

Business and Demographic Fast Facts

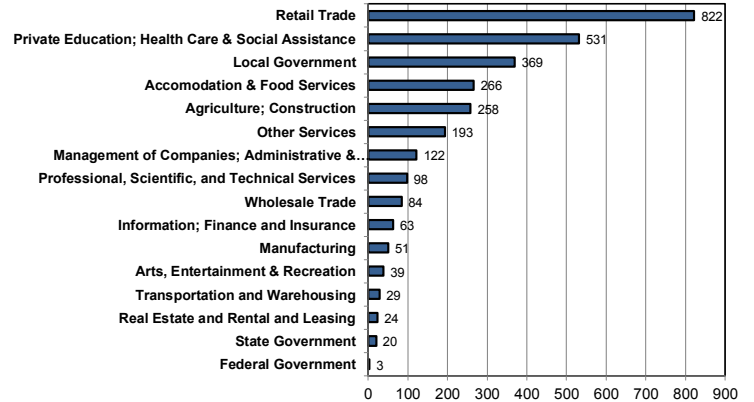
City of Gladstone (April 2018)



Retail trade provided over one in four jobs in Gladstone during 2016.

- ◆ In 2016, the City of Gladstone had 318 employers providing 2,972 jobs.
- ◆ Three of the largest industries made up over half (58%) of covered employment. Retail trade was out front with 822 jobs followed by healthcare and social assistance (531 jobs), and local government (369 jobs).
- ◆ From 2006-2016, the city gained a total of 20 businesses and added 216 new jobs. The majority of job gains were in health care and social assistance, administrative and support, other services, and accommodation and food services. The majority of job losses were seen in construction, local government, and manufacturing.

Average Covered Employment: 2016 City of Gladstone



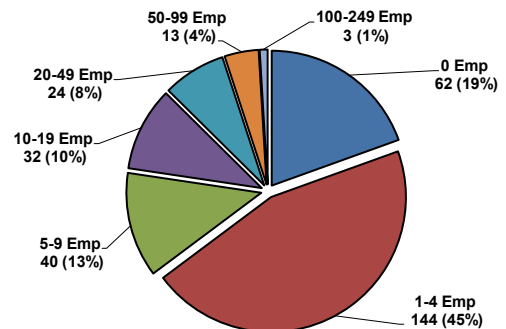
Source: Oregon Employment Department, QCEW, GIS 2016

Covered Employment and Payroll, City of Gladstone: 2016				
Industry Description	Avg Emp	Firms	Payroll	Avg Wage
Total Employment	2,972	318	120,954,329	\$40,698
Agriculture; Construction	258	39	13,138,841	\$50,926
Manufacturing	51	7	1,101,499	\$21,598
Wholesale Trade	84	21	4,081,396	\$48,588
Retail Trade	822	31	45,582,926	\$55,454
Transportation and Warehousing	29	4	997,453	\$34,395
Information; Finance and Insurance	63	21	2,788,036	\$44,255
Real Estate and Rental and Leasing	24	11	904,466	\$37,686
Professional, Scientific, and Technical Services	98	32	5,345,760	\$54,549
Management of Companies; Administrative & Support	122	20	3,753,053	\$30,763
Private Education; Health Care & Social Assistance	531	31	18,051,061	\$33,994
Arts, Entertainment & Recreation	39	5	589,964	\$15,127
Accommodation & Food Services	266	22	4,488,634	\$16,875
Other Services	193	66	5,194,275	\$26,913
Federal Government	3	1	163,372	\$54,457
State Government	20	1	760,158	\$38,008
Local Government	369	6	14,013,435	\$37,977

Majority of businesses in Gladstone have less than 20 employees.

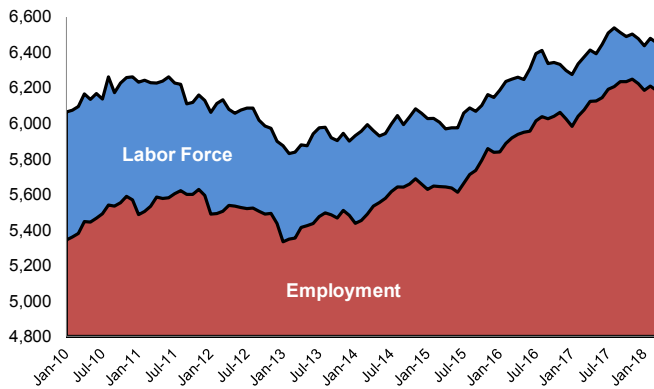
- ◆ Small businesses, with less than 20 employees, numbered 278 in 2016 and made up 87 percent of all employers in the city. These small businesses provided 987 jobs (33% of jobs). Three-fifths (74%) of these small businesses had less than 5 employees.
- ◆ Mid-size businesses, with 20-49 employees, consisted of 24 businesses that provided 739 jobs (25% of jobs).
- ◆ Larger employers, with more than 50 employees, consisted of 16 businesses that provided 1,246 jobs (42% of jobs).

Number of Firms by Class Size City of Gladstone, 2016



Labor Force

**Labor Force and Employment Level
City of Gladstone: 2010-2018**



Source: Oregon Employment Department, LAUS

Both the resident labor force and the number of people employed in Gladstone have grown since 2013.

- ◆ The labor force residing in Gladstone numbered 6,455 people in March 2018 and has grown by 10.7 percent since the low point in February 2013.
- ◆ The number of employed residents has grown even faster at 15.7 percent with 838 new jobs since February 2013.
- ◆ The city's unemployment rate dropped from a high of 12.0 percent in January 2011 to a low of 4.2 percent in March 2018.



2,588	- Employed in Gladstone, Live Outside
5,113	- Live in Gladstone, Employed Outside
199	- Employed and Live in Gladstone

Only 7 percent of jobs with Gladstone businesses were held by people living in Gladstone in 2015.

- ◆ Nine-three percent of workers who were employed in Gladstone came from outside the city to work.
- ◆ Seven percent or 199 workers both lived and worked in Gladstone.
- ◆ Ninety-six percent (5,113) of workers who lived in Gladstone traveled outside the city to work in 2015.

Table 1
Where Gladstone's Residents are Traveling to Work

	2015	
	Count	Share
Portland	1,858	35.0%
Oregon City	279	5.3%
Milwaukie	235	4.4%
Gladstone	199	3.7%
Tigard	198	3.7%
Tualatin	167	3.1%
Beaverton	147	2.8%
Gresham	144	2.7%
Lake Oswego	120	2.3%
Oak Grove CDP	118	2.2%
Jennings Lodge CDP	104	2.0%
Wilsonville	104	2.0%
Hillsboro	100	1.9%
West Linn	73	1.4%
Salem	64	1.2%
Vancouver, WA	56	1.1%
Oatfield CDP	54	1.0%
Happy Valley	34	0.6%
West Haven-Sylvan CDP	34	0.6%
Canby city	32	0.6%
Eugene	29	0.5%
Sherwood	26	0.5%
Troutdale	21	0.4%
Sandy	20	0.4%
Bend	16	0.3%
All Other Locations	1,080	20.3%

Source: Census, LEHD

Table 2
Where Workers Employed in Gladstone Live

	2015	
	Count	Share
Portland	487	17.5%
Gladstone	199	7.1%
Oregon City	197	7.1%
Gresham	131	4.7%
Oatfield CDP	117	4.2%
Jennings Lodge CDP	99	3.6%
Oak Grove CDP	96	3.4%
Milwaukie	78	2.8%
Tigard	53	1.9%
West Linn	49	1.8%
Happy Valley	45	1.6%
Lake Oswego	40	1.4%
Canby	36	1.3%
Vancouver, WA	34	1.2%
Tualatin	32	1.1%
Hillsboro city	30	1.1%
Salem	28	1.0%
Damascus	27	1.0%
Molalla city	24	0.9%
Beaverton	22	0.8%
Eugene	21	0.8%
Sherwood	21	0.8%
Sandy	18	0.6%
Troutdale	16	0.6%
Aloha CDP	15	0.5%
All Other Locations	872	31.3%

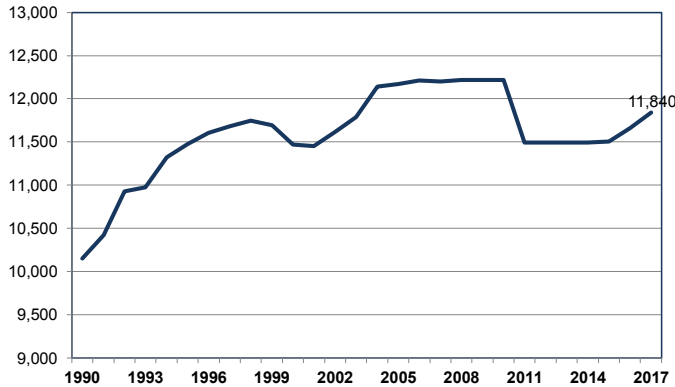
Source: Census, LEHD

Over one-third of Gladstone's workforce traveled to Portland to work in 2015.

- ◆ More than one-third (35%) of Gladstone's labor force traveled to Portland to work in 2015 (Table 1). The next highest portion of workers worked in Oregon City (5.3%), Milwaukie (4.4%), Gladstone (3.7%), and Tigard (3.7%).
- ◆ Seventeen percent of workers employed by Gladstone businesses in 2015 lived in Portland (Table 2). The next largest portion lived in Gladstone (7.1%), Oregon City (7.1%), Gresham (4.7%), Oak Grove, GDP (4.2%), Jennings Lodge, CDP (3.6%), and Oak Grove, CDP (3.4%).

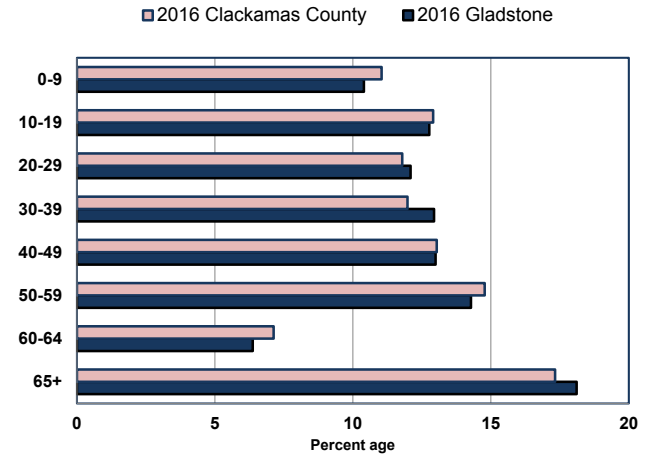
Population and Households

Gladstone's Resident Population: 1990-2017
(Average annual growth rate at 0.6% since 1991)



Source: PSU, Population Research Center

% Age Distribution, City of Gladstone: 2016



Source: Oregon Prospector.com

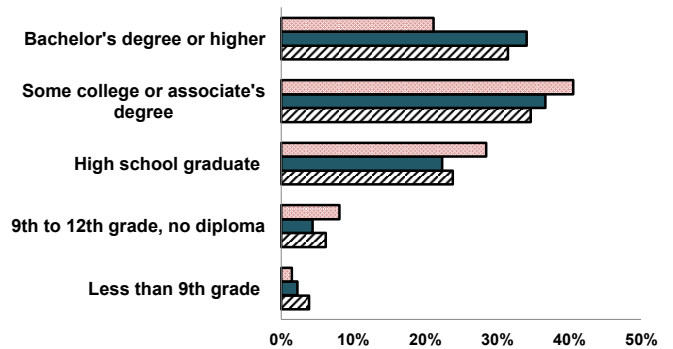
Population Growth and Age Distribution

- ◆ Gladstone's current population of 11,840 has grown by 16.6 percent since 1990 adding 1,688 residents. Since 1991, the city's average year-over-year population growth has remained relatively flat at 0.6 percent.
- ◆ Gladstone has both a higher percentage of an older population 65+ years (18.1%), and its middle-range population 20-39 years (25%) compared to Clackamas County.
- ◆ The city has a higher percentage of its population with some college or associate's degree (40.6%), high school or less (38.1%) than either Clackamas County or Oregon. On the other hand, the city has a much smaller portion of its population with a Bachelor's degree or higher (21.2%) than either the county or state.

Educational Attainment: 2016

(Population 25 years and over)

Legend: Gladstone (light blue), Clackamas County (dark blue), Oregon (hatched)



Source: Census, 2012-2016 ACS 5-year estimates, Table S1501

Households and Occupations in 2016	Clackamas		
	Gladstone	County	Oregon
Occupied Housing Units	4,698	151,150	1,545,745
Owner occupied	59.9%	68.9%	61.4%
Renter occupied	40.1%	31.1%	38.6%
Owner cost (30% or more) as % of household income	35.7%	33.1%	33.7%
Gross rent (30% or more) as % of household income	62.8%	49.5%	52.9%
Median household income	\$57,169	\$68,915	\$53,270
Per capita personal income	\$27,832	\$35,506	\$28,822
Poverty rate (all people)	12.7%	9.2%	20.4%
Occupations			
Management, business, science, and arts	25.8%	38.3%	37.5%
Service occupations	19.7%	15.6%	18.6%
Sales and office	30.8%	25.9%	23.2%
Natural resources, construction, and maintenance	8.2%	8.4%	8.8%
Production, transportation, and material moving	15.4%	11.8%	11.9%

Source: Census, 2012-2016 ACS 5-year estimates, Tables DP03-DP04

Households and Occupations

- ◆ Gladstone has a lower percentage of households that are owner occupied (59.9%) and a higher portion of households that are renter occupied (40.1%) than either Clackamas County or Oregon.
- ◆ Both a higher portion of Gladstone homeowners and Gladstone renters pay 30% or more of their household income on housing than the county or state (35.7% and 62.8%, respectively).
- ◆ Gladstone has a lower portion of occupations in management, business, science, and arts and a higher portion of occupations in services, sales/office, and production/transportation compared to the county or state.