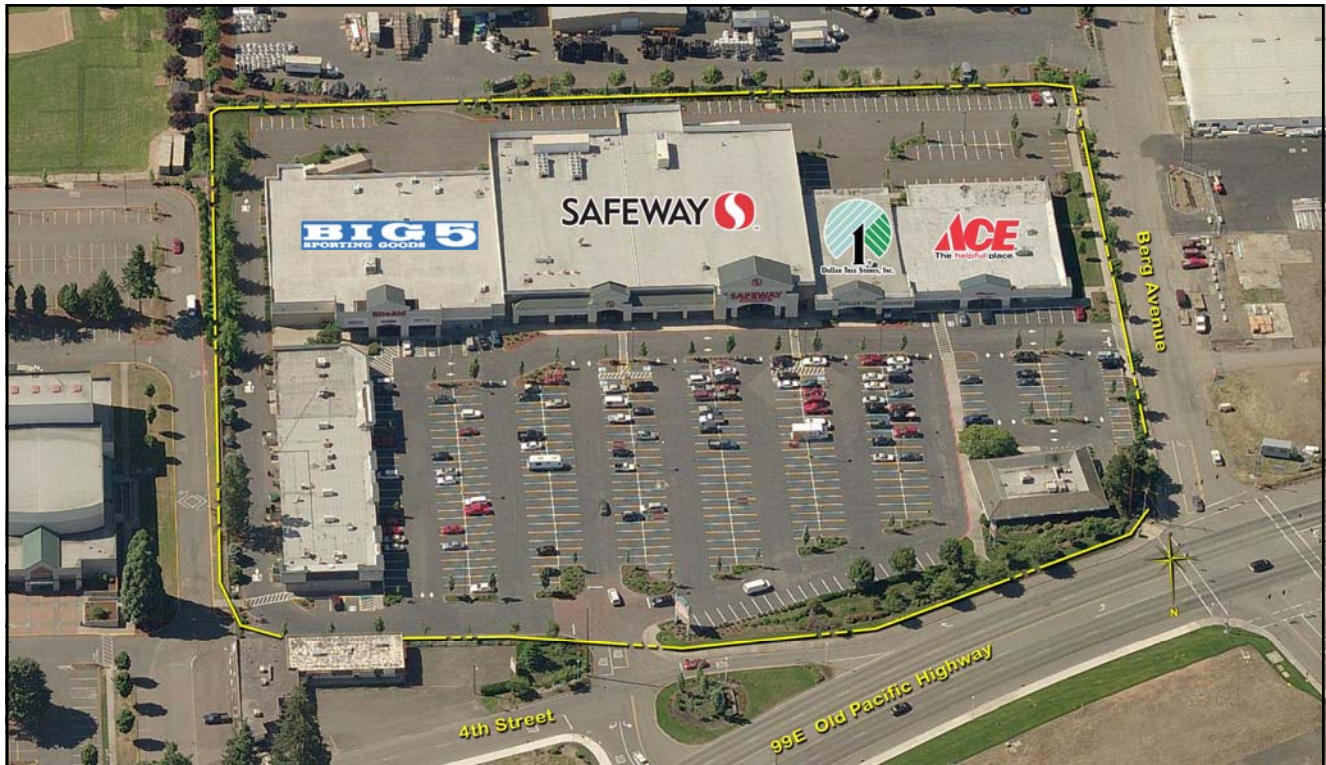


# FOR LEASE: SAFEWAY ANCHORED RETAIL



- Safeway, Dollar Tree, Ace Hardware & Big 5 Sporting Goods anchored center to be remodeled.
- The center draws from an extended trade that includes: Mulino, Woodburn, S. Oregon City and Molalla.
- Good visibility to Hwy 99E.
- Directly adjacent to Canby High School, which has an off-campus lunch policy.
- Call for pricing and remodel plans.



## CANBY SQUARE

HWY 99E & BERG AVENUE. CANBY, OR

### CONTACT



MARC STRABIC  
503-245-1400 EXT 520 - MARC@HSM-PACIFIC.COM  
WWW.HSM-PACIFIC.COM



HSM PACIFIC REALTY, INC.  
0612 SW IDAHO ST, SUITE 2  
PORTLAND, OR 97239

# SITE PLAN:

## Available Space:

1015 / 1,076 SF  
 1023 / 877 SF  
 1075 / 941 SF



### Demographics (2016 Est.)

	3 Mile	5 Mile	10 Mile
Population	20,124	40,026	202,163
Total Households	7,315	15,759	75,942
Avg. Household Income	\$77,315	\$81,652	\$90,119
Daytime Employees	7,587	18,224	92,803

### Traffic Counts:

HWY 99 @ .02 Miles South of SW Elm St. 23,200 (2012 ADT)

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# AERIAL:



## CANBY SQUARE

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