

CANBY CROSSING RESTAURANT SPACE



ADDRESS

851 SW 1st Avenue, Canby OR

AVAILABLE SPACE

3,138 SF

RENTAL RATE

\$24.00/SF, NNN (NNNs estimated at \$8.75/SF/YR)

HIGHLIGHTS

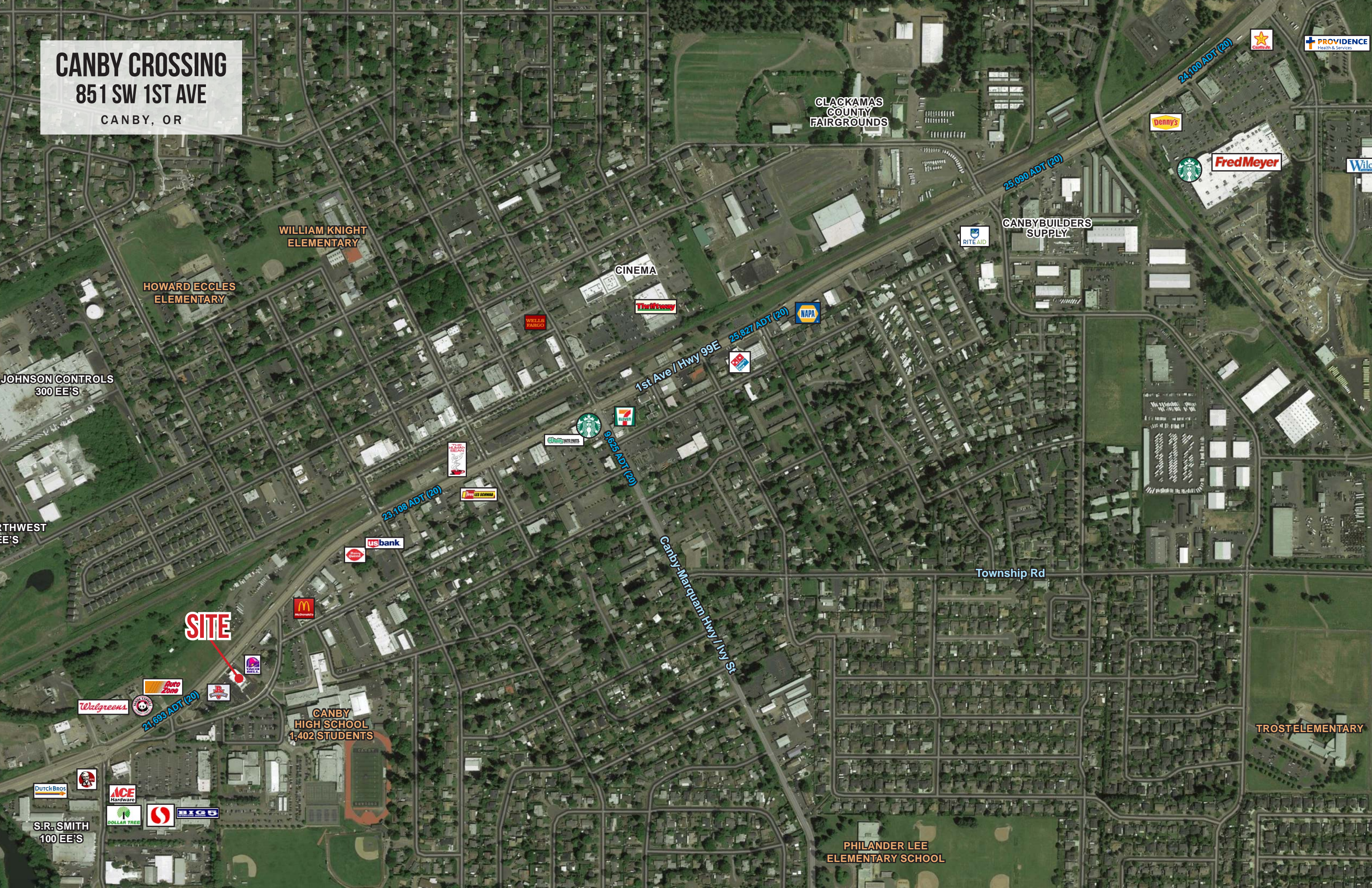
- High profile site located between Burgerville and Taco Bell on Hwy 99E
- Directly adjacent to Canby High School, which has an off-campus lunch policy
- Co-tenants include Jimmy John's and T-Mobile.

TRAFFIC COUNTS

Hwy 99E - 21,693 ADT ('20)



CANBY CROSSING
851 SW 1ST AVE
CANBY, OR



CLACKAMAS COUNTY FAIRGROUNDS

WILLIAM KNIGHT ELEMENTARY

HOWARD ECCLES ELEMENTARY

JOHNSON CONTROLS 300 EE'S

CINEMA

CANBYBUILDERS SUPPLY

1st Ave / Hwy 99E 23,827 ADT (20)

Canby-Marcum Hwy / Ivy St 9,625 ADT (20)

23,108 ADT (20)

Township Rd

SITE

CANBY HIGH SCHOOL 1,402 STUDENTS

TROST ELEMENTARY

PHILANDER LEE ELEMENTARY SCHOOL

S.R. SMITH 100 EE'S

PROVIDENCE Health & Services

Costco

Denny's

Fred Meyer

Wild

RITEAID

Thriftyway

NAPA

WELLS FARGO

7 ELEVEN

Starbucks

CVS

Love's

US BANK

McDonald's

WALMART

Auto Zone

Walgreens

Dutch Bros

ACE Hardware

DOLLAR TREE

WALMART

WALMART

CANBY CROSSING CLOSE-IN 851 SW 1ST AVE

CANBY, OR



Auto Zone

Walgreens



99E



canby MUFFLET



THE CANBY CENTER

CANBY HIGH SCHOOL
1,425 STUDENTS

CHAPALA EXPRESS

EL KIOSKO DELI



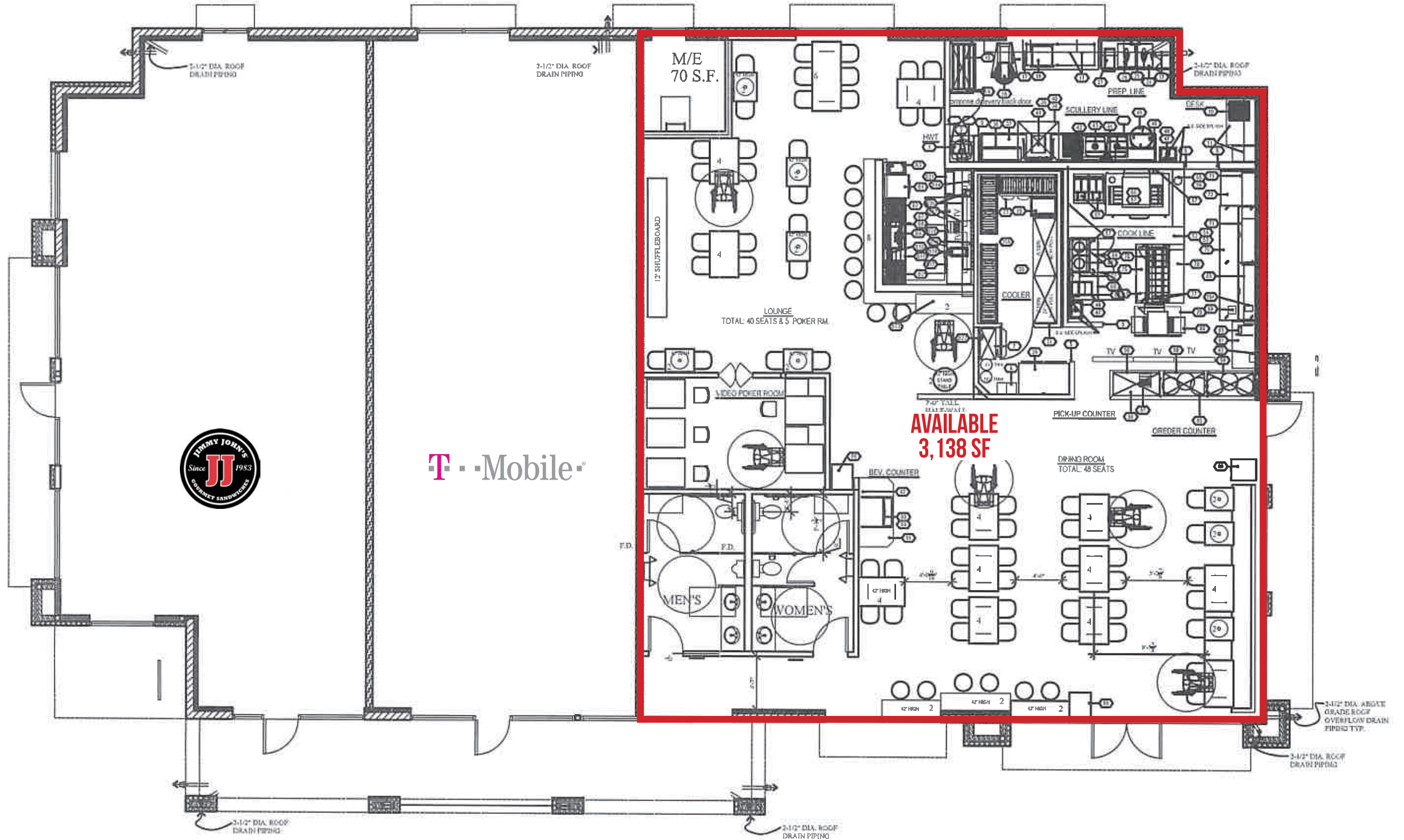
99E

SW 1ST AVE



T-Mobile

AVAILABLE
3,138 SF



CANBY CROSSING

851 SW 1ST AVE

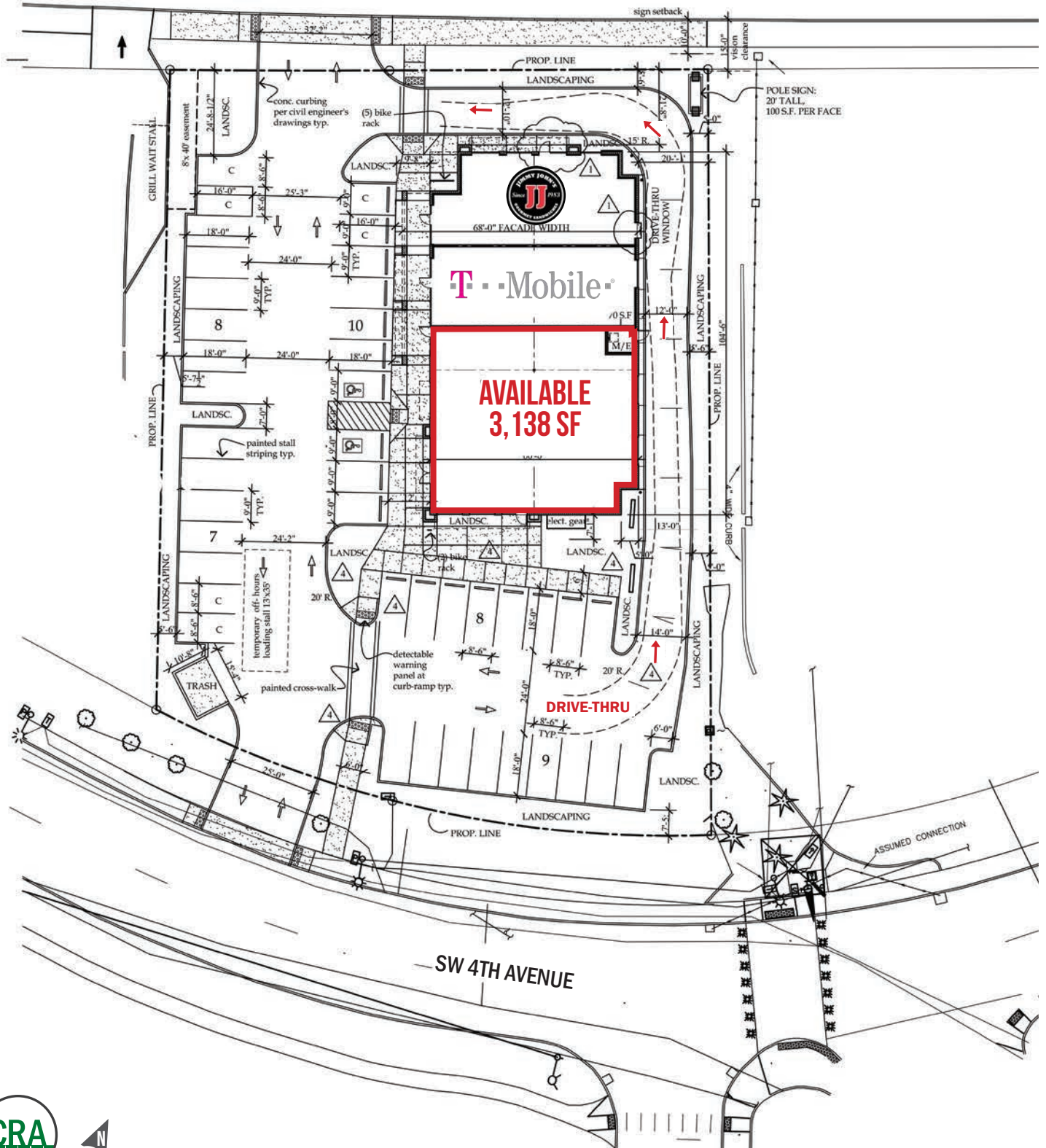
CANBY, OR

SITE PLAN WITH DRIVE-THRU

SW 1ST AVENUE

PACIFIC HWY 99E

99E



CANBY CROSSING

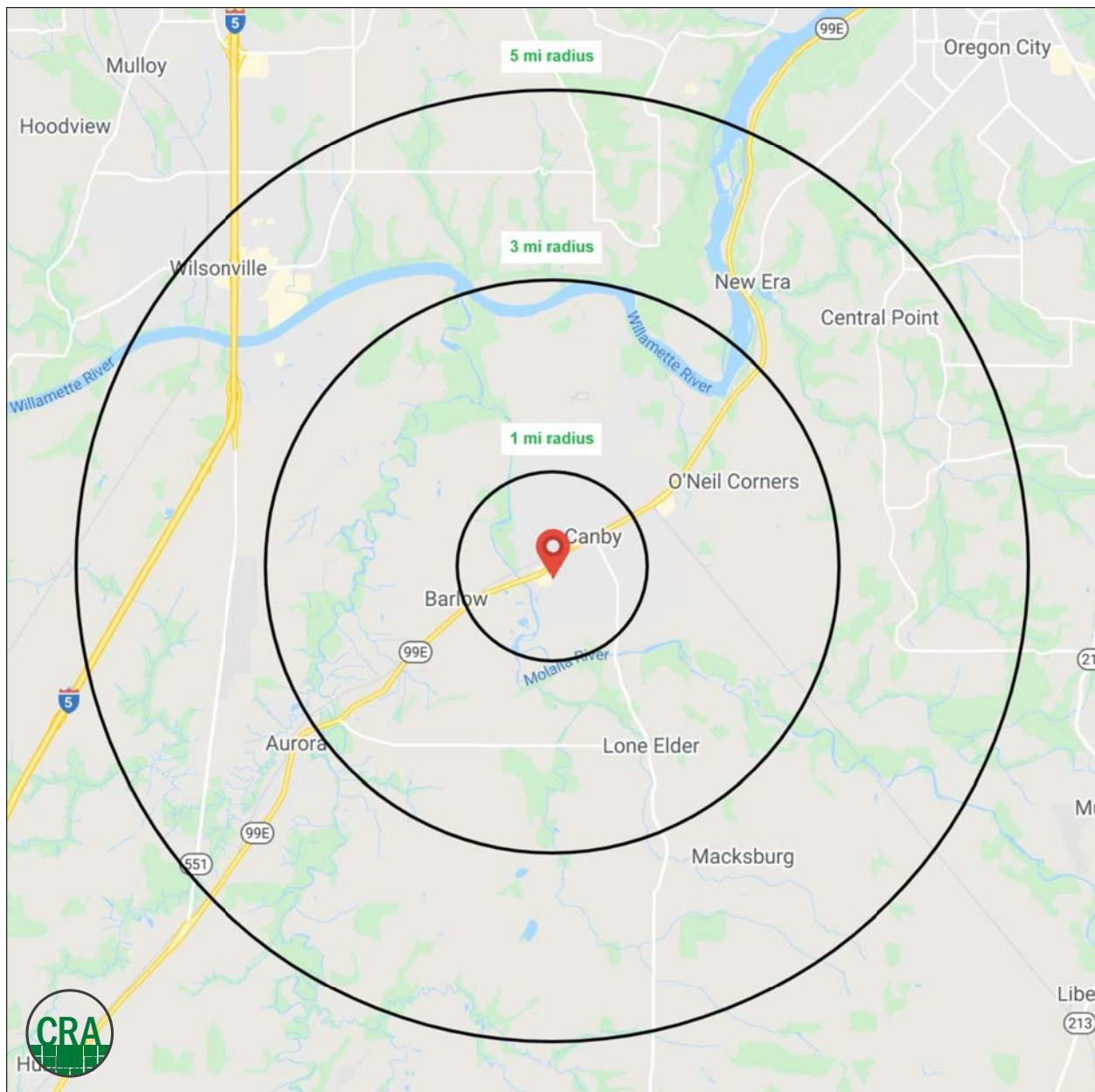
851 SW 1ST AVE

CANBY, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	10,721	22,036	41,859
Average HH Income	\$94,835	\$100,346	\$103,930
Median HH Income	\$76,563	\$83,476	\$81,992
Median Home Value	\$341,945	\$395,746	\$435,690
Daytime Demographics 16+	7,823	14,950	32,601
Some College or Higher	59.8%	63.2%	69.2%

\$94,835
Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.2576/-122.7007

851 SW 1st Ave Canby, OR 97013	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	10,721	22,036	41,859
2026 Projected Population	10,977	22,808	43,637
2020 Census Population	10,426	21,680	42,174
2010 Census Population	9,771	19,613	36,773
Projected Annual Growth 2021 to 2026	0.5%	0.7%	0.8%
Historical Annual Growth 2010 to 2021	0.9%	1.1%	1.3%
2021 Median Age	39.7	40.1	40.9
Households			
2021 Estimated Households	3,838	7,780	16,032
2026 Projected Households	4,045	8,276	17,165
2020 Census Households	3,731	7,643	16,174
2010 Census Households	3,584	7,048	14,367
Projected Annual Growth 2021 to 2026	1.1%	1.3%	1.4%
Historical Annual Growth 2010 to 2021	0.6%	0.9%	1.1%
Race and Ethnicity			
2021 Estimated White	71.8%	74.7%	76.6%
2021 Estimated Black or African American	0.7%	0.8%	0.8%
2021 Estimated Asian or Pacific Islander	1.1%	1.6%	2.9%
2021 Estimated American Indian or Native Alaskan	1.2%	1.0%	0.9%
2021 Estimated Other Races	25.2%	21.9%	18.7%
2021 Estimated Hispanic	25.7%	21.0%	17.3%
Income			
2021 Estimated Average Household Income	\$94,835	\$100,346	\$103,930
2021 Estimated Median Household Income	\$76,563	\$83,476	\$81,992
2021 Estimated Per Capita Income	\$34,090	\$35,506	\$39,880
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	7.3%	6.2%	4.0%
2021 Estimated Some High School (Grade Level 9 to 11)	5.9%	5.3%	4.5%
2021 Estimated High School Graduate	27.0%	25.3%	22.3%
2021 Estimated Some College	26.2%	27.3%	26.2%
2021 Estimated Associates Degree Only	9.7%	9.1%	8.4%
2021 Estimated Bachelors Degree Only	15.2%	17.7%	22.1%
2021 Estimated Graduate Degree	8.8%	9.1%	12.5%
Business			
2021 Estimated Total Businesses	580	1,077	2,263
2021 Estimated Total Employees	4,457	8,201	19,304
2021 Estimated Employee Population per Business	7.7	7.6	8.5
2021 Estimated Residential Population per Business	18.5	20.5	18.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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