

KEIZER SCHOOLHOUSE SQUARE

5013 RIVER ROAD N. • KEIZER • OR



southeast view

PROPERTY HIGHLIGHTS

- 1,596 SF, 4,694 SF & 36,132 SF
- Call for Rates
- Grocery Anchored strip center located on River Rd. and Chemawa.
- Great visibility with plentiful parking and prominent signage.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2016 POPULATION	16,090	75,340	161,270
2016 AVG. HH INCOME	\$60,940	\$56,948	\$58,818
2016 DAYTIME POPULATION	3,088	23,038	82,288

CONTACT



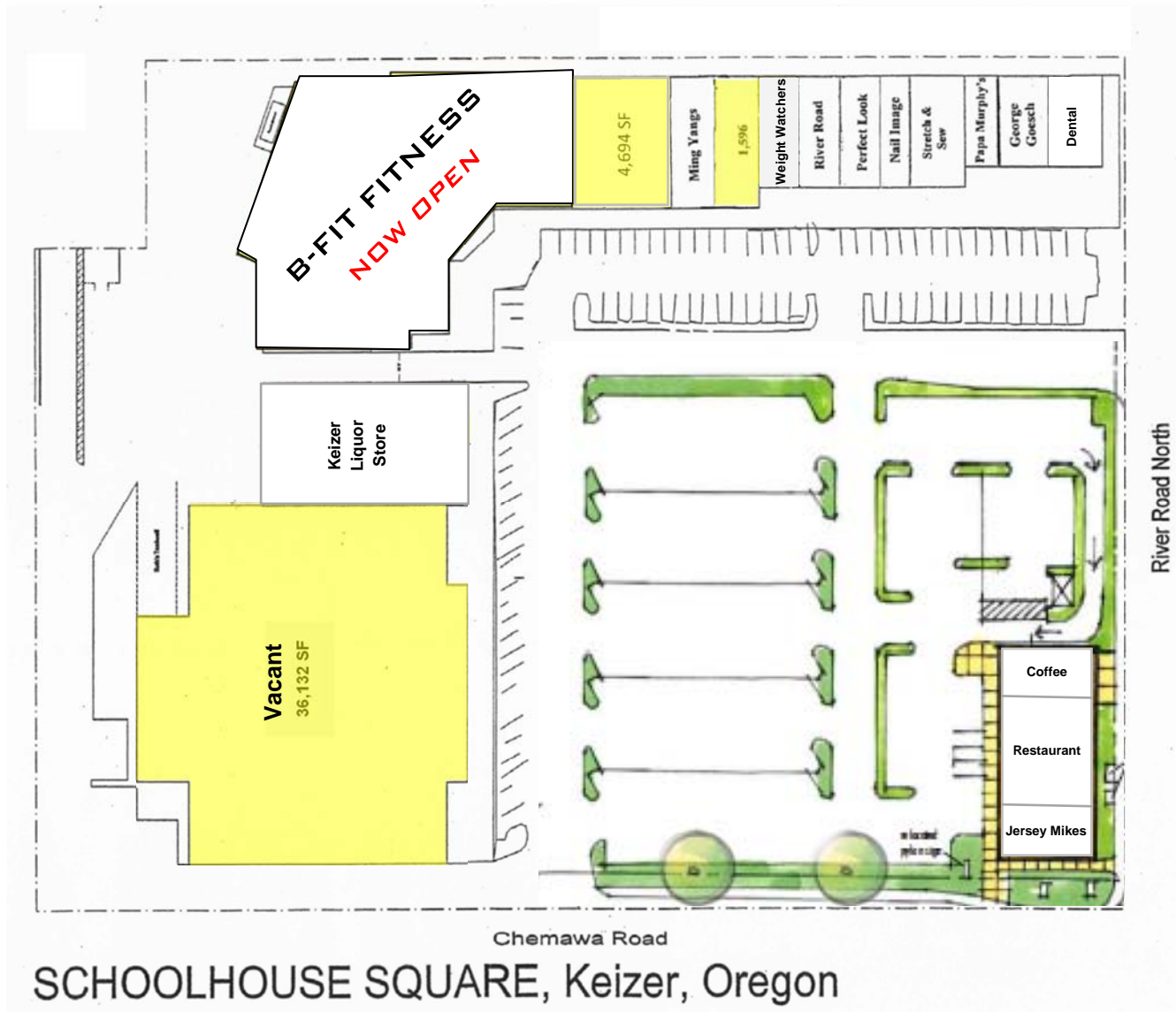
DAVID DEMERS
503-245-1400 EXT 521 • DAVID@HSPACIFIC.COM



HSM Pacific Realty, Inc.
0612 SW Idaho St, Suite 2
Portland, OR 97239
www.hsmpacific.com

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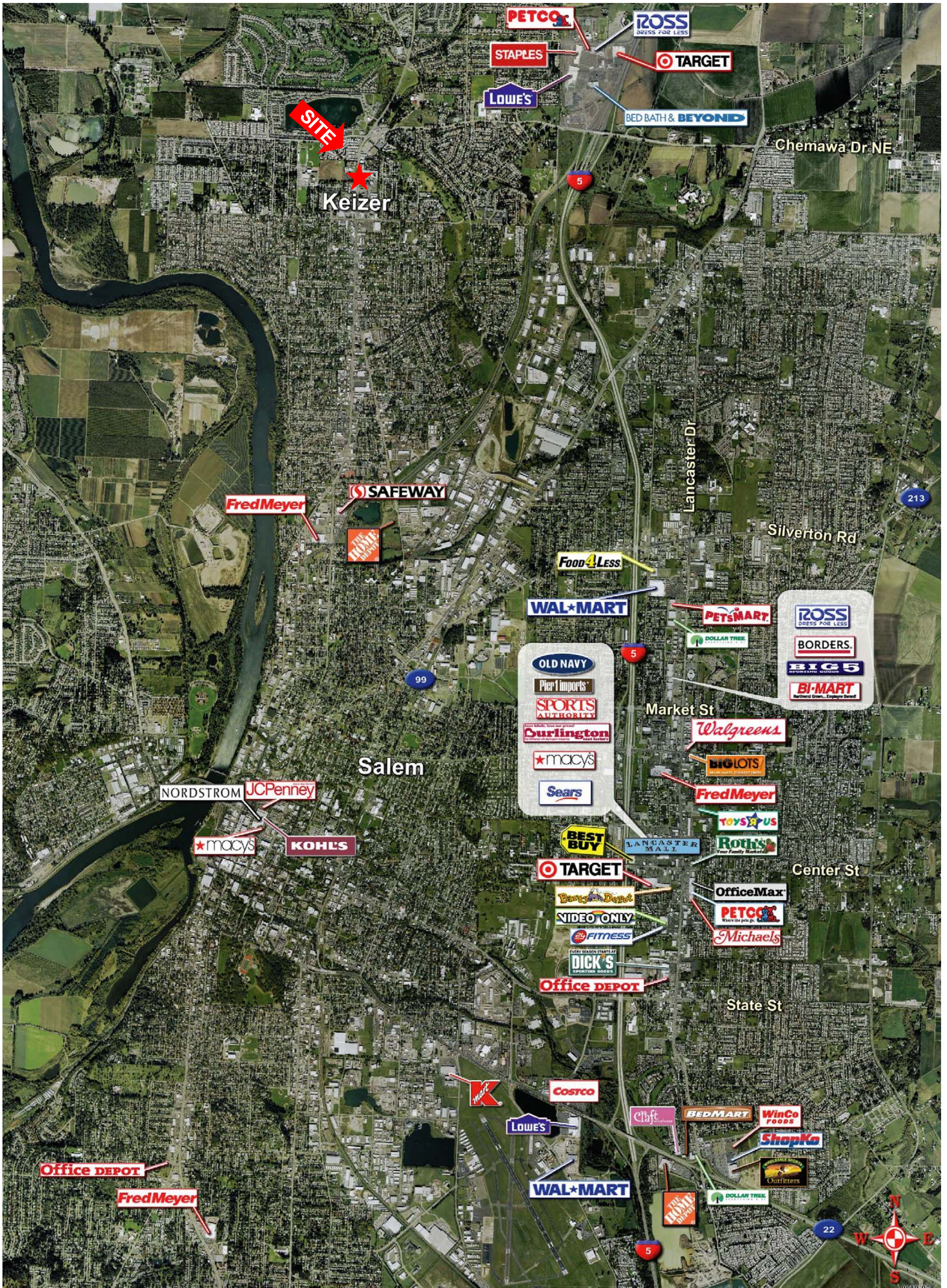


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FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.9972/-123.0267

RF1

5013 River Rd N

Keizer, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2016 Estimated Population	16,090	75,340	161,270
	2021 Projected Population	16,885	79,040	168,913
	2010 Census Population	15,525	72,134	154,424
	2000 Census Population	14,104	65,069	136,987
	Projected Annual Growth 2016 to 2021	1.0%	1.0%	0.9%
	Historical Annual Growth 2000 to 2016	0.9%	1.0%	1.1%
HOUSEHOLDS	2016 Estimated Households	6,160	28,026	58,435
	2021 Projected Households	6,428	29,264	61,078
	2010 Census Households	5,912	26,555	55,406
	2000 Census Households	5,467	24,006	49,767
	Projected Annual Growth 2016 to 2021	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2016	0.8%	1.0%	1.1%
AGE	2016 Est. Population Under 10 Years	13.3%	14.9%	14.1%
	2016 Est. Population 10 to 19 Years	14.1%	14.3%	14.3%
	2016 Est. Population 20 to 29 Years	12.7%	14.3%	15.0%
	2016 Est. Population 30 to 44 Years	19.2%	19.6%	19.8%
	2016 Est. Population 45 to 59 Years	17.9%	17.1%	17.6%
	2016 Est. Population 60 to 74 Years	15.2%	13.5%	13.2%
	2016 Est. Population 75 Years or Over	7.5%	6.3%	6.0%
	2016 Est. Median Age	36.9	34.7	34.4
MARITAL STATUS & GENDER	2016 Est. Male Population	47.9%	48.7%	49.7%
	2016 Est. Female Population	52.1%	51.3%	50.3%
	2016 Est. Never Married	27.1%	29.4%	30.8%
	2016 Est. Now Married	48.5%	46.0%	44.1%
	2016 Est. Separated or Divorced	18.2%	18.9%	19.2%
	2016 Est. Widowed	6.2%	5.6%	5.8%
INCOME	2016 Est. HH Income \$200,000 or More	2.2%	1.7%	2.0%
	2016 Est. HH Income \$150,000 to \$199,999	3.0%	3.1%	3.1%
	2016 Est. HH Income \$100,000 to \$149,999	9.1%	10.1%	10.1%
	2016 Est. HH Income \$75,000 to \$99,999	11.1%	10.6%	11.0%
	2016 Est. HH Income \$50,000 to \$74,999	24.4%	20.0%	19.7%
	2016 Est. HH Income \$35,000 to \$49,999	14.3%	14.3%	16.3%
	2016 Est. HH Income \$25,000 to \$34,999	12.6%	13.1%	12.5%
	2016 Est. HH Income \$15,000 to \$24,999	10.1%	11.5%	10.9%
	2016 Est. HH Income Under \$15,000	13.2%	15.6%	14.6%
	2016 Est. Average Household Income	\$60,940	\$56,948	\$58,818
	2016 Est. Median Household Income	\$49,306	\$47,183	\$48,253
	2016 Est. Per Capita Income	\$23,449	\$21,285	\$21,758
	2016 Est. Total Businesses	446	2,254	6,789
	2016 Est. Total Employees	3,088	23,038	82,288

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		1 Mile	3 Miles	5 Miles
RACE	2016 Est. White	80.1%	74.2%	73.8%
	2016 Est. Black	1.4%	1.4%	1.7%
	2016 Est. Asian or Pacific Islander	2.2%	3.3%	3.9%
	2016 Est. American Indian or Alaska Native	1.3%	1.4%	1.4%
	2016 Est. Other Races	15.0%	19.7%	19.2%
HISPANIC	2016 Est. Hispanic Population	3,334	21,600	44,699
	2016 Est. Hispanic Population	20.7%	28.7%	27.7%
	2021 Proj. Hispanic Population	22.4%	30.5%	29.5%
	2010 Hispanic Population	19.2%	27.5%	26.5%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	10,674	47,972	102,923
	2016 Est. Elementary (Grade Level 0 to 8)	5.7%	7.9%	8.4%
	2016 Est. Some High School (Grade Level 9 to 11)	7.1%	7.4%	8.2%
	2016 Est. High School Graduate	30.5%	27.5%	27.4%
	2016 Est. Some College	27.5%	26.7%	25.8%
	2016 Est. Associate Degree Only	8.0%	8.4%	8.2%
	2016 Est. Bachelor Degree Only	14.6%	14.4%	14.0%
	2016 Est. Graduate Degree	6.6%	7.6%	8.0%
HOUSING	2016 Est. Total Housing Units	6,350	28,847	60,191
	2016 Est. Owner-Occupied	58.9%	51.6%	52.8%
	2016 Est. Renter-Occupied	38.1%	45.5%	44.3%
	2016 Est. Vacant Housing	3.0%	2.8%	2.9%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	4.3%	6.0%	6.2%
	2010 Homes Built 2000 to 2004	5.8%	6.6%	7.6%
	2010 Homes Built 1990 to 1999	16.2%	20.8%	18.4%
	2010 Homes Built 1980 to 1989	11.3%	11.4%	10.8%
	2010 Homes Built 1970 to 1979	26.1%	23.1%	21.9%
	2010 Homes Built 1960 to 1969	14.9%	11.8%	10.6%
	2010 Homes Built 1950 to 1959	12.2%	9.3%	9.9%
	2010 Homes Built Before 1949	9.3%	11.0%	14.6%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.5%	0.6%	0.5%
	2010 Home Value \$500,000 to \$999,999	3.1%	2.7%	3.0%
	2010 Home Value \$400,000 to \$499,999	3.4%	2.8%	2.9%
	2010 Home Value \$300,000 to \$399,999	6.3%	11.5%	11.1%
	2010 Home Value \$200,000 to \$299,999	34.0%	32.0%	29.2%
	2010 Home Value \$150,000 to \$199,999	30.5%	27.7%	28.5%
	2010 Home Value \$100,000 to \$149,999	13.6%	11.7%	14.4%
	2010 Home Value \$50,000 to \$99,999	2.0%	3.3%	4.1%
	2010 Home Value \$25,000 to \$49,999	2.7%	2.5%	1.9%
	2010 Home Value Under \$25,000	4.0%	5.3%	4.4%
	2010 Median Home Value	\$205,789	\$206,834	\$204,421
	2010 Median Rent	\$680	\$637	\$638

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	12,543	57,655	125,105
	2016 Est. Civilian Employed	59.9%	58.8%	57.0%
	2016 Est. Civilian Unemployed	2.6%	4.1%	3.9%
	2016 Est. in Armed Forces	-	-	0.2%
	2016 Est. not in Labor Force	37.5%	37.1%	38.9%
	2016 Labor Force Males	46.8%	47.8%	49.1%
	2016 Labor Force Females	53.2%	52.2%	50.9%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	6,729	30,197	63,802
	2010 Mgmt, Business, & Financial Operations	12.5%	12.0%	12.2%
	2010 Professional, Related	19.0%	18.5%	18.8%
	2010 Service	24.8%	21.2%	21.0%
	2010 Sales, Office	24.8%	24.3%	24.6%
	2010 Farming, Fishing, Forestry	1.5%	4.3%	3.5%
	2010 Construction, Extraction, Maintenance	6.4%	6.9%	6.8%
	2010 Production, Transport, Material Moving	11.0%	12.8%	12.9%
	2010 White Collar Workers	56.4%	54.8%	55.7%
	2010 Blue Collar Workers	43.6%	45.2%	44.3%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	74.3%	72.1%	71.3%
	2010 Drive to Work in Carpool	14.9%	15.8%	15.0%
	2010 Travel to Work by Public Transportation	2.2%	2.5%	2.9%
	2010 Drive to Work on Motorcycle	0.7%	0.3%	0.4%
	2010 Walk or Bicycle to Work	2.6%	3.6%	5.0%
	2010 Other Means	1.0%	0.6%	0.7%
	2010 Work at Home	4.4%	5.1%	4.8%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	28.9%	30.1%	33.2%
	2010 Travel to Work in 15 to 29 Minutes	50.6%	44.2%	41.4%
	2010 Travel to Work in 30 to 59 Minutes	15.6%	20.0%	19.1%
	2010 Travel to Work in 60 Minutes or More	4.9%	5.6%	6.3%
	2010 Average Travel Time to Work	18.6	19.1	18.2
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$308 M	\$1.33 B	\$2.84 B
	2016 Est. Apparel	\$10.7 M	\$46.5 M	\$98.9 M
	2016 Est. Contributions, Gifts	\$19.4 M	\$83.5 M	\$179 M
	2016 Est. Education, Reading	\$10.9 M	\$48.0 M	\$102 M
	2016 Est. Entertainment	\$17.1 M	\$73.8 M	\$157 M
	2016 Est. Food, Beverages, Tobacco	\$48.2 M	\$209 M	\$445 M
	2016 Est. Furnishings, Equipment	\$10.2 M	\$44.2 M	\$94.4 M
	2016 Est. Health Care, Insurance	\$27.6 M	\$120 M	\$255 M
	2016 Est. Household Operations, Shelter, Utilities	\$95.4 M	\$414 M	\$882 M
	2016 Est. Miscellaneous Expenses	\$4.61 M	\$19.9 M	\$42.5 M
	2016 Est. Personal Care	\$4.00 M	\$17.4 M	\$37.0 M
	2016 Est. Transportation	\$59.4 M	\$256 M	\$546 M

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