

THE DAHLIA

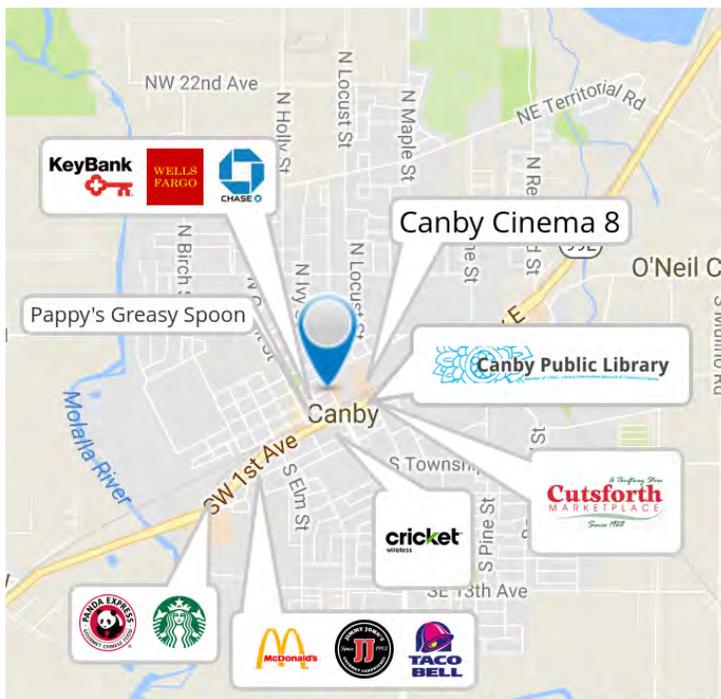
NW 2nd Avenue and Ivy, Canby, OR 97013

RETAIL/OFFICE FOR LEASE

HANLON
DEVELOPMENT



New Mixed-Use Development
in Downtown Canby
Available Summer 2018



RETAIL/OFFICE SPACE AVAILABLE FOR LEASE

DETAILS

Lease Rate: Please call for terms
Available SF: 1,278 - 8,036 SF

FEATURES

- Four new modern retail spaces with floor-to-ceiling windows
- Generous TI allowance available
- Landscaped courtyard with seating and secured bike parking
- Ideal for restaurants and other retail/office users
- Centrally located in downtown Canby, only 10 minutes from I-5
- The Dahlia apartment building (69 Class A residential units) – available Summer 2018
- Adjacent to Canby Transit Center, New 25,000 SF Canby Public Library & Cutsforth's Market

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

norris-stevens.com

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RETAIL/OFFICE FOR LEASE



CANBY CIVIC BLOCK

The Canby Civic Block is in the heart of downtown Canby surrounded by a new 25,000 SF library, Cutsforth's Market, and an independent cinema.

The Dahlia has four modern retail spaces with floor-to-ceiling windows. The building was designed with the neighborhood in mind with luxury finishes, a coffee bar with complimentary Wi-Fi, and places to feature work from local artists.

- Walking score 84
- On-site parking
- Across from the Canby Transit Center
- Easy access to I-5, Hwy 99E, and I-205 (within 10 miles)

INCENTIVES

RATES: Call for rates / NNN

TENANT IMPROVEMENT ALLOWANCE: \$25 / SF if LOI signed before February 1st, 2018 to qualified tenants.

- Architect consultation included in tenant improvement costs if letter of intent signed prior to February 1st, 2018
- General contractor advice for tenant improvements included if letter of intent signed prior to February 1st, 2018

New retail spaces totaling 8,036 SF Along NW 2nd ave. sizes from 1,278 sf - 6,000 sf!

Several new retail spaces will be available in the Dahlia located in Downtown Canby Oregon by the summer of 2018. The Dahlia is the first new apartment building that has been built in decades.

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CANBY CIVIC BLOCK: SITE PLAN

THE DAHLIA

- Four new modern retail spaces
- Floor-to-ceiling windows
- The Dahlia apartment building (69 Class A residential units) - available Summer 2018
- Landscaped courtyard with seating available

CANBY UTILITY BUILDING

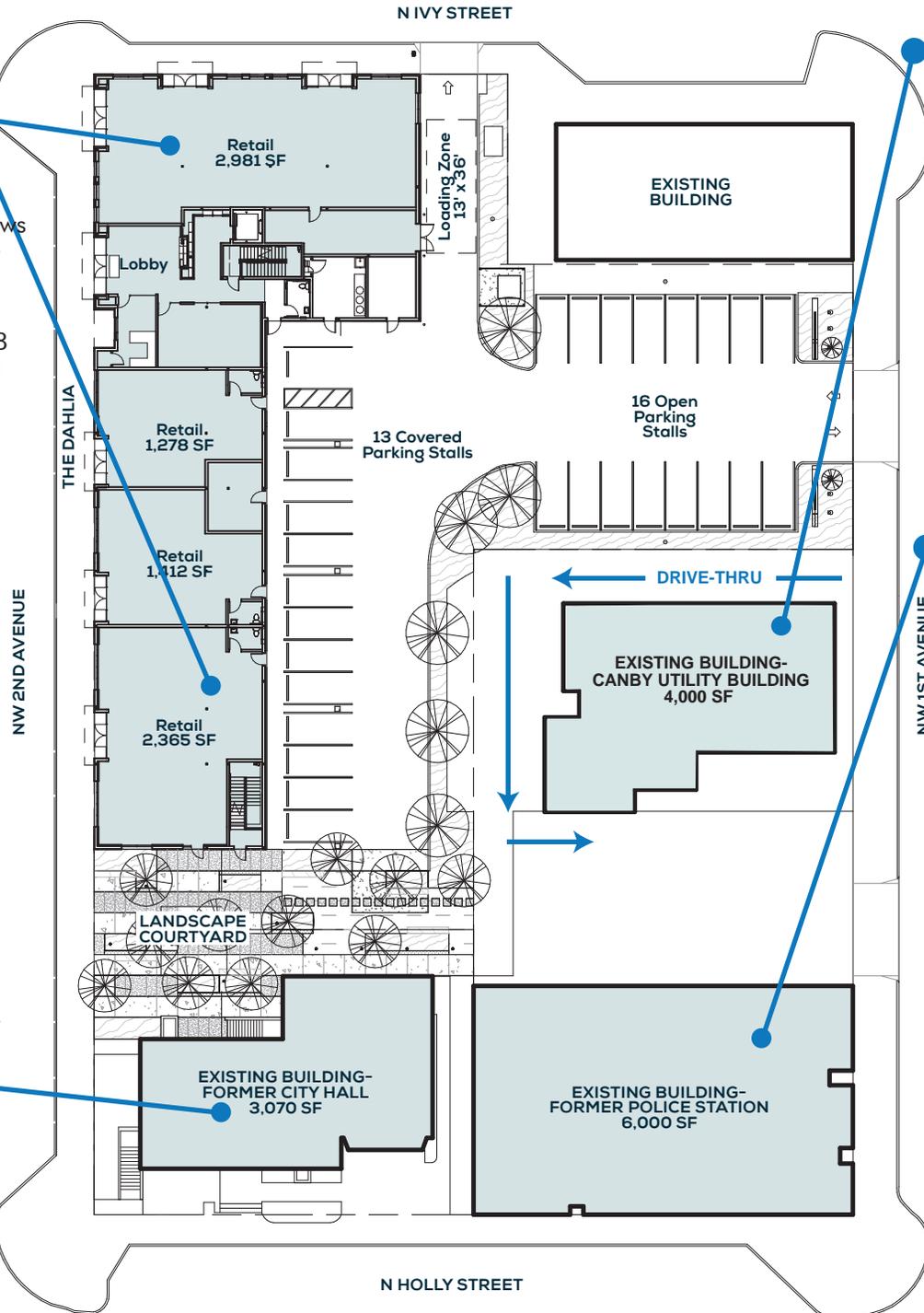
- 4,000 SF ground floor retail/office with drive thru
- With another 4,000 SF basement with kitchenette
- Features onsite parking area

OLD POLICE STATION

- Call for terms/NNN
- 6,000 SF open retail space with exposed red brick, old growth wooden beams, and large store front windows
- Ideal restaurant or brewery space
- Available Spring of 2018
- Generous tenant improvement allowance available

HISTORIC CANBY CITY HALL

- Call for terms/NNN
- 3,070 SF
- Office/Retail Use
- Landscaped courtyard with seating available



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AVAILABLE RETAIL/OFFICE SPACES

RATES: Call for Terms / NNN

Tenant Improvements Allowance: \$25 / SF if LOI signed before February 1st, 2018

AVAILABLE FOR LEASE: Spring 2018

INCENTIVES

- Architect consultation included in tenant improvement costs if letter of intent signed prior to February 1st, 2018
- General contractor advice for tenant improvements included if letter of intent signed prior to February 1st, 2018
- Increase of tenant improvement allowance to \$25 / SF if letter of intent signed prior to February 1st, 2018



The Dahlia

NEW RETAIL SPACES TOTALING 8,036 SF ALONG NW 2ND AVE. SIZES FROM 1,200 SF – 6,000 SF

In 2018, several new retail spaces will be available in the Dahlia, Downtown Canby's first new apartment building in several decades. Designed to complement the surrounding neighborhood, the Dahlia will offer residents luxury finishes, elevator access to all four floors, and a lobby with a coffee bar and complimentary Wi-Fi. The building will feature the work of local artists.

- Centrally located in downtown Canby, only 10 minutes from I-5
- 1 block from Highway 99
- New, modern retail spaces with ADA access
- Large storefront windows
- Landscaped courtyard with seating
- 69 Class A residential units – opening summer 2018



Historic Canby City Hall

3,070 SF RETAIL/RESTAURANT SPACE ON THE CORNER OF N HOLLY ST. AND NW 2ND ST.

Ready for complete renovation to historic standards for the right retail business

Constructed in 1937 as part of the President Roosevelt's Public Works Administration, Canby's red brick city hall building was designated a local historic landmark in 2016. With city administrative offices having moved to a new facility two blocks east, the historic city hall building has outstanding potential to serve the Canby community in a new capacity as a restaurant, retail space, or tasting room once the space is gutted and remodeled for the right tenant.



Old Police Station

6,000 SF RETAIL/RESTAURANT SPACE ON THE CORNER OF N HOLLY ST. AND NW 1ST ST.

Ready for complete renovation for new retail or restaurant tenant

With timeless building features including exposed red brick, old-growth wooden beams, and large storefront windows, the Old Police Station is ready for a full remodel into a restaurant, brew pub, or retail location. The building has wide sidewalks and street parking, as well as free public parking across the street.

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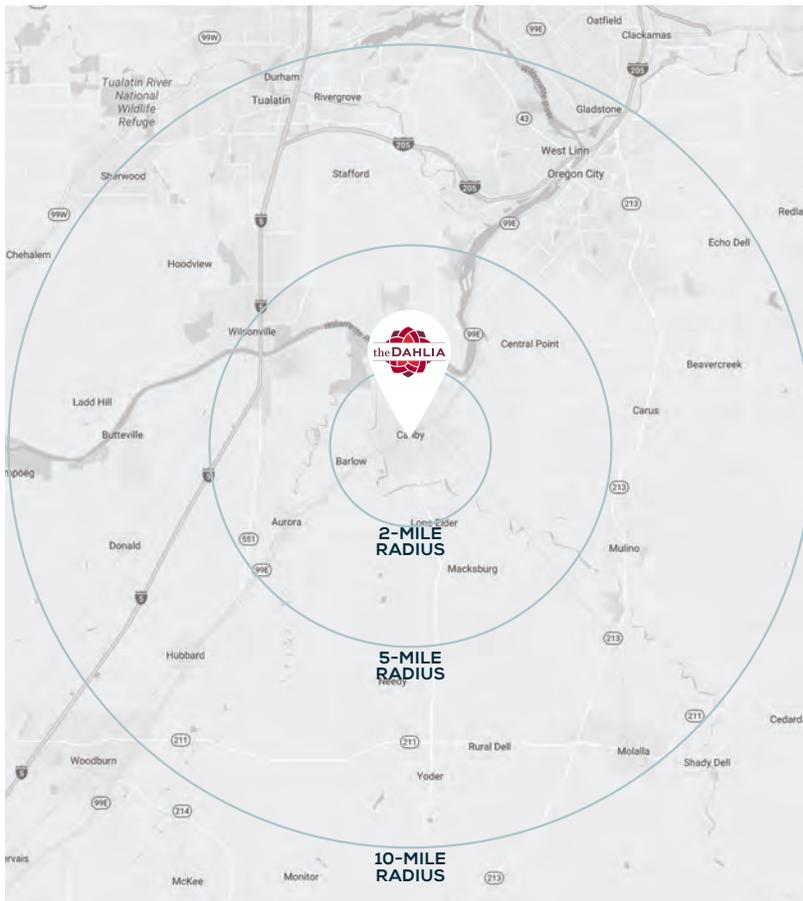
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LOCATION: DOWNTOWN CANBY

Downtown Canby has plenty to offer both residents and visitors, including street festivals, a movie theater, and locally-owned shops and restaurants. Canby's emerging identity as a vibrant community has been bolstered by the construction of a brand-new library and city hall and over \$2 million in public investment to add new landscaping and public art downtown, improve street safety, and make walking and biking safer and more comfortable. Just ½ mile away, the Clackamas County Event Center attract approximately 550,000 visitors each year, with multiple events bringing people downtown nearly every weekend.

- Walk Score of 84
- Ample retail parking on site
- Across the street from the Canby Transit Center
- Easy access to the entire region via Interstate 5, Highway 99E and I-205 within 10 miles.
- Canby's median income is higher than Oregon and USA average
- Vacancy rates under 3%

LOCATION MAP



DEMOGRAPHICS

Population 2016 (estimated)

2-mile Radius: 18,921

5-mile Radius: 41,094

10-mile Radius: 222,308

Population 2021 (projected)

2-mile Radius: 19,958

5-mile Radius: 43,602

10-mile Radius: 235,567

2016 Median Age

2-mile Radius: 38.0

5-mile Radius: 40.8

10-mile Radius: 40.1

Median HH Income

2-mile Radius: \$74,617

5-mile Radius: \$81,069

10-mile Radius: \$90,464

Average HH income

2-mile Radius: \$61,984

5-mile Radius: \$63,463

10-mile Radius: \$69,203

Owner Occupied

2-mile Radius: 67.18%

5-mile Radius: 63.28%

10-mile Radius: 68.76%

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LOCATION: DOWNTOWN CANBY

PRIME LOCATION FOR RETAIL/OFFICE FOCUSED ON SERVICES, EXPERIENCE, AND LIFESTYLE

Downtown Canby is an excellent location for retailers that offer customers a service or experience that cannot be easily acquired online.

Growing retail sectors that fall into this experience and service category include:

- Restaurants (fast casual)
- Restaurants (upscale dining)
- Small format grocery stores
- Medical providers (i.e. GoHealth)
- Apparel (fast fashion, active sportswear)
- Fitness/health clubs

CANBY TRAFFIC COUNTS

