

HI-WAY MARKETPLACE



FOR LEASE > CANBY, OREGON

ADDRESS

178 SW 2nd Avenue
Canby, OR 97013

AVAILABLE SPACE

1,750 SF Medical Office

RENTAL RATE

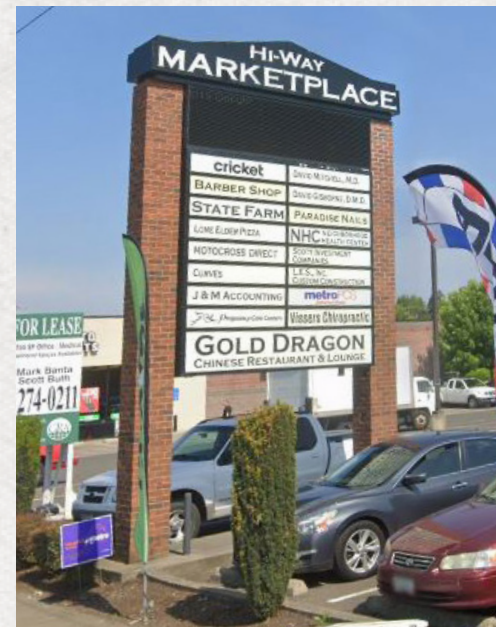
Please call for details

TRAFFIC COUNTS

Hwy 99E - 21,253 ADT ('22)
S Ivy St - 9,241 ADT ('22)

HIGHLIGHTS

- Centrally located in Canby on Hwy. 99 and S. Ivy Street!
- Existing medical office space building with six exam rooms (with wash sinks)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Mark Banta

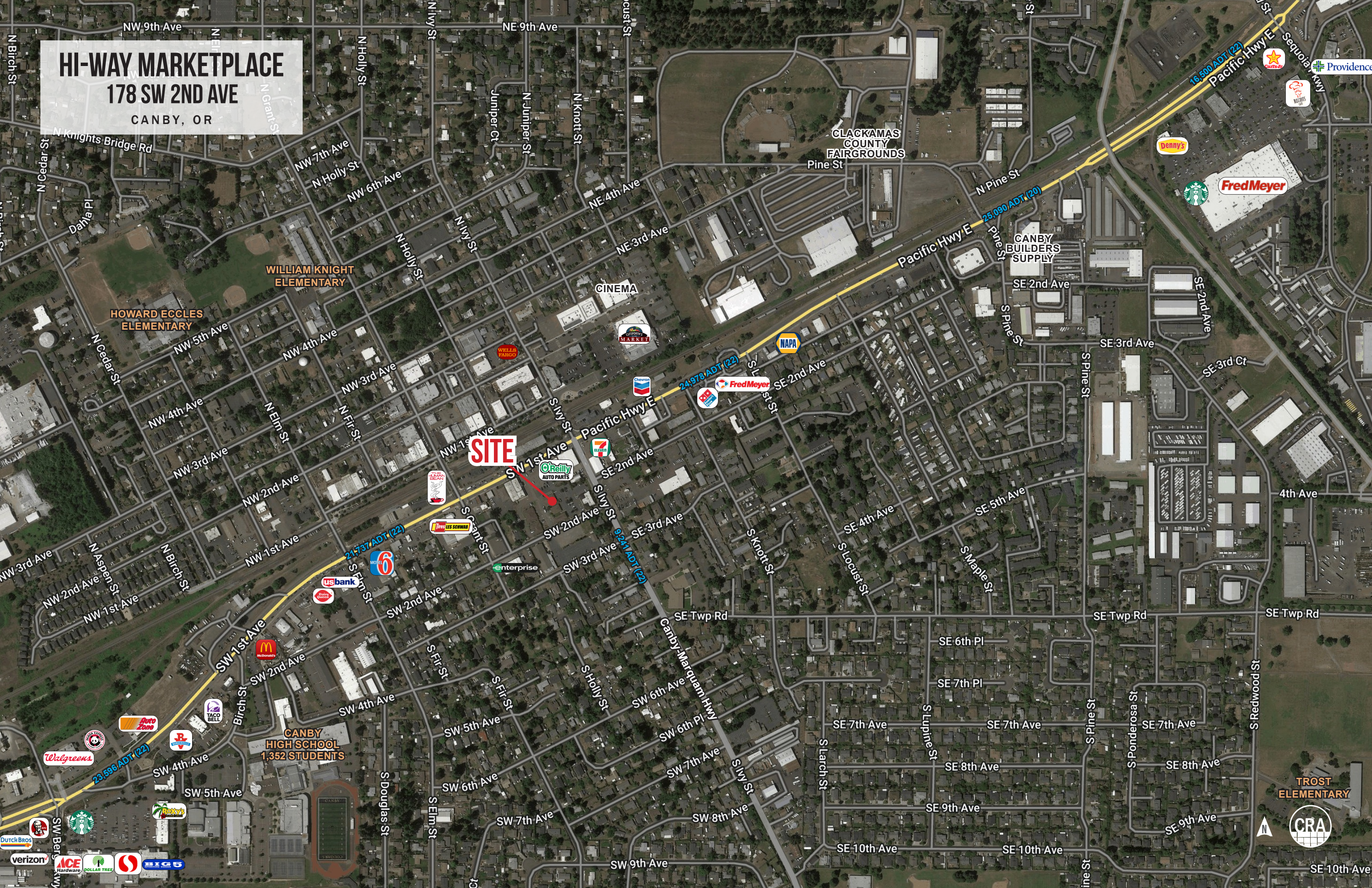
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HI-WAY MARKETPLACE

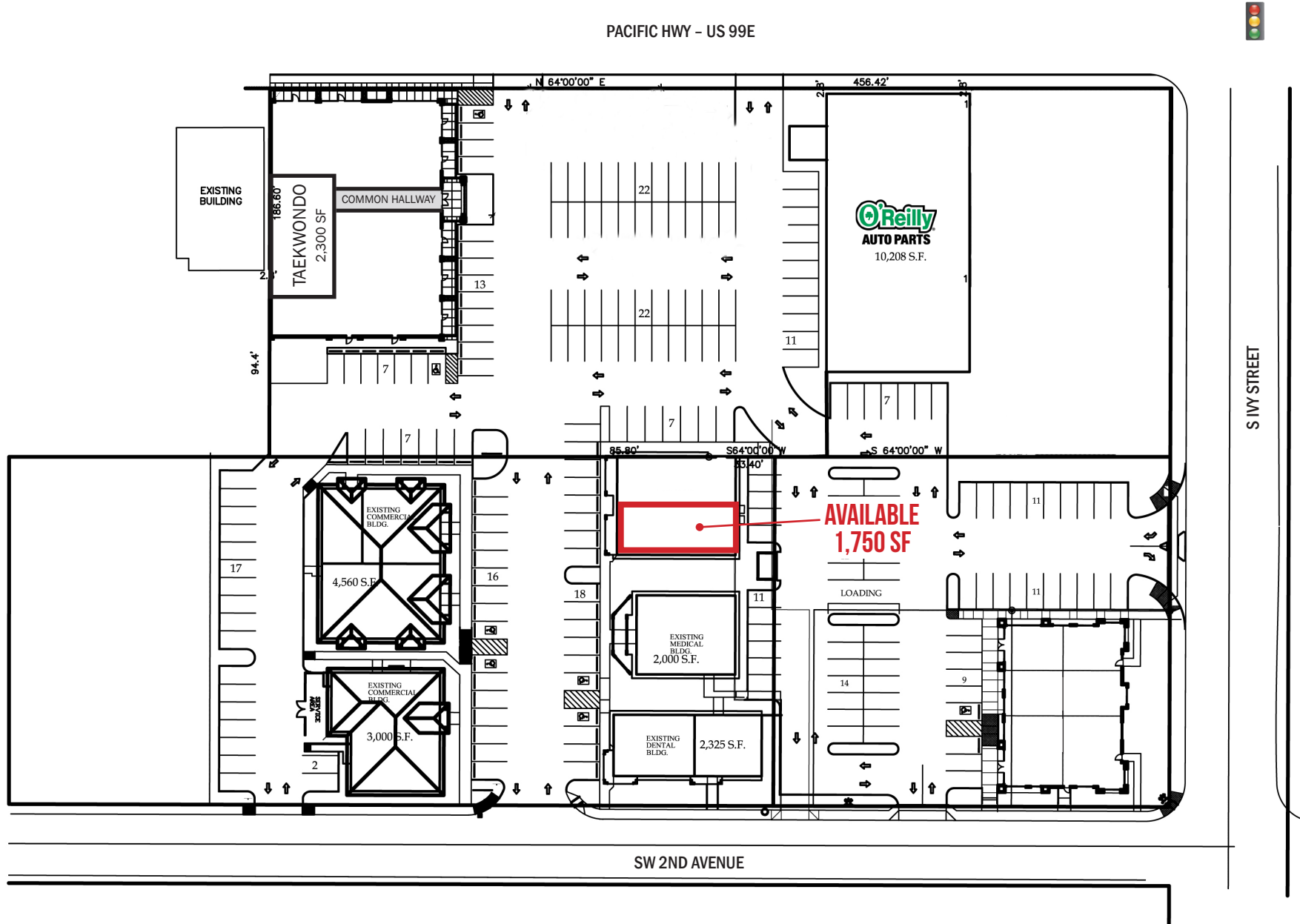
178 SW 2ND AVE
CANBY, OR



HI-WAY MARKETPLACE 178 SW 2ND AVENUE

CANBY, OR

SITE PLAN

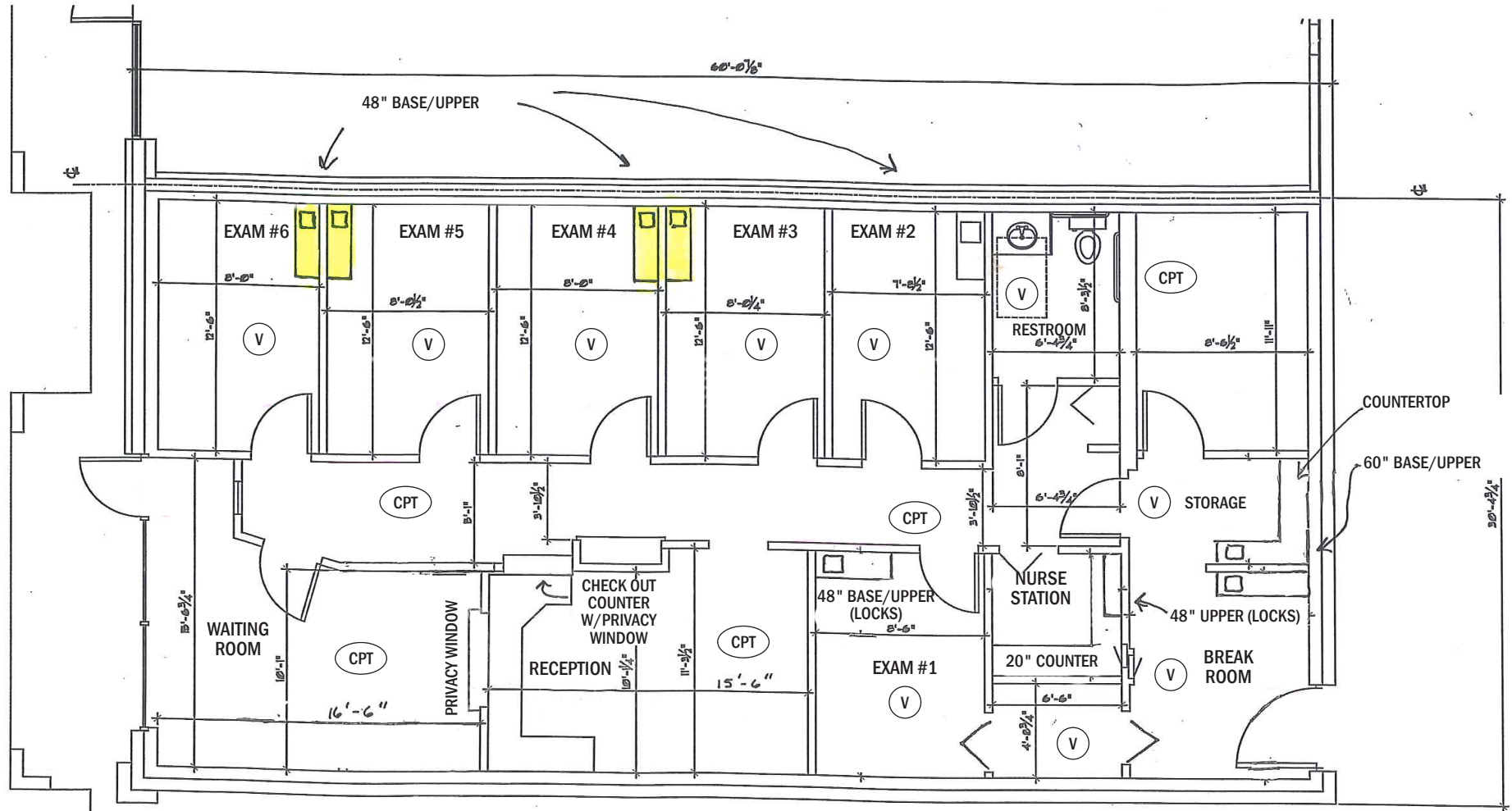


HI-WAY MARKETPLACE

178 SW 2ND AVENUE

CANBY, OR

FLOOR PLAN



- CPT = Carpet
- V = Vinyl
- = Wash sink in counter



HI-WAY MARKETPLACE

178 SW 2ND AVENUE

CANBY, OR

DEMOGRAPHIC SUMMARY

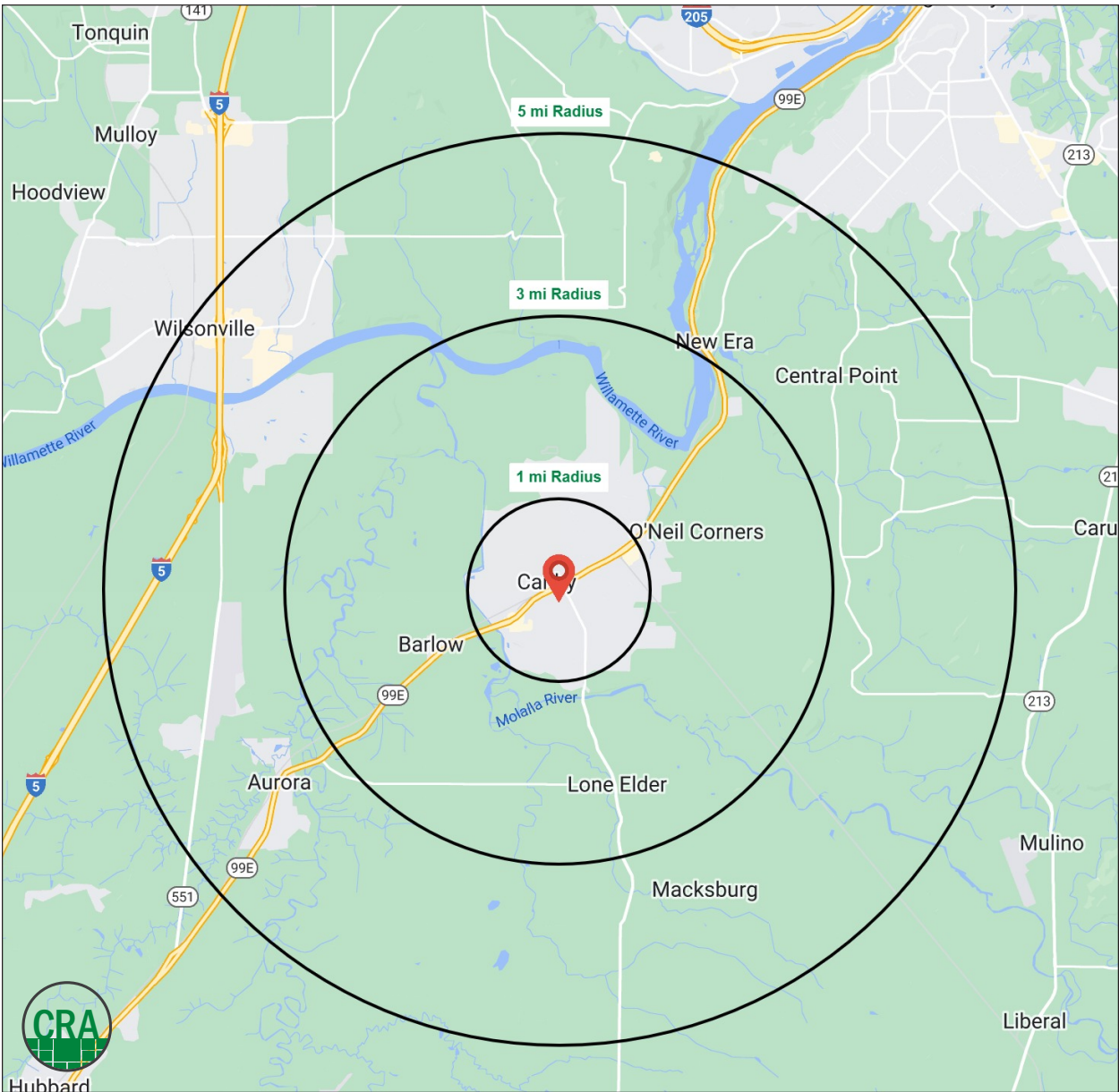
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	14,252	22,315	41,406
Projected Population 2028	14,375	22,841	42,219
Average HH Income	\$121,899	\$128,814	\$122,225
Median HH Income	\$90,911	\$96,975	\$94,927
Median Home Value	\$450,099	\$495,172	\$539,758
Daytime Demographics 16+	10,630	15,634	31,004
Some College or Higher	63.6%	66.7%	69.2%

\$121,899

Average Household Income
1 MILE RADIUS

40.2

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.2611/-122.6925

178 SW 2nd Ave Canby, OR 97013	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	14,252	22,315	41,406
2028 Projected Population	14,375	22,841	42,219
2020 Census Population	13,992	21,687	40,424
2010 Census Population	13,336	20,116	36,828
Projected Annual Growth 2023 to 2028	0.2%	0.5%	0.4%
Historical Annual Growth 2010 to 2023	0.5%	0.8%	1.0%
2023 Median Age	40.2	41.8	42.6
Households			
2023 Estimated Households	5,192	8,174	16,114
2028 Projected Households	5,237	8,362	16,355
2020 Census Households	5,114	7,884	15,579
2010 Census Households	4,800	7,212	14,357
Projected Annual Growth 2023 to 2028	0.2%	0.5%	0.3%
Historical Annual Growth 2010 to 2023	0.6%	1.0%	0.9%
Race and Ethnicity			
2023 Estimated White	77.0%	79.7%	80.3%
2023 Estimated Black or African American	0.9%	0.8%	1.0%
2023 Estimated Asian or Pacific Islander	1.8%	2.2%	3.2%
2023 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.8%
2023 Estimated Other Races	19.4%	16.5%	14.8%
2023 Estimated Hispanic	21.0%	17.3%	15.7%
Income			
2023 Estimated Average Household Income	\$121,899	\$128,814	\$122,225
2023 Estimated Median Household Income	\$90,911	\$96,975	\$94,927
2023 Estimated Per Capita Income	\$44,532	\$47,270	\$47,662
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	6.3%	5.6%	4.2%
2023 Estimated Some High School (Grade Level 9 to 11)	6.1%	5.2%	4.3%
2023 Estimated High School Graduate	24.1%	22.5%	22.3%
2023 Estimated Some College	25.5%	26.7%	24.2%
2023 Estimated Associates Degree Only	8.5%	8.2%	7.9%
2023 Estimated Bachelors Degree Only	19.0%	21.0%	24.9%
2023 Estimated Graduate Degree	10.6%	10.8%	12.3%
Business			
2023 Estimated Total Businesses	773	1,142	2,322
2023 Estimated Total Employees	6,262	8,769	17,281
2023 Estimated Employee Population per Business	8.1	7.7	7.4
2023 Estimated Residential Population per Business	18.4	19.5	17.8

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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