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 teriyaki restaurant)
- 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 – 22,193 ADT ('25)
Sequoia Pkwy – 5,210 ADT ('25)

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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CANBY MARKET CENTER

HWY 99E & SEQUOIA PKWY

CANBY, OR

SITE

22,193 ADT (25)

22,912 ADT (25)

23,835 ADT (25)

23,568 ADT (25)

7,959 ADT (25)

22,320 ADT (25)

Pacific Hwy E

N Pine St

S Pine St

SW 1st Ave

SE 2nd Ave

SE 3rd Ave

SE 2nd Ave

SE 3rd Ct

NW 9th Ave

NE 9th Ave

N Knights Bridge Rd

NW 7th Ave

NW 6th Ave

NE 4th Ave

NE 3rd Ave

NW 5th Ave

NW 4th Ave

NW 3rd Ave

NW 2nd Ave

NW 1st Ave

SW 2nd Ave

SW 3rd Ave

SW 4th Ave

SW 5th Ave

SW 6th Ave

SW 7th Ave

SW 8th Ave

SW 9th Ave

SE 4th Ave

SE 5th Ave

SE 6th Pl

SE 7th Pl

SE 7th Ave

SE 8th Ave

SE 9th Ave

SE 10th Ave

SE Twp Rd

4th Ave

N Birch St

N Cedar St

N Elm St

N Fir St

N Holly St

N Ivy St

N Juniper St

N Knott St

Juniper Ct

Dahla Pl

S Cedar St

S Elm St

S Fir St

S Holly St

S Ivy St

S Douglas St

S Grant St

S Knott St

S Locust St

S Maple St

S Larch St

S Lupine St

S Ponderosa St

S Redwood St

Canby-Marquam Hwy

CLACKAMAS COUNTY FAIRGROUNDS

CANBY BUILDERS SUPPLY

CANBY CITY HALL & LIBRARY

WILLIAM KNIGHT ELEMENTARY

HOWARD ECCLES ELEMENTARY

CANBY HIGH SCHOOL 1,352 STUDENTS

TROST ELEMENTARY

CRA

Providence

Denny's

Fred Meyer

NAPA

Chevron

O'Reilly AUTO PARTS

Les Schwab

Enterprise

usbank

Motel 6

McDonald's

Taco Bell

Auto Zone

Walgreens

Roxy's

Dutch Bros

verizon

ACE Hardware

Dollar Tree

Big 5

Wells Fargo

EMBOLC

LABEL ENVY

Los 2 Amigos

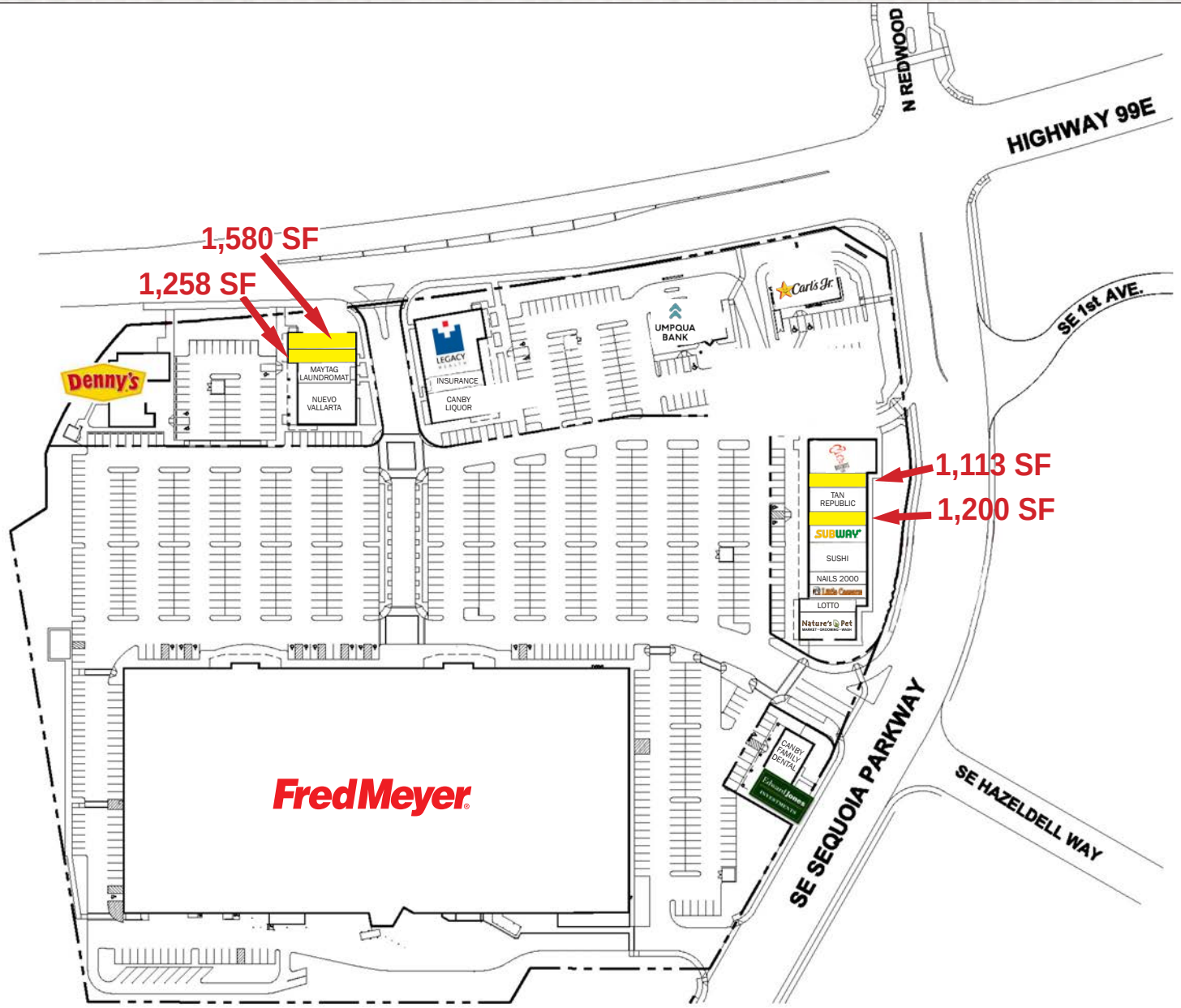
Canby Cinema

Thai Dish

Physical Therapy

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

SITE PLAN



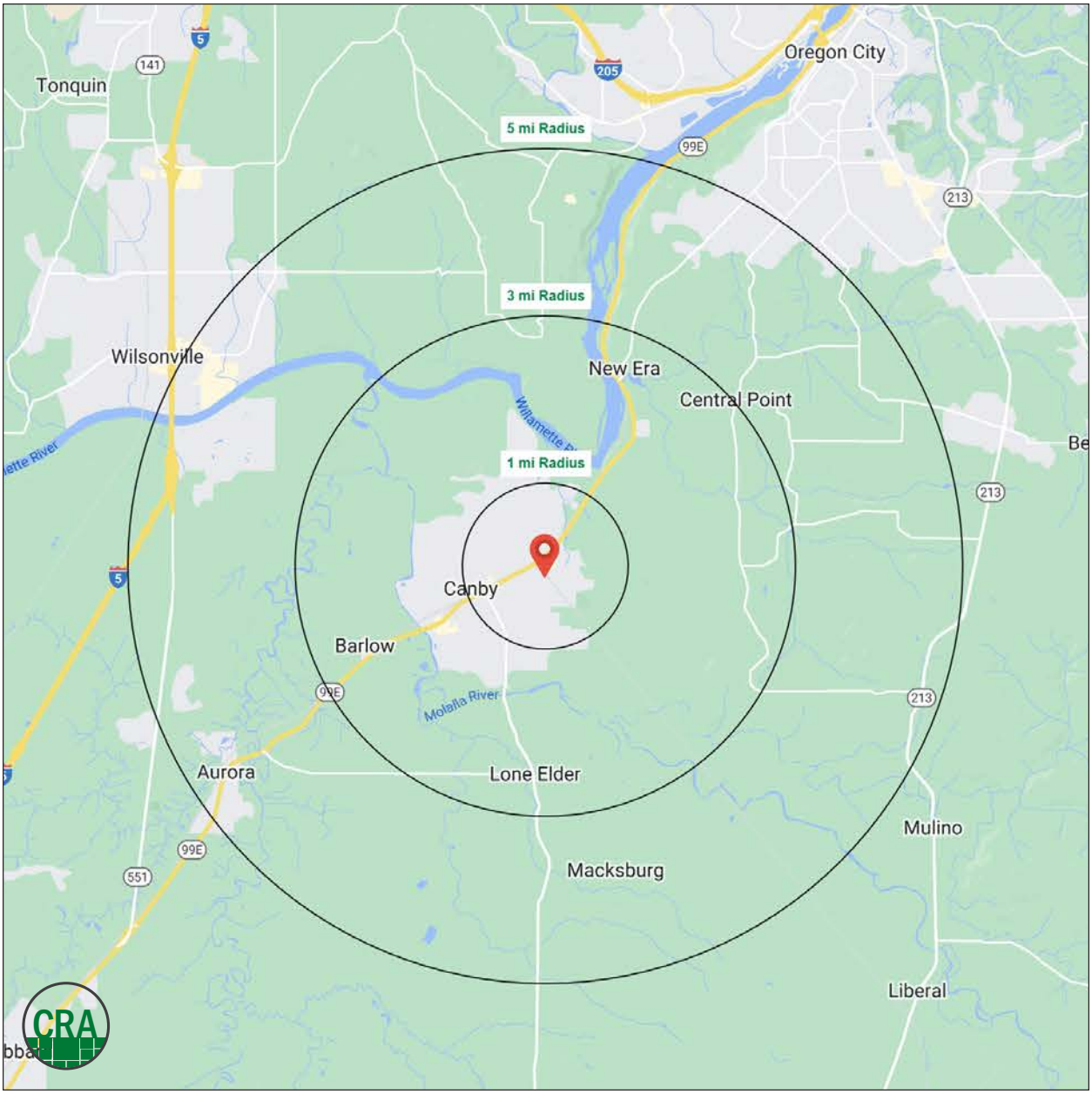
CANBY MARKET CENTER
HWY 99E & SEQUOIA PKWY
CANBY, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	11,445	22,535	42,996
Average HH Income	$133,827	$132,779	$132,639
Median HH Income	$106,563	$105,195	$102,819
Median Home Value	$496,454	$542,892	$608,934
Daytime Demographics 16+	7,671	16,887	32,101
Some College or Higher	66.2%	68.6%	71.8%

$133,827
Average Household Income
1 MILE RADIUS

34.9
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.2672/-122.6769

1401 SE 1st Ave Canby, OR 97013	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,445	22,535	42,996
2030 Projected Population	11,632	23,116	43,328
2020 Census Population	11,393	21,846	42,488
2010 Census Population	10,577	20,218	38,578
Projected Annual Growth 2025 to 2030	0.3%	0.5%	0.2%
Historical Annual Growth 2010 to 2025	0.5%	0.8%	0.8%
2025 Median Age	37.9	41.3	42.7
Households			
2025 Estimated Households	4,202	8,409	16,864
2030 Projected Households	4,351	8,800	17,284
2020 Census Households	4,017	7,949	16,272
2010 Census Households	3,590	7,253	14,947
Projected Annual Growth 2025 to 2030	0.7%	0.9%	0.5%
Historical Annual Growth 2010 to 2025	1.1%	1.1%	0.9%
Race and Ethnicity			
2025 Estimated White	76.8%	80.2%	81.1%
2025 Estimated Black or African American	0.8%	0.7%	0.9%
2025 Estimated Asian or Pacific Islander	2.6%	2.5%	3.5%
2025 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
2025 Estimated Other Races	19.1%	15.9%	13.8%
2025 Estimated Hispanic	18.9%	15.7%	13.7%
Income			
2025 Estimated Average Household Income	$133,827	$132,779	$132,639
2025 Estimated Median Household Income	$106,563	$105,195	$102,819
2025 Estimated Per Capita Income	$49,145	$49,649	$52,134
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.7%	3.4%	2.8%
2025 Estimated Some High School (Grade Level 9 to 11)	6.7%	6.3%	4.7%
2025 Estimated High School Graduate	23.4%	21.6%	20.8%
2025 Estimated Some College	27.0%	27.1%	24.4%
2025 Estimated Associates Degree Only	7.4%	8.0%	8.8%
2025 Estimated Bachelors Degree Only	20.8%	22.5%	25.8%
2025 Estimated Graduate Degree	11.0%	11.0%	12.7%
Business			
2025 Estimated Total Businesses	566	1,214	2,365
2025 Estimated Total Employees	4,232	9,230	17,052
2025 Estimated Employee Population per Business	7.5	7.6	7.2
2025 Estimated Residential Population per Business	20.2	18.6	18.2

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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