

Portland, OR

The Portland-Vancouver Metropolitan Area is comprised of Washington, Clackamas, Multnomah, Yamhill, and Columbia counties in the State of Oregon, and Clark and Skamania counties in the State of Washington. It is the 28th largest standard metropolitan area in the United States. Portland's excellent transportation system and infrastructure, access to West Coast and Asian markets, low cost of energy, and abundant clean water also make it attractive to business. Tagged as the "greenest city" in the nation by Popular Science Magazine in February 2008, Portland prides itself in being a leader in sustainable development, historic preservation, as well as in environmental sustainability.

Population

Portland Metro: 2.19 Million

▲ 1.48%

Source: PSU Center for Population Research

Unemployment Rate

Portland Metro: 11.2 ▼

United States: 10% ▲

Oregon: 11.1 ▼

Source: Oregon Employment Dept.

Avg. Household Income

Portland Metro: \$76,291

United States: \$71,437

Oregon: \$66,722

Source: www.stdb.com

For more information contact:

Brian A. Glanville, MAI, FRICS, CRE
Managing Director

Integra Realty Resources - Portland

1220 SW Morrison St., Ste. 800

Portland, OR 97205

P: 503-222-7066 F: 503-274-8630

Email: bglanville@irr.com

Metro Area Vital Signs

Inventory	51.5 M SF	↑
Vacancy Rate	14.1%	↑
Rental Rate Per SF	\$21.58 FS	↓
Qtly. Absorption	(64.5) K SF	↑
Average Op. Expense/SF	\$8.50	↔
Cap Rate – Class A	7.56%	↑
Cap Rate – Class B	8.49%	↑



Office

Inventory	99.9 K Units	↑
Vacancy Rate	6.6%	↑
Average Monthly Rent	\$826	↑
Qtly. Absorption	(15) Units	↓
Operating Expense	36.5-50%	↔
Cap Rate – Class A	7.35%	↑
Cap Rate – Class B	7.78%	↑



Multi-Family

Inventory	43.65 M SF	↓
Vacancy Rate	8.0%	↑
Avg. Rental Rate Per SF	\$21.69 Net	↑
Qtly. Absorption	(365.8) K SF	↓
Average Op. Expense/SF	\$4.75	↔
Cap Rate – Class A	7.42%	↓
Cap Rate – Class B	8.4%	↑



Retail

Inventory	156.7 M SF	↑
Vacancy Rate	8.8%	↑
Rental Rate Per SF	\$6.00	↑
Qtly. Absorption Rate	(392) K SF	↑
Cap Rate – Class A	None	
Cap Rate – Class B	9.2%	↑



Industrial