

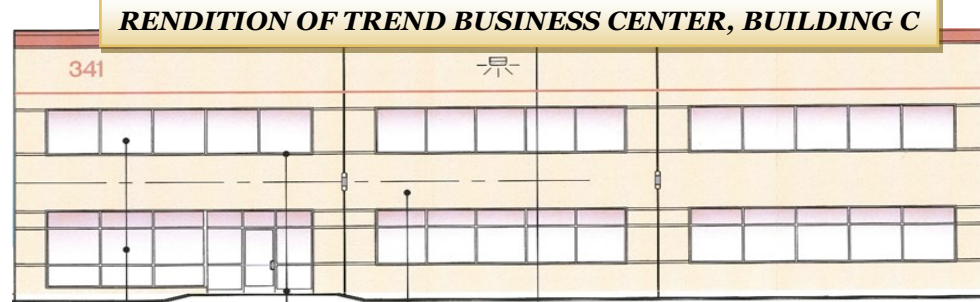
# Final Thoughts...Why Canby?

Canby, Oregon, a town of 16,010 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!

## McCormack Properties Moving Forward on 33,000 SF Industrial Building

Now that Trend Business Center Building A will be the home of a great company in Grand Northern Products, real estate developer McCormack Properties is launching forward with the next phase of Trend Business Center, Building C. The new 33,000 square foot building is being built on a speculative basis and is available now for pre-leasing. The flexible design can accommodate one large user or up to three smaller users. It will feature office space, a large electrical service, dock high doors, grade doors, ample parking and attractive architectural and landscaping features. The facility is designed for a diverse range of manufacturing, warehousing, distribution and other industrial users.

The building will be located between Cascade Engineering Technologies and PumpTech on Sequoia Parkway. Over the winter months McCormack Properties will continue marketing efforts and then start construction June 1, 2016. Perlo Construction will be the general contractor and VLMK Consulting Engineers will be the design firm.



For more information contact Scott McCormack at McCormack Properties, phone 503-624-4649, email [scott@mccormackprop.com](mailto:scott@mccormackprop.com) or Peter Stalick at Kidder Mathews, phone 503-221-2272, email [pstalick@kiddermathews.com](mailto:pstalick@kiddermathews.com).

## New 166 Unit Apartment Community Planned near Canby Pioneer Industrial Park



IDM Apartments will begin developing a condo quality apartment community on a 7.6 acre site along Sequoia Parkway. IDM Apartments was approved for a Comprehensive Plan Amendment and Zone Change by Canby City Council in early October.



The development is on an aggressive schedule to complete the permitting process this winter. They will begin construction in phases next spring. IDM has constructed eight successful apartment projects in Vancouver, Washington and 12 industrial buildings in the Portland Metro Region. IDM plans to build, manage and own the Canby project over the long term. The 166 unit community in Canby will offer studio, and one to three bedroom options. Rental rates will range from \$800 to \$1300 per month depending on unit size and amenities. The units will feature electric fireplaces, high ceilings, large windows, washers and dryers in each unit and more. The gated, high security apartment community will offer a resort style pool, spa, clubhouse with kitchen and fireplace, a 24 hour fitness center, business center, barbeques, covered parking or garages, and more. The complex will be similar IDM's The Grove, see <http://idm-apartments.com/thegrove/>. Canby has not had a new apartment complex since 2004 – almost 11 years ago. Many employers, visitors and residents have noted how hard it is to find housing in town. It has become a challenge in attracting skilled workforce to the community just as manufacturers are expanding, investing and adding jobs. The development will be adjacent to Arneson Park, Fred Meyer and Sequoia Parkway.

Please contact Jason Larson at [jason.larson@idmcompanies.com](mailto:jason.larson@idmcompanies.com) or 360-949-5728 for more information about preleasing options.

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Canby Library/Civic Center currently under construction with expected completion Fall 2016

ISSUE

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## Semi-Annual Insights into Canby's Real Estate Market



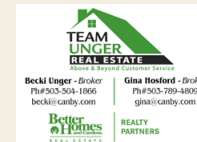
### Current topics >>>

## Autumn 2015 Residential Real Estate Trends



By Gina Hosford

The Canby residential real estate market is alive and well! Low inventory has been making it challenging for homebuyers to find homes but sellers are benefiting from a sellers market with prices holding steady. Average list price in Canby for a three-bedroom home is \$329,000. Average days on the market are 32, and the average price per square foot of sold homes is \$156.



### Ideas or questions ?

Please Contact Renate Mengelberg  
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[mengelberg@ci.canby.or.us](mailto:mengelberg@ci.canby.or.us)



## Grand Northern Products Chooses Canby

A leading international distributor of surface enhancement technology and supplies, Grand Northern Products has chosen Canby as the future home for a new Pacific Northwest regional facility.

"We see an opportunity to improve our service to customers that require specialized processes and materials to meet their demanding product specifications" commented Knowlin Vestal, Grand Northern Products General Manager.



Headquartered in Grand Rapids, Michigan and founded more than 25 years ago, the firm will open its new facility in December of this year when they move into Trend Business Center, a business park located along Sequoia Parkway in the Canby Pioneer Industrial Park.

The company has the technology, products and expertise to provide better, faster, and more consistent metal finishing solutions to many different industries throughout the United States, Canada, and Mexico.

The Michigan-based company has existing customers in Oregon and throughout the West Coast. They decided the time was right to open a new facility to better serve their expanding customer base in this region.

For more information, see their company website at: [www.grandnorthern.com](http://www.grandnorthern.com).



# New Canby Business Developments

**Northwest Furniture Outlet**, located at 23300 S Hwy 99E, near the Canby Farmer's Market, opened their doors in early July offering name brand furniture from Ashley, Benchcraft, Millennium, and many others. Owners Rick Palo and Mike Kwok said they chose Canby because they are familiar with the area and feel like the city is a hidden gem in Oregon.

"We love the small town, family feel of Canby, and we believe in shopping local, buying local, and supporting the local economy," Palo said.

Palo has over 30 years of experience on the retail side of the furniture business. He started with Smith's Home Furnishings back in 1984. He opened his first Furniture Outlet store in 1996 in Hubbard which grew to five more stores throughout the area. Unfortunately, in December 2010, the Hubbard store outlet was closed after 14 years due to the poor economy.

Kwok has been on a very similar journey for the last 25 years. He was a store manager for Palo, and then owned his own store in McMinnville called Mike's Discount Furniture. See their company website at <http://www.northwestfurnitureoutlet.com/>

**FOB Taproom**, located 1109 SW First Ave in the Canby Place Shopping Center offers over 36 taps of rotating craft beers, ciders and wines. Although the taproom does not serve food, they welcome and encourage their customers to bring their own because of the variety of great local restaurants to choose from.

Customers can even check out the electronic brew board which lists all of the selections.

To see hours of operation and a current tap list be sure to visit their website at [fobtaproom.com](http://fobtaproom.com).



*Northwest Furniture Outlet is open seven days a week, Monday through Friday from 10 am to 7 pm, Saturdays From 10 am to 6 pm, and Sundays from 11 am to 5 pm.*

## COMING SOON!

- ◆ A **Starbucks** drive-thru and sit down restaurant opened recently in the new retail location currently being built at Canby Square by Western Construction. Watch for an AT&T mobile store and a Great Clips hair salon to follow.



- ◆ **Fred Meyer** will soon break ground on a fuel station on the corner of Hwy 99E and S Locust.
- ◆ **McDonald's** new restaurant will occupy their current space as well as the lot next door which was a former pool and spa retail store.
- ◆ **Western Storage** located on S Redwood St is planning their stage 3 expansion which will include a 20,160 sq. ft. metal commercial storage building with four office spaces and covered recreational vehicle storage areas.
- ◆ **Frack Burger** is moving to a larger space in the Canby Square Shopping Center.

## New Housing Options Explode in Canby

*By Laney Fouse*

A rise in buildable lands makes this an exceptional time to build a home in Canby. The development of six new subdivisions has resulted in the creation of more than 150 sites for single family homes, 21 townhome sites, and 10 manufactured home sites.

The new home sites offer a wide variety of choices for homebuyers—from one and two story homes, different lot sizes, a diversity of home styles, and for some a choice of builders. The new subdivisions are scattered throughout all four quadrants of the city, providing many location options.

### NORTHEAST CANBY

**PINE MEADOW**~ One of the newest developments is the Pine Meadow Subdivision located east of North Pine Street, and south of NE Territorial Road with access to the Logging Road Trail, a popular footpath and bicycle route. Pine Meadow is owned and developed by Stafford Land Company and includes 19 detached single family home sites.

Currently Stafford Land Company has submitted 8 building permit applications which are in various stages of the approval process. they have plans to break ground on their first home in about two weeks.

**FRANZ MEADOW** ~ Stafford Land Company also plans to develop the Franz Meadow Subdivision, located next door to Pine Meadow. (See photo.)

This property is one of the two annexations approved by voters in the November 2014 election.

### NORTHWEST CANBY



**NORTHWOOD ESTATES** ~ Phase II of Northwood Estates Subdivision is located between NW 9<sup>th</sup> Avenue and NW Territorial Road, just east of N. Birch Street and 33 additional home sites have been added. Six of the sites have already been sold. Northwood Estates offers generous lot sizes as well as the opportunity for homebuyers to bring their own builder to create their custom designed home.



*Dinsmore Estates II - Model Home Built by Pacific Lifestyle Homes*



*Pine Meadow Subdivision on the right. Franz Meadow Subdivision on the left.*

**EMERALD GARDEN TOWNHOMES** ~ Emerald Garden Townhomes are located on just under an acre lot between NE 3<sup>rd</sup> and NE 4<sup>th</sup> Avenues. The development will consist of five identical buildings with three townhomes each for a total of 15 units. Infrastructure is in place with gas lines and paving completed.

### SOUTHEAST CANBY

**DINSMORE ESTATES** ~ Phase II of Dinsmore Estates, located near SE 13<sup>th</sup> Avenue and S Ivy Street, includes 41 single family homes sites. Pacific Lifestyles Homes of Vancouver, Washington completed a model home and has others under construction.

**DINSMORE ESTATES III** ~ Phase III is the Final Plat stage. This newest subdivision is located west of S Ivy St and next door to Dinsmore Estates Phase II. The development consists of 10 lots but only 9 lots will be available as a new home which was constructed in 2007 will remain on one lot.

**FAIST 6 SUBDIVISION** ~ The latest Faist Addition is located west of SE Teakwood St and north of SE 13<sup>th</sup> Dr and is being developed by Oregon Development West. The final plat was just approved. The 10.19 acre lot was partitioned into three parcels with the two existing homes remaining on Parcels 1 and 2 while Parcel 3 will become the 30-lot subdivision.

### SOUTHWEST CANBY

**HOPE VILLAGE COTTAGES** ~ The newest addition to the Hope Village Campus will be located on a private drive off S Fir St. The plan is for six cottages with two units each providing residential independent senior housing. Five of the units have already sold so plans are underway to submit building permit applications for more of the units in the very near future.



**POPULAR TOWNHOMES** ~ Located on SW 3<sup>rd</sup> Ave east of S Elm St will be 6 Townhomes, with common wall construction, each will be on their own lot.

**VILLAGE ON THE LOCHS** ~ Phase II of Village on the Lochs, 1655 S Elm St is adding 10 manufactured homes. Information packets are available onsite.

**Preferred Pump & Equipment**  
896 S Ivy St  
Suppliers of water well drilling & pump products

**Smokehouse BBQ Company**  
225 NE 2nd Ave  
BBQ meals to go

**Biscuits Café**  
1477 SE 1st Ave  
A unique breakfast & lunch cafe

**Gala Nails & Spa**  
1401 SE 1st Ave  
Professional nails, spa & skincare

Historical Compilation of New Dwelling Units

