

### 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 28<sup>th</sup> 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 2008, Portland prides itself in being a leader in sustainable development, historic preservation, as well as in environmental sustainability.

#### Population

Portland Metro: 2.255 Million



Source: [www.stdb.com](http://www.stdb.com)

#### Unemployment Rate

Portland Metro: 9.0% ▼  
 United States: 9.2% ▲  
 Oregon: 9.4% ▼

Source: Oregon Employment Dept.

#### Avg. Household Income

Portland Metro: \$74,960  
 United States: \$70,173  
 Oregon: \$65,698

Source: [www.stdb.com](http://www.stdb.com)

### Metro Area Vital Signs



Inventory	52.5 M SF	↔
Vacancy Rate	14.4%	↔
Rental Rate Per SF	\$20.50 FS	↓
Qtly. Absorption	(36.4) K SF	↓
Average Op. Expense/SF	\$8.75	↔
Cap Rate – Class A	N/A	
Cap Rate – Class B	N/A	

Inventory	104.7 K Units	↑
Vacancy Rate	3.5%	↓
Average Monthly Rent	\$849	↑
Qtly. Absorption	417 Units	↓
Operating Expense	36.5-50%	↔
Cap Rate – Class A	5.0%	↓
Cap Rate – Class B	6.68%	↓



Inventory	44.6 M SF	↔
Vacancy Rate	6.3%	↔
Avg. Rental Rate Per SF	\$20 Net	↓
Qtly. Absorption	4 K SF	↑
Average Op. Expense/SF	\$5.00	↔
Cap Rate – Class A	8.66%	↑
Cap Rate – Class B	7.73%	↑

Inventory	164.1 M SF	↑
Vacancy Rate	8.8%	↓
Rental Rate Per SF	\$5.64	↔
Qtly. Absorption	315 K SF	↑
Cap Rate – Class A	N/A	
Cap Rate – Class B	7.3%	↓



Demographics

Office

Multi-Family

Retail

Industrial

For more information contact:

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