

# Final Thoughts...Why Canby?

Canby, Oregon, a town of 16,660 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!

## New Businesses/Facilities Opening in Canby

Premier Gear & Machine Works' new 60,000 SF building at 387 S Sequoia Parkway opened their doors for business on Monday, April 16, 2018.



AutoZone, one of the nation's leading auto parts retailers, will open soon in Canby at 980 SW 1st Ave.



OCI Reimers at 138 S Hazel Dell Way in the Canby Pioneer Industrial Park is constructing a 16,200 SF Flex building with spaces ranging from 1,500 to 7,500 SF available for lease.



OPENING SOON: MOMIJI JAPANESE SUSHI BAR & RESTAURANT, Canby Market Center

Ideas, questions or interest in development?  
Please Contact Renate Mengelberg at 503-266-0701  
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# Canby

In the spotlight

Semi-Annual Insights into  
Canby's Real Estate Market

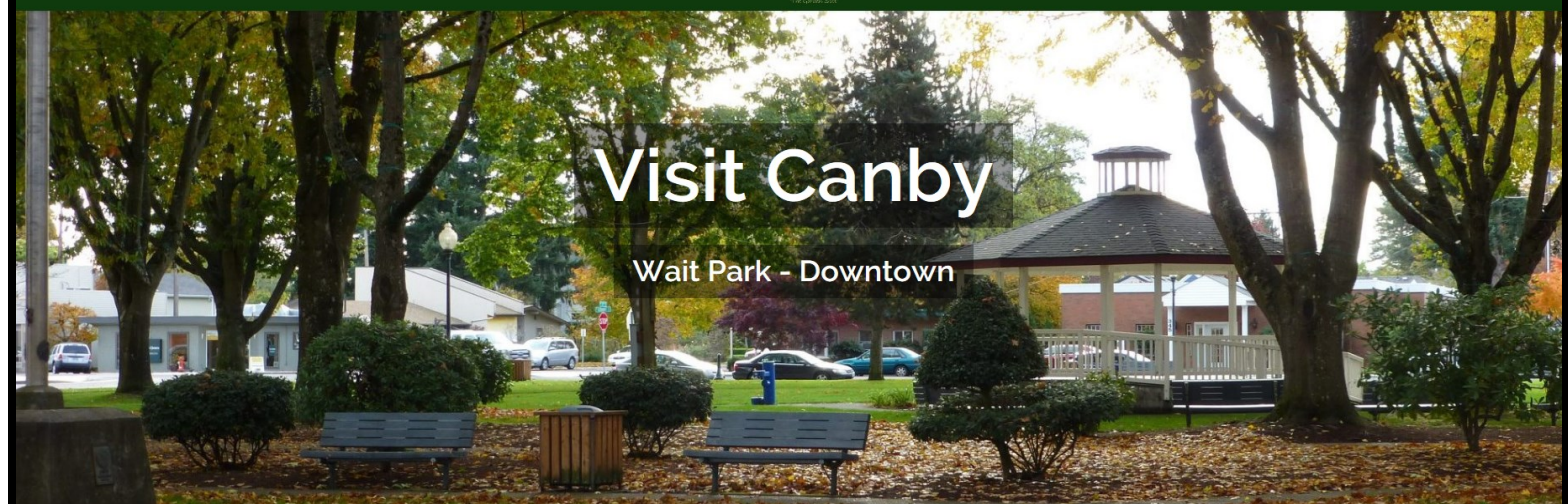
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2018

## New Tourism Website Promotes Canby

Experience See VISIT CANBY Play Events



The city of Canby is proud to unveil the new "Visit Canby" website that highlights the many unique visitor attractions and events in our area. It is designed to be very visual and intuitive so that people can find what they need easily. We hope that along the way, they will also discover jewels they never realized Canby had. Taken all together, it is very impressive to see the wide variety of tourism assets our community offers. Take a look at <http://visitcanby.com/>.

The website implements one of the key recommendations in the Canby Community Vision. Its mission is "To inspire Canby area visitors to explore the many unique experiences, events, and attractions our community offers." The content of the site was gathered by the city economic development department in coordination with tourism attraction and event leaders in the community. Canby's own Full Bloom Digital was the website developer. The site will be updated regularly with current event highlights and any new attractions.

For more information please contact **Renate Mengelberg** at [MengelbergR@CanbyOregon.gov](mailto:MengelbergR@CanbyOregon.gov)  
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# Canby Housing Market is Hot



Welcome to Canby's newest neighborhood where lot sales and new home construction are well underway in the 105-lot Timber Park Subdivision located off SE 13th Avenue which also includes a park.



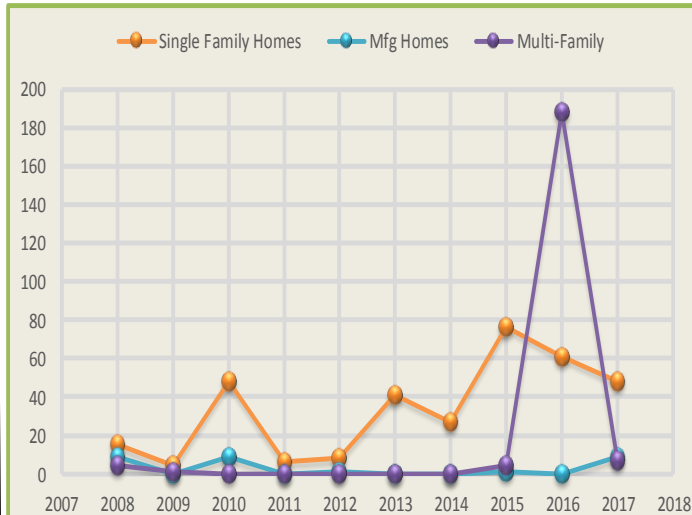
Emerald Gardens Townhomes located on NE 3rd & 4th Ave offers buyers 3-story luxury townhomes ranging from 1,710 to 1,747 SF which features many amenities including sound resistant windows.

## Spring 2018 Residential Real Estate Trends By Gina Hosford



Canby's Spring selling season is well underway! Comparing the first quarters of 2017 and 2018 was eye opening. In the first quarter of 2017 a total of 70 homes were sold in Canby with a median sales price of \$363,350 and averaging 71 days on the market. In 2018 during the first quarter only 48 homes were sold in Canby with a median sales price of \$388,700 and averaging only 38 days on the market. Home sales prices increased 7%. Inventory is still sufficiently low to keep prices favoring a sellers market. Interest rates are on the rise so buyers are ready to jump on houses that come on the market to beat the impending higher interest rates. The upcoming Canby market shows lots of new construction on the horizon and conservative housing appreciation.

## Historical Yearly Compilation of New Residential Dwelling Units by Type (2008-2017)



# Changes Coming to Canby

## Canby Utility Office Moving Soon

Canby Utility's new 16,003 SF administration and customer service office at 1265 SE 3rd Ave on the corner of S Pine St. is expected to be completed by mid-year. The second phase of construction will include the completion of the operations center and outbuildings. There is no timeline set for the second phase of construction.



## The Dahlia Construction Nearing Completion

The Dahlia at 111 NW 2nd Ave is on schedule for completion by July 2018. The 4-story, 54,409 SF building is the first of its kind in Canby. The street-level floor will bring 8,000 SF of new retail space to the downtown area. Retail space sizes will range from 1,200 SF to 6,000 SF. The 3 floors above will feature 69 studio and 1-bedroom apartments available at market rate. A new courtyard will be available for public use. See: [www.liveatTheDahlia.com](http://www.liveatTheDahlia.com).

