

RETAIL SPACE AVAILABLE ▪ CANBY, OREGON

ADDRESS

151 N Ivy Street, Canby, Oregon 97013

AVAILABLE SPACE

- 1,273 SF. Currently occupied by Label Envy. Please do not disturb tenant.

RENTAL RATE

Please call for rates.

TRAFFIC COUNTS

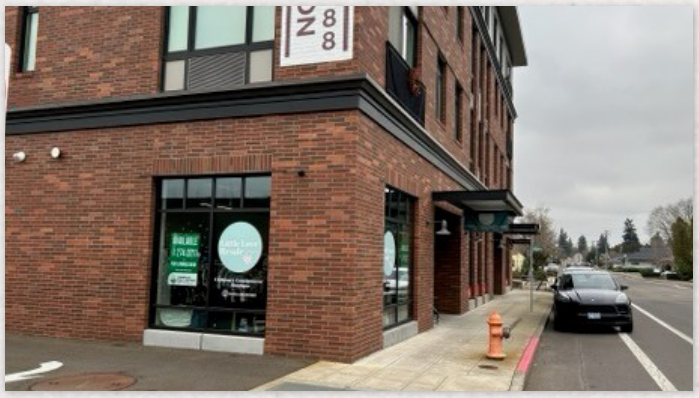
SE 1st Ave (Pacific Hwy E) – 24,743 ADT ('26)
S Ivy St – 6,230 ADT ('26)

Walk Score 90

Bike Score 85

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.



CRA COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Rob Kimmelman
503.449.2591 | rob@cra-nw.com

503.274.0211
www.cra-nw.com

151 N IVY STREET

CANBY, OR

SITE

WILLIAM KNIGHT ELEMENTARY

HOWARD ECCLES ELEMENTARY

CANBY HIGH SCHOOL
1,352 STUDENTS

TROST ELEMENTARY

CANBY CITY HALL & LIBRARY

CLACKAMAS COUNTY FAIRGROUNDS

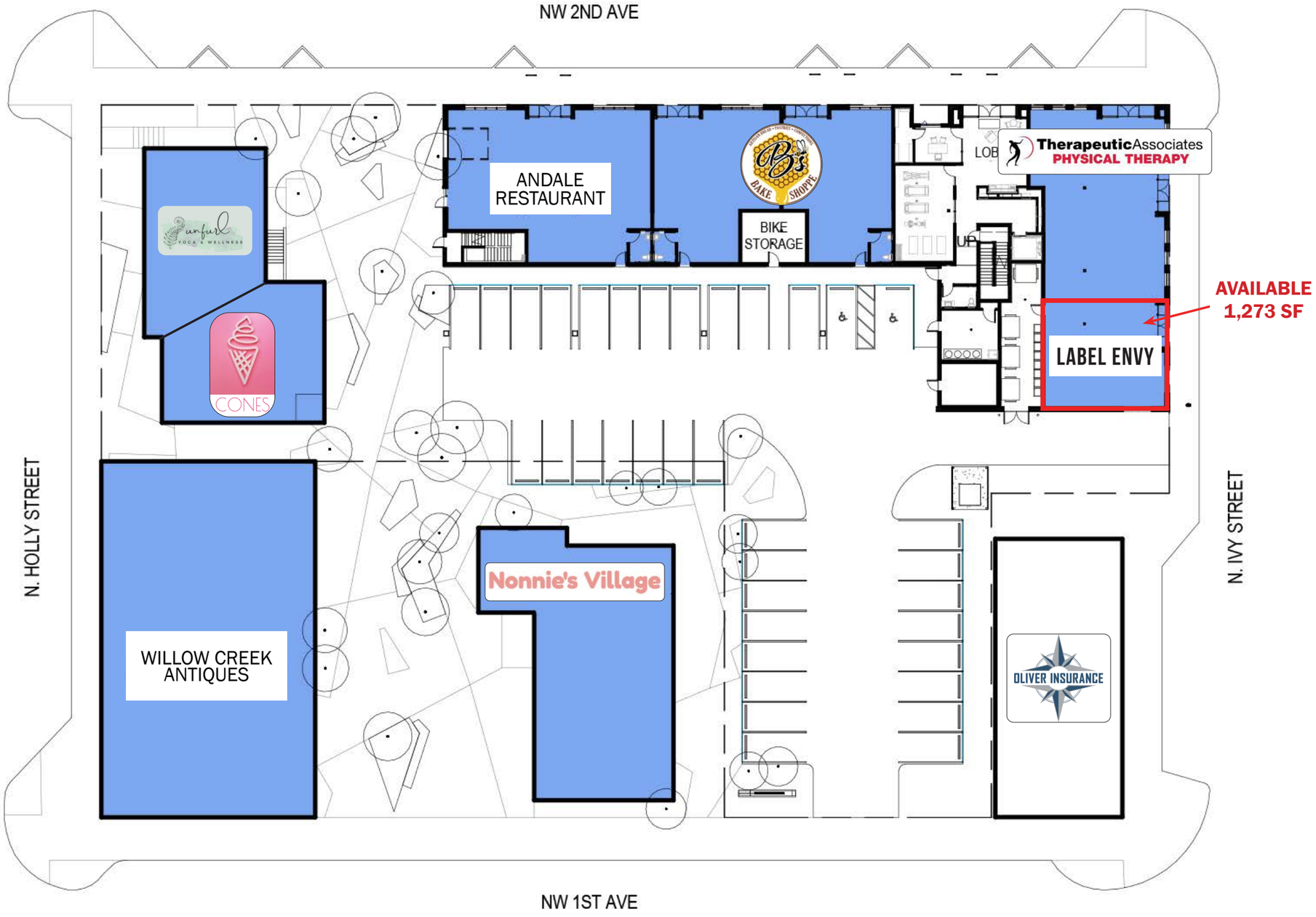
CANBY BUILDERS SUPPLY

NW 9th Ave
NE 9th Ave
N Birch St
N Elm St
N Grant St
N Holly St
N Ivy St
Juniper Ct
N Juniper St
N Knott St
Locust St
N Cedar St
Dahlia Pl
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
N Aspen St
N Fir St
Pine St
N Pine St
Pacific Hwy E
22,193 ADT (25)
22,912 ADT (25)
24,743 ADT (26)
23,568 ADT (25)
22,320 ADT (25)
6,230 ADT (29)
Sequoia Pkwy
S Pine St
SE 2nd Ave
SE 3rd Ave
SE 3rd Ct
S Locust St
S Ivy St
SW 1st Ave
SE 2nd Ave
SW 2nd Ave
SW 3rd Ave
SE 3rd Ave
S Grant St
S Elm St
S Fir St
S Holly St
Canby-Marquam Hwy
S Knott St
SE 4th Ave
SE 5th Ave
S Maple St
SE Twp Rd
SE 6th Pl
SE 7th Pl
SW 4th Ave
SW 5th Ave
SW 6th Ave
SW 6th Pl
SW 7th Ave
SW 8th Ave
SW 9th Ave
Birch St
S Douglas St
S Lupine St
S Larch St
S Ponderosa St
S Redwood St
SE 7th Ave
SE 8th Ave
SE 9th Ave
SE 10th Ave
SW 4th Ave
SW 5th Ave
SW 7th Ave
SW Berg Pkwy
4th Ave

WELLS FARGO
Therapeutic Associates PHYSICAL THERAPY
Thai Dish
EMBOLC CREDIT UNION
LOS 2 AMIGOS
Nonnie's Village
WILLOW CREEK ANTIQUES
Canby CINEMA
Authority MARKET
Chevron
NAPA
FredMeyer
Denny's
Earth Fare
Providence
Starbucks
7-ELEVEN
O'Reilly AUTO PARTS
Three LES SCHWAB
Enterprise
MOTEL 6
usbank
Dairy Queen
McDonald's
Auto Zone
Taco Bell
Walgreens
Roxy's
Dutch Bros
verizon
ACE Hardware
DOLLAR TREE
BIG 5
CRA

SITE PLAN

151 N IVY STREET
CANBY, OR



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

the DAHLIA

151 N IVY STREET

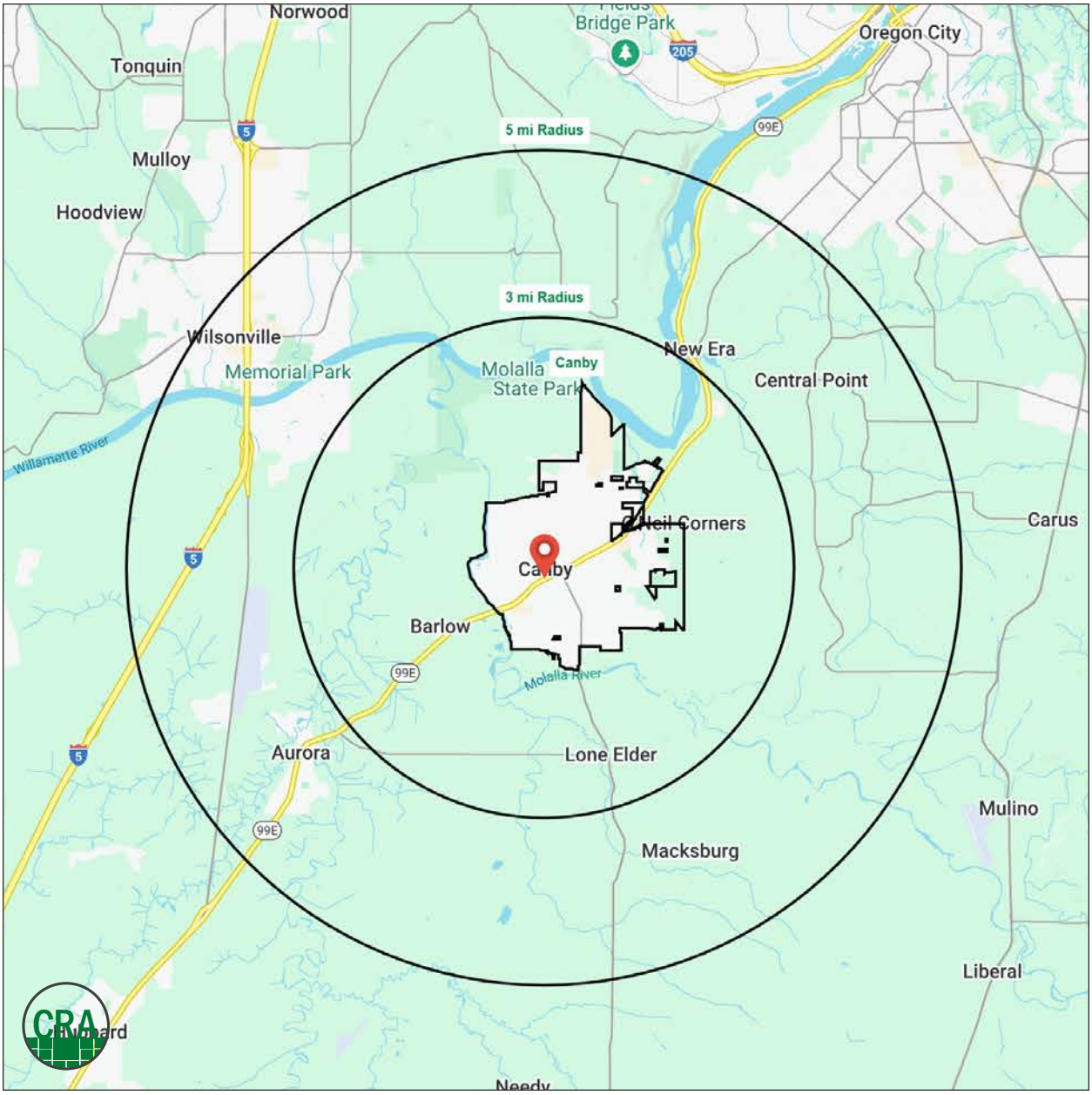
CANBY, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	CITY OF CANBY	3 MILE	5 MILE
Estimated Population 2026	19,007	22,847	43,339
Average HH Income	$136,377	$138,704	$136,829
Median HH Income	$106,361	$104,619	$100,325
Median Home Value	$573,139	$611,679	$650,485
Daytime Demographics 16+	14,006	17,559	34,756
Some College or Higher	68.7%	69.6%	71.3%

19,007
Estimated Population 2026
CITY OF CANBY

$136,377
Average Household Income
CITY OF CANBY



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

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Lat/Lon: 45.2633/-122.6931

151 N Ivy St Canby, OR 97013	Canby	3 mi radius	5 mi radius
Population			
2026 Estimated Population	19,007	22,847	43,339
2031 Projected Population	19,678	23,659	44,297
2020 Census Population	18,232	21,952	41,909
2010 Census Population	16,781	20,396	37,075
Projected Annual Growth 2026 to 2031	0.7%	0.7%	0.4%
Historical Annual Growth 2010 to 2026	0.8%	0.8%	1.1%
2026 Median Age	40.4	42.1	42.5
Households			
2026 Estimated Households	7,314	8,751	17,646
2031 Projected Households	7,681	9,176	18,199
2020 Census Households	6,653	7,986	16,304
2010 Census Households	6,027	7,312	14,471
Projected Annual Growth 2026 to 2031	1.0%	1.0%	0.6%
Historical Annual Growth 2010 to 2026	1.3%	1.2%	1.4%
Race and Ethnicity			
2026 Estimated White	79.7%	80.0%	79.3%
2026 Estimated Black or African American	0.8%	0.8%	1.1%
2026 Estimated Asian or Pacific Islander	2.9%	2.9%	4.1%
2026 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
2026 Estimated Other Races	15.9%	15.6%	14.7%
2026 Estimated Hispanic	16.0%	15.1%	14.6%
Income			
2026 Estimated Average Household Income	$136,377	$138,704	$136,829
2026 Estimated Median Household Income	$106,361	$104,619	$100,325
2026 Estimated Per Capita Income	$52,614	$53,246	$55,845
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.5%	2.2%
2026 Estimated Some High School (Grade Level 9 to 11)	4.6%	5.0%	4.1%
2026 Estimated High School Graduate	24.4%	22.9%	22.3%
2026 Estimated Some College	27.1%	26.9%	24.0%
2026 Estimated Associates Degree Only	9.1%	9.1%	8.9%
2026 Estimated Bachelors Degree Only	20.5%	21.6%	24.1%
2026 Estimated Graduate Degree	12.0%	11.9%	14.4%
Business			
2026 Estimated Total Businesses	909	1,242	2,485
2026 Estimated Total Employees	7,538	9,742	19,684
2026 Estimated Employee Population per Business	8.3	7.8	7.9
2026 Estimated Residential Population per Business	20.9	18.4	17.4

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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:

ROB KIMMELMAN 503.449.2591 | rob@cra-nw.com

KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Licensed brokers in Oregon & Washington

15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224

www.cra-nw.com **503.274.0211**

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