

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 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

Unemployment Rate

Portland Metro:	9.1%	▲
United States:	9.2%	▼
Oregon:	9.6%	▲

Source: Oregon Employment Dept.

Avg. Household Income

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

Source: www.stdb.com

Metro Area Vital Signs

Inventory	52.5 M SF	↔
Vacancy Rate	14.1%	↓
Rental Rate Per SF	\$20.77 FS	↑
Qtly. Absorption	230 K SF	↑
Average Op. Expense/SF	\$8.75	↔
Cap Rate – Class A	7.6%	↑
Cap Rate – Class B	8.5%	↑



Office

Inventory	104.7 K Units	↔
Vacancy Rate	3.2%	↓
Average Monthly Rent	\$852	↑
Qtly. Absorption	342 Units	↓
Operating Expense	36.5-50%	↔
Cap Rate – Class A	6.9%	↑
Cap Rate – Class B	7.3%	↑



Multi-Family

Inventory	45.3 M SF	↑
Vacancy Rate	6.4%	↑
Avg. Rental Rate Per SF	\$ 24.35 Net	↑
Qtly. Absorption	5.8 K SF	↑
Average Op. Expense/SF	\$5.00	↔
Cap Rate – Class A	7.76%	↓
Cap Rate – Class B	7.5%	↓



Retail

Inventory	164.1 M SF	↔
Vacancy Rate	8.4%	↓
Rental Rate Per SF	\$5.64	↔
Qtly. Absorption	578 K SF	↑
Cap Rate – Class A	N/A	
Cap Rate – Class B	9.4%	↑



Industrial

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