

Final Thoughts...Why Canby?

Canby, Oregon, a town of 16,420 with strong agricultural roots, offers many of the amenities of a larger city. The community is proud of its friendly, pro-business attitude. The 300 acre industrial park is fully served with utilities including natural gas and ultrafast broadband. Sites from 1 to 60 acres are ready for development. It takes less than 10 minutes to reach two interstate highways. Attractive utility rates and a qualified workforce with training resources are at the ready. Please consider Canby as a compelling business expansion or relocation option!

Former Library ...continued

A market place concept with six small retail and restaurant stalls will line 3rd Avenue and Holly Street across from Wait Park. The new retail and restaurant spaces will feature roll up doors and lots of natural light. They will be designed to be flexible and to accommodate a wide variety of new entrepreneurial businesses. The interior of the building will be transformed into creative co-working office space with 8 offices, shared conference room, work spaces and a reception area. The city and developer are developing details and timeline for the improvements now. For more information contact Renate Mengelberg at 503-266-0701.

Historic City Hall and Former Police Buildings

These two buildings will be rehabilitated to preserve historic elements while modernizing the interior for new businesses. The 1937 Historic City Hall offers 3,070 SF of Retail / Restaurant space and the Old Police Station at Holly and 1st Avenue offers 6,000 square feet of space with lots of details and character. The space will be available for lease and can be customized to tenants needs.



The Former Parsons Pharmacy Building is 12,950 SF built in 1962 and is for sale for \$1,330,000. The property is at a busy corner on NW 2nd Avenue and N Grant Street. The open flexible building has onsite parking and could accommodate a wide variety of uses. There are other smaller spaces also available on 1st Avenue and 2nd Avenue that could accommodate smaller retailers or services.

There has already been interest by new businesses that will be opening soon, offering more options and choices and reasons to shop in Downtown. Within a year Downtown will host many new businesses that meet the community's needs and bring lots of activity downtown. Exciting times for Canby!



Ideas, questions or interest in development?
Please Contact Renate Mengelberg at 503-266-0701
or MengelbergR@canbyoregon.gov or www.canbybusiness.com



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Canby

In the spotlight

Semi-Annual Insights into
Canby's Real Estate Market

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Downtown Canby's Abundant Retail and Commercial Opportunities — By Renate Mengelberg

Over the last 6 months, significant opportunities have opened up in Downtown Canby for new retail and commercial businesses. New commercial construction, rehabilitation of existing buildings and large buildings for sale, have opened up options for entrepreneurs, local business expansions and new businesses. The growing Canby community will bring increasing demand for new shops and services in our charming downtown. A recent retail study outlined and quantified demand for the community. Here is an overview of the changes in store.

Construction of **The Dahlia** development is well underway. The foundation was poured in September and steel trusses will be erected over the next few weeks. The project will bring 8,000 SF of modern retail space next July. The spaces range from 1,200 SF to 6,000 SF with large windows, tall ceilings. An adjacent courtyard and 69 new studio and one bedroom apartments above will be constructed to create very local demand.

Former Library: Since the new library opened a year ago, the City Council wanted to bring new life into the old library building. The 44-year old former hardware store across from Wait Park has almost 11,000 SF of open flexible space that could accommodate many uses.

After a 3 month marketing period, the city received three proposals for the building.

Last week, the City council selected T5 Equities to began an exciting new chapter. This successful Oregon City developer envisions transforming the 10,961 square foot space into two distinct uses.

(See Former Library on back

The Dahlia



Former Canby Library



Canby's Newest Dining Spots



LOS DOS AMIGOS
102 N Ivy St



SCHMIZZA PUB & GRUB
851 SW 1st Ave



JIMMY JOHN'S
851 SW 1st Ave



CHAPALA EXPRESS
919 SW 4th Ave



CASCADE PIZZA COMPANY
1017 SW 1st Ave



ROXY'S ISLAND GRILL
1001 SW 1st Ave



Fall 2017 Residential Real Estate Trends - By Gina Hosford, Team Unger Real Estate

Canby's residential real estate market is still favoring sellers as it has been all year long. Buyer demand is still outpacing supply. Low inventory has been a major factor as well as buyers competing for winning bids and pushing sales price up. Buyers are out and waiting for homes to be listed ready to make offers because interest rates are good and home ownership is still important to them. In the 97013 zip code third quarter of 2107 Canby saw 68 single family residences sold. Average sold price was \$421,000 and days on the market were 24.

200 NEW HOUSING SUBDIVISION LOTS

- ◆ *TIMBER PARK, 105 Lots*
- ◆ *NORTHWOOD ESTATES III, 21 Lots*
- ◆ *CAITLYN'S PLACE, 6 Lots*
- ◆ *TANOAK, 8 Lots*
- ◆ *FAIST 6 ADDITION, 30 Lots*
- ◆ *FAIST 7 ADDITION, 6 Lots*
- ◆ *FAIST 8 ADDITION, 24 Lots*

OTHER DEVELOPMENT

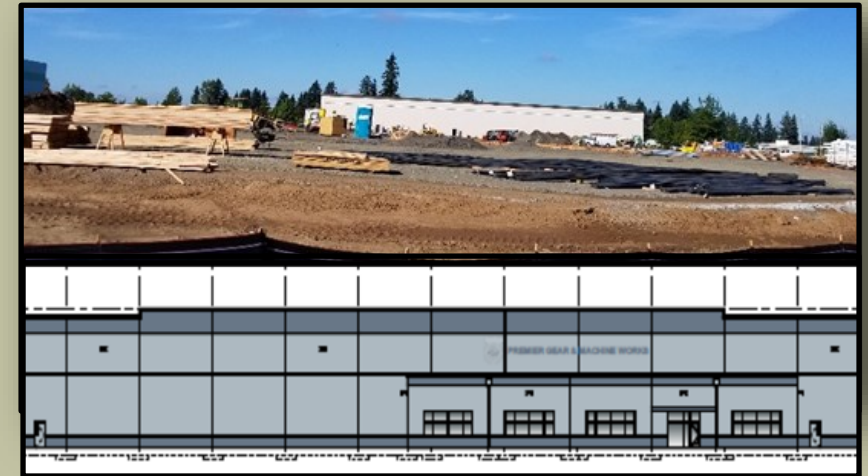
- ◆ *EMERALD GARDENS TOWNHOMES, 15 Lots*
- ◆ *SEQUOIA GROVE APARTMENTS, 174 Units*



Canby Pioneer Industrial Park Attracts Three New Companies

Canby's 300-acre Industrial area will be home to three very different businesses next year. Construction is now underway on two buildings and a third has been approved. The companies bring welcome new investment and jobs to Canby.

Premier Gear and Machine Works will open its doors next year. Construction is underway on a build-to-suit, 60,000 square foot building. The company is investing \$20 million in the project and will employ 35 with plans to expand. This third generation Portland based metals manufacturer purchased the 6 acre Canby Urban Renewal property this summer. They will move from its NW Portland home of over 90 years next year. The company makes precision gears for the national and international market. See more at <https://www.premier-gear.com/>.

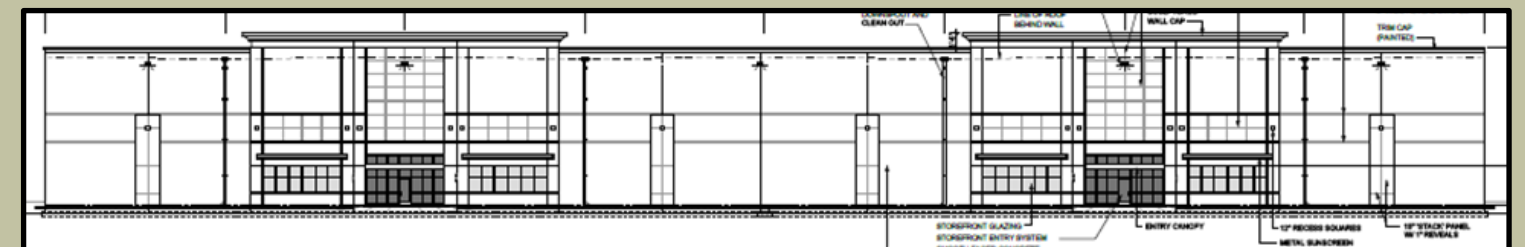


Ronald L. Reimers Company: This family-owned commercial and industrial construction company from Albany began construction on a new 20,100 SF industrial flex building this fall.

The new facility will house their company headquarters at 138 Hazel Dell Way. Remaining spaces ranging from 1,500 to 7,500 SF will be available for lease next spring. The company plans to construct a second 20,100 SF building toward the back of their property once tenants are identified. Providing new industrial space for lease will be helpful in attracting even more companies to Canby.

See more at <http://www.rlreimers.com/>.

BE Group: This 3rd generation family owned Canadian manufacturer will begin construction soon on their new facility. They plan to consolidate their pressure washing equipment manufacturing, sales and Wilsonville based warehousing operations in Canby. Their new location will be on 4th Avenue just east of Shimadzu USA's facility. They will build a 35,000 SF facility with room for expansion to double in size in the future. See more at <http://brabereq.com/About>.



Even with these new businesses there are still a variety of sites ready for development in the industrial park. Most are actively on the market, fully served and development ready. For more information contact Renate Mengelberg at mengelberg@canbyoregon.gov.