



ELMER'S

3030 South 6th Street • Klamath Falls, OR 97603

NON-ENDORSEMENT AND DISCLAIMER NOTICE

Confidentiality and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2017 Marcus & Millichap. All rights reserved.

Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

ELMER'S
Klamath Falls, OR
ACT ID Y0210532

Marcus & Millichap

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Marcus & Millichap

EXECUTIVE SUMMARY

OFFERING SUMMARY

| | |
|-------------------------------|--------------|
| Price | \$915,000 |
| Net Operating Income | \$54,900 |
| Capitalization Rate – Current | 6.00% |
| Price / SF | \$228.75 |
| Rent / SF | \$13.73 |
| Lease Type | NNN |
| Gross Leasable Area | 4,000 SF |
| Year Built / Renovated | 1968 |
| Lot Size | 1.32 acre(s) |

FINANCING

| | |
|----------------------------------|---------------------|
| Loan Amount | \$640,500 |
| Loan Type | Financed - New Loan |
| Loan to Value | 70.00% |
| Down Payment | 30% / \$274,500 |
| Interest Rate / Amortization | 5.00% / 25 Years |
| Annual Loan Payment | \$44,932 |
| Net Cash Flow After Debt Service | 3.63% / \$9,968 |
| Cash on Cash Return | 3.63% |

MAJOR EMPLOYERS

| EMPLOYER | # OF EMPLOYEES * |
|---------------------------------|------------------|
| Klamath View Retirement Center | 1,010 |
| Sky Lkes Med Ctr Foundation Inc | 930 |
| Kingsley Feld A Nat Guard Base | 800 |
| Herald & News | 785 |
| Jeld-Wen Inc | 741 |
| National Elec Warranty LLC | 600 |
| Oregon Air National Guard | 524 |
| Collins Timber Company LLC | 448 |
| Oregon Tech | 350 |
| Walmart | 300 |
| Klamath Falls V A Medical Ctr | 264 |
| 173rd Fighter Wing | 254 |

DEMOGRAPHICS

| | 1-Miles | 3-Miles | 5-Miles |
|-------------------|----------|----------|----------|
| 2016 Estimate Pop | 5,946 | 35,599 | 43,946 |
| 2016 Census Pop | 6,073 | 36,297 | 44,817 |
| 2016 Estimate HH | 2,494 | 14,589 | 17,712 |
| 2016 Census HH | 2,546 | 14,880 | 18,068 |
| Median HH Income | \$25,481 | \$36,894 | \$39,084 |
| Per Capita Income | \$15,420 | \$20,639 | \$21,933 |
| Average HH Income | \$36,393 | \$49,649 | \$53,534 |

* # of Employees based on 5 mile radius



INVESTMENT OVERVIEW

Marcus & Millichap has been selected to exclusively market for sale the Elmer's located at 3030 S. 6th Street, Klamath Falls, OR. Elmer's has just under 10 years remaining on an original 25-year triple-net lease. The lease calls for an increase to the base rent every three years by a percentage equal to the percentage change in the Consumer Price Index. The Tenant is responsible for the taxes, insurance, and common area maintenance. The Landlord has limited responsibilities related to the roof and structural elements of the building. The lease is personally guaranteed by the franchisee operator.

The property is located on the primary arterial running through the city of Klamath Falls and connecting to Highway 97. The property sits directly in front of Cimmaron Inn, a 105-unit hotel in the hear of Klamath Falls. Directly adjacent to the property is a brand new Starbucks, which goes to show just how strong of a retail location it is. The property is surrounded by numerous national retailers like Petco, JoAnn Fabrics, Verizon, Ross, Sportsman's Warehouse, McDonalds, Chase Bank, Wells Fargo Bank, Burger King, Rite Aid, Fred Meyer, Costal Farm & Ranch etc.

Located in the south central region of Oregon and bordering northern California, Klamath Falls sits on the southern shore of the Upper Klamath Lake, nestled in the Klamath Basin on the eastern slopes of the Cascade Mountains. Klamath Falls enjoys nearly 300 days of sunshine each year. Klamath Falls has experienced strong growth in the past few years with several large housing developments being built and many new businesses locating in the area. The local economy has historically been driven by timber and agriculture, yet has become more diverse over the last 20 years to include healthcare and education with Major local employers include: Jeld Wen, Collins Products, Air National Guard, Oregon Institute of Technology and Sky Lakes Medical Center.

INVESTMENT HIGHLIGHTS

- 10-Year Triple-Net Lease (NNN)
- CPI Rental Increased - Every 3 Years
- Located in Klamath Falls Main Retail Hub
- Out-Pad to a 104-Unit Hotel
- Adjacent to New Construction Starbucks
- Exposed to 26,000 Vehicles Per Day
- Below Market Rent



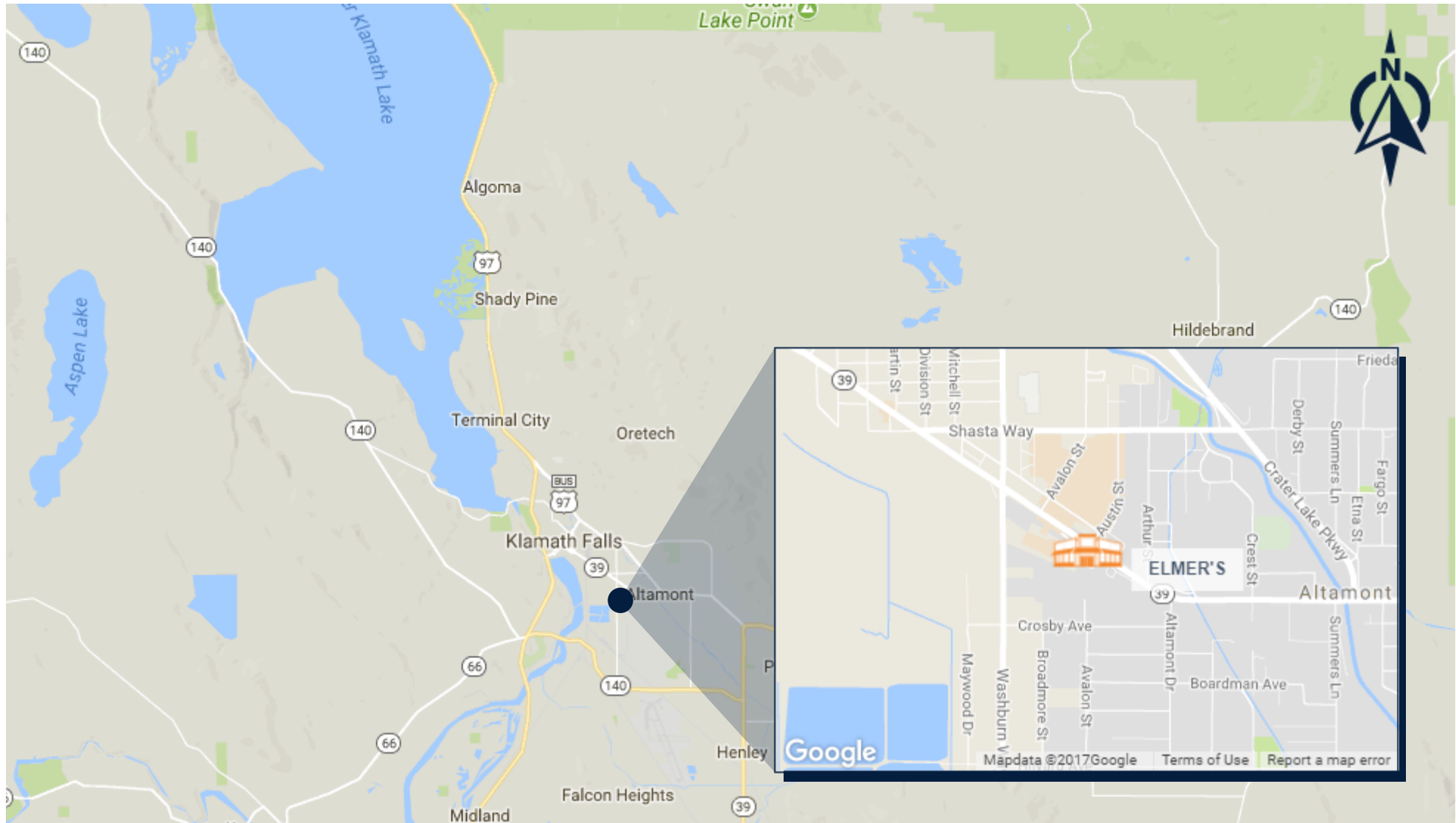


Elmer's opened its first restaurant in Portland, OR in 1960 that focused solely on breakfast. Over the years, the menu has expanded to include lunch and dinner. The company has grown steadily since inception and there are now 28 Elmer locations throughout Oregon, Washington, Idaho, California, and Arizona. Everything at Elmer's is done to support their three word mission statement - "Delight Our Guests!".

All of the six Southern Oregon Elmer's are franchised and are owned and operated by Dave Thomason of Thomason Hospitality Group. Dave Thomason is a longtime restaurateur with over 45 years of experience in the restaurant business and former Restaurateur of the Year recipient. Dave has operated more than 50 restaurants in Southern Oregon and Northern California including Elmer's Restaurants, Taprock Northwest, Human Bean Coffee, Purple Parrot Deli's, Carl's Jr., Blimpie Sandwiches, Pita Pit and Kenny Roger Rosters. Thomason Hospitality Group employs more than 500 people and has unsurpassed knowledge of the Southern Oregon restaurant industry.

| General Information | |
|----------------------|----------------------------------|
| Tenant Name | Elmer's |
| Website | eatatelmers.com |
| Rentable Square Feet | 4,000 SF |
| Percentage of RBA | 100.00% |
| Lease Commencement | 6/5/2002 |
| Lease Expiration | 6/4/2027 |
| No. of Locations | 26 Elmer's and 3 Egg N' Joe's |
| Guarantee | Personal |

3030 S 6th St, Klamath Falls, OR 97603







Marcus & Millichap closes more transactions than any other brokerage firm.



PROPERTY SUMMARY

THE OFFERING

| | |
|---------------------|--|
| Property | Elmer's |
| Property Address | 3030 South 6th Street Klamath Falls, OR 97603 |
| Price | \$915,000 |
| Capitalization Rate | 6.00% |
| Price/SF | \$228.75 |

PROPERTY DESCRIPTION

| | |
|------------------------|------------|
| Year Built / Renovated | 1968 |
| Gross Leasable Area | 4,000 SF |
| Zoning | N/A |
| Type of Ownership | Fee Simple |
| Lot Size | 1.32 Acres |

LEASE SUMMARY

| | |
|---------------------------------|----------------------------|
| Property Subtype | Net Leased Restaurant |
| Tenant | Elmer's |
| Rent Increases | CPI Increase Every 3 Years |
| Guarantor | Personal Guarantee |
| Lease Type | NNN |
| Lease Commencement | 6/5/2002 |
| Lease Expiration | 6/4/2027 |
| Lease Term | 25 |
| Term Remaining on Lease (Years) | 9.4 |
| Renewal Options | N/A |
| Landlord Responsibility | Roof and Structure |
| Tenant Responsibility | N/A |

ANNUALIZED OPERATING INFORMATION

INCOME

| | |
|----------------------|----------|
| Net Operating Income | \$54,900 |
|----------------------|----------|

RENT SCHEDULE

| YEAR | ANNUAL RENT | MONTHLY RENT | RENT/SF |
|---------|-------------|--------------|---------|
| Current | \$54,900 | \$4,575 | \$13.73 |



MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



**Closed 1,651
debt and equity
financings
in 2016**



**National platform
operating
within the firm's
brokerage offices**



**\$5.1 billion
total national
volume in 2016**



**Access to
more capital
sources than
any other firm
in the industry**

WHY MMCC?

**Optimum financing solutions
to enhance value**

**Our ability to enhance
buyer pool by expanding
finance options**

**Our ability to enhance
seller control**


- **Through buyer qualification support**
- **Our ability to manage buyers finance expectations**
- **Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings**
- **By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file**

Net-Lease Assets Favored Amid Limited Development Cycle


Consumption growth steady as hiring extends into sixth year. The continued employment growth cycle has helped support consistent gains in retail sales despite tepid wages. For retail center owners, positive economic momentum has steadily tightened vacancy without sparking significant construction. To address limited space availability, retailers have been working with developers to expand the pipeline of single-tenant floor plans, with deliveries topping 39 million square feet in 2015, accounting for the vast majority of retail completions. While internationally driven headwinds prompted some volatility in the first quarter, positive traction has boosted confidence and limited caution, at least for the short term. Considering bars and restaurants have been a leading retail growth sector, the outlook for these and other net-leased assets remains strong.

Investors trading out of other assets via 1031-exchanges lead net-lease buyer pool. As a growing number of property owners near retirement, many are choosing to transition their investment portfolios from apartment assets that are trading at a premium into net-leased retail properties throughout the U.S. Benefits can include higher initial yields than other low-maintenance options and reduced volatility relative to other property types. Net-leased properties offer a wide range of choices with average cap rates in the mid-5 percent range, depending on location and tenancy. While pending mergers and minimum-wage concerns made headlines in several net-leased sectors, deal flow was limited by a lack of available listings rather than a slowdown in demand. Investors typically use cash to close transactions, underscoring the amount of capital readily available for well-positioned assets with corporate credit tenants. Although cap rates are likely to remain stable due to the tight spread between credit financing and prices, willing investors continue to actively search for attractive offerings. With several states considering more stringent definitions of like-kind exchanges, potentially limiting where acquisitions can be made, the current demand for net-leased properties remains robust.


2016 Net-Leased Retail Market Overview

 Y-O-Y Average Cap Rates down **10** Basis Points


Auto-Part Retailers: Auto-part retailer cap rates continue to contract as investors flock to the sector. Average cap rates will begin in the high-5 percent range and extend into the mid-7 percent band, depending on tenancy and location.

 Y-O-Y Average Cap Rates down **10** Basis Points


Casual-Dining Establishments: Performance in the sector has become increasingly bifurcated, with new leases dropping trading properties' caps into the mid-5 percent range. Tenancy and credit considerations will push the top end of the range into the mid-7 percent region.

 Y-O-Y Average Cap Rates down **50** Basis Points

Dollar Stores: Although deal flow fell following the announcement of store dispositions by the combined Family Dollar/Dollar Tree, cap rates in the sector slipped into the mid-7 percent band on average. Properties with new leases will change hands with average cap rates in the mid-6 percent range.

 Y-O-Y Average Cap Rates down **20** Basis Points

Drugstores: Assets with new leases in this space will trade at cap rates starting in the low-5 percent range, with Walgreens commanding a premium to both CVS and Rite Aid. Uncertainty surrounding the Wagreens/Rite Aid merger may slow trading volume.

 Y-O-Y Average Cap Rates down **20** Basis Points

Quick-Service Restaurants: The average cap rate in the QSR space dropped into the low-5 percent range, with stalwarts including Starbucks and McDonald's pricing in the mid-4 percent range. Shorter leases and regional credits will push yields closer to 6 percent.

Economy

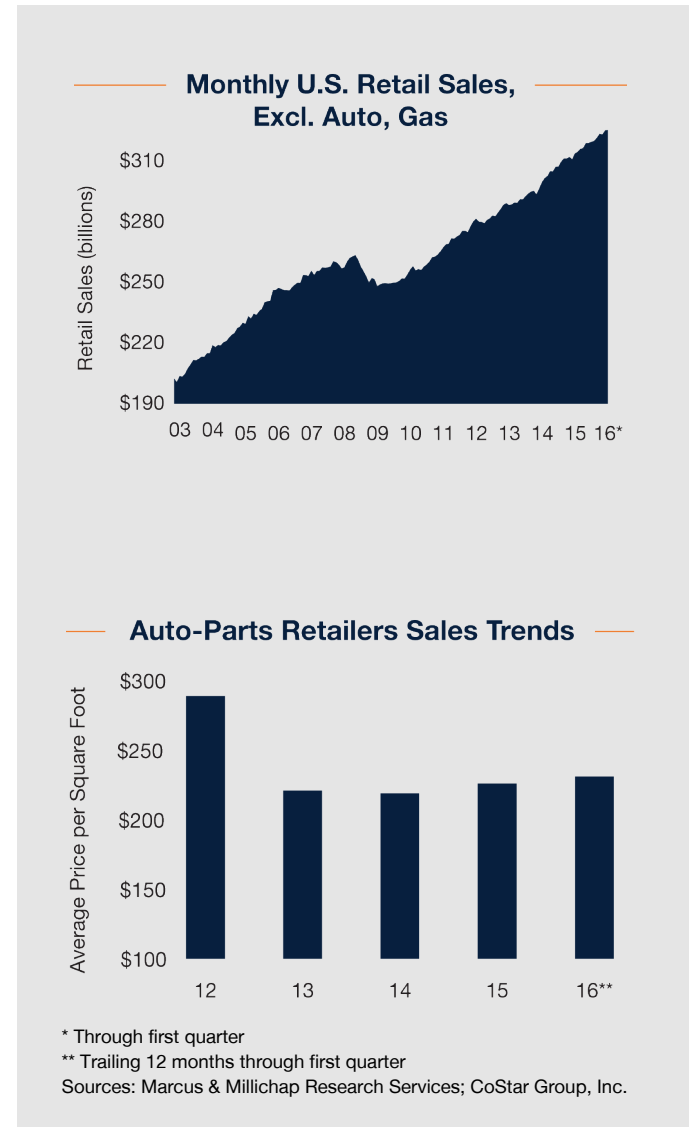
- Over the past year, the U.S. economy added 2.8 million jobs, expanding total employment 2 percent as persistent hiring in healthcare and professional services industries combined to add more than 1.3 million positions. While manufacturing and natural resources sectors detracted from gains, all other groups recorded advancement, supporting broad-based growth.
- Labor market gains have spilled over into unemployment, which recently hit multidecade lows not seen since 1973. In addition, the unemployment rate sank 50 basis points to 5 percent, the lowest level since 2007.
- Core retail sales, which exclude volatile gasoline prices and auto sales, rose 3.9 percent over the 12 months ending in the first quarter. Several categories, including building materials and healthcare, vaulted more than 6 percent, indicating consumer readiness to spend in specific areas.

Outlook: Labor market resilience will encourage more new households, supporting additional spending at retail outlets. As a result, vacancy will decline 30 basis points nationwide to 5.8 percent, while the average asking rent ticks up 2.8 percent to \$18.94 per square foot.

Auto-Part Retailers

- While auto sales have been robust in recent years, the average age of a car on the road is at a record 11.5 years old, leaving plenty of room for growth to continue. The need to service older vehicles will push up receipts at auto-parts retailers, providing an attractive net-lease opportunity.
- Deal flow rose 20 percent over the past year as investors allocated more capital to the sector. Prices per square foot range from the mid-\$150 area for regional operators to the mid-\$300 region for national credit tenants such as AutoZone and Advance Auto Parts.
- Higher prices were accompanied by tighter cap rates, with initial yields in the mid-6 percent region nationwide. However, cap rates can vary from the mid-4 percent range for excellent locations with new leases to the mid-8 percent band for shorter lease terms.

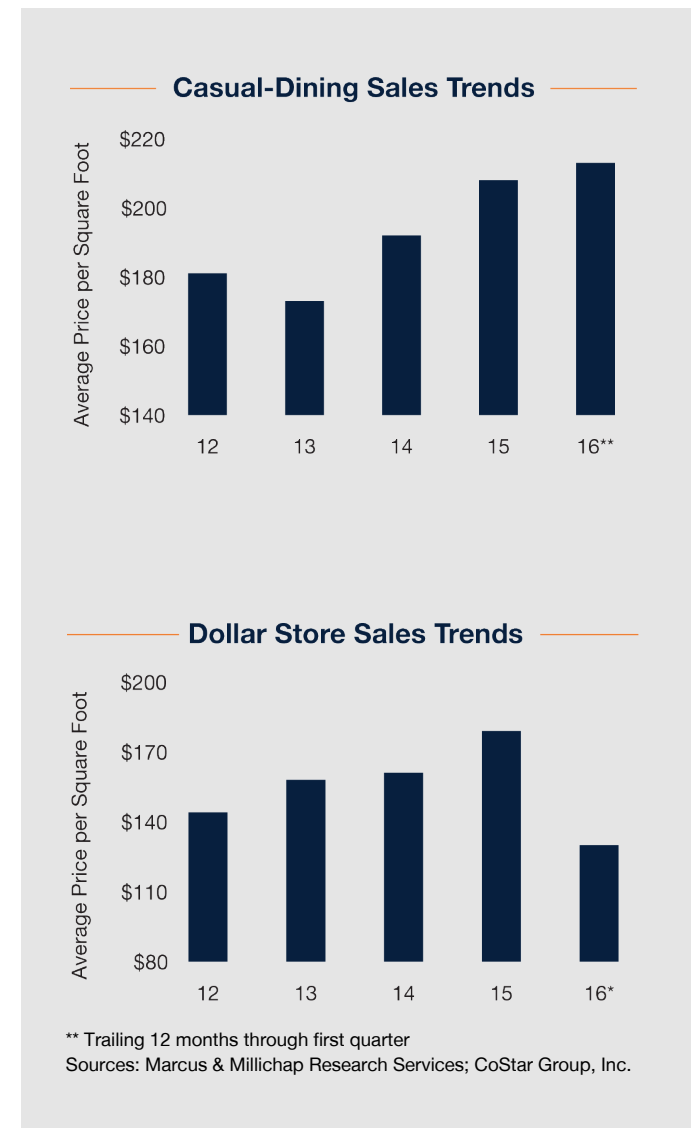
Outlook: The secular trend of aging vehicles will maintain high demand for replacement auto parts, supporting a tactical acquisition strategy in the sector.



Casual-Dining Establishments

- The casual-dining space is undergoing dramatic changes, with fast-casual options gaining market share from traditional options. Bob Evans announced several store closures due to performance, joining Bravo Brio and Ovation Brands, the parent of Ryan’s Buffet and Old Country Buffet.
- Transaction velocity ticked up 8 percent, with dollar volume advancing at a higher rate than closed deals. Prices can range from \$250 per square foot to more than \$750 per square foot.
- First-year yields will vary widely by tenant and location. The best sites will price in the low-5 percent range to the mid-7 percent region.

Outlook: Investors in the space will be much more focused over the coming year, choosing to pay up for chains including Chipotle and Panera Bread, while eschewing struggling operators.



Dollar Stores

- The combined entity of Family Dollar and Dollar Tree is in the process of selling 330 stores following its merger acceptance by the Department of Justice.
- Trading contracted 23 percent as investors were much more diligent in their acquisition strategies in the sector. Prices also fell below \$130 per square foot, down from \$180 per square foot in the previous year.
- First-year yields fell 50 basis points to the mid-7 percent range on average, with most deals pricing in the high-5 percent to high-8 percent range, depending on lease structure, location and area demographics. Dollar General stores typically command a premium as investors seek to avoid tenancy risk by refraining from stores controlled by the combined Family Dollar/Dollar Tree entity.

Outlook: Net-leased buyers have opted to largely pursue other options in the sector, leading to a contraction of volume and sales activity. This may continue for some time until investors are more confident in the outlook for store counts.

Drugstores

- During the past year, the drugstore segment was catalyzed by the proposed merger between Walgreens and smaller rival Rite Aid. While the tie-up has yet to be approved by regulators, investors have had to confront the possibility of store closures in some markets as a result of an approval.
- Transaction prices increased marginally over the past year, varying from \$400 to \$700 per square foot, depending on leasing terms and location. Walgreens garnered an average price of nearly \$500 per square foot, while CVS storefronts priced at an average of \$550 per square foot as buyers sidestepped the possible merger risk by picking up CVS offerings.
- During the last year, first-year yields sank roughly 20 basis points on average to the mid-5 percent range, although prices can vary widely by tenancy. Walgreens stores typically price in the low- to mid-5 percent range, while CVS locations are typically in the mid- to high-5 percent band.

Outlook: Uncertainty surrounding the Walgreens/Rite Aid merger will continue to drive sentiment in the drugstore space in 2016. However, safety of yield and hands-off management will push investors to deploy capital in the sector.

Quick-Service Restaurants

- During the past year, many states have passed laws supporting a \$15 per hour minimum wage, prompting investors to contemplate the results of this change. While the effect is unknown right now, buyers may slow their rate of capital deployment in the sector until more information is available.
- Deal flow rose dramatically over the past year, with price per square foot exceeding \$900 in primary markets on assets with corporate tenants signed under long-term leases. Overall, prices can range from \$400 to \$1,000 per square foot, indicating the wide range of pricing depending on tenancy.
- Cap rates in the sector fell into the low- to mid-5 percent range, with stalwarts including Starbucks and McDonald’s often commanding a lower premium.

Outlook: Brand power will overcome minimum-wage concerns in most markets as buyers seek safety by purchasing net-leased assets in the QSR space that are leased by a Fortune 500 tenant.

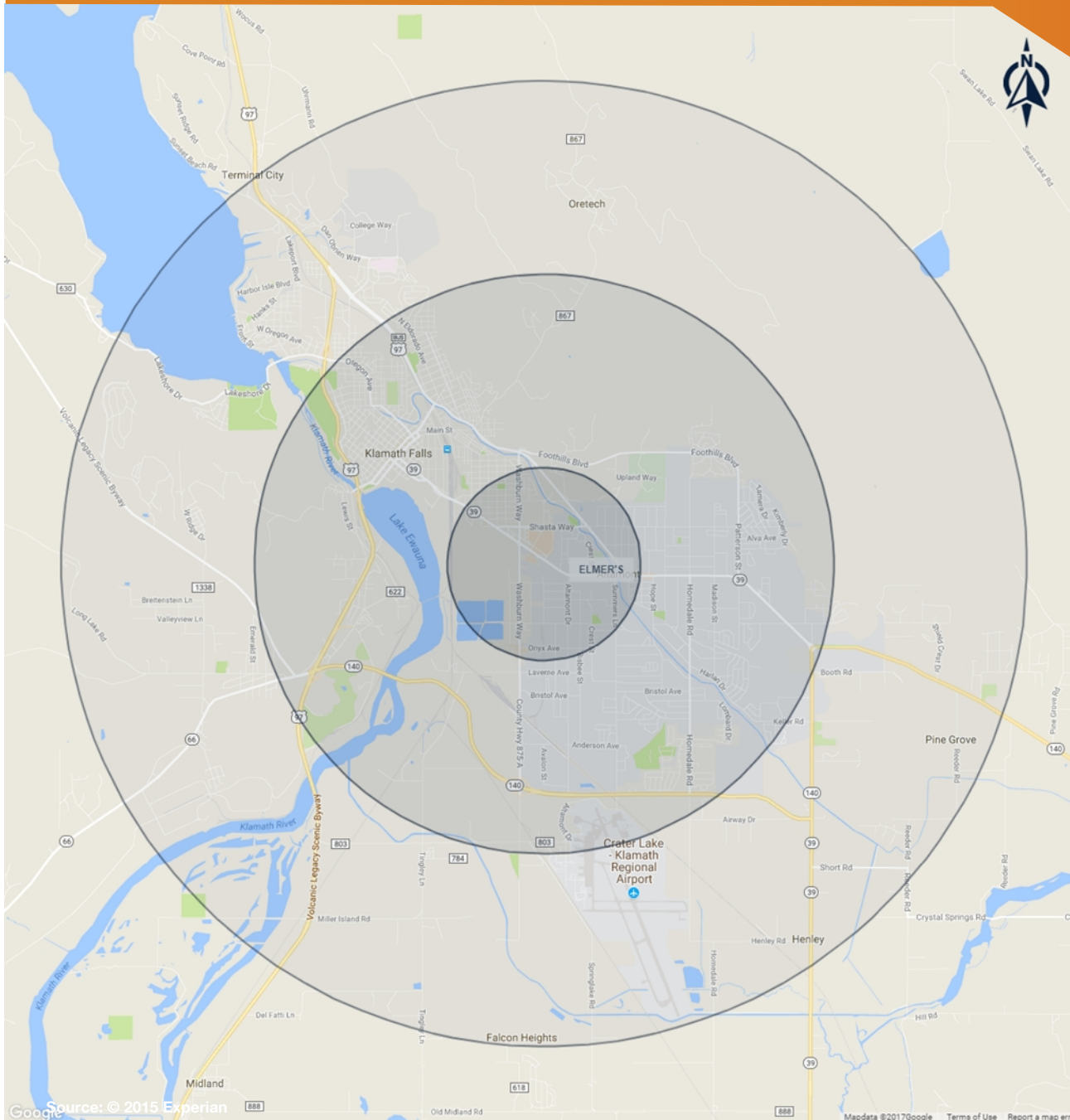


Capital Markets

- The U.S. economy grew nominally in the first quarter as respectable consumer trends were partly offset by softness in manufacturing, exports and business investment. The lull in economic activity in the first three months of 2016, and volatility in the stock and debt markets, will likely delay any action on monetary policy by the Federal Reserve until midyear at the earliest. Against this broader economic backdrop, retail properties continued to gain traction behind growing space demand and limited construction. This year, retailers will absorb an additional 61 million square feet of space to cut the U.S. vacancy rate 30 basis points to 5.9 percent.
- CMBS issuance declined in the first quarter from the corresponding period one year ago, offering the latest evidence of disruption in the securitized market. Although spreads on the highest-rated bonds in a securitized pool compressed slightly during this year's opening quarter, they remain wider than one year ago, meaning borrowers face slightly higher costs. Bond investors also require higher returns on loans perceived as being aggressively underwritten with higher LTVs and on loans issued to lower-rated borrowers, putting a squeeze on securitized lenders that could potentially limit lending capacity.
- Bank lenders remain positioned and capitalized to compete for market share, perhaps gaining business that CMBS cannot fill. The Federal Reserve's accommodative monetary stance continues to support a low cost of capital to these lenders. National, regional and local banks offer leverage on retail property loans that averages in the 65 percent range and loan terms vary from five, seven and 10 years. Spreads vary depending on asset location and quality but generally start in the low- to mid-200-basis-point range above corresponding swap rates. Bridge financing spread over short-term benchmarks is also available for properties in transition.

Recent Marcus & Millichap Transactions

| Property Name | City, State | Sales Price | Price per Sq. Ft. | Cap Rate |
|------------------------------|--------------------|--------------|-------------------|----------|
| Wal-Mart Neighborhood Market | Murfreesboro, TN | \$14,858,956 | \$345 | 5.2% |
| Walgreens | Sauk Rapids, MN | \$11,517,857 | \$795 | 5.6% |
| Red Lobster | Atlanta, GA | \$8,278,252 | \$1,122 | 6.2% |
| CVS | Lago Vista, TX | \$6,355,160 | \$451 | 6.0% |
| McDonald's | Tacoma, WA | \$4,933,000 | \$1,083 | 3.8% |
| Advance Auto Parts | Ft. Lauderdale, FL | \$3,404,261 | \$486 | 5.8% |
| Panera Bread | New Berlin, WI | \$3,100,000 | \$715 | 4.8% |
| Jack in the Box | Granada Hills, CA | \$3,000,000 | \$1,429 | 4.8% |
| Popeyes | Lakewood, WA | \$3,000,000 | \$1,391 | 5.0% |
| Taco Bell | Las Vegas, NV | \$2,598,500 | \$1,071 | 5.0% |
| Applebee's | Delray Beach, FL | \$2,525,000 | \$531 | 5.5% |
| Starbucks | Sugar Land, TX | \$2,360,000 | \$1,276 | 5.0% |
| Dollar General | Medford, OR | \$2,250,000 | \$250 | 6.0% |
| Buffalo Wild Wings | Olive Branch, MS | \$2,166,000 | \$393 | 7.5% |
| Wendy's | Jenison, MI | \$2,163,200 | \$640 | 6.0% |
| Family Dollar | Arabi, LA | \$1,892,677 | \$206 | 6.5% |
| Pep Boys | Harrisburg, NC | \$1,740,000 | \$314 | 6.0% |
| Denny's | Warwick, RI | \$1,710,000 | \$428 | 6.2% |
| Burger King | Crystal Lake, IL | \$1,650,000 | \$420 | 5.9% |
| Pizza Hut | Coraopolis, PA | \$1,400,000 | \$389 | 6.5% |
| Jimmy John's | Austin, TX | \$1,175,000 | \$592 | 5.4% |



CREATED ON OCTOBER 17, 2017

| | 1 Miles | 3 Miles | 5 Miles |
|-----------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2021 Projection | 5,942 | 35,898 | 44,643 |
| 2016 Estimate | 5,946 | 35,599 | 43,946 |
| 2010 Census | 6,073 | 36,297 | 44,817 |
| 2000 Census | 6,128 | 35,911 | 43,446 |
| INCOME | | | |
| Average | \$36,393 | \$49,649 | \$53,534 |
| Median | \$25,481 | \$36,894 | \$39,084 |
| Per Capita | \$15,420 | \$20,639 | \$21,933 |
| HOUSEHOLDS | | | |
| 2021 Projection | 2,501 | 14,786 | 18,075 |
| 2016 Estimate | 2,494 | 14,589 | 17,712 |
| 2010 Census | 2,546 | 14,880 | 18,068 |
| 2000 Census | 2,543 | 14,506 | 17,260 |
| HOUSING | | | |
| 2016 | \$110,349 | \$155,532 | \$163,851 |
| EMPLOYMENT | | | |
| 2016 Daytime Population | 7,471 | 37,622 | 47,096 |
| 2016 Unemployment | 11.71% | 8.61% | 8.25% |
| 2016 Median Time Traveled | 17 | 16 | 16 |
| RACE & ETHNICITY | | | |
| White | 73.77% | 82.30% | 83.61% |
| Native American | 0.03% | 0.13% | 0.15% |
| African American | 1.61% | 1.07% | 0.98% |
| Asian/Pacific Islander | 0.72% | 1.13% | 1.19% |

Source: © 2015 Experian

Mapdata ©2017 Google Terms of Use Report a map error

PRESENTED BY

Brendan Powell

Vice President Investments
Director, Net Leased Properties Group
Portland Office
Tel: (503) 200-2047
Fax: (503) 200-2010
brendan.powell@marcusmillichap.com
License: OR 201002133