Perform Properties

JOHNSON CREEK
9159-9495 Se 82nd Ave, Happy Valley, OR 97086
Generated on November 22, 2026

FULL YEAR 2026	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS	70% TRUE TRADE AREA
TOTAL POPULATION					
Total Population	15,304	136,876	375,003	616,714	846,344
Total Daytime Population	10,736	121,220	331,659	618,524	942,611
TOTAL HOUSEHOLD INCOME					
Total Households	5,807	52,819	147,876	254,127	353,038
Median Household Income	$92,041	$102,794	$103,881	$105,936	$106,939
Average Household Income	$110,289	$128,350	$132,955	$136,503	$138,084
Under $15,000	5.8%	5.9%	5.9%	6.7%	6.8%
$15,000 - $34,999	5.6%	9.8%	9.6%	9.9%	9.8%
$35,000 - $49,999	10.0%	8.4%	8.5%	8.5%	8.2%
$50,000 - $74,999	21.6%	14.7%	14.3%	14.0%	13.7%
$75,000 - $99,999	12.8%	11.9%	12.4%	12.0%	11.9%
$100,000 - $124,999	13.2%	11.7%	11.4%	10.4%	10.4%
$125,000 - $149,999	9.2%	8.7%	8.1%	8.0%	7.9%
$150,000+	21.9%	28.8%	29.9%	30.5%	31.3%
BUSINESSES					
Total Businesses	479	5,247	13,736	28,398	38,962
RACE/ETHNICITY					
White/Caucasian	62.7%	67.4%	67.8%	67.8%	68.1%
Black/African American	3.1%	2.9%	3.2%	4.2%	4.0%
Asian/Pacific Islander	8.5%	9.4%	9.4%	8.5%	8.0%
Hispanic/Latino	17.0%	12.0%	11.4%	11.3%	11.6%
Other	8.8%	8.2%	8.2%	8.3%	8.3%

Source: Advan, 2025.