

Subject Shopping Center

Portland Plaza

DEMOGRAPHICS

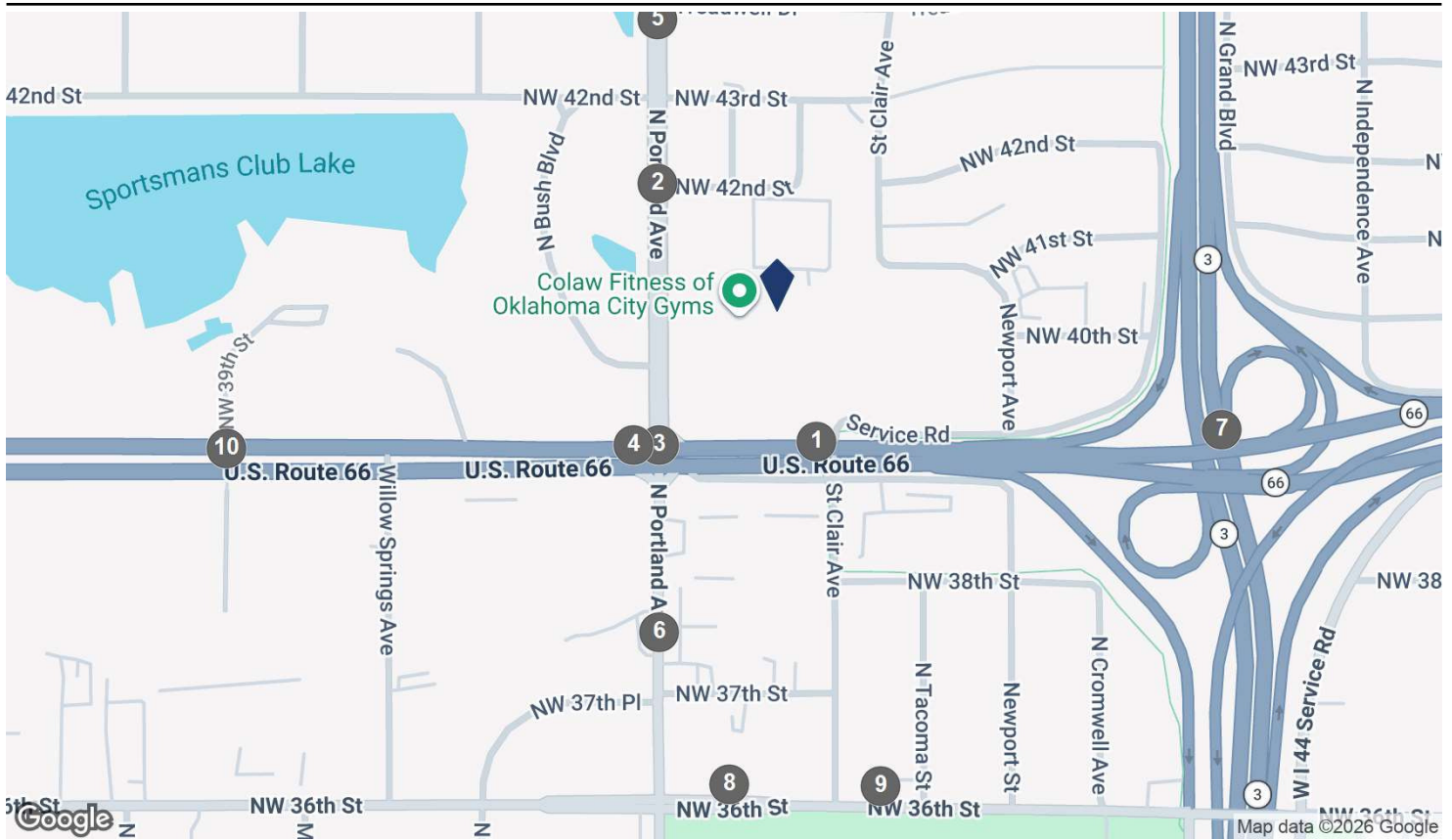


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	11,339	112,812	226,017	669,831	
5 Yr Growth	1.4%	2.3%	2.7%	4.3%	
Median Age	38	37	36	36	
5 Yr Forecast	39	38	38	38	
White / Black / Hispanic	52% / 11% / 24%	54% / 9% / 28%	53% / 13% / 24%	53% / 13% / 24%	
5 Yr Forecast	52% / 11% / 24%	54% / 9% / 28%	53% / 13% / 24%	53% / 13% / 24%	
Employment	7,525	65,121	210,911	439,718	
Buying Power	\$280.4M	\$2.9B	\$5.8B	\$17.4B	
5 Yr Growth	2.3%	3.8%	3.9%	5.6%	
College Graduates	23.2%	29.0%	30.2%	28.6%	
Household					
Households	5,074	48,449	97,424	269,210	
5 Yr Growth	1.5%	2.4%	2.8%	4.2%	
Median Household Income	\$55,257	\$59,983	\$59,365	\$64,649	
5 Yr Forecast	\$55,682	\$60,773	\$59,992	\$65,522	
Average Household Income	\$65,915	\$77,877	\$80,297	\$85,481	
5 Yr Forecast	\$66,573	\$78,863	\$81,217	\$86,675	
% High Income (>\$75K)	34%	38%	39%	43%	
Housing					
Median Home Value	\$172,748	\$206,863	\$223,900	\$231,570	
Median Year Built	1962	1961	1964	1976	
Owner / Renter Occupied	45% / 55%	50% / 50%	47% / 53%	54% / 46%	

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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 NW 39th Expy	N Saint Clair Ave - E	43,590	2026	0.11 mi
2 N Portland Ave	NW 42nd St - N	11,411	2026	0.11 mi
3 North Portland Avenue	Northwest 39th Expressway - S	49,954	2026	0.14 mi
4 Northwest 39th Expressway	Northwest 39th Expressway - W	31,272	2026	0.15 mi
5 North Portland Avenue	Treadwell Dr - N	9,796	2026	0.21 mi
6 North Portland Avenue	NW 37th St - S	13,031	2026	0.26 mi
7 Lake Hefner Parkway	Northwest 39th Expressway - S	135,214	2026	0.33 mi
8 NW 36th St	N Portland Ave - W	14,145	2026	0.35 mi
9 Northwest 36th Street	N Tacoma St - E	12,839	2026	0.36 mi
10 Northwest 39th Expressway	Northwest 39th Expressway - E	34,294	2026	0.40 mi

Income & Spending Demographics

Portland Plaza

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2025 Households by HH Income	5,075		48,448		97,424			
<\$25,000	978	19.27%	8,821	18.21%	19,196	19.70%	-	-
\$25,000 - \$50,000	1,335	26.31%	11,636	24.02%	22,509	23.10%	-	-
\$50,000 - \$75,000	1,060	20.89%	9,622	19.86%	17,900	18.37%	-	-
\$75,000 - \$100,000	827	16.30%	6,327	13.06%	12,599	12.93%	-	-
\$100,000 - \$125,000	422	8.32%	4,461	9.21%	8,579	8.81%	-	-
\$125,000 - \$150,000	193	3.80%	2,646	5.46%	5,333	5.47%	-	-
\$150,000 - \$200,000	164	3.23%	2,430	5.02%	5,082	5.22%	-	-
\$200,000+	96	1.89%	2,505	5.17%	6,226	6.39%	-	-
2025 Avg Household Income	\$65,915		\$77,877		\$80,297		-	-
2025 Med Household Income	\$55,257		\$59,983		\$59,365		-	-

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$119.8M		\$1.3B		\$2.5B			
Total Apparel	\$6.5M	5.42%	\$67.6M	5.40%	\$137.5M	5.41%		
Women's Apparel	\$2.4M	2.03%	\$25.1M	2.01%	\$51.2M	2.02%	-	-
Men's Apparel	\$1.3M	1.08%	\$13.5M	1.08%	\$27.4M	1.08%	-	-
Girl's Apparel	\$472.1K	0.39%	\$5M	0.40%	\$10.2M	0.40%	-	-
Boy's Apparel	\$358.5K	0.30%	\$3.9M	0.31%	\$7.9M	0.31%	-	-
Infant Apparel	\$376.5K	0.31%	\$3.8M	0.30%	\$7.7M	0.30%	-	-
Footwear	\$1.6M	1.31%	\$16.3M	1.30%	\$33M	1.30%	-	-

Total Entertainment & Hobbies	\$18.3M	15.28%	\$188M	15.01%	\$384.8M	15.13%		
Entertainment	\$2M	1.67%	\$20.1M	1.60%	\$40.8M	1.60%	-	-
Audio & Visual Equipment/Service	\$4.7M	3.92%	\$47M	3.75%	\$95.2M	3.74%	-	-
Reading Materials	\$198.5K	0.17%	\$2.2M	0.17%	\$4.5M	0.18%	-	-
Pets, Toys, & Hobbies	\$3M	2.53%	\$31.8M	2.54%	\$64.8M	2.55%	-	-
Personal Items	\$8.4M	7.00%	\$87M	6.94%	\$179.6M	7.06%	-	-

Total Food and Alcohol	\$34.6M	28.88%	\$354.9M	28.34%	\$715.2M	28.12%		
Food At Home	\$18.4M	15.37%	\$185M	14.77%	\$371.4M	14.61%	-	-
Food Away From Home	\$14.1M	11.74%	\$147M	11.74%	\$297.2M	11.68%	-	-
Alcoholic Beverages	\$2.1M	1.77%	\$22.9M	1.83%	\$46.6M	1.83%	-	-

Total Household	\$17.8M	14.86%	\$193.9M	15.48%	\$394.7M	15.52%		
House Maintenance & Repair	\$4M	3.33%	\$42.9M	3.43%	\$83.7M	3.29%	-	-
Household Equip & Furnishings	\$6.9M	5.79%	\$74.5M	5.95%	\$152.9M	6.01%	-	-
Household Operations	\$5.2M	4.37%	\$56.9M	4.55%	\$117M	4.60%	-	-
Housing Costs	\$1.6M	1.36%	\$19.5M	1.56%	\$41.2M	1.62%	-	-



Income & Spending Demographics

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	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$31.6M	26.33%	\$324M	25.87%	\$655.4M	25.77%		
Vehicle Purchases	\$15.6M	13.02%	\$160M	12.78%	\$323.3M	12.72%	-	-
Gasoline	\$9.5M	7.92%	\$93.6M	7.47%	\$187M	7.35%	-	-
Vehicle Expenses	\$395.3K	0.33%	\$5.8M	0.46%	\$12.1M	0.48%	-	-
Transportation	\$2.1M	1.74%	\$24.9M	1.98%	\$52.6M	2.07%	-	-
Automotive Repair & Maintenance	\$4M	3.32%	\$39.7M	3.17%	\$80.4M	3.16%	-	-
Total Health Care	\$5.8M	4.85%	\$59.8M	4.77%	\$120.5M	4.74%		
Medical Services	\$3.1M	2.61%	\$33M	2.64%	\$66.7M	2.62%	-	-
Prescription Drugs	\$2M	1.69%	\$20M	1.60%	\$40.3M	1.58%	-	-
Medical Supplies	\$661.8K	0.55%	\$6.7M	0.54%	\$13.5M	0.53%	-	-
Total Education/Day Care	\$5.2M	4.38%	\$64.2M	5.12%	\$134.9M	5.30%		
Education	\$3.2M	2.69%	\$40M	3.19%	\$84.2M	3.31%	-	-
Fees & Admissions	\$2M	1.68%	\$24.2M	1.93%	\$50.6M	1.99%	-	-