

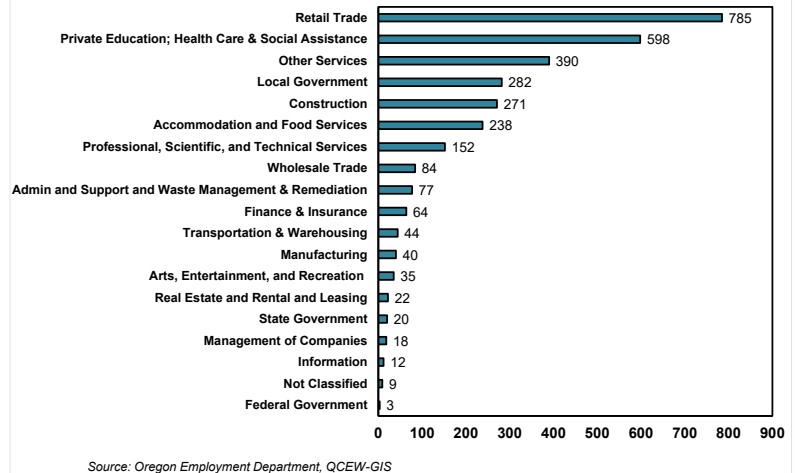
Business and Demographic Fast Facts

City of Gladstone (December 2022)

Retail trade provided one in four jobs in Gladstone during 2021.

- ◆ In 2021, the City of Gladstone had 384 employers providing 3,144 jobs.
- ◆ Six of the largest industries made up over four-fifths (81.5%) of covered employment. Retail trade was out front with 785 jobs followed by private education and healthcare and social assistance (598 jobs), other services (390 jobs), local government (282 jobs), construction (271 jobs), and accommodation and food services (238 jobs).
- ◆ From 2018-2021, the city gained a total of 66 employers and added 125 net jobs. The majority of job gains were in other services and local government. A large portion of job losses were in private education and health care.

City of Gladstone Average Covered Employment: 2021
Total Average Employment: 3,144



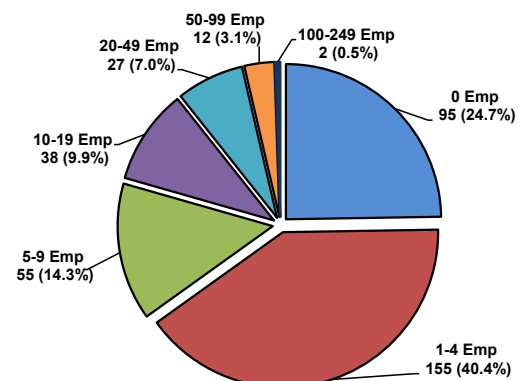
Covered Employment and Payroll, City of Gladstone: 2021

Industry Description	Avg Emp	Firms	Total Payroll	Avg Wage
Total Employment	3,144	384	177,940,166	\$56,597
Construction	271	41	17,109,650	\$63,135
Manufacturing	40	8	1,232,275	\$30,807
Wholesale Trade	84	21	5,781,926	\$68,832
Retail Trade	785	34	62,989,881	\$80,242
Transportation & Warehousing	44	5	2,231,971	\$50,727
Information	12	6	997,586	\$83,132
Finance & Insurance	64	16	3,476,492	\$54,320
Real Estate and Rental and Leasing	22	14	1,111,644	\$50,529
Professional, Scientific, and Technical Services	152	44	10,186,459	\$67,016
Management of Companies	18	3	1,702,277	\$94,571
Admin and Support and Waste Management & Remediation	77	11	4,533,478	\$58,876
Private Education; Health Care & Social Assistance	598	77	23,503,073	\$39,303
Arts, Entertainment, and Recreation	35	3	1,117,868	\$31,939
Accommodation and Food Services	238	24	5,247,678	\$22,049
Other Services	390	39	17,072,765	\$43,776
Not Classified	9	30	422,824	\$46,980
Federal Government	3	1	176,752	\$58,917
State Government	20	1	1,093,763	\$54,688
Local Government	282	6	17,951,804	\$63,659

Majority of businesses in Gladstone have less than 20 employees.

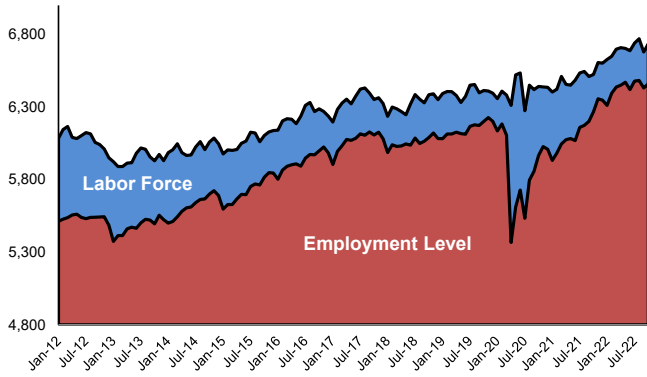
- ◆ Small businesses, with less than 20 employees, numbered 342 in 2021 and made up 89 percent of all employers in the city. These small businesses provided 1,191 jobs (37.9%).
- ◆ Nearly two-thirds (65%) of small businesses had less than five employees.
- ◆ Mid-size businesses, with 20-49 employees, consisted of 27 firms that provided 867 jobs (27.6%).
- ◆ Large employers, with more than 50 employees, consisted of 14 firms that provided 1,086 jobs (34.5%).

Number of Firms by Class Size
City of Gladstone, 2021



Labor Force

**Labor Force and Employment Level
City of Gladstone: 2012-2022**



Source: Oregon Employment Department, LAUS

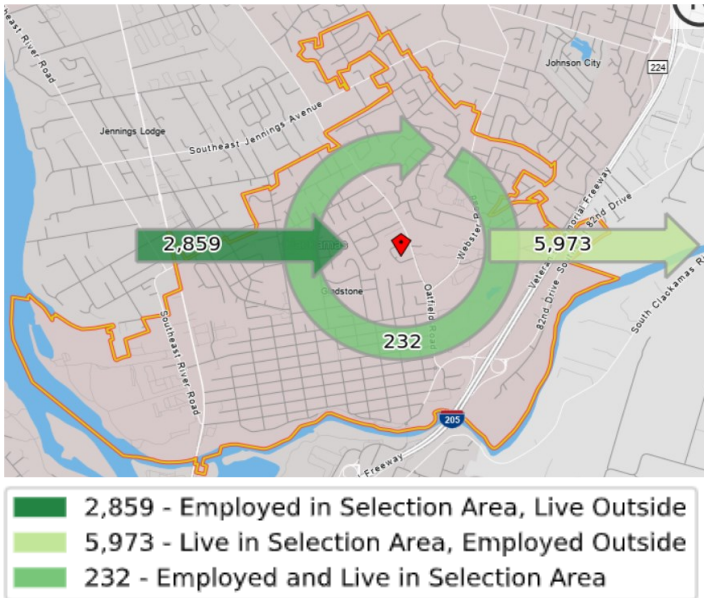
Gladstone's resident employment level reached **6,459 in October 2022** which is above its pre-pandemic level of **6,200** in December 2019.

- ◆ The labor force in Gladstone numbered 6,734 residents in October 2022 and has increased by 423 residents from a low of 6,311 in April 2020.
- ◆ The number of unemployed residents in Gladstone reached a high of 944 (15.0%) in April 2020 and fell to 275 (4.1%) in October 2022.
- ◆ The number of workers living in Gladstone rose to 6,459 in October 2022 from a pandemic low of 5,367 in April 2020.

Commute Patterns

Only 7.5% of workers employed by businesses in Gladstone also lived in the city in 2018.

- ◆ Ninety-three percent of workers who were employed in Gladstone came from outside the city to work in 2018.
- ◆ Nearly 4% percent or 232 workers both lived and worked for businesses in Gladstone in 2018.
- ◆ Ninety-six percent (5,973) of workers who lived in Gladstone traveled outside the city to their work in 2018.



█ 2,859 - Employed in Selection Area, Live Outside
█ 5,973 - Live in Selection Area, Employed Outside
█ 232 - Employed and Live in Selection Area

**Table 1
Where Workers Who Live in Gladstone are Employed**

	2018	
	Count	Share
Portland	2,074	33.4%
Oregon City	322	5.2%
Milwaukie	268	4.3%
Tigard	238	3.8%
Beaverton	234	3.8%
Gladstone	232	3.7%
Gresham	186	3.0%
Tualatin	161	2.6%
Lake Oswego	141	2.3%
Oak Grove CDP	130	2.1%
All Other Locations	2,219	35.8%

Source: Census, LEHD

**Table 2
Where Workers Employed in Gladstone Live**

	2018	
	Count	Share
Portland	591	19.1%
Gladstone	232	7.5%
Oregon City	198	6.4%
Gresham	155	5.0%
Oak Grove CDP	117	3.8%
Oatfield CDP	98	3.2%
Jennings Lodge CDP	89	2.9%
Happy Valley city	71	2.3%
Milwaukie	59	1.9%
Canby	53	1.7%
All Other Locations	1,428	46.2%

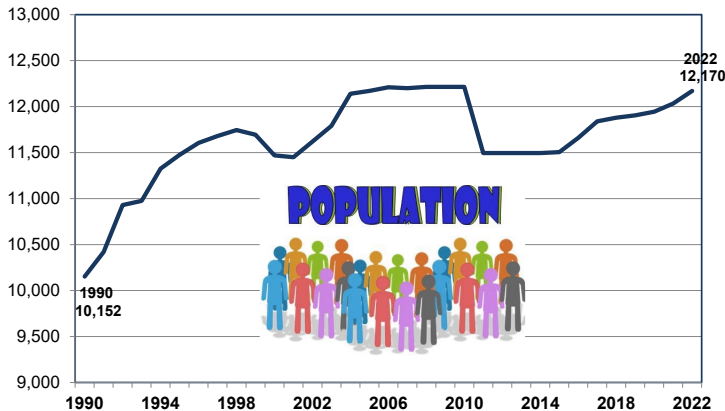
Source: Census, LEHD

One-third of Gladstone's workforce traveled to Portland to work in 2018.

- ◆ One-third (33.4%) of Gladstone's labor force traveled to Portland to work in 2018 (Table 1). The next largest portion of workers worked in Oregon City (5.2%), Milwaukie (4.3%), Tigard (3.8%), Beaverton (3.8%), Gladstone (3.7%), and Gresham (3.0%).
- ◆ Nineteen percent of workers employed by Gladstone businesses in 2018 lived in Portland (Table 2). The next largest portion of workers lived in Gladstone (7.5%), Oregon City (6.4%), Gresham (5.0%), Oak Grove, GDP (3.8%), Oatfield CDP (3.2%), Jennings Lodge, CDP (2.9%), and Happy Valley (2.3%).

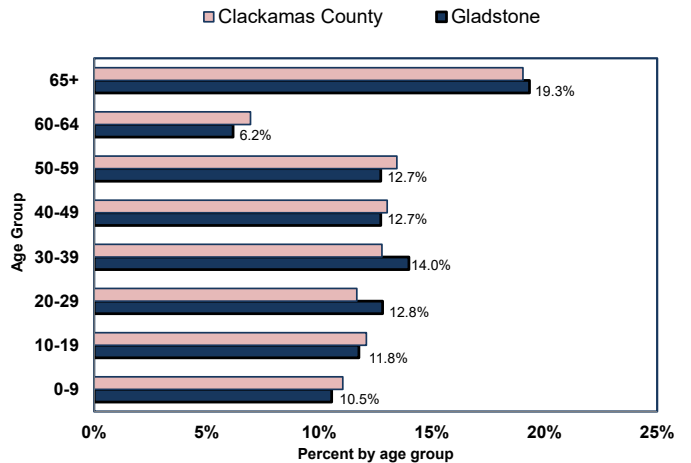
Population and Households

Gladstone's Resident Population: 1990-2022
(Average annual growth rate at 0.6% since 1991)



Source: PSU, Population Research Center

% Age Distribution, City of Gladstone: 2022

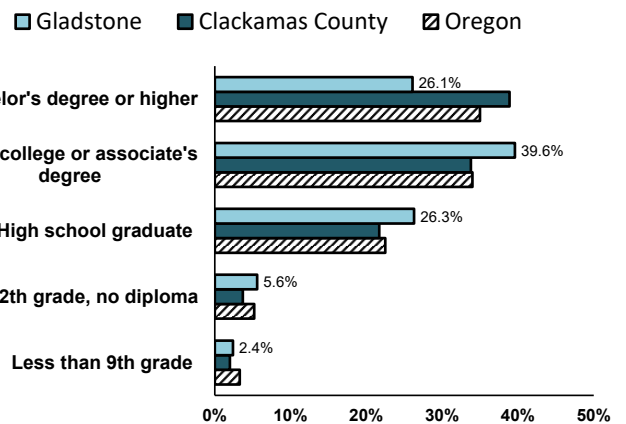


Source: Oregon Prospector.com

Population Growth and Age Distribution

- ◆ Gladstone's current 2022 population of 12,170 has grown by 19.9 percent since 1990 adding 2,018 residents. Since 1991, the city's average year-over-year population growth has remained relatively flat at 0.6 percent.
- ◆ Compared to Clackamas County, Gladstone has both a higher percentage of the older population 65+ years (19.3%), and a higher percentage of the middle-range population 20-39 years (26.8%).
- ◆ Gladstone had a higher percentage of its population with some college or associate's degree (39.6%) and high school graduate (26.3%) than either Clackamas County or Oregon in 2021. On the other hand, the city had a much smaller portion of its population with a bachelor's degree or higher (26.1%) than either the county or state.

Educational Attainment: 2021
(Population 25 years and over)



Source: Census, 2017-2021 ACS 5-year estimates, Table S1501

Households and Occupations in 2021	Gladstone	Clackamas County	Oregon
Occupied Housing Units	4,720	159,553	1,658,091
Owner occupied	63.1%	71.4%	63.2%
Renter occupied	36.9%	28.6%	36.8%
Owner cost (30% or more) as % of household income	28.9%	28.7%	30.0%
Gross rent (30% or more) as % of household income	54.4%	52.5%	50.6%
Median household income	\$83,214	\$88,517	\$70,084
Per capita personal income	\$39,632	\$45,140	\$37,816
Poverty rate (all people)	12.1%	7.5%	16.2%
Occupations			
Management, business, science, and arts	30.2%	42.9%	41.0%
Service occupations	16.7%	13.3%	17.4%
Sales and office	24.6%	22.2%	20.4%
Natural resources, construction, and maintenance	11.0%	9.2%	8.9%
Production, transportation, and material moving	17.5%	12.3%	12.3%
Worked From Home	13.3%	13.4%	12.5%

Source: Census, 2017-2021 ACS 5-year estimates, Tables DP03-DP04

Households and Occupations

- ◆ In 2021, Gladstone had a lower percentage of households that were owner occupied (63.1%) and a higher portion of households that were renter occupied (36.9%) than Clackamas County.
- ◆ A higher portion of Gladstone renters (54.4%) paid 30 percent or more of their household income on housing than Clackamas County or Oregon.
- ◆ Gladstone's poverty rate for all people was at 12.1 percent in 2021. The city's poverty rate fell between Clackamas County (7.5%) and Oregon (16.2%).