

Business and Demographic Fast Facts

City of Gladstone (June 2019)



Retail trade provided over one in four jobs in Gladstone during 2018.

- ◆ In 2018, the City of Gladstone had 316 employers providing 3,019 jobs.
- ◆ Four of the largest industries made up nearly two-thirds (64%) of covered employment. Retail trade was out front with 851 jobs followed by healthcare and social assistance (513 jobs), private education (293 jobs), and construction (269 jobs).
- ◆ From 2006-2016, the city gained a total of 20 employers 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: 2018
City of Gladstone



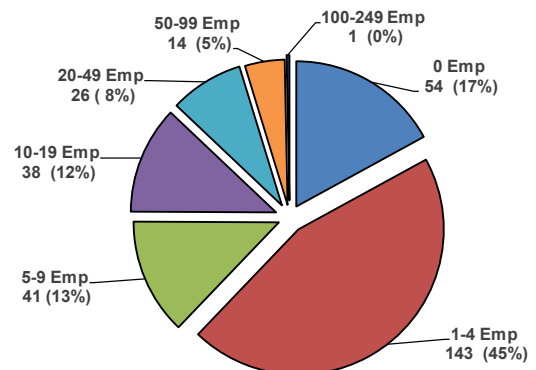
Source: Oregon Employment Department, QCEW GIS 2018

Covered Employment and Payroll, City of Gladstone: 2018				
Industry Description	Avg Emp	Firms	Payroll	Avg Wage
Total Employment	3,019	316	128,215,239	\$42,469
Construction	269	37	14,744,750	\$54,813
Manufacturing	42	6	1,095,455	\$26,082
Wholesale Trade	101	19	4,984,784	\$49,354
Retail Trade	851	32	47,866,205	\$56,247
Transportation & Warehousing	27	4	1,082,121	\$40,079
Information	3	4	139,749	\$46,583
Finance & Insurance	60	19	3,002,312	\$50,039
Real Estate and Rental and Leasing	26	13	1,014,387	\$39,015
Professional, Scientific, and Technical Services	103	34	5,412,186	\$52,545
Support and Waste Management & Remediation	135	16	4,153,694	\$30,768
Private Education	293	8	11,987,150	\$40,912
Health Care & Social Assistance	513	33	17,572,210	\$34,254
Arts, Entertainment, and Recreation	53	6	1,293,192	\$24,400
Accommodation & Food Services	244	24	4,383,051	\$17,963
Other Services	187	59	4,725,805	\$25,272
State Government	18	1	789,666	\$43,870
Local Government	94	1	3,968,522	\$42,218

Majority of businesses in Gladstone have none or less than 20 employees.

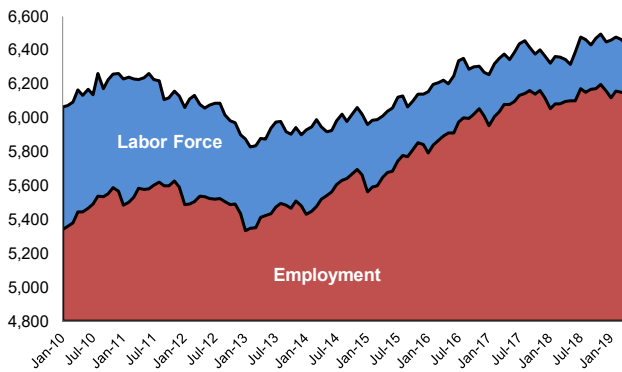
- ◆ Small businesses, with none or less than 20 employees, numbered 276 in 2018 and made up 87 percent of all employers in the city. These small businesses provided 1081 jobs (36% of jobs). Two-thirds (69%) of small businesses had from zero to five employees.
- ◆ Mid-size businesses, with 20-49 employees, consisted of 26 firms that provided 786 jobs (26% of jobs).
- ◆ Larger employers, with more than 50 employees, consisted of 15 firms that provided 1,152 jobs (38% of jobs).

Number of Firms by Class Size
City of Gladstone, 2018



Labor Force

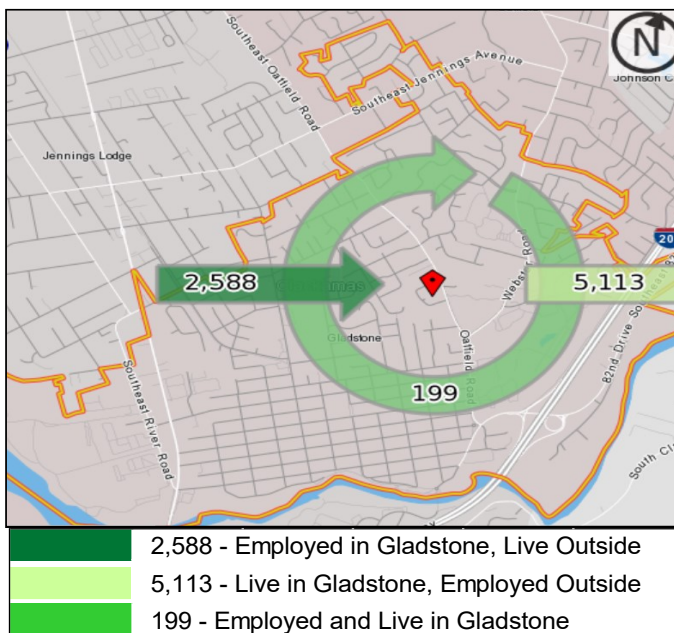
**Labor Force and Employment Level
City of Gladstone: 2010-2019**



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 6,432 people in April 2019 and has grown by 10.3 percent since the low point in February 2013.
- ◆ The number of employed residents has grown even faster at 15.1 percent with 808 net jobs added since February 2013.
- ◆ The city's unemployment rate dropped from a high of 12.0 percent in January 2011 to 4.3 percent in April 2019.



Travel Patterns

Only seven 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.

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%).

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

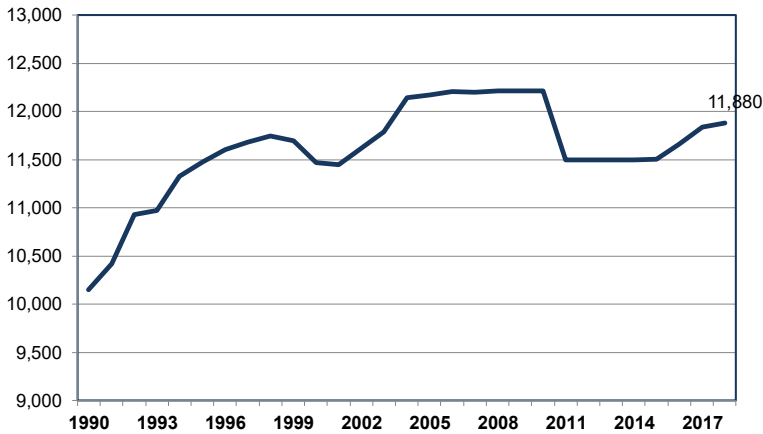
Table 2
Where Workers Employed in Gladstone Live

	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

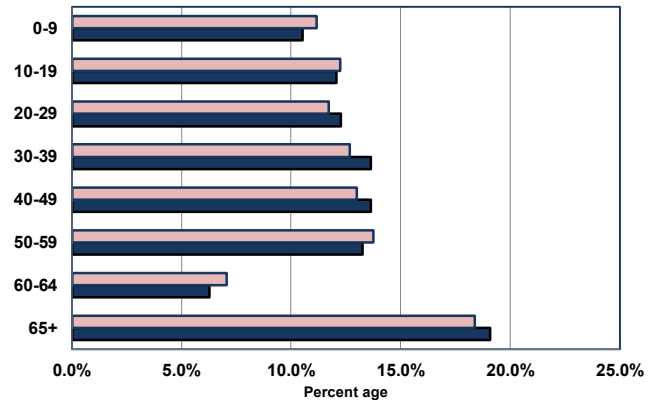
Population and Households

Gladstone's Resident Population: 1990-2018
(Average annual growth rate at 0.6% since 1991)



Source: PSU, Population Research Center

% Age Distribution, City of Gladstone: 2019
2019 Clackamas County 2019 Gladstone



Source: Oregon Prospector.com

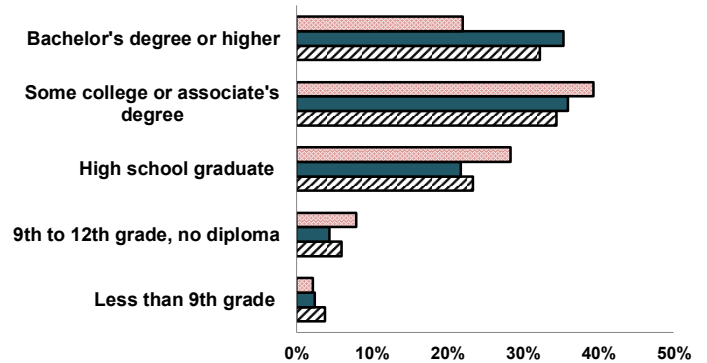
Population Growth and Age Distribution

- ◆ Gladstone's current population of 11,880 has grown by 17 percent since 1990 adding 1,728 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 (19.1%), and its middle-range population 20-39 years (26.0%) compared to Clackamas County.
- ◆ The city had a higher percentage of its population with some college or associate's degree (39.4%), and high school or less (38.5%) than either Clackamas County or Oregon in 2017. On the other hand, the city had a much smaller portion of its population with a Bachelor's degree or higher (22.0%) than either the county or state.

Educational Attainment: 2017

(Population 25 years and over)

2017 Gladstone 2017 Clackamas County 2017 Oregon



Source: Census, 2013-2017 ACS 5-year estimates, Table S1501

Households and Occupations in 2017	Clackamas		
	Gladstone	County	Oregon
Occupied Housing Units	4,749	153,822	1,571,631
Owner occupied	60.6%	69.6%	61.7%
Renter occupied	39.4%	30.4%	38.3%
Owner cost (30% or more) as % of household income	36.8%	30.7%	32.3%
Gross rent (30% or more) as % of household income	60.6%	49.4%	52.3%
Median household income	\$57,346	\$72,408	\$56,119
Per capita personal income	\$27,411	\$37,551	\$30,410
Poverty rate (all people)	11.6%	9.0%	14.9%
Occupations			
Management, business, science, and arts	28.3%	39.4%	38.1%
Service occupations	20.6%	15.1%	18.2%
Sales and office	28.7%	25.3%	22.9%
Natural resources, construction, and maintenance	7.4%	8.4%	8.9%
Production, transportation, and material moving	15.0%	11.7%	11.8%

Source: Census, 2013-2017 ACS 5-year estimates, Tables DP03-DP04

Households and Occupations

- ◆ In 2017, Gladstone had a lower percentage of households that were owner occupied (60.6%) and a higher portion of households that were renter occupied (39.4%) than either Clackamas County or Oregon.
- ◆ Both a higher portion of Gladstone homeowners and renters paid 30 percent or more of their household income on housing than the county or state (36.8% and 60.6%, respectively).
- ◆ Gladstone's poverty rate for all people was at 11.6 percent in 2017. The city's poverty rate fell between Clackamas County and Oregon at 9.0 percent and 14.9 percent, respectively.