

# King City Town Center



## Private amenities

- 1 Bakery
- 1 Bar
- 1 Bike shop
- 0 Bookstore
- 0 Brewpub
- 1 Child care
- 0 Cinema
- 1 Clothing store
- 4 Coffee shop
- 1 Department store
- 3 Dry cleaners
- 3 Fitness gym
- 3 Grocery store
- 0 Music store
- 12 Restaurant
- 1 Specialty snacks and beverages

## Public amenities

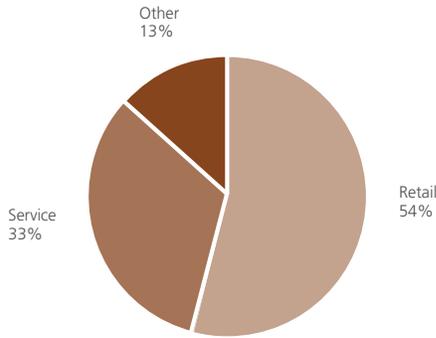
- 1 Community center
- 0 Fire station
- 1 Government building
- 0 Library
- 0 School

The King City Town Center is bisected by Southwest Pacific Highway (Highway 99 West), an ODOT facility. A single frequent service bus line runs along 99W, allowing for service from King City to surrounding communities along 99W and into central Portland. The center has 465 residents, 1,075 employees and 300 dwelling units. King City Town Center contains 94 gross acres.

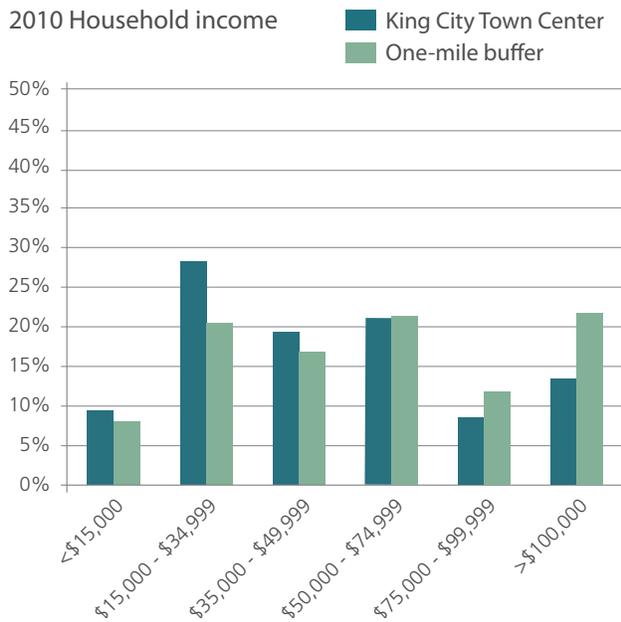
By the numbers	King City Town Center	Town center average	One-mile buffer
Net acreage	75	222	2,595
Total population	465	2,326	23,532
Total employees	1,075	1,745	2,661
Non-SOV mode share (all trips)	54%	52%	n/a
Market value per square foot	\$53	\$39	\$25
People per acre	20.4	20.1	10.1
Dwelling units per acre	4.0	5.0	4.4
Total businesses per acre	1.38	0.73	0.09
Home ownership	44.3%	47.4%	57.9%
Median household income	\$44,324	\$60,133	\$54,376
Median household size	1.35	2.42	2.2
Median age	56.9	36.0	44.6



### Employment breakdown

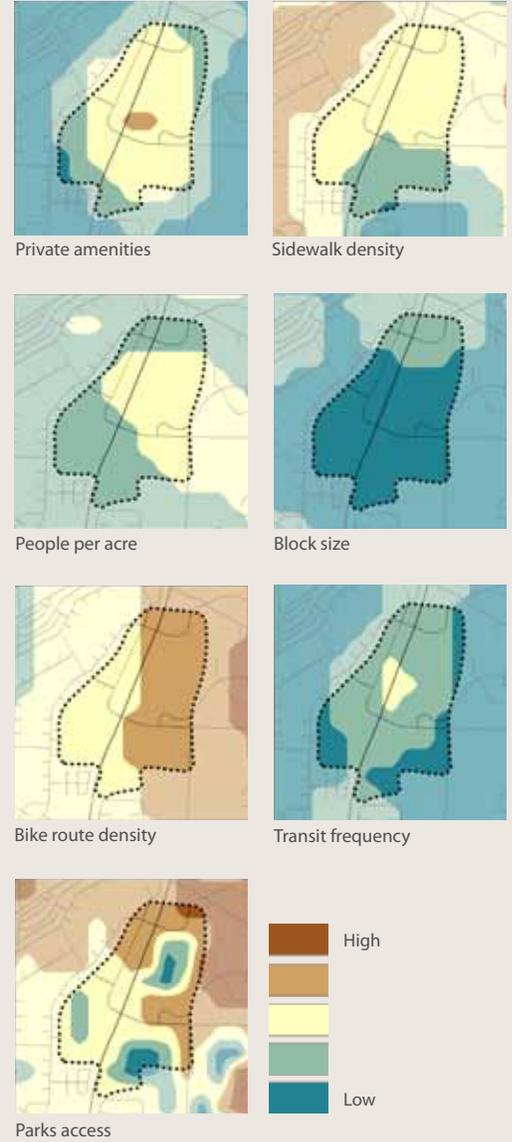


### 2010 Household income



### Metro context tool results

#### Heat maps



#### Composite score: 36.67



# Lake Grove Town Center



## Private amenities

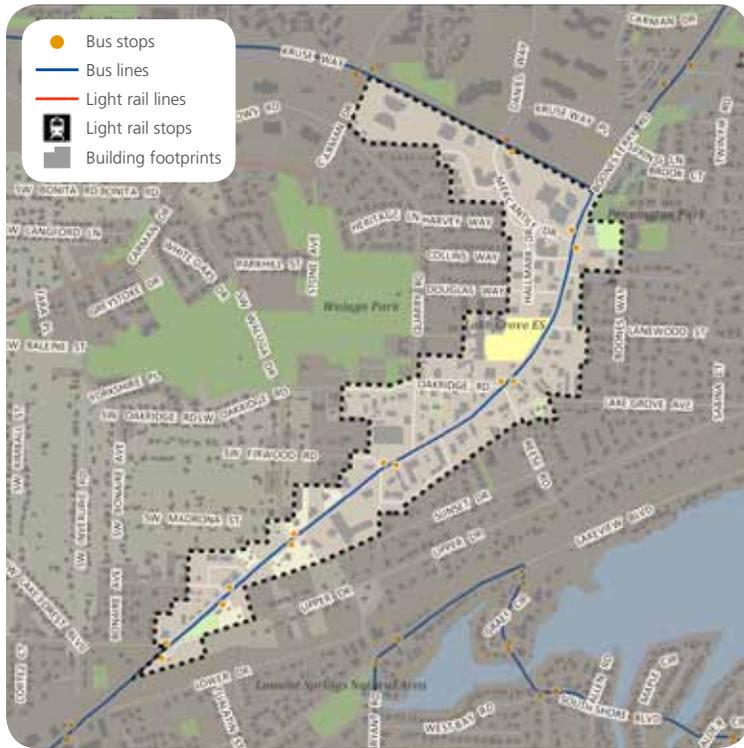
- 2 Bakery
- 0 Bar
- 0 Bike shop
- 0 Bookstore
- 0 Brewpub
- 0 Child care
- 0 Cinema
- 4 Clothing store
- 3 Coffee shop
- 0 Department store
- 7 Dry cleaners
- 0 Fitness gym
- 2 Grocery store
- 0 Music store
- 19 Restaurant
- 1 Specialty snacks and beverages

## Public amenities

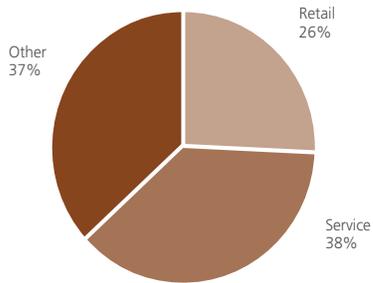
- 0 Community center
- 0 Fire station
- 0 Government building
- 0 Library
- 1 School

The Lake Grove Town Center is located roughly at the intersection of Boones Ferry Road and Kruse Way. Lake Grove is serviced by two separate bus lines that allow for connectivity to downtown Lake Oswego, Portland and parts of eastern Washington County. The center has 377 residents, 2,426 employees and 234 dwelling units. Lake Grove Town Center contains 118 gross acres.

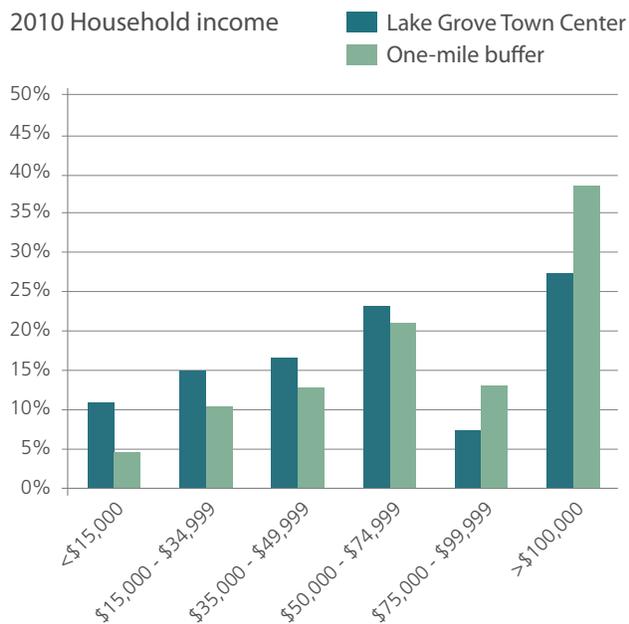
By the numbers	Lake Grove Town Center	Town center average	One-mile buffer
Net acreage	98	222	3,338
Total population	377	2,326	21,730
Total employees	2,426	1,745	16,116
Non-SOV mode share (all trips)	47%	52%	n/a
Market value per square foot	\$41	\$39	\$37
People per acre	28.7	20.1	11.3
Dwelling units per acre	2.4	5.0	2.7
Total businesses per acre	2.17	0.73	0.29
Home ownership	51.2%	47.4%	62.7%
Median household income	\$56,040	\$60,133	\$77,080
Median household size	1.95	2.42	2.44
Median age	40.2	36.0	41.4



### Employment breakdown

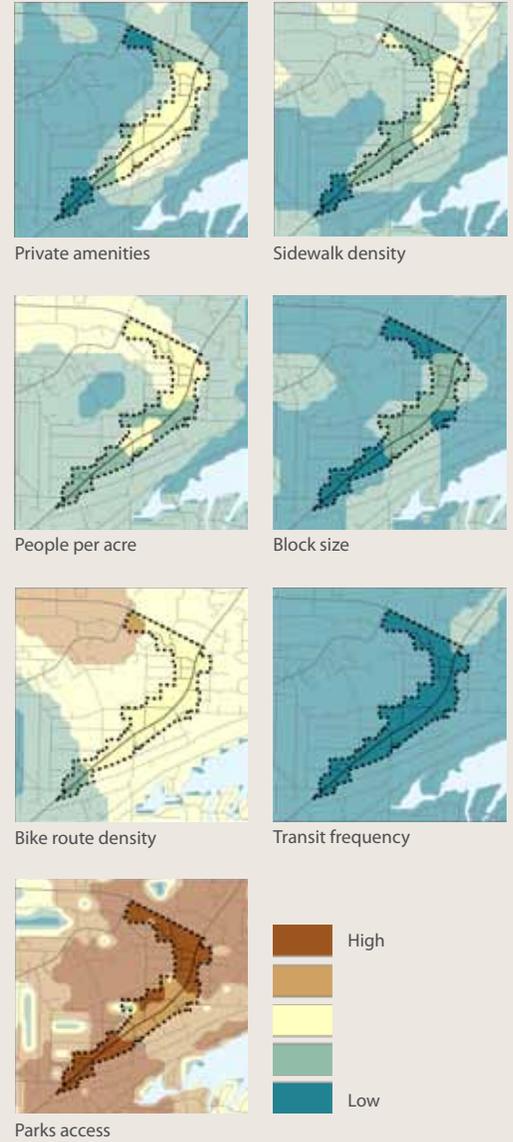


### 2010 Household income

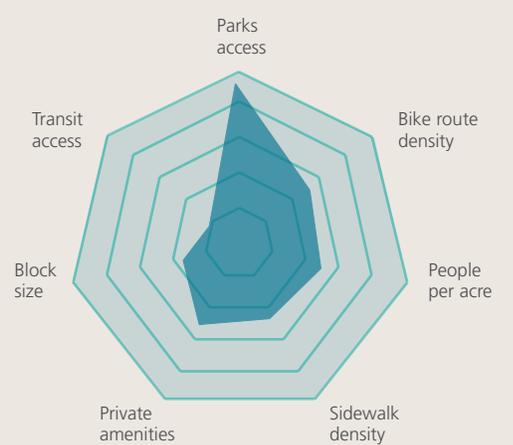


### Metro context tool results

#### Heat maps



Composite score: 36.15



# Lake Oswego Town Center



## Private amenities

- 2 Bakery
- 3 Bar
- 2 Bike shop
- 1 Bookstore
- 0 Brewpub
- 2 Child care
- 1 Cinema
- 11 Clothing store
- 4 Coffee shop
- 0 Department store
- 5 Dry cleaners
- 5 Fitness gym
- 5 Grocery store
- 0 Music store
- 22 Restaurant
- 3 Specialty snacks and beverages

## Public amenities

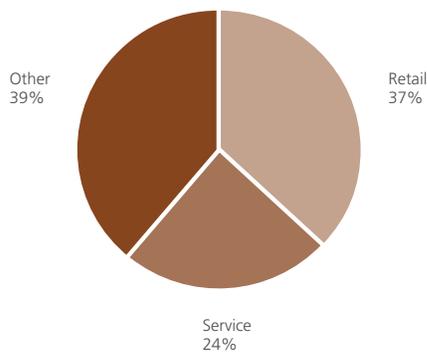
- 0 Community center
- 1 Fire station
- 1 Government building
- 0 Library
- 0 School

The Lake Oswego Town Center covers the majority of downtown and land along the Willamette River waterfront. The town center is serviced by three separate bus lines that connect to Portland and eastern Washington County. Highway 43, an ODOT facility, serves the center. The center has 2,194 residents, 2,054 employees and 1,429 dwelling units. Lake Oswego Town Center contains 218 gross acres.

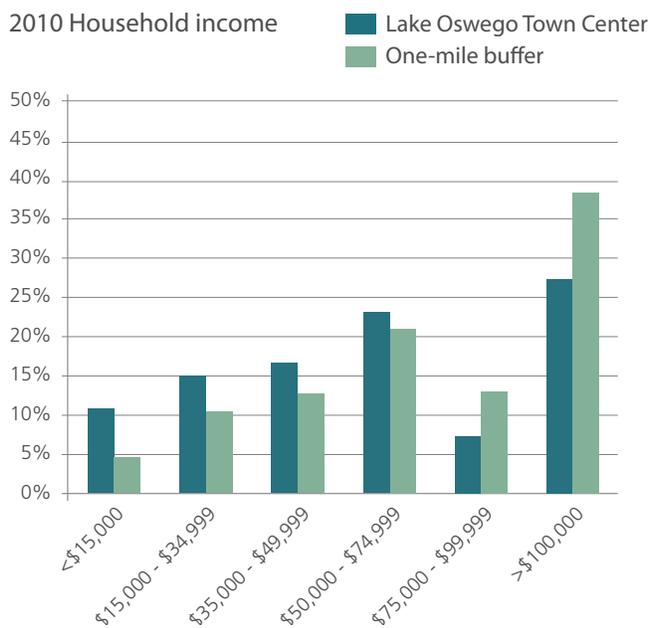
By the numbers	Lake Oswego Town Center	Town center average	One-mile buffer
Net acreage	165	222	3,302
Total population	2,194	2,326	18,436
Total employees	2,054	1,745	4,175
Non-SOV mode share (all trips)	51%	52%	n/a
Market value per square foot	\$73	\$39	\$26
People per acre	25.8	20.1	6.8
Dwelling units per acre	8.7	5.0	2.5
Total businesses per acre	1.38	0.73	0.10
Home ownership	43.0%	47.4%	60.1%
Median household income	\$67,849	\$60,133	\$67,922
Median household size	1.69	2.42	2.26
Median age	44.5	36.0	45.2



### Employment breakdown

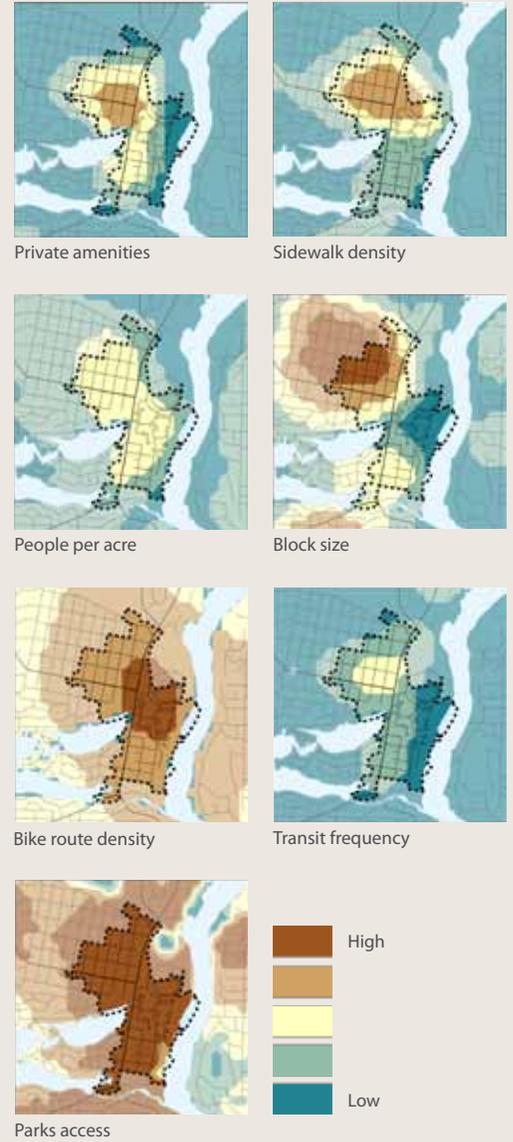


### 2010 Household income



### Metro context tool results

#### Heat maps



Composite score: 50.96



# Lents Town Center



## Private amenities

- 1 Bakery
- 0 Bar
- 0 Bike shop
- 0 Bookstore
- 0 Brewpub
- 0 Child care
- 0 Cinema
- 0 Clothing store
- 2 Coffee shop
- 0 Department store
- 0 Dry cleaners
- 0 Fitness gym
- 0 Grocery store
- 0 Music store
- 6 Restaurant
- 0 Specialty snacks and beverages

## Public amenities

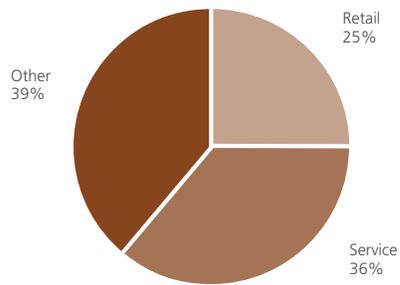
- 0 Community center
- 1 Fire station
- 0 Government building
- 0 Library
- 0 School

The Lents Town Center is located at the intersection of Interstate 205, an ODOT facility, and Foster Road in Southeast Portland. An Interstate 205 interchange, an ODOT facility, runs through the town center, offering direct auto access. The area is serviced by two bus lines (one of which is frequent service) and the MAX Green Line with a station at Foster Road. The center has 1,653 residents, 312 employees and 636 dwelling units. Lents Town Center contains 155 gross acres.

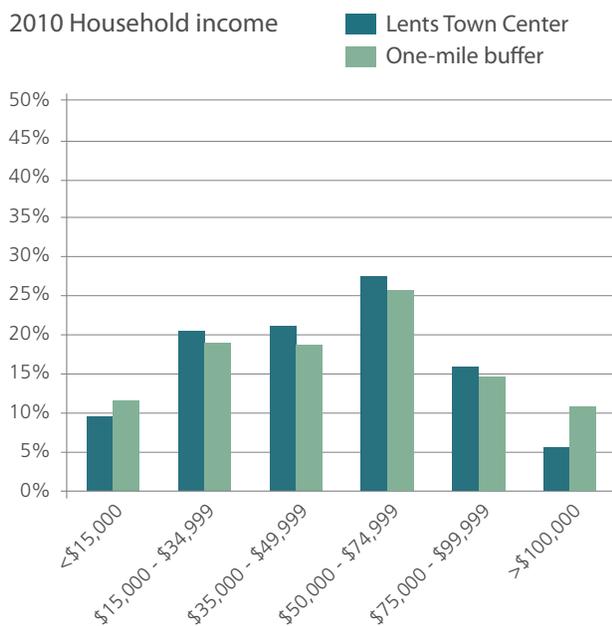
By the numbers	Lents Town Center	Town center average	One-mile buffer
Net acreage	88	222	2,863
Total population	1,653	2,326	34,073
Total employees	312	1,745	5,544
Non-SOV mode share (all trips)	56%	52%	n/a
Market value per square foot	\$33	\$39	\$23
People per acre	22.2	20.1	13.8
Dwelling units per acre	7.2	5.0	4.7
Total businesses per acre	0.33	0.73	0.13
Home ownership	50.6%	47.4%	55.8%
Median household income	\$49,340	\$60,133	\$50,638
Median household size	2.80	2.42	2.72
Median age	31.3	36.0	35.9



### Employment breakdown

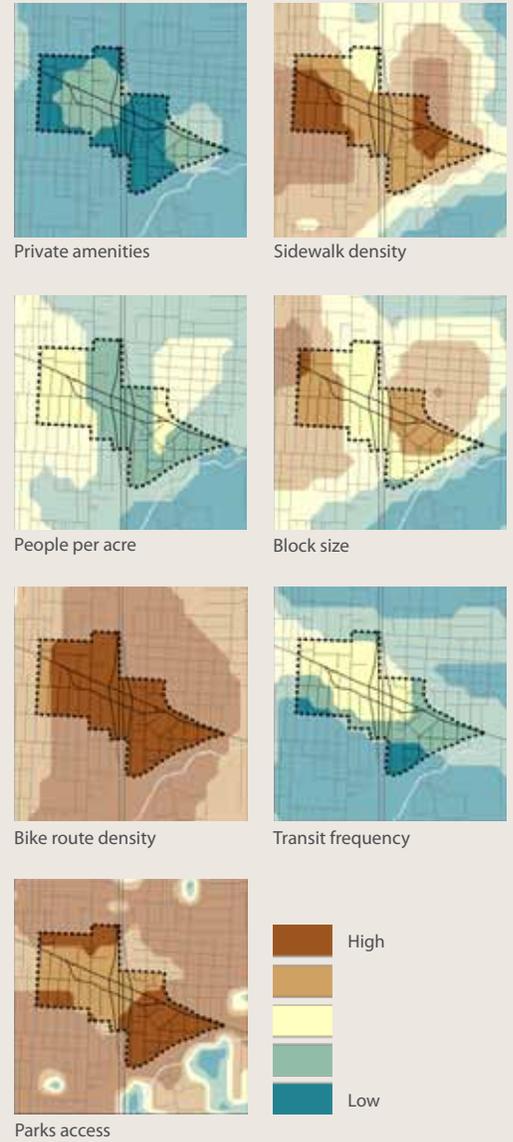


### 2010 Household income

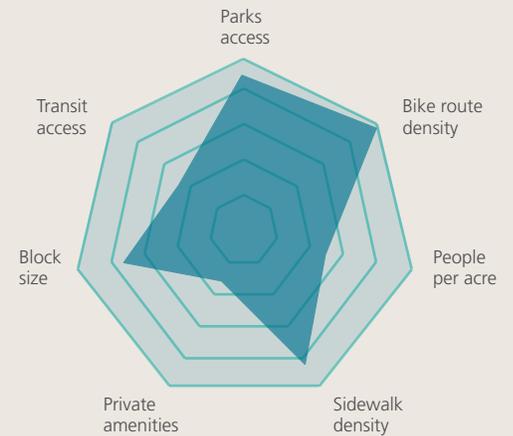


### Metro context tool results

#### Heat maps



Composite score: 57.22



# Milwaukie Town Center



## Private amenities

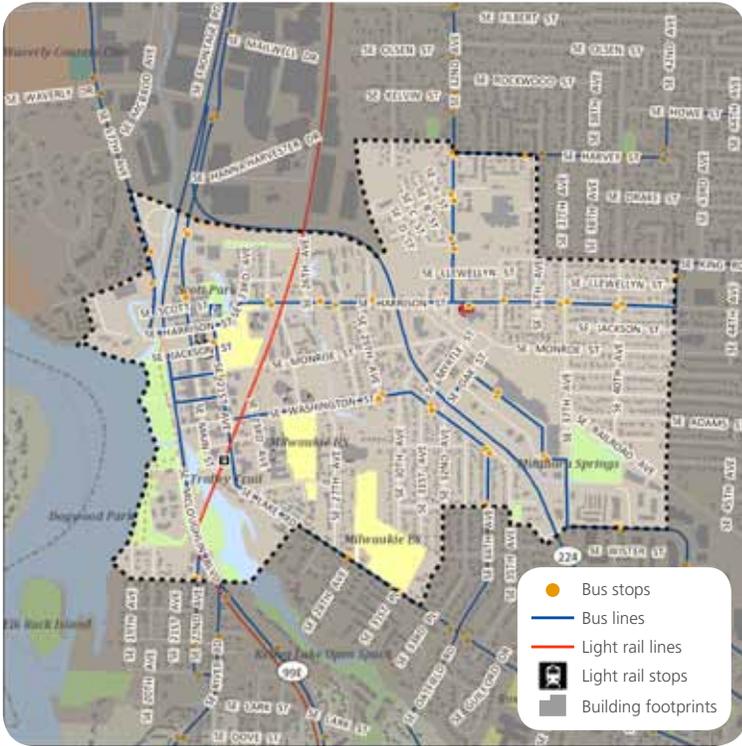
- 1 Bakery
- 2 Bar
- 0 Bike shop
- 2 Bookstore
- 0 Brewpub
- 5 Child care
- 1 Cinema
- 2 Clothing store
- 4 Coffee shop
- 0 Department store
- 2 Dry cleaners
- 2 Fitness gym
- 4 Grocery store
- 0 Music store
- 20 Restaurant
- 1 Specialty snacks and beverages

## Public amenities

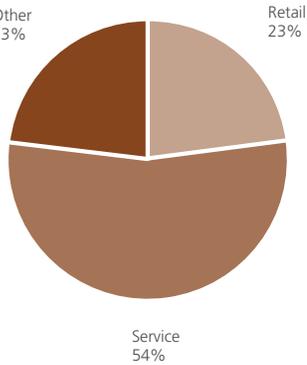
- 0 Community center
- 1 Fire station
- 1 Government building
- 1 Library
- 7 School

The Milwaukie Town Center represents the historic main street of downtown Milwaukie, the Highway 224 corridor and the surrounding residential neighborhoods in the area. The area is served by multiple bus lines, has a downtown transit center and will have a light rail station when the MAX line is continued to Milwaukie within the next 5 years. The center has 3,694 residents, 3,368 employees and 1,877 dwelling units. Milwaukie Town Center contains 579 gross acres.

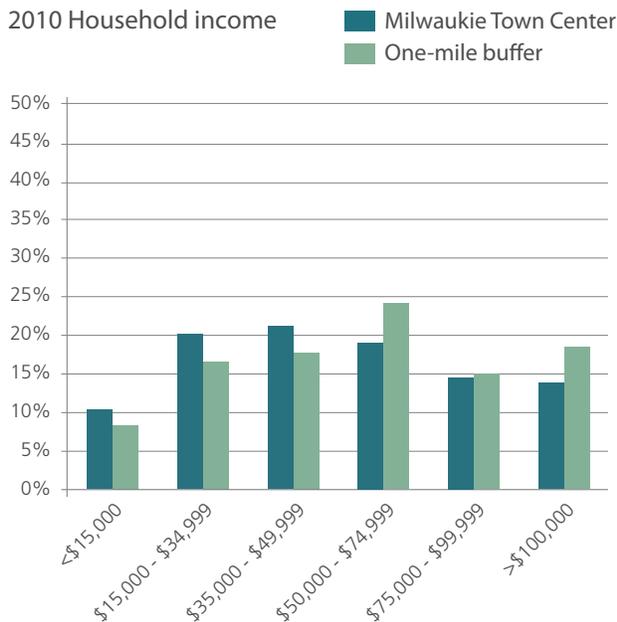
By the numbers	Milwaukie Town Center	Town center average	One-mile buffer
Net acreage	418	222	4,049
Total population	3,694	2,326	31,373
Total employees	3,368	1,745	13,393
Non-SOV mode share (all trips)	50%	52%	n/a
Market value per square foot	\$26	\$39	\$24
People per acre	16.9	20.1	11.1
Dwelling units per acre	4.5	5.0	3.4
Total businesses per acre	0.52	0.73	0.16
Home ownership	38.6%	47.4%	53.0%
Median household income	\$48,115	\$60,133	\$57,750
Median household size	2.07	2.42	2.24
Median age	38.3	36.0	39.8



### Employment breakdown

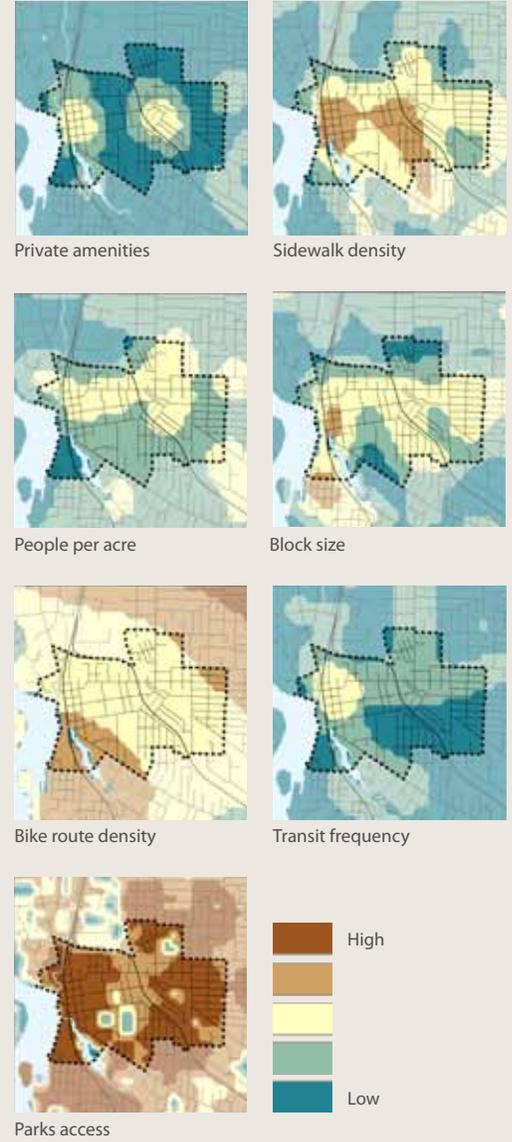


### 2010 Household income

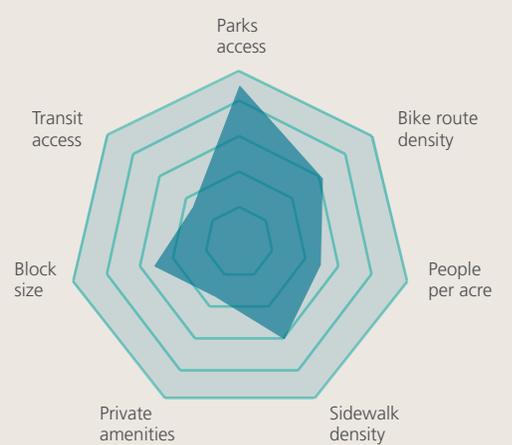


### Metro context tool results

#### Heat maps



Composite score: 41.47



# Murray/Scholls Town Center



## Private amenities

- Bakery
- Bar
- Bike shop
- Bookstore
- Brewpub
- Child care
- Cinema
- Clothing store
- Coffee shop
- Department store
- Dry cleaners
- Fitness gym
- Grocery store
- Music store
- Restaurant
- Specialty snacks and beverages

## Public amenities

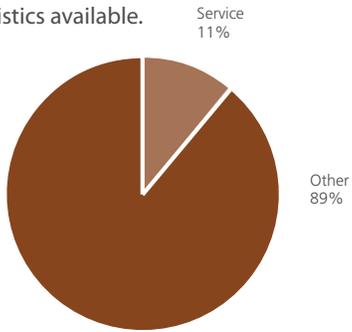
- Community center
- Fire station
- Government building
- Library
- School

The Murray/Scholls Town Center in Beaverton is located at the intersection of Murray Boulevard and Scholls Ferry Road. A mixture of single- and multi-family residential units represent the majority of land uses within the center boundaries. The center has no direct interstate or highway access and is serviced by two bus lines, one along Murray Boulevard and another along Scholls Ferry Road. The center has 2,507 residents, 47 employees and 1,322 dwelling units. Murray/Scholls Town Center contains 204 gross acres.

By the numbers	Murray/Scholls Town Center	Town center average	One-mile buffer
Net acreage	181	222	3,200
Total population	2,507	2,326	32,069
Total employees	47	1,745	2,419
Non-SOV mode share (all trips)	53%	52%	n/a
Market value per square foot	\$38	\$39	\$26
People per acre	14.1	20.1	10.8
Dwelling units per acre	7.3	5.0	4.0
Total businesses per acre	0.06	0.73	0.06
Home ownership	21.9%	47.4%	55.5%
Median household income	\$57,662	\$60,133	\$75,578
Median household size	2.02	2.42	2.68
Median age	31.1	36.0	33.5

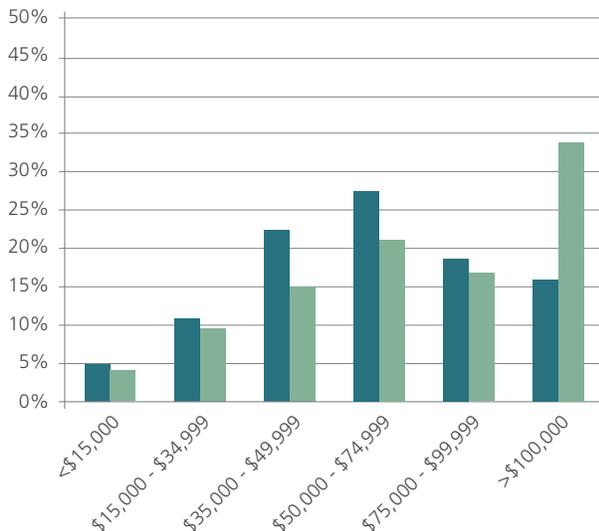


**Employment breakdown**  
No retail statistics available.



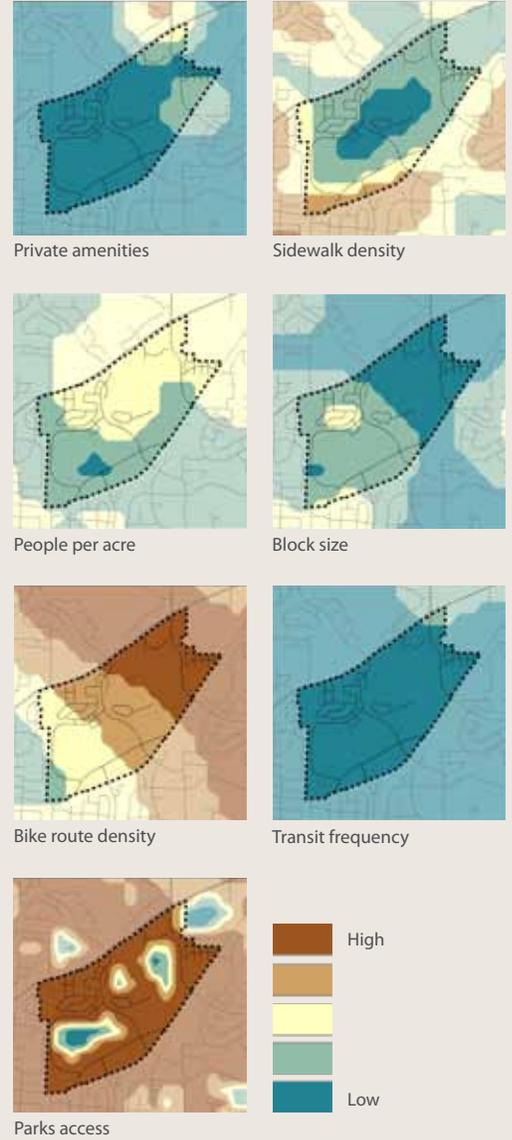
**2010 Household income**

■ Murray/Scholls Town Center  
■ One-mile buffer

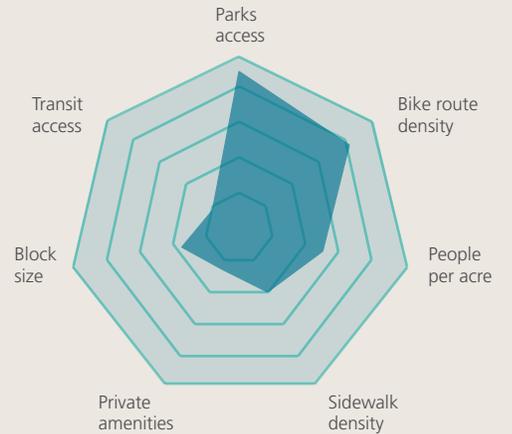


**Metro context tool results**

**Heat maps**



**Composite score: 34.43**



# Orenco Town Center



## Private amenities

- 0 Bakery
- 0 Bar
- 0 Bike shop
- 0 Bookstore
- 0 Brewpub
- 0 Child care
- 0 Cinema
- 0 Clothing store
- 2 Coffee shop
- 1 Department store
- 1 Dry cleaners
- 2 Fitness gym
- 0 Grocery store
- 0 Music store
- 18 Restaurant
- 2 Specialty snacks and beverages

## Public amenities

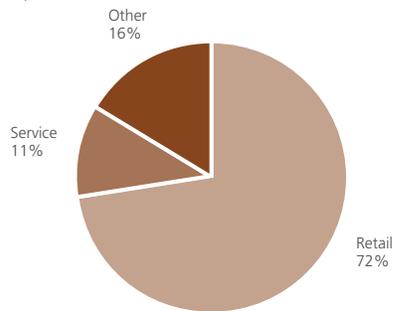
- 0 Community center
- 0 Fire station
- 0 Government building
- 0 Library
- 0 School

The Orenco Town Center in Hillsboro functions as a local retail destination and medium-density housing location. No major interstate access is available to the town center however, the major arterial of Cornell Road bisects it. The center is serviced by multiple bus lines and a MAX stop, located within its southern portion. The center has 3,200 residents, 1,175 employees and 1,910 dwelling units. Orenco Town Center contains 235 gross acres.

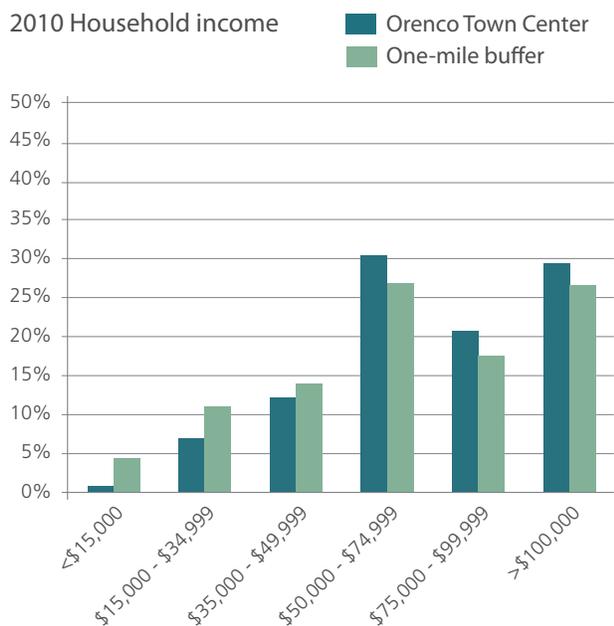
By the numbers	Orenco Town Center	Town center average	One-mile buffer
Net acreage	182	222	3,639
Total population	3,200	2,326	21,954
Total employees	1,175	1,745	13,500
Non-SOV mode share (all trips)	55%	52%	n/a
Market value per square foot	\$51	\$39	\$22
People per acre	24.1	20.1	9.7
Dwelling units per acre	10.5	5.0	2.8
Total businesses per acre	0.36	0.73	0.14
Home ownership	21.7%	47.4%	36.0%
Median household income	\$75,054	\$60,133	\$69,176
Median household size	1.78	2.42	2.3
Median age	35	36.0	31.3



### Employment breakdown

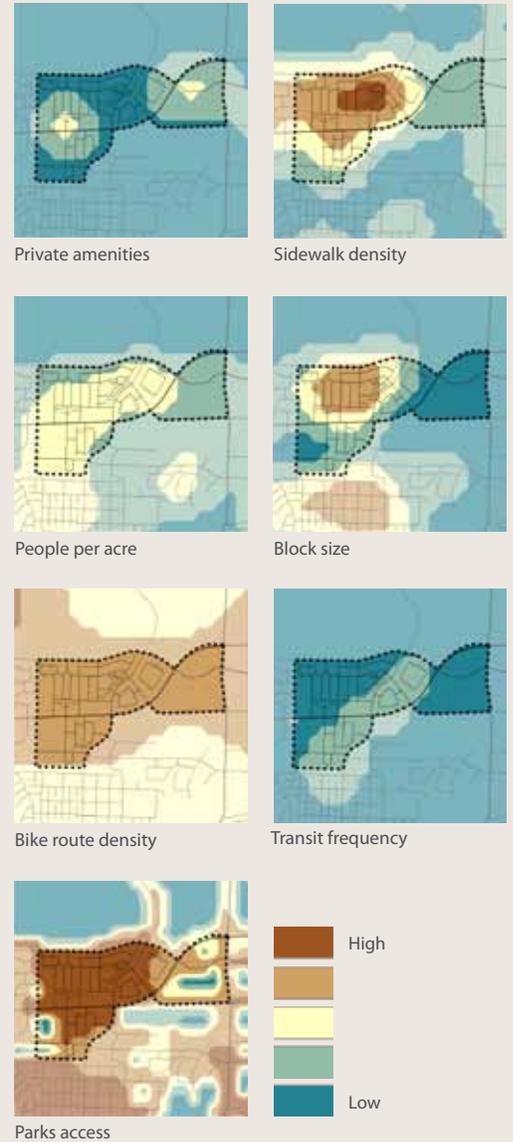


### 2010 Household income

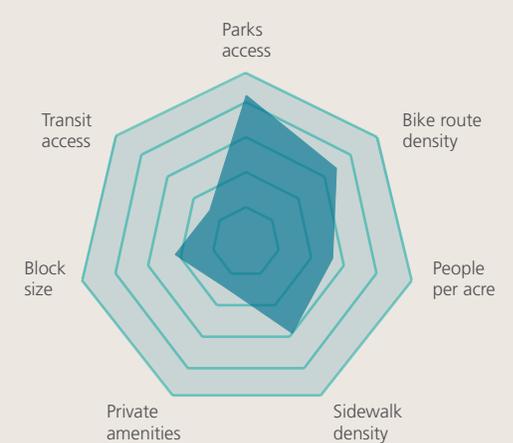


### Metro context tool results

#### Heat maps



Composite score: 41.61



# Pleasant Valley Town Center



## Private amenities

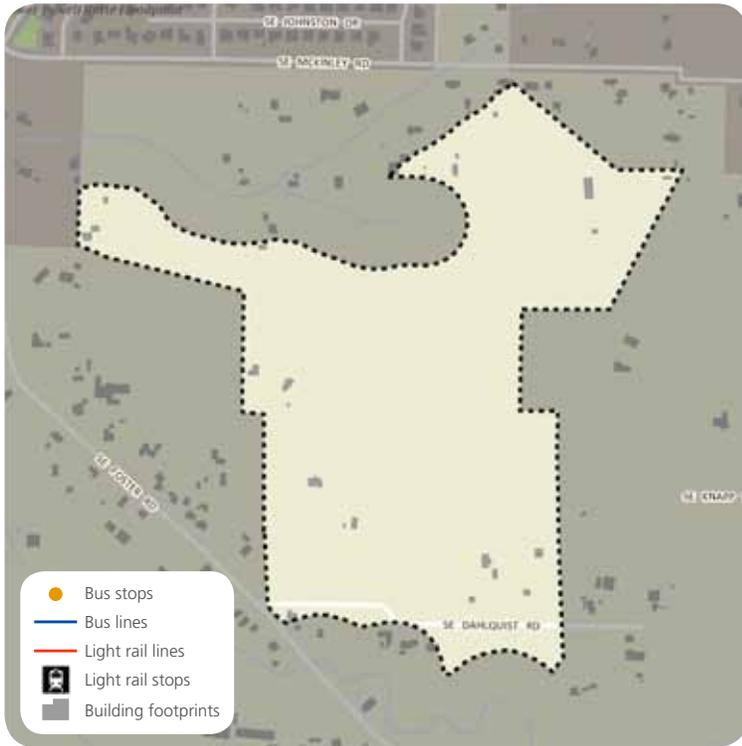
- Bakery
- Bar
- Bike shop
- Bookstore
- Brewpub
- Child care
- Cinema
- Clothing store
- Coffee shop
- Department store
- Dry cleaners
- Fitness gym
- Grocery store
- Music store
- Restaurant
- Specialty snacks and beverages

## Public amenities

- Community center
- Fire station
- Government building
- Library
- School

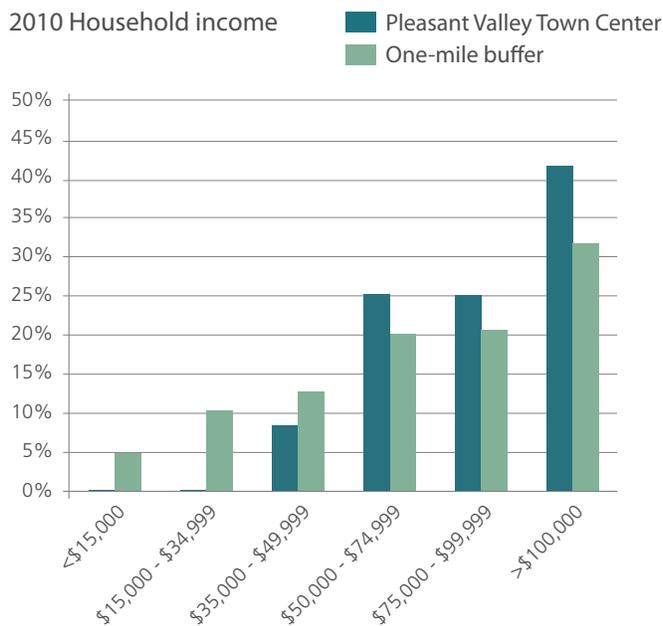
The Pleasant Valley Town Center in Gresham is a rural area brought into the urban growth boundary in 1998. It has no direct highway access and is serviced by Foster Road, the only major street in the center. No bus service is available in Pleasant Valley. Urban development has yet to occur with any frequency in this center. It has 31 residents, 17 employees and 14 dwelling units. Pleasant Valley Town Center contains 77 gross acres.

By the numbers	Pleasant Valley Town Center	Town center average	One-mile buffer
Net acreage	77	222	2,982
Total population	31	2,326	6,968
Total employees	17	1,745	312
Non-SOV mode share (all trips)	48%	52%	n/a
Market value per square foot	\$4	\$39	\$7
People per acre	0.6	20.1	2.4
Dwelling units per acre	0.20	5.0	0.8
Total businesses per acre	0.04	0.73	0.01
Home ownership	85.7%	47.4%	71.0%
Median household income	\$89,441	\$60,133	\$76,981
Median household size	2.21	2.42	2.78
Median age	36.3	36.0	39.4



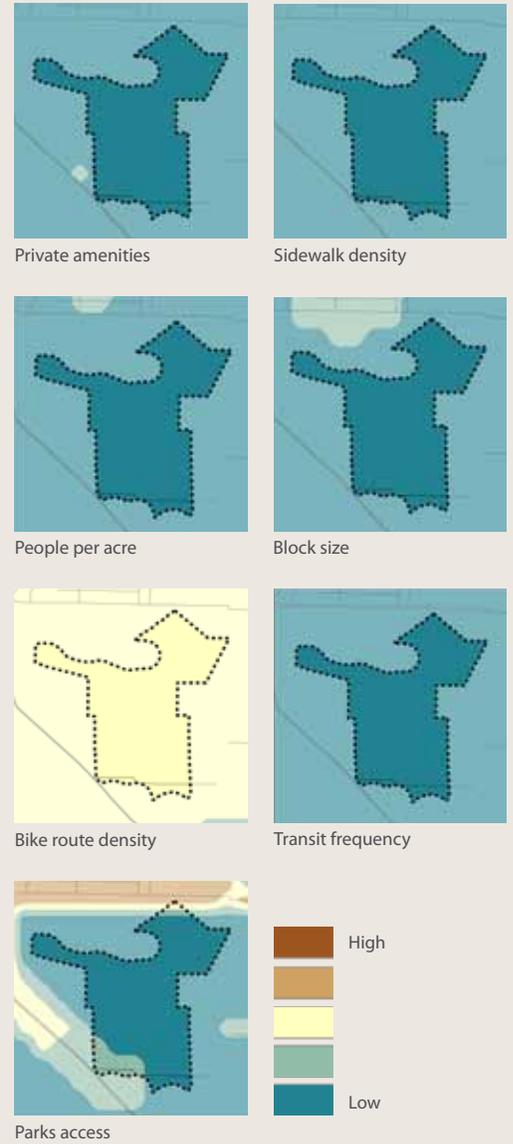
Employment breakdown  
Data not available for publication.

2010 Household income



Metro context tool results

Heat maps



Composite score: 8.74



# Raleigh Hills Town Center



## Private amenities

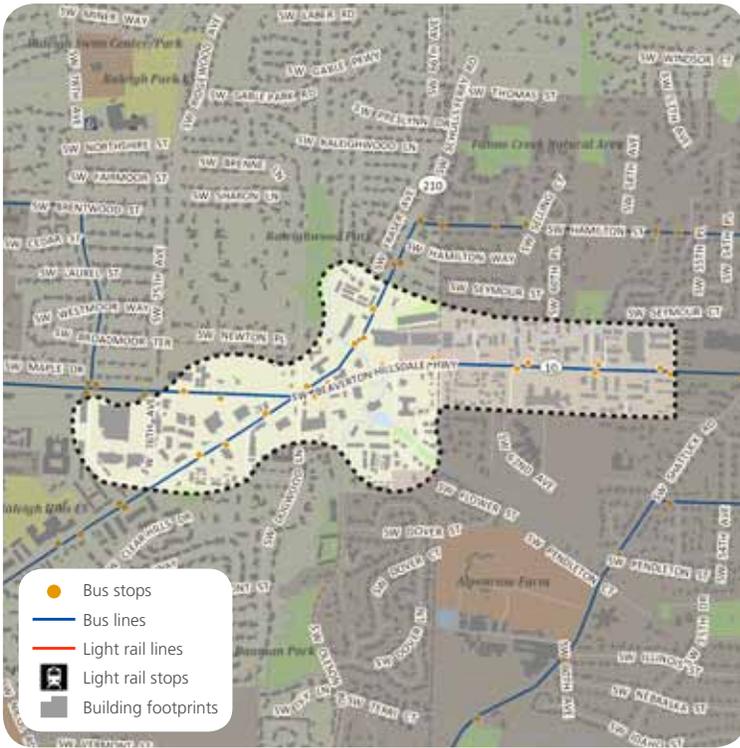
- 1 Bakery
- 1 Bar
- 0 Bike shop
- 0 Bookstore
- 0 Brewpub
- 0 Child care
- 0 Cinema
- 3 Clothing store
- 1 Coffee shop
- 0 Department store
- 3 Dry cleaners
- 1 Fitness gym
- 3 Grocery store
- 0 Music store
- 17 Restaurant
- 0 Specialty snacks and beverages

## Public amenities

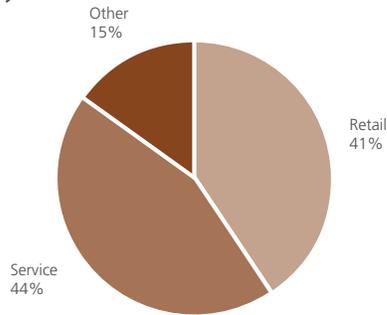
- 0 Community center
- 0 Fire station
- 0 Government building
- 0 Library
- 0 School

The Raleigh Hills Town Center is located at the intersection of the Beaverton-Hillsdale Highway, an ODOT facility, and Scholls Ferry Road in unincorporated Washington County, adjacent to Portland. The center is served by three separate bus lines, two of which are frequent service. It has 1,599 residents, 1,800 employees and 948 dwelling units. Raleigh Hills Town Center contains 153 gross acres.

By the numbers	Raleigh Hills Town Center	Town center average	One-mile buffer
Net acreage	131	222	3,264
Total population	1,599	2,326	22,587
Total employees	1,802	1,745	5,187
Non-SOV mode share (all trips)	51%	52%	n/a
Market value per square foot	\$48	\$39	\$27
People per acre	26.0	20.1	8.5
Dwelling units per acre	7.2	5.0	3.3
Total businesses per acre	1.12	0.73	0.14
Home ownership	48.5%	47.4%	57.1%
Median household income	\$59,796	\$60,133	\$67,057
Median household size	1.91	2.42	2.26
Median age	42.2	36.0	42.7

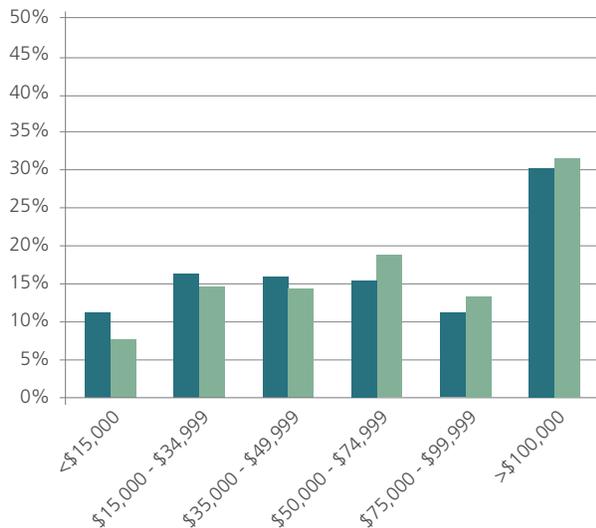


### Employment breakdown



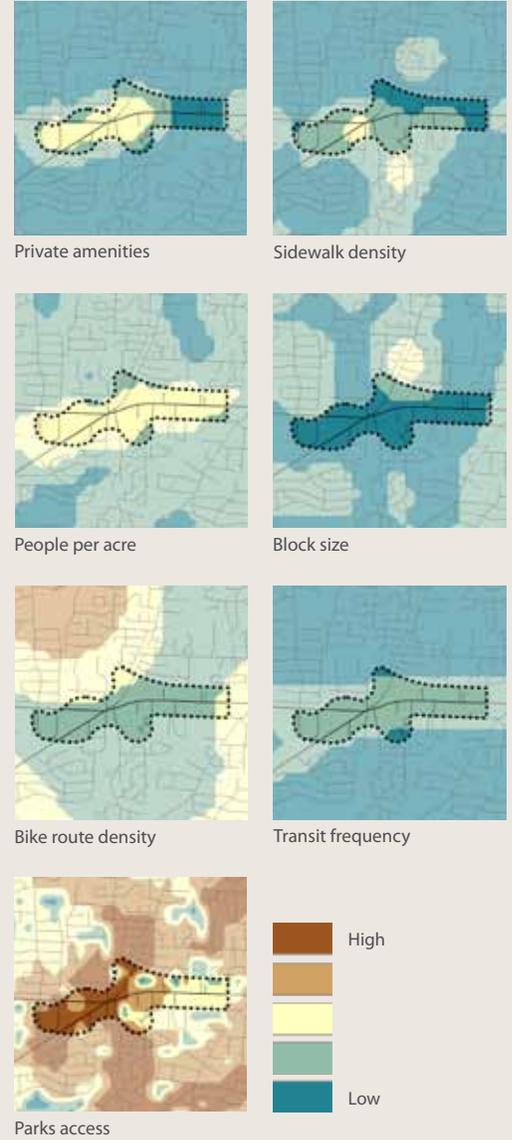
### 2010 Household income

■ Raleigh Hills Town Center  
■ One-mile buffer

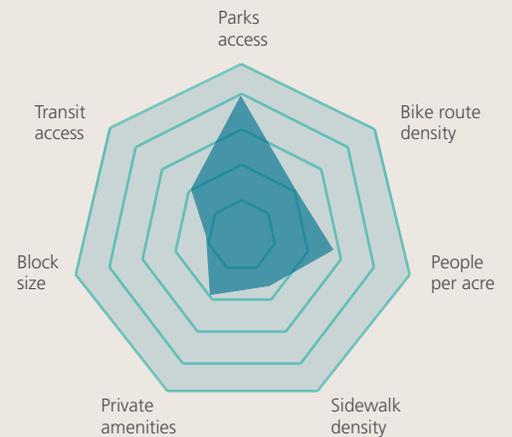


### Metro context tool results

#### Heat maps



#### Composite score: 32.25



# Rockwood Town Center



## Private amenities

- 1 Bakery
- 2 Bar
- 0 Bike shop
- 0 Bookstore
- 0 Brewpub
- 2 Child care
- 0 Cinema
- 4 Clothing store
- 3 Coffee shop
- 0 Department store
- 2 Dry cleaners
- 0 Fitness gym
- 9 Grocery store
- 1 Music store
- 31 Restaurant
- 1 Specialty snacks and beverages

## Public amenities

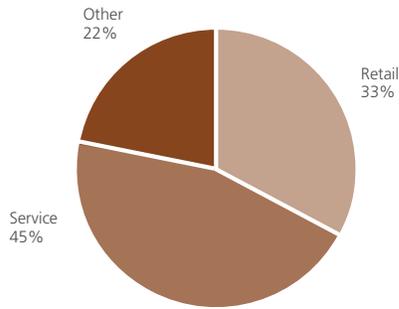
- 0 Community center
- 0 Fire station
- 0 Government building
- 1 Library
- 4 School

The Rockwood Town Center is located along the Eastside MAX line in Gresham. The center is bisected by two major arterials, Burnside and Stark streets. Two separate MAX stops are within the town center boundaries, as well as two bus lines along Stark Street and 182nd Avenue. The center has 16,456 residents, 2,264 employees and 6,278 dwelling units. Rockwood Town Center contains 1,029 gross acres.

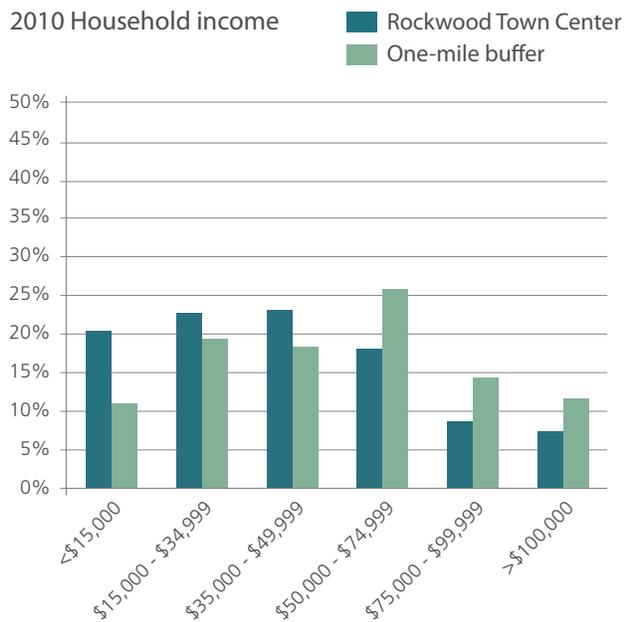
By the numbers	Rockwood Town Center	Town center average	One-mile buffer
Net acreage	826	222	5,677
Total population	16,456	2,326	64,143
Total employees	2,264	1,745	11,882
Non-SOV mode share (all trips)	59%	52%	n/a
Market value per square foot	\$25	\$39	\$26
People per acre	22.7	20.1	13.4
Dwelling units per acre	7.6	5.0	4.4
Total businesses per acre	0.21	0.73	0.12
Home ownership	32.4%	47.4%	51.1%
Median household income	\$39,943	\$60,133	\$51,179
Median household size	3.39	2.42	2.74
Median age	27.8	36.0	33.6



### Employment breakdown

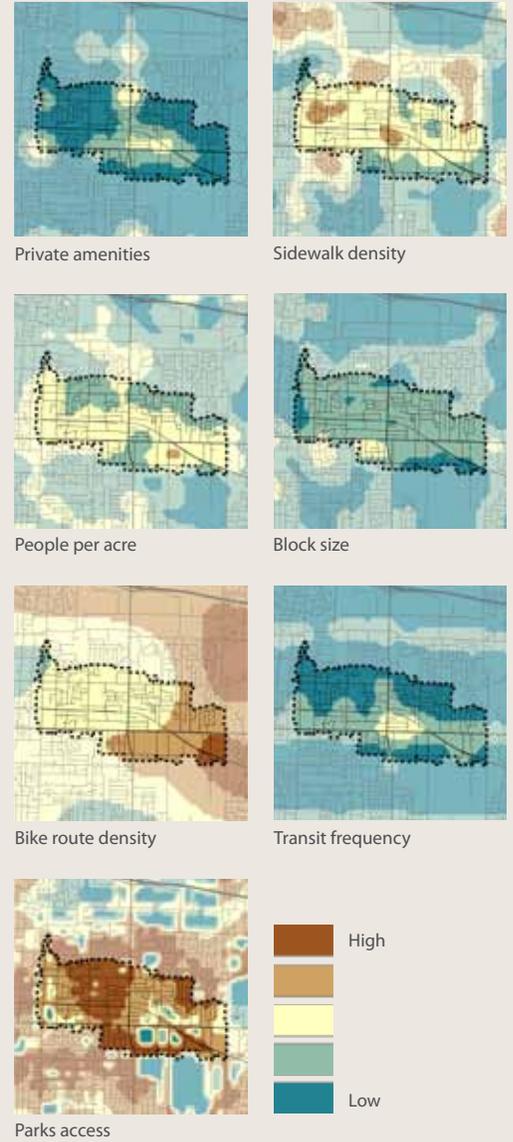


### 2010 Household income



### Metro context tool results

#### Heat maps



#### Composite score: 37.89

