

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)

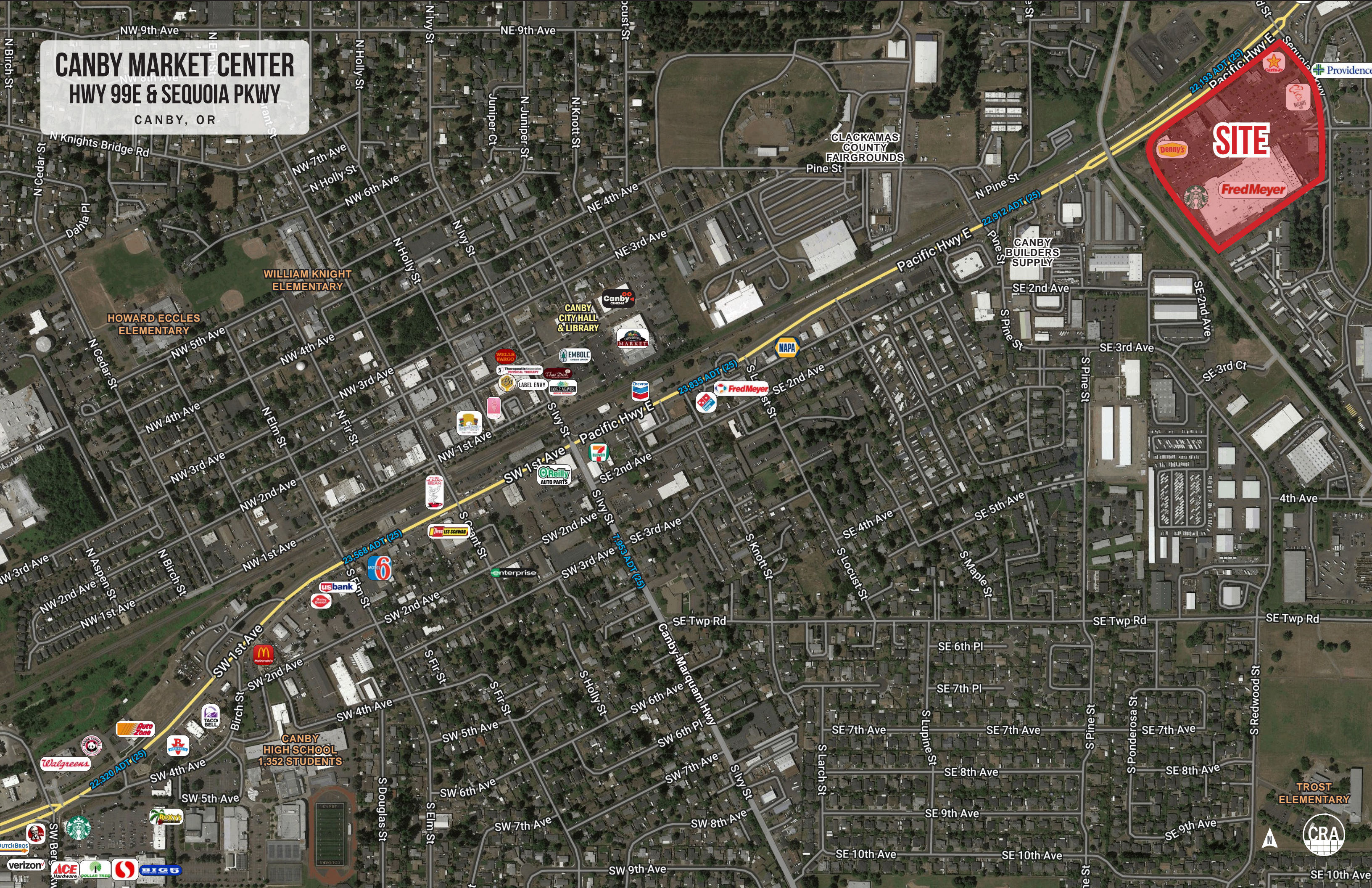


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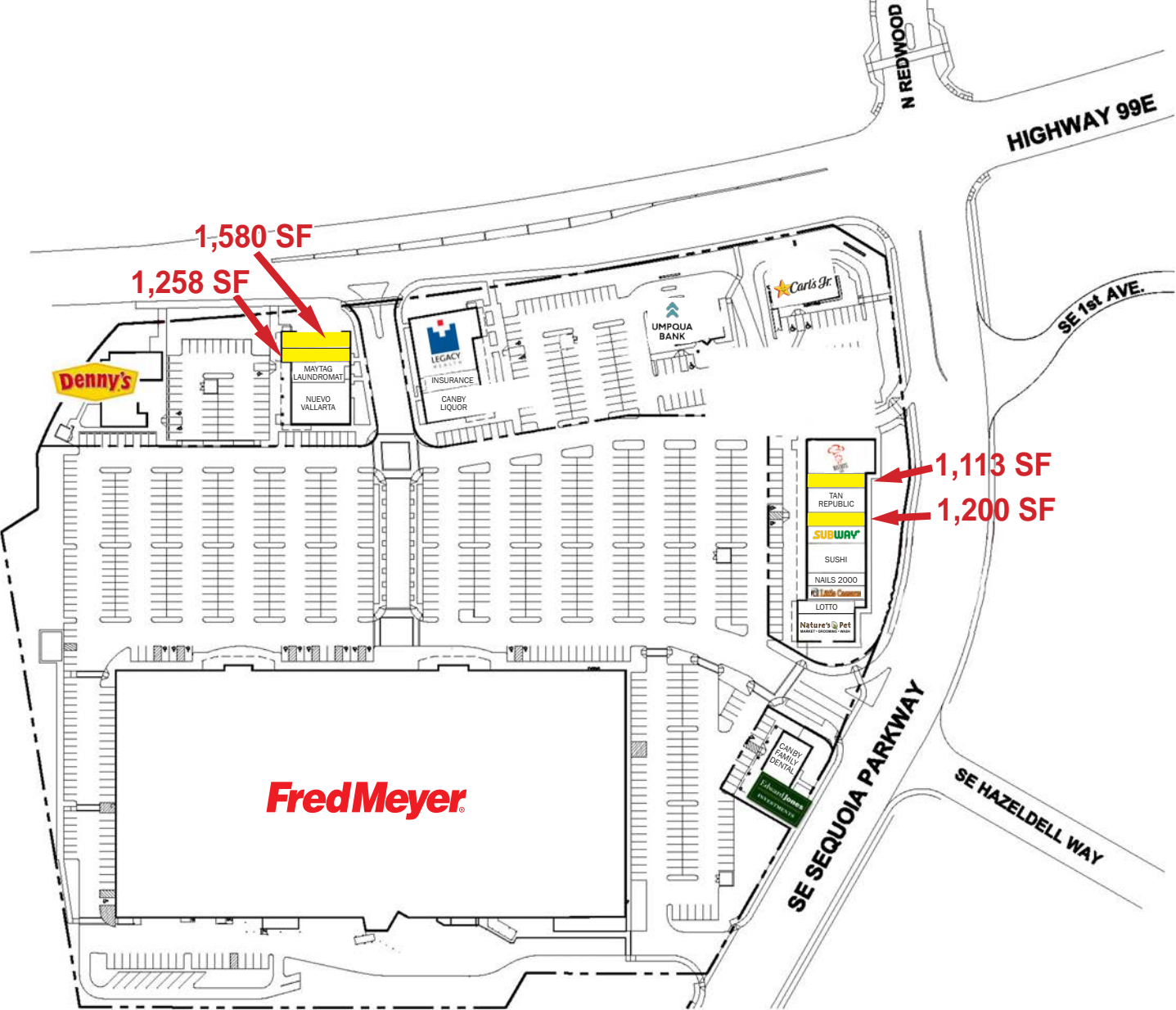
CANBY MARKET CENTER HWY 99E & SEQUOIA PKWY CANBY, OR



CANBY MARKET CENTER HWY 99E & SEQUOIA PKWY

CANBY, OR

SITE PLAN



CANBY MARKET CENTER HWY 99E & SEQUOIA PKWY

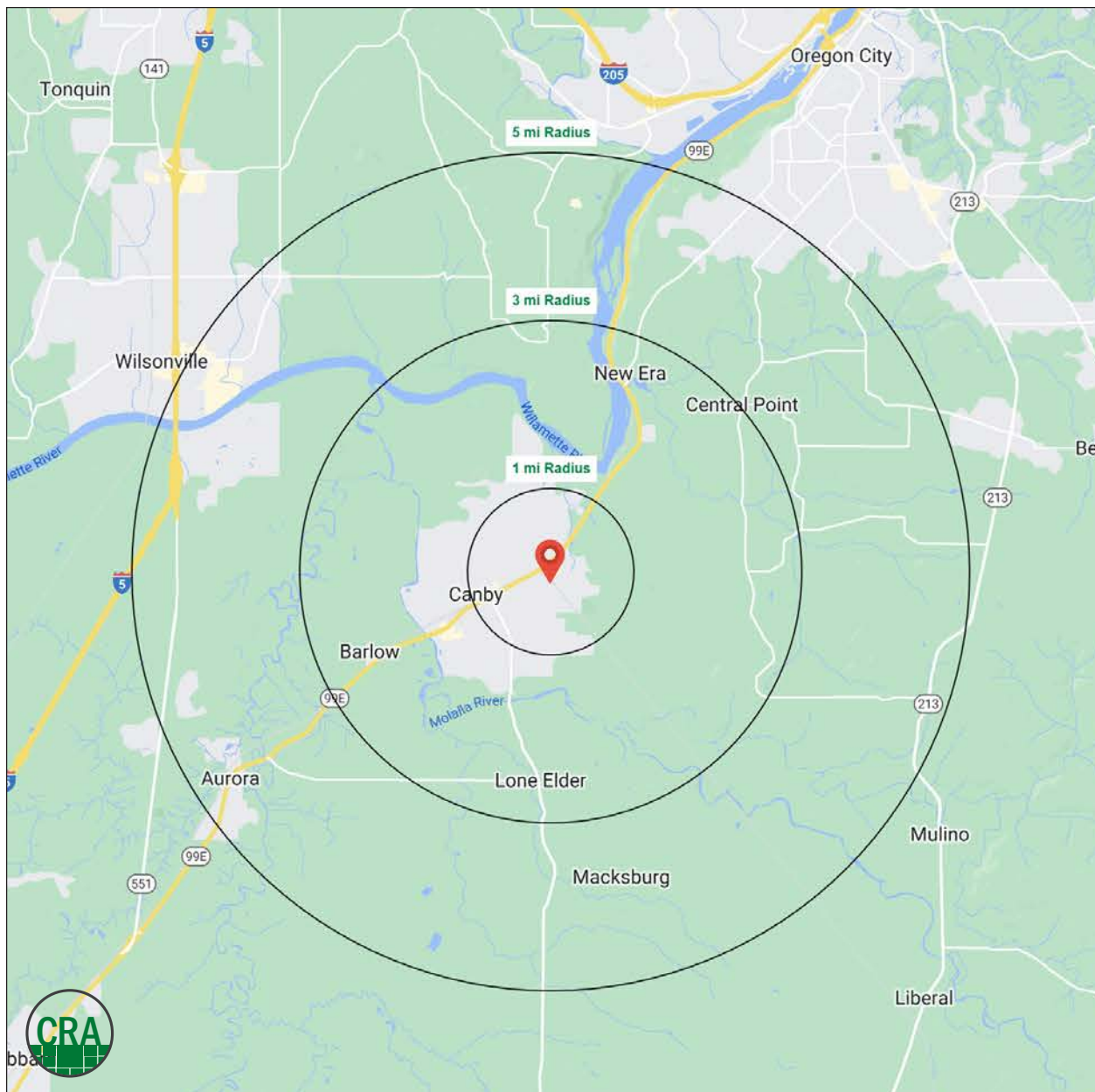
CANBY, OR

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



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

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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