0.3%
	2000 Home Value \$0 to \$24,999	0.6%	0.4%	0.3%
	2000 Median Home Value	\$137,599	\$145,876	\$162,623
	2000 Median Rent	\$579	\$569	\$572

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# FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections  
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Lat/Lon: 45.51857/-122.5548

## 10555 Se Washington St

Portland, OR

1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles	
<b>LABOR FORCE</b>	2010 Est. Labor: Population Age 16+	15,688	145,221	319,503
	2010 Est. Civilian Employed	57.3%	58.4%	60.5%
	2010 Est. Civilian Unemployed	6.9%	8.1%	8.0%
	2010 Est. in Armed Forces	0.1%	0.1%	0.1%
	2010 Est. not in Labor Force	35.8%	33.5%	31.4%
	2010 Labor Force: Males	47.6%	48.2%	48.7%
	2010 Labor Force: Females	52.4%	51.8%	51.3%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	7,894	80,962	187,314
	2000 Mgmt, Business, & Financial Operations	10.1%	10.2%	11.8%
	2000 Professional & Related	14.8%	16.4%	20.0%
	2000 Service	18.3%	17.0%	15.9%
	2000 Sales and Office	28.6%	27.8%	27.3%
	2000 Farming, Fishing, and Forestry	0.1%	0.3%	0.4%
	2000 Construction, Extraction, & Maintenance	7.9%	9.6%	8.6%
	2000 Production, Transport, & Material Moving	20.2%	18.6%	16.0%
	2000 Percent White Collar Workers	53.5%	54.5%	59.1%
2000 Percent Blue Collar Workers	46.5%	45.5%	40.9%	
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	67.3%	68.1%	66.0%
	2000 Drive to Work in Carpool	12.3%	13.2%	12.6%
	2000 Travel to Work by Public Transportation	11.3%	10.4%	11.9%
	2000 Drive to Work on Motorcycle	0.1%	0.1%	0.2%
	2000 Walk or Bicycle to Work	4.2%	3.4%	4.5%
	2000 Other Means	0.6%	0.9%	0.7%
	2000 Work at Home	4.3%	3.9%	4.0%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	23.5%	21.9%	22.9%
	2000 Travel to Work in 15 to 29 Minutes	42.4%	44.3%	44.1%
	2000 Travel to Work in 30 to 59 Minutes	29.3%	28.4%	27.7%
	2000 Travel to Work in 60 Minutes or More	4.7%	5.4%	5.3%
	2000 Average Travel Time to Work	23.2	23.2	23.1
<b>CONSUMER EXPENDITURE</b>	2010 Est. Total Household Expenditure	\$334 M	\$3.39 B	\$7.95 B
	2010 Est. Apparel	\$16.0 M	\$162 M	\$380 M
	2010 Est. Contributions & Gifts	\$19.7 M	\$203 M	\$488 M
	2010 Est. Education & Reading	\$8.44 M	\$86.7 M	\$210 M
	2010 Est. Entertainment	\$18.5 M	\$188 M	\$442 M
	2010 Est. Food, Beverages & Tobacco	\$55.0 M	\$554 M	\$1.29 B
	2010 Est. Furnishings & Equipment	\$14.1 M	\$145 M	\$344 M
	2010 Est. Health Care & Insurance	\$24.7 M	\$248 M	\$577 M
	2010 Est. Household Operations & Shelter & Utilities	\$99.9 M	\$1.01 B	\$2.37 B
	2010 Est. Miscellaneous Expenses	\$5.72 M	\$57.8 M	\$135 M
	2010 Est. Personal Care	\$4.89 M	\$49.5 M	\$116 M
2010 Est. Transportation	\$67.2 M	\$683 M	\$1.60 B	

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