

FOR LEASE • CANBY, OREGON

CANBY MARKET CENTER



LOCATION

Highway 99E and Sequoia Parkway in Canby, Oregon

AVAILABLE SPACES

- 1,113 SF
- 1,200 SF (former hair salon)
- 1,258 SF (former chiropractor office)
- 1,580 SF (former bakery)

RENTAL RATE

Please call for details

HIGHLIGHTS

- Premier shopping center in Canby
- Anchored by Fred Meyer, Umpqua Bank and Canby Liquor
- Highly visible from Highway 99E
- Adjacent to the Wilco Farm Store

TRAFFIC COUNT

Highway 99E - 16,500 ADT ('22)

Sequoia Pkwy - 6,092 ADT ('22)

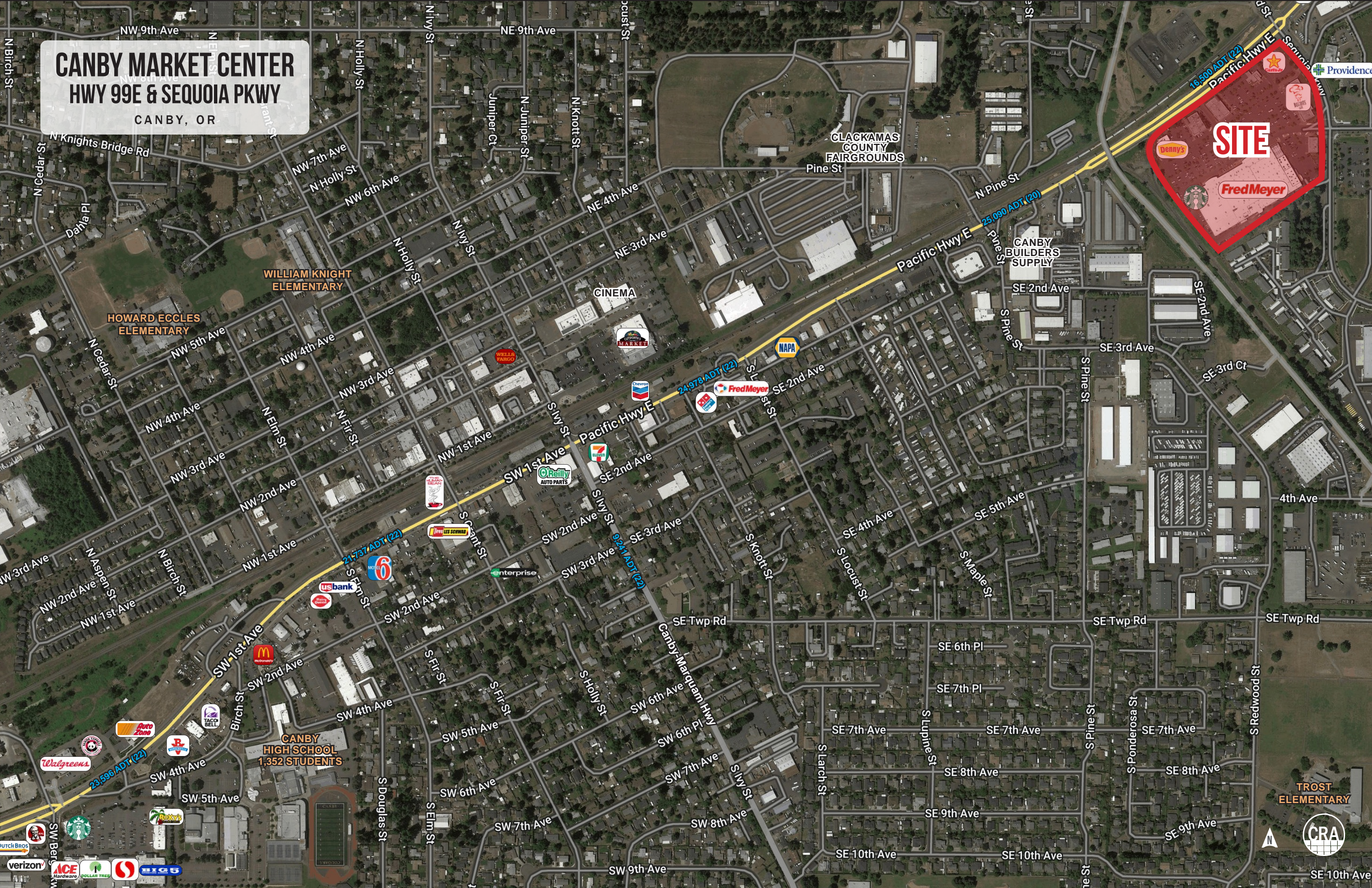


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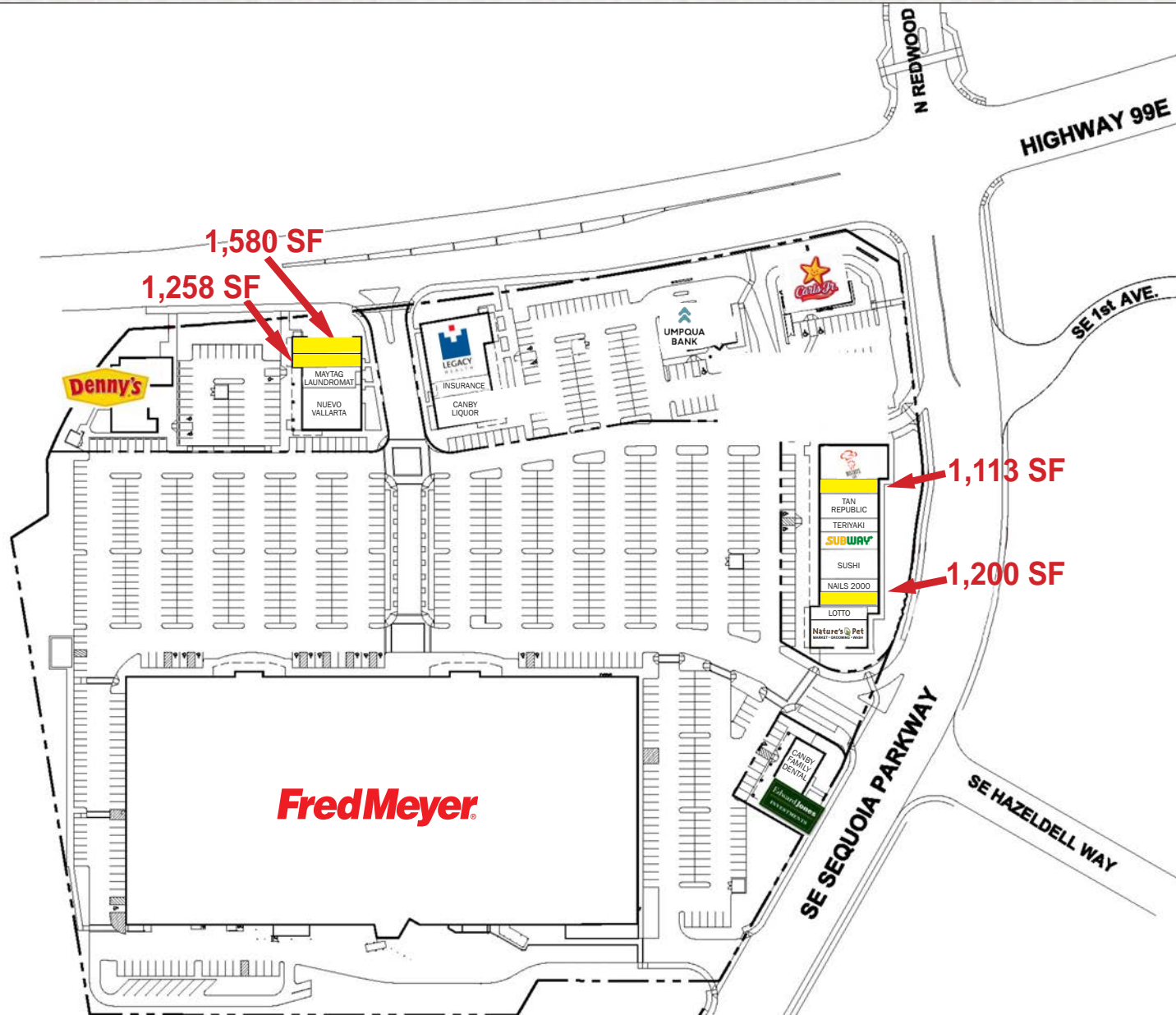
CANBY MARKET CENTER HWY 99E & SEQUOIA PKWY CANBY, OR



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CANBY, OR

SITE PLAN



CANBY MARKET CENTER

HWY 99E & SEQUOIA PKWY

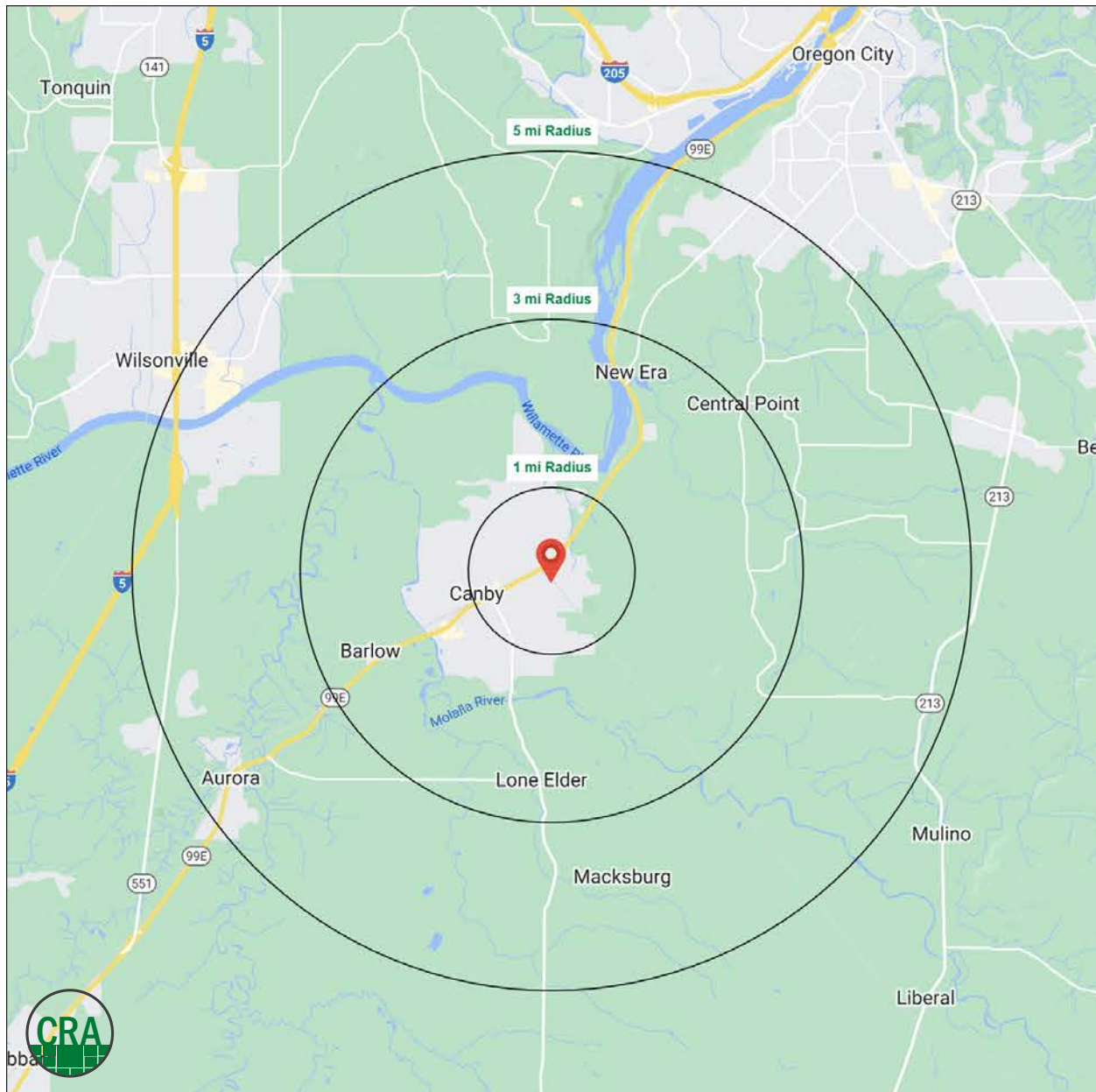
CANBY, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	12,215	22,511	42,831
Average HH Income	\$117,283	\$128,873	\$127,494
Median HH Income	\$96,173	\$96,815	\$99,054
Median Home Value	\$474,445	\$495,863	\$543,890
Daytime Demographics 16+	7,694	15,679	29,658
Some College or Higher	65.8%	66.9%	70.9%

\$117,283
Average Household Income
1 MILE RADIUS

37.3
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.2663/-122.677

Canby Market Center Canby, OR 97013	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	12,215	22,511	42,831
2028 Projected Population	12,407	23,019	43,700
2020 Census Population	11,582	21,884	41,937
2010 Census Population	10,702	20,256	38,266
Projected Annual Growth 2023 to 2028	0.3%	0.5%	0.4%
Historical Annual Growth 2010 to 2023	1.1%	0.9%	0.9%
2023 Median Age	37.3	41.7	43.0
Households			
2023 Estimated Households	4,282	8,257	16,600
2028 Projected Households	4,350	8,438	16,872
2020 Census Households	4,074	7,962	16,040
2010 Census Households	3,631	7,267	14,827
Projected Annual Growth 2023 to 2028	0.3%	0.4%	0.3%
Historical Annual Growth 2010 to 2023	1.4%	1.0%	0.9%
Race and Ethnicity			
2023 Estimated White	75.4%	79.8%	81.6%
2023 Estimated Black or African American	0.9%	0.8%	1.0%
2023 Estimated Asian or Pacific Islander	2.2%	2.2%	3.1%
2023 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.7%
2023 Estimated Other Races	20.5%	16.4%	13.6%
2023 Estimated Hispanic	22.0%	17.3%	14.1%
Income			
2023 Estimated Average Household Income	\$117,283	\$128,873	\$127,494
2023 Estimated Median Household Income	\$96,173	\$96,815	\$99,054
2023 Estimated Per Capita Income	\$41,124	\$47,360	\$49,505
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	5.9%	5.5%	3.7%
2023 Estimated Some High School (Grade Level 9 to 11)	5.7%	5.2%	4.0%
2023 Estimated High School Graduate	22.7%	22.4%	21.4%
2023 Estimated Some College	25.2%	26.6%	24.8%
2023 Estimated Associates Degree Only	8.2%	8.2%	8.2%
2023 Estimated Bachelors Degree Only	20.6%	21.3%	26.1%
2023 Estimated Graduate Degree	11.8%	10.8%	11.8%
Business			
2023 Estimated Total Businesses	568	1,149	2,177
2023 Estimated Total Employees	4,297	8,742	15,638
2023 Estimated Employee Population per Business	7.6	7.6	7.2
2023 Estimated Residential Population per Business	21.5	19.6	19.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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