

FOR LEASE • CANBY, OREGON

# HISTORIC CITY HALL



## ADDRESS

182 N Holly Street | Canby, Oregon 97013

## AVAILABLE SPACE

- 1,800 SF Main Level
  - 1,800 SF Basement
- CAN COMBINE  
FOR 3,600 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

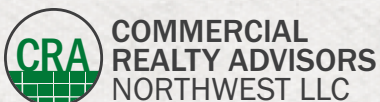
SE 1st Ave (Pacific Hwy E) – 24,978 ADT ('22)

S Ivy St – 6,383 ADT ('22)



## HIGHLIGHTS

- This former city hall and administrative offices were recently renovated and is ideal for retail/office space.
- The building was constructed in 1937 as part of President Roosevelt's Public Works Administration. Canby's red brick city hall building was designated a local historic landmark in 2016.
- The historic renovation received a Restore Oregon, DeMuro Award Recognition: Historic Preservation, Skilled Craftsmanship, Oregon Heritage, Adaptive Reuse, 2023 DeMuro Award Winner: Historic Canby City Hall, 1936-1937, Canby – Restore Oregon.
- Plentiful public parking nearby.



**Rob Kimmelman**

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**503.274.0211**

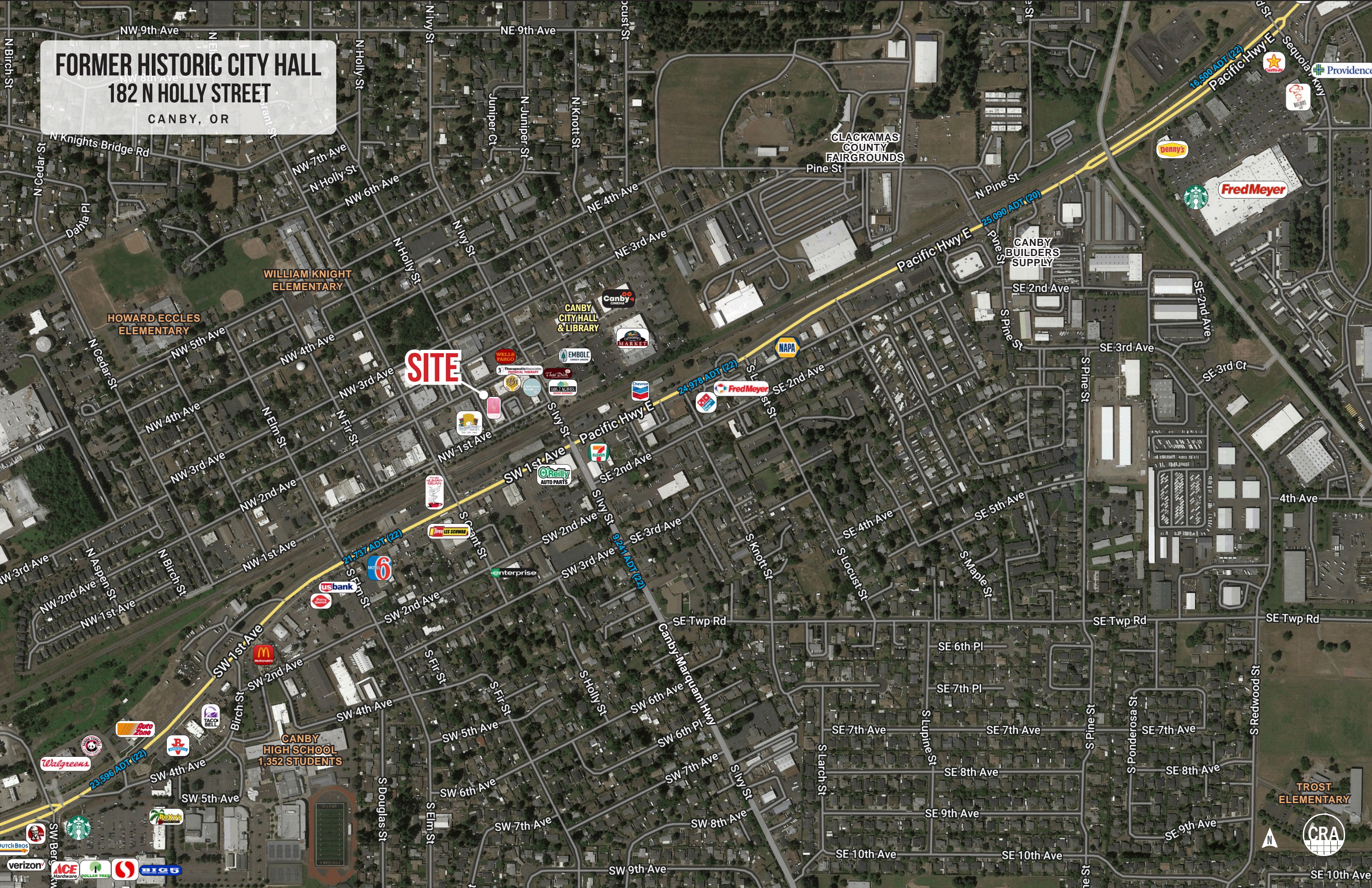
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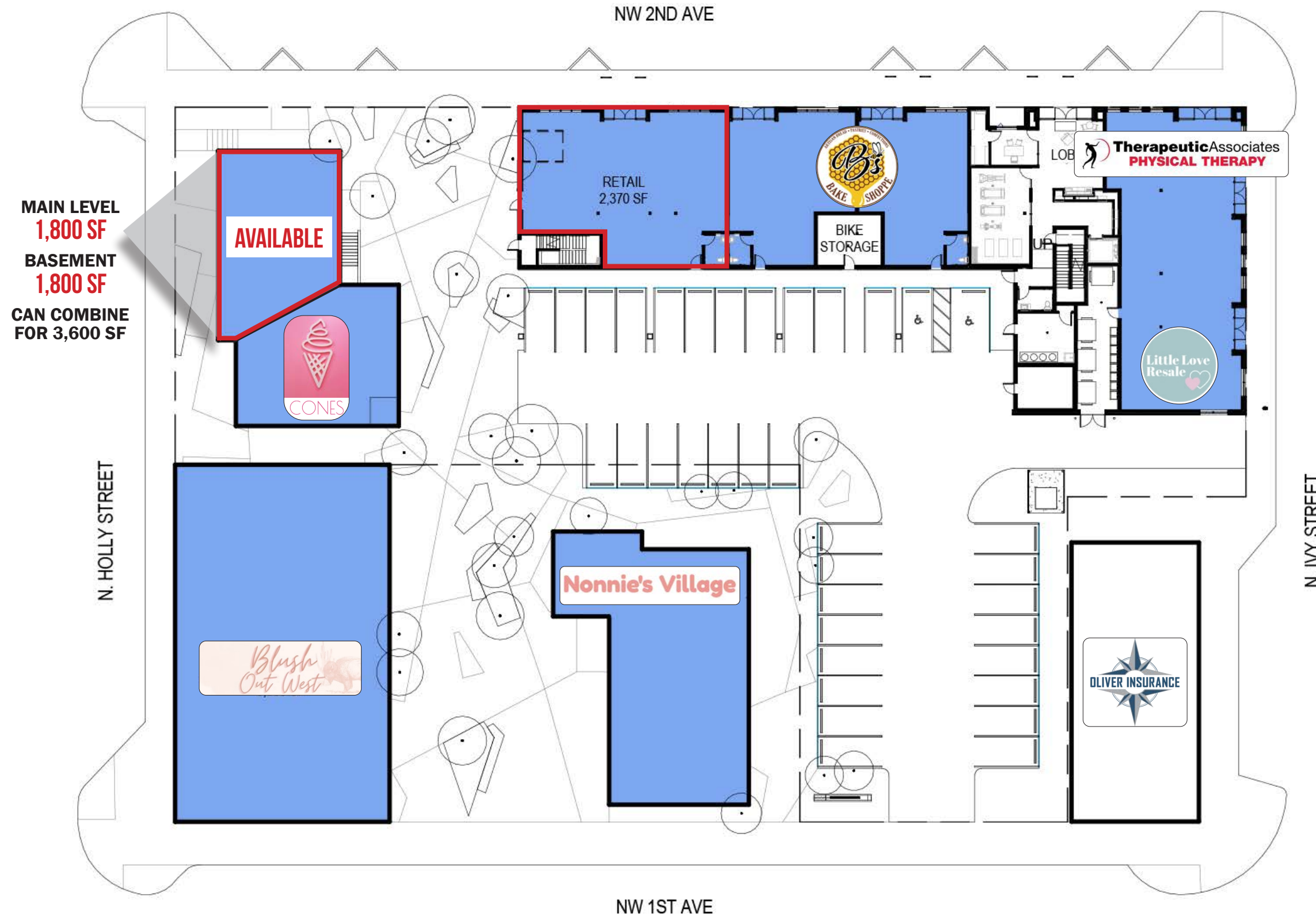




**FORMER HISTORIC CITY HALL**  
**182 N HOLLY STREET**  
CANBY, OR



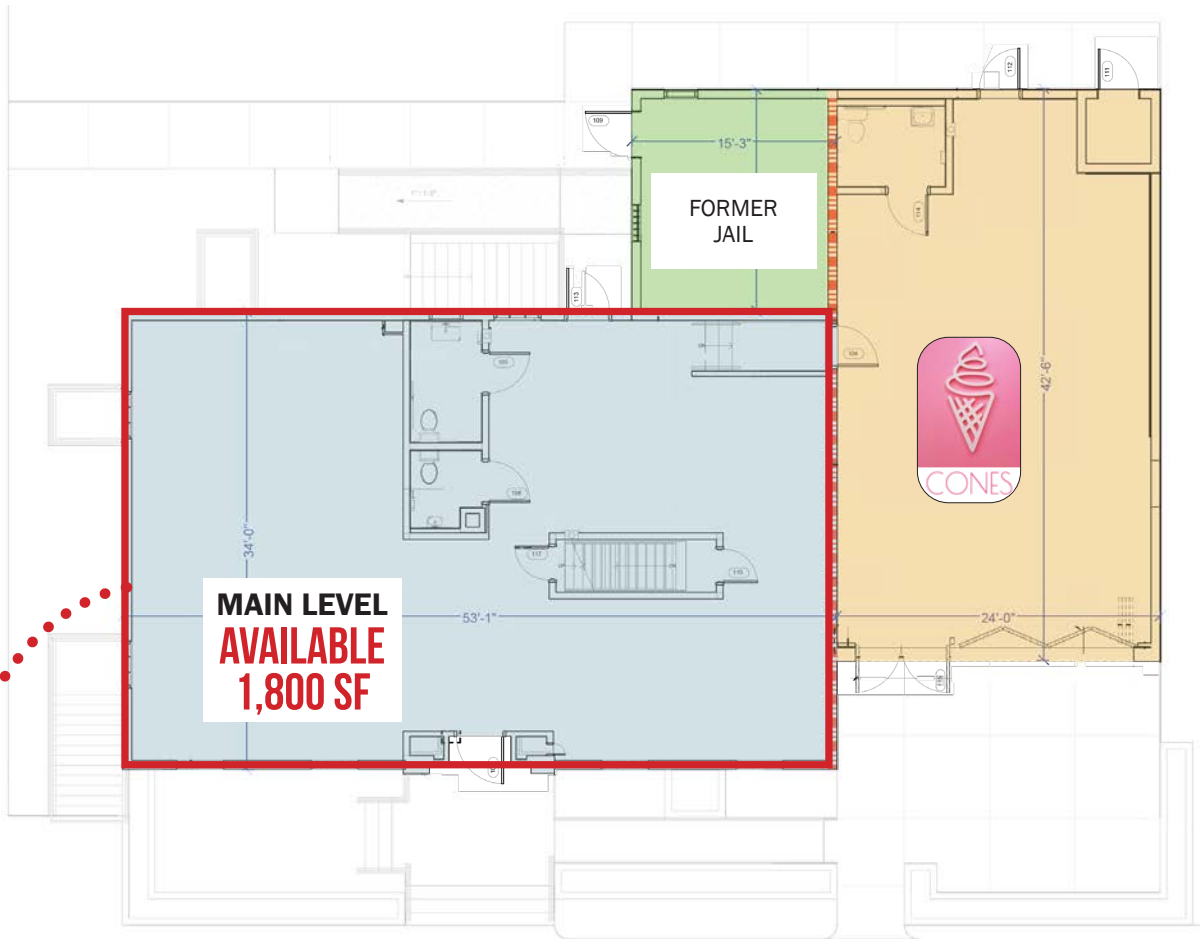




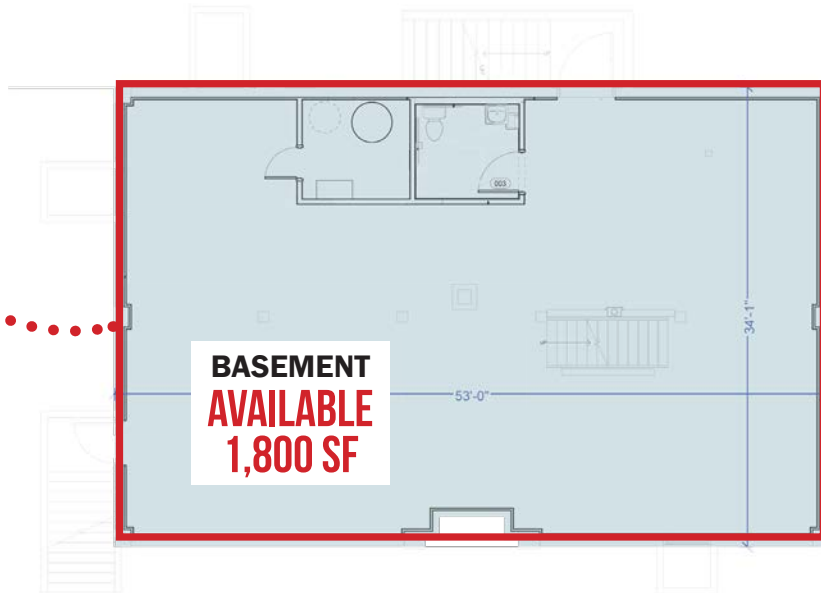
# FORMER HISTORIC CITY HALL 182 N HOLLY STREET

## FLOOR PLANS

CANBY, OR



**CAN COMBINE  
FOR 3,600 SF**





# FORMER HISTORIC CITY HALL 182 N HOLLY STREET

CANBY, OR

## DEMOGRAPHIC SUMMARY

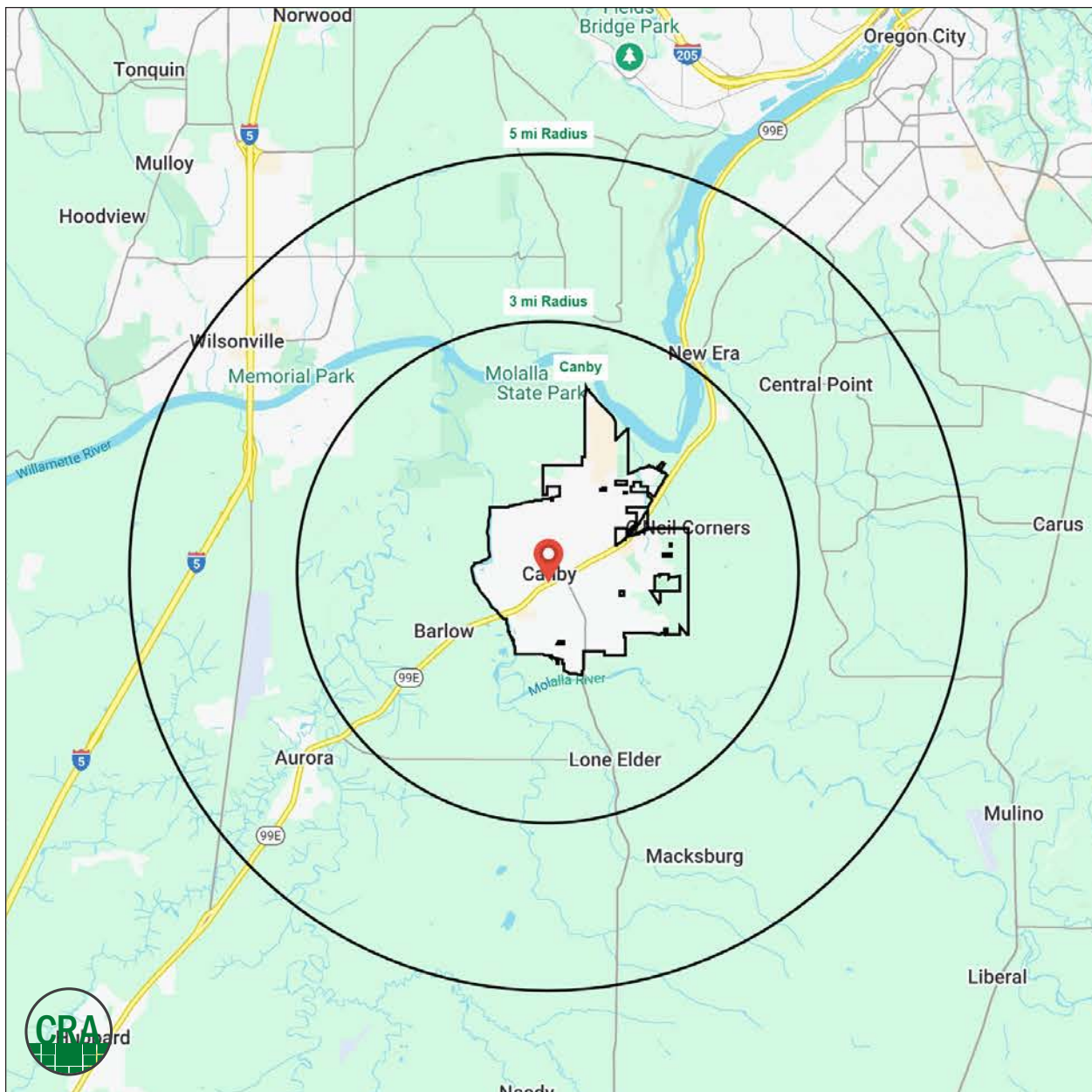
| Source: Regis - SitesUSA (2024) | CITY OF CANBY | 3 MILE    | 5 MILE    |
|---------------------------------|---------------|-----------|-----------|
| Estimated Population 2024       | 18,179        | 21,926    | 41,842    |
| Average HH Income               | \$123,885     | \$126,093 | \$120,536 |
| Median HH Income                | \$92,613      | \$96,333  | \$91,376  |
| Median Home Value               | \$529,013     | \$556,634 | \$597,505 |
| Daytime Demographics 16+        | 13,107        | 16,673    | 33,965    |
| Some College or Higher          | 63.8%         | 65.1%     | 68.2%     |

# 18,179

Estimated Population 2024  
CITY OF CANBY

# \$123,885

Average Household Income  
CITY OF CANBY



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.2627/-122.6957

| Canby, OR 97013                                       | Canby     | 3 mi radius | 5 mi radius |
|---|-----------|-------------|-------------|
| <b>Population</b>                                     |           |             |             |
| 2024 Estimated Population                             | 18,179    | 21,926      | 41,842      |
| 2029 Projected Population                             | 18,485    | 22,239      | 41,905      |
| 2020 Census Population                                | 18,126    | 21,954      | 42,295      |
| 2010 Census Population                                | 16,757    | 20,398      | 37,427      |
| Projected Annual Growth 2024 to 2029                  | 0.3%      | 0.3%        | -           |
| Historical Annual Growth 2010 to 2024                 | 0.6%      | 0.5%        | 0.8%        |
| 2024 Median Age                                       | 39.4      | 41.2        | 42.0        |
| <b>Households</b>                                     |           |             |             |
| 2024 Estimated Households                             | 6,815     | 8,190       | 16,803      |
| 2029 Projected Households                             | 7,002     | 8,388       | 16,977      |
| 2020 Census Households                                | 6,614     | 7,991       | 16,423      |
| 2010 Census Households                                | 6,020     | 7,317       | 14,582      |
| Projected Annual Growth 2024 to 2029                  | 0.5%      | 0.5%        | 0.2%        |
| Historical Annual Growth 2010 to 2024                 | 0.9%      | 0.9%        | 1.1%        |
| <b>Race and Ethnicity</b>                             |           |             |             |
| 2024 Estimated White                                  | 79.2%     | 80.1%       | 80.0%       |
| 2024 Estimated Black or African American              | 0.6%      | 0.6%        | 1.0%        |
| 2024 Estimated Asian or Pacific Islander              | 2.2%      | 2.3%        | 3.5%        |
| 2024 Estimated American Indian or Native Alaskan      | 0.8%      | 0.8%        | 0.7%        |
| 2024 Estimated Other Races                            | 17.2%     | 16.3%       | 14.8%       |
| 2024 Estimated Hispanic                               | 17.4%     | 16.3%       | 15.0%       |
| <b>Income</b>   |           |             |             |
| 2024 Estimated Average Household Income               | \$123,885 | \$126,093   | \$120,536   |
| 2024 Estimated Median Household Income                | \$92,613  | \$96,333    | \$91,376    |
| 2024 Estimated Per Capita Income                      | \$46,552  | \$47,198    | \$48,511    |
| <b>Education (Age 25+)</b>                            |           |             |             |
| 2024 Estimated Elementary (Grade Level 0 to 8)        | 3.6%      | 4.0%        | 3.8%        |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 6.4%      | 6.0%        | 4.8%        |
| 2024 Estimated High School Graduate                   | 26.1%     | 24.8%       | 23.3%       |
| 2024 Estimated Some College                           | 26.3%     | 26.7%       | 23.3%       |
| 2024 Estimated Associates Degree Only                 | 7.2%      | 7.7%        | 7.4%        |
| 2024 Estimated Bachelors Degree Only                  | 20.3%     | 20.8%       | 24.6%       |
| 2024 Estimated Graduate Degree                        | 10.1%     | 9.9%        | 12.8%       |
| <b>Business</b>                                       |           |             |             |
| 2024 Estimated Total Businesses                       | 912       | 1,222       | 2,480       |
| 2024 Estimated Total Employees                        | 7,311     | 9,421       | 19,232      |
| 2024 Estimated Employee Population per Business       | 8.0       | 7.7         | 7.8         |
| 2024 Estimated Residential Population per Business    | 19.9      | 17.9        | 16.9        |

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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