



FULLY LEASED - CANBY, OREGON

ADDRESS

151 N Ivy Street | Canby, Oregon 97013

AVAILABLE SPACE

Full Leased!

RENTAL RATE

\$25.00 PSF, NNN

TRAFFIC COUNTS

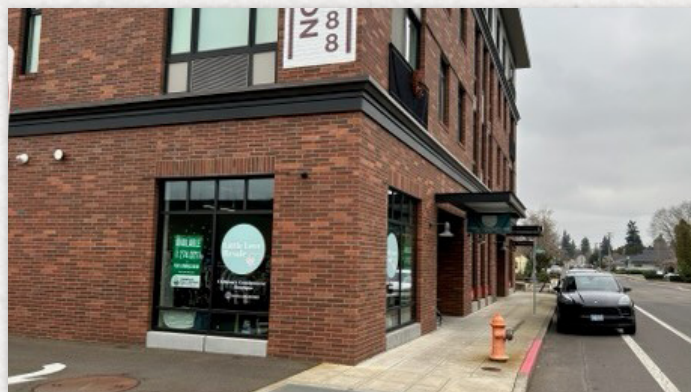
SE 1st Ave (Pacific Hwy E) - 24,978 ADT ('22)

S Ivy St - 6,383 ADT ('22)



HIGHLIGHTS

- The Dahlia, with 69 high-end apartments above, is the new gathering place in the heart of Historic Downtown Canby - combining a rich history with an exciting future.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

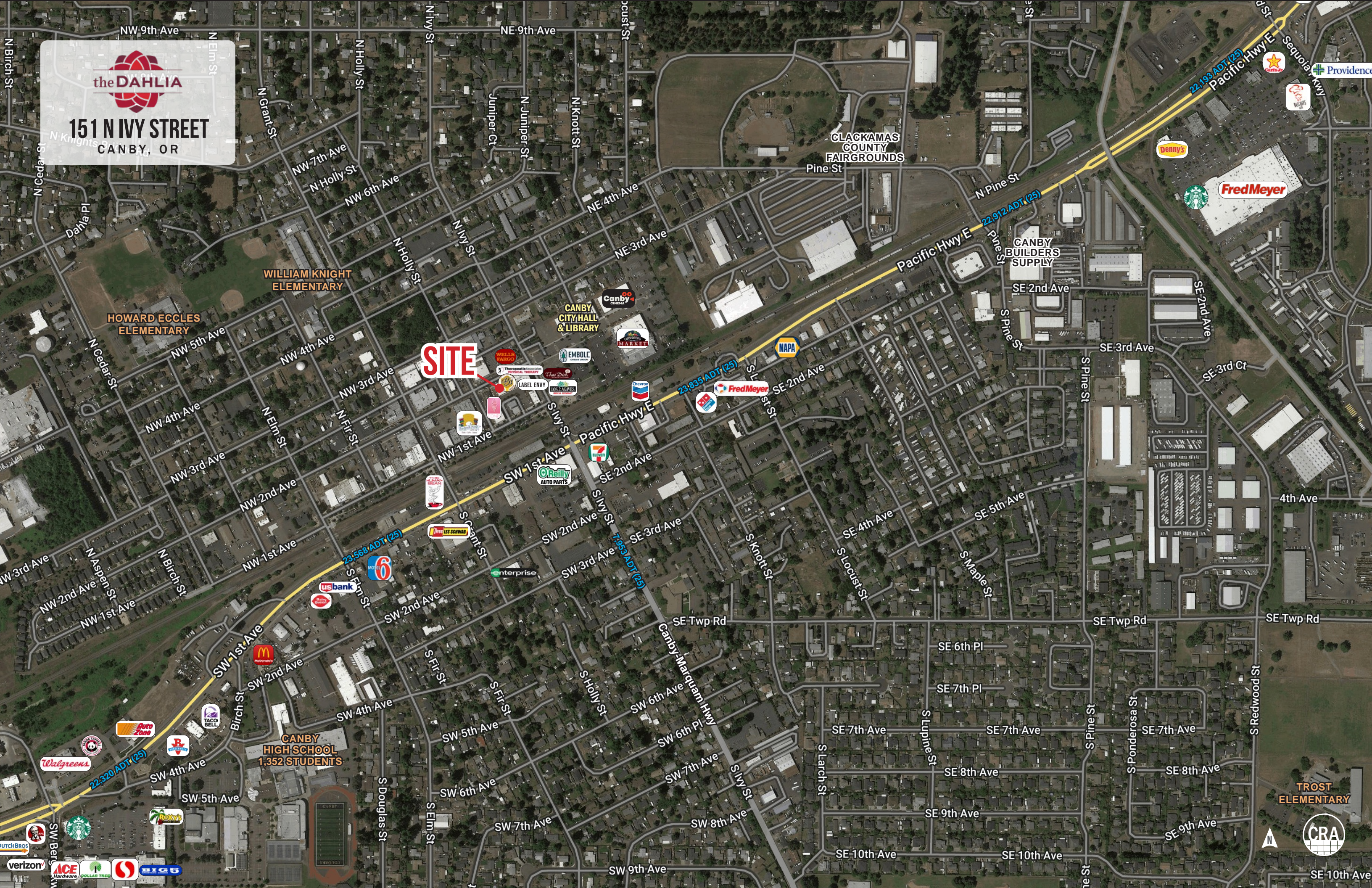
Rob Kimmelman

503.449.2591 | rob@cra-nw.com

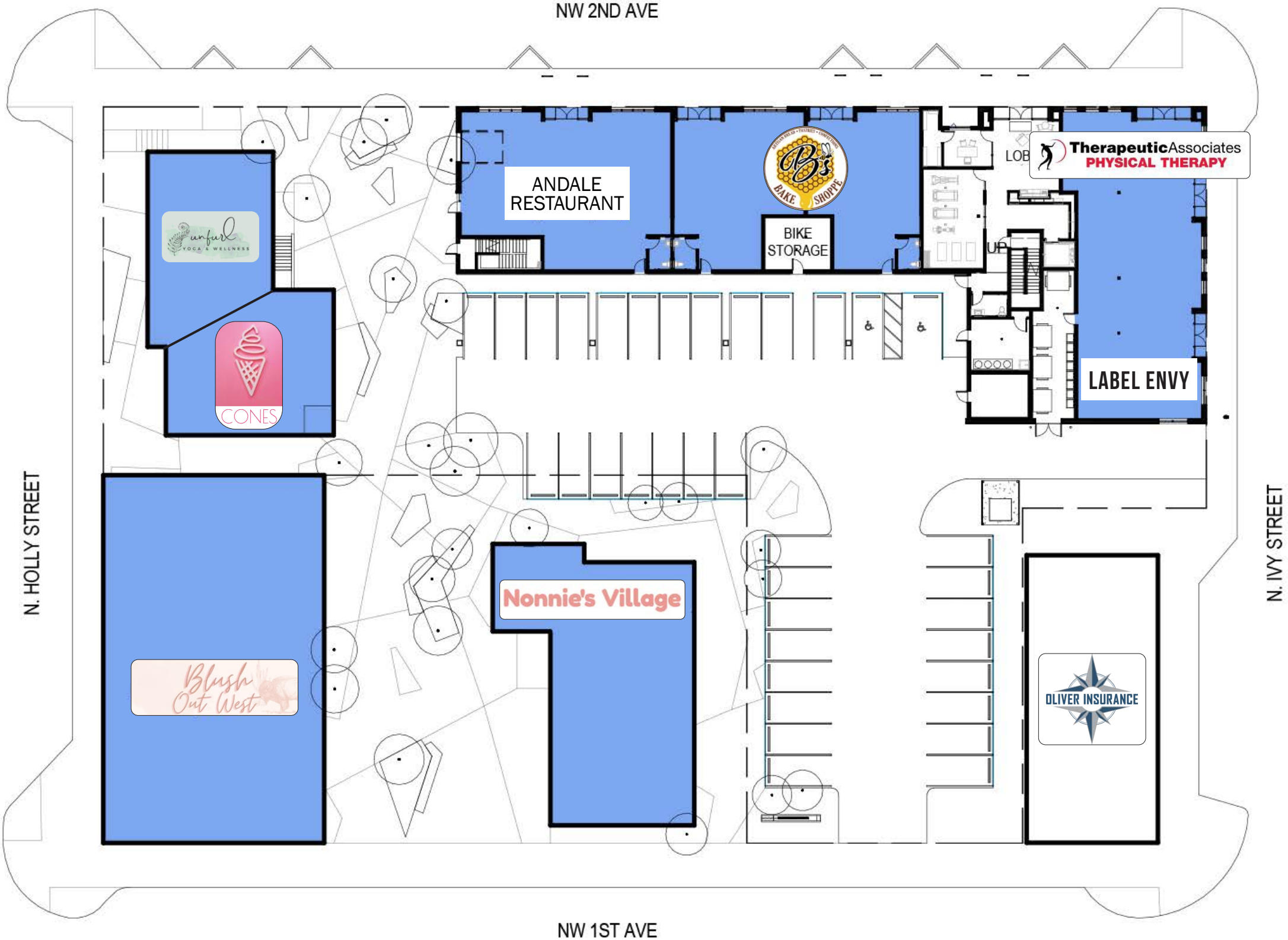
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151 N IVY STREET
CANBY, OR



SITE PLAN





151 N IVY STREET
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DEMOGRAPHIC SUMMARY

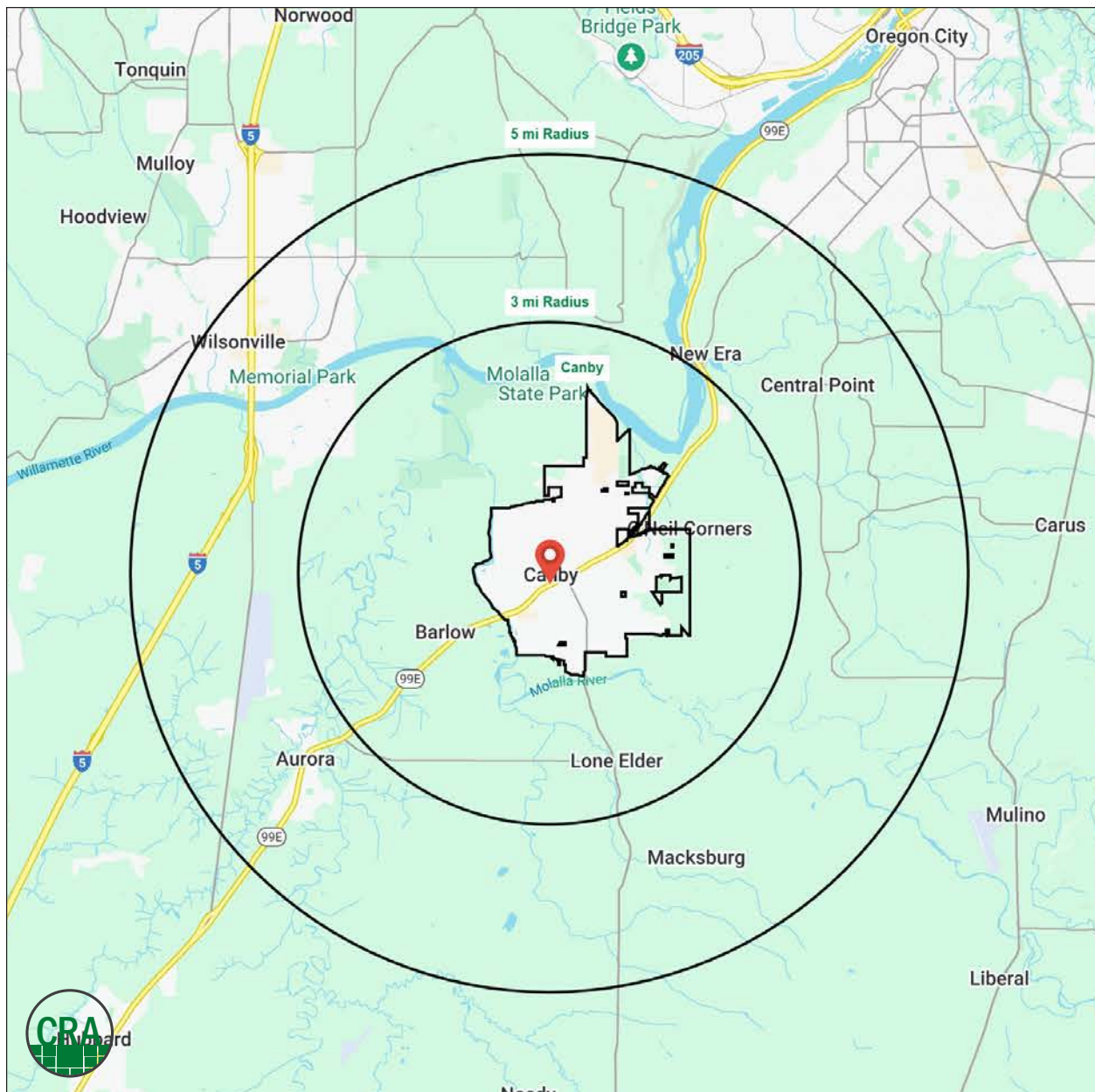
Source: Regis - SitesUSA (2024)	CITY OF CANBY	3 MILE	5 MILE
Estimated Population 2024	18,179	21,926	41,842
Average HH Income	\$123,885	\$126,093	\$120,536
Median HH Income	\$92,613	\$96,333	\$91,376
Median Home Value	\$529,013	\$556,634	\$597,505
Daytime Demographics 16+	13,107	16,673	33,965
Some College 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
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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