

# NW District Economic Indicators

## (April 29, 2010)

### 2009 COMMERCIAL REAL ESTATE INDICATORS

#### Retail Space

2009 Inventory & Absorption

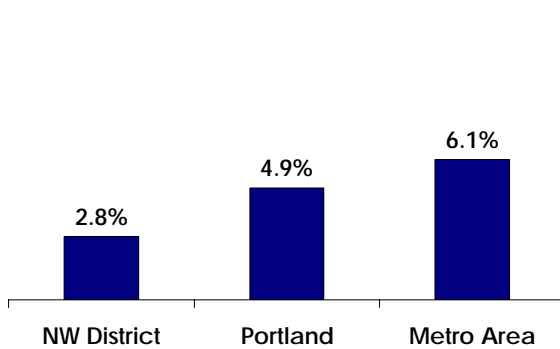
	NW District	Portland	Metro Area
Inventory	1,616,726	51,205,829	101,542,458
Absorption	(822)	227,692	(324,184)

#### Office Space

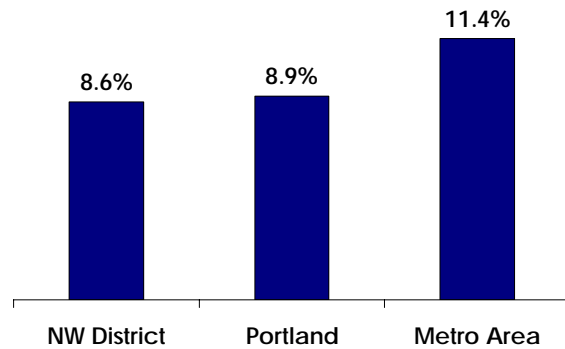
2009 Inventory & Absorption

	NW District	Portland	Metro Area
Inventory	2,296,386	52,593,735	89,394,389
Absorption	(1,576)	(329,198)	(899,283)

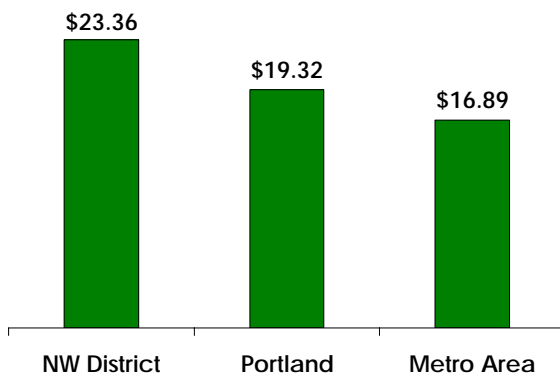
Retail Vacancy



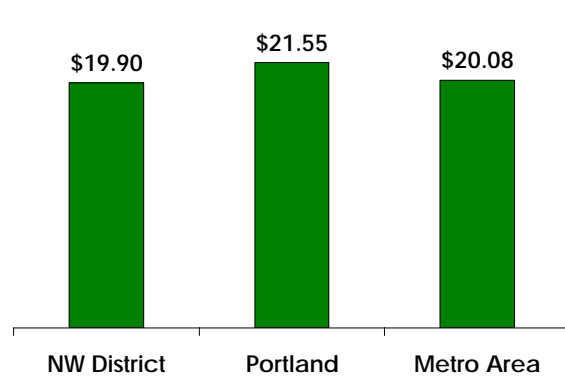
Office Vacancy



Retail Rents



Office Rents



Source: CoStar.

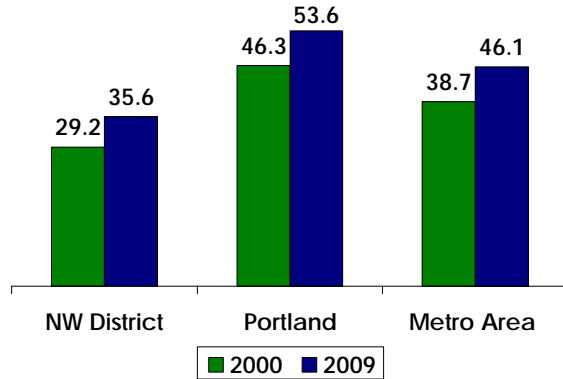


# 2000/09 DISTRICT DEMOGRAPHICS

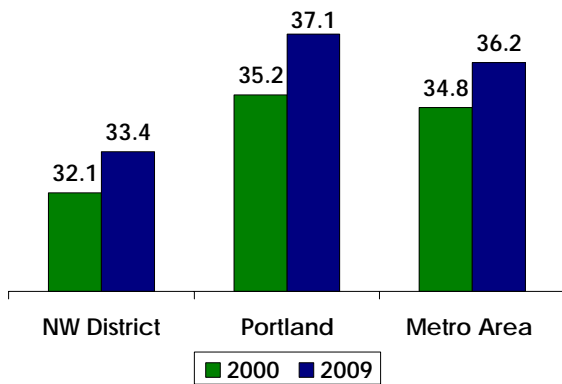
Population

	NW District	Portland	Metro Area
2000	8,872	529,121	1,789,457
2009	9,374	570,845	2,074,245
% Chg	5.7%	7.9%	15.9%

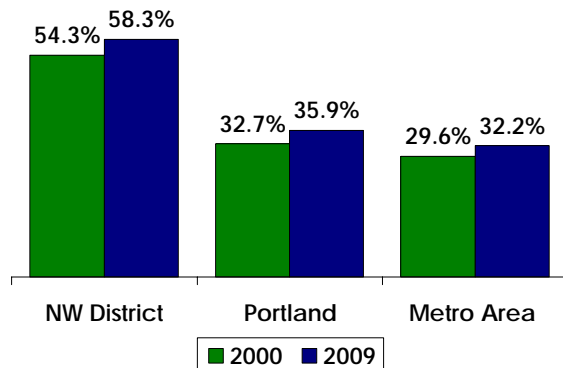
Race/Ethnicity Diversity Index



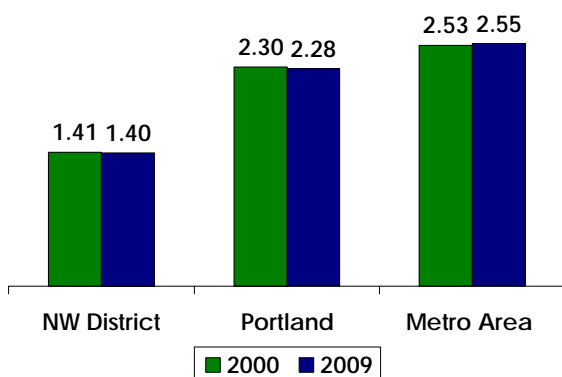
Median Age



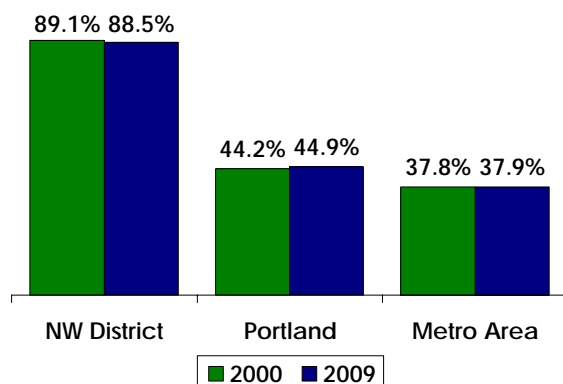
Percentage College Graduates



Average Household Size



Percentage Renters of Occupied Units



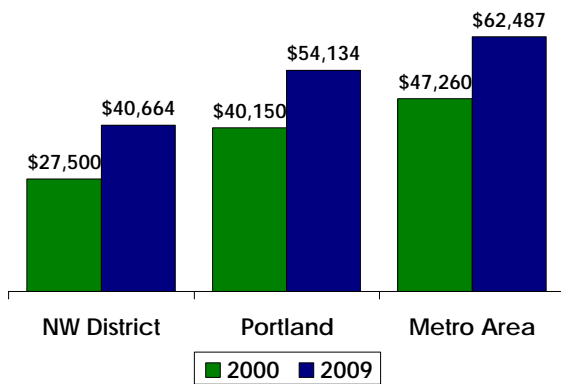
Source: ESRI.

# ECONOMIC PERFORMANCE

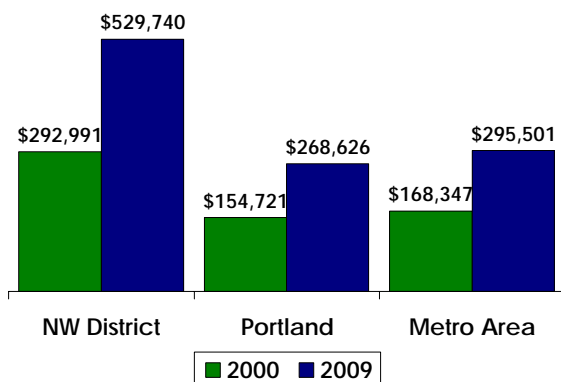
## Top 3 Tapestry Segments

	NW District	Portland	Metro Area
1	Metro Renters	Main Street, USA	Main Street, USA
2	Laptops & Lattes	Metro Renters	In Style
3	Trendsetters	Metropolitans	Up & Coming Families

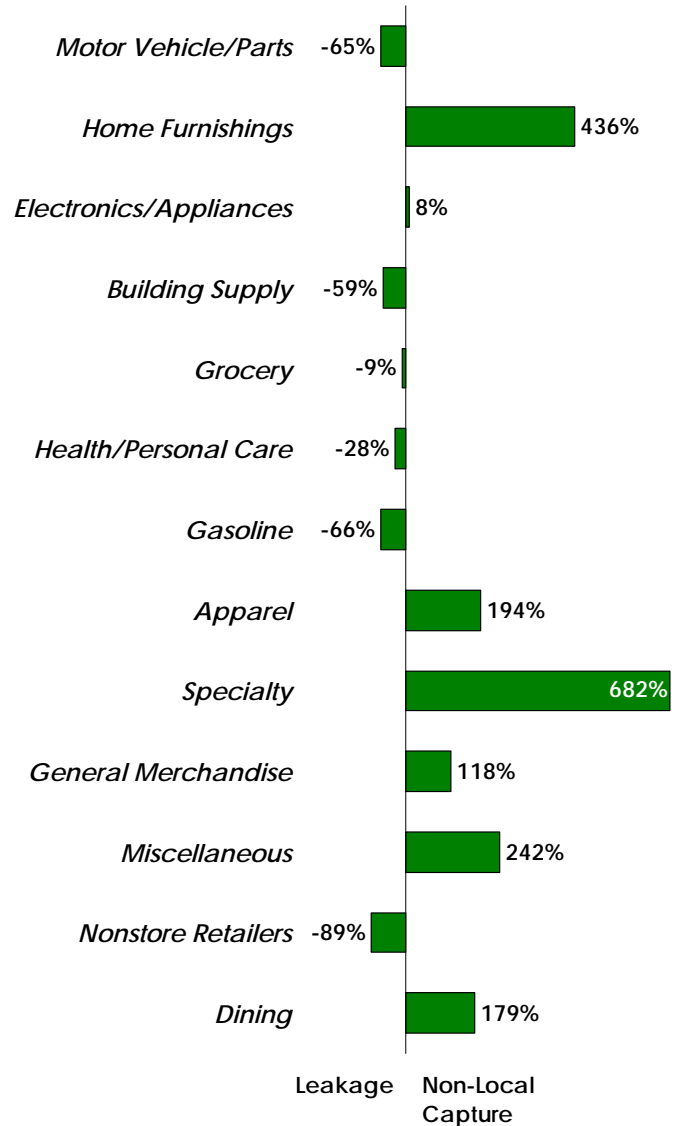
## Median Income



## Median Home Value



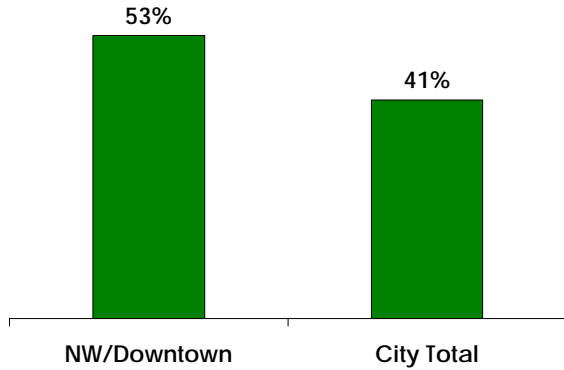
## 2009 NW District Retail Sales Net Market Penetration



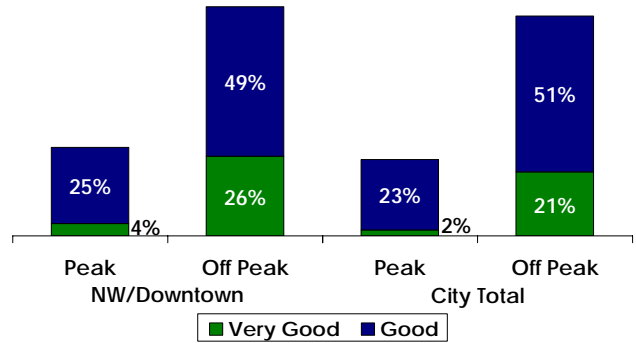
Source: ESRI.

# RESIDENT PERCEPTIONS

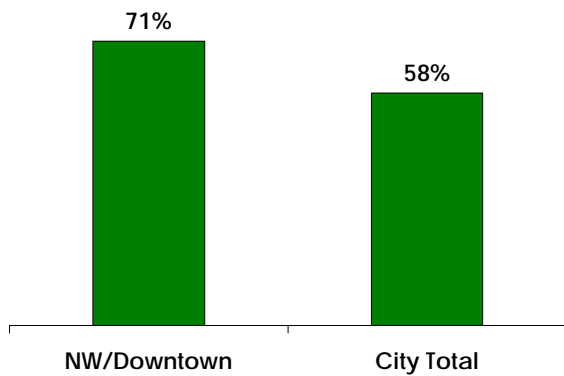
Overall Livability – % Very Good



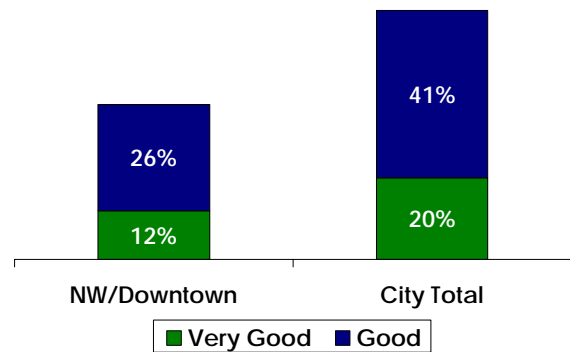
Traffic Flow – % Very Good & Good



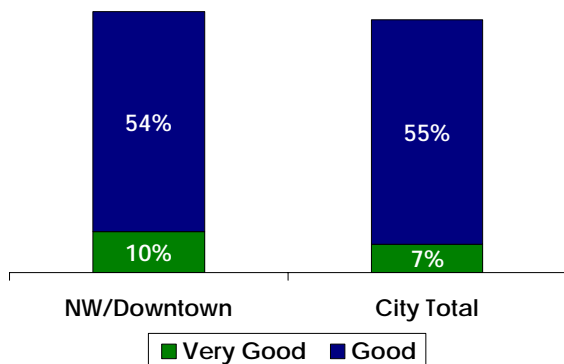
Safety in Neighborhood – % Very Safe



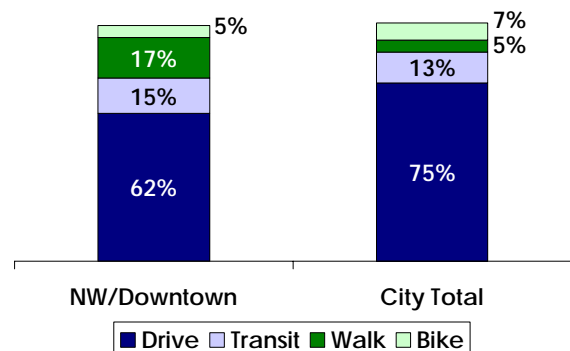
On-Street Parking – % Very Good & Good



City Services – % Very Good & Good



Transportation to Work



Source: City of Portland, 2009 Resident Survey Results.

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