

# HI-WAY MARKETPLACE



FOR LEASE > CANBY, OREGON

## ADDRESS

178 SW 2nd Avenue  
Canby, OR 97013

## AVAILABLE SPACE

1,820 SF Medical Office

## RENTAL RATE

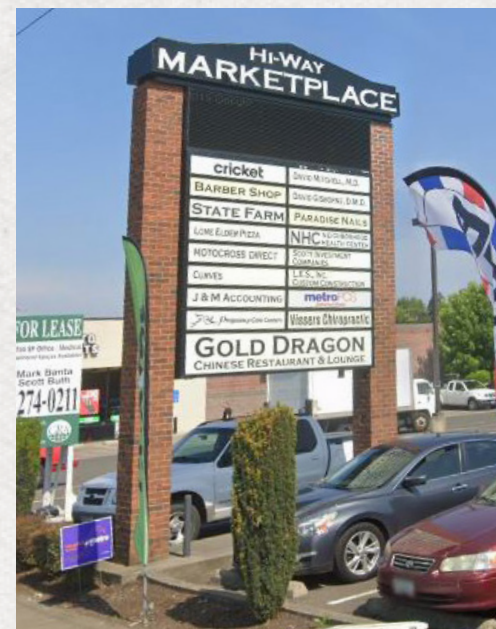
Please call for details

## 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

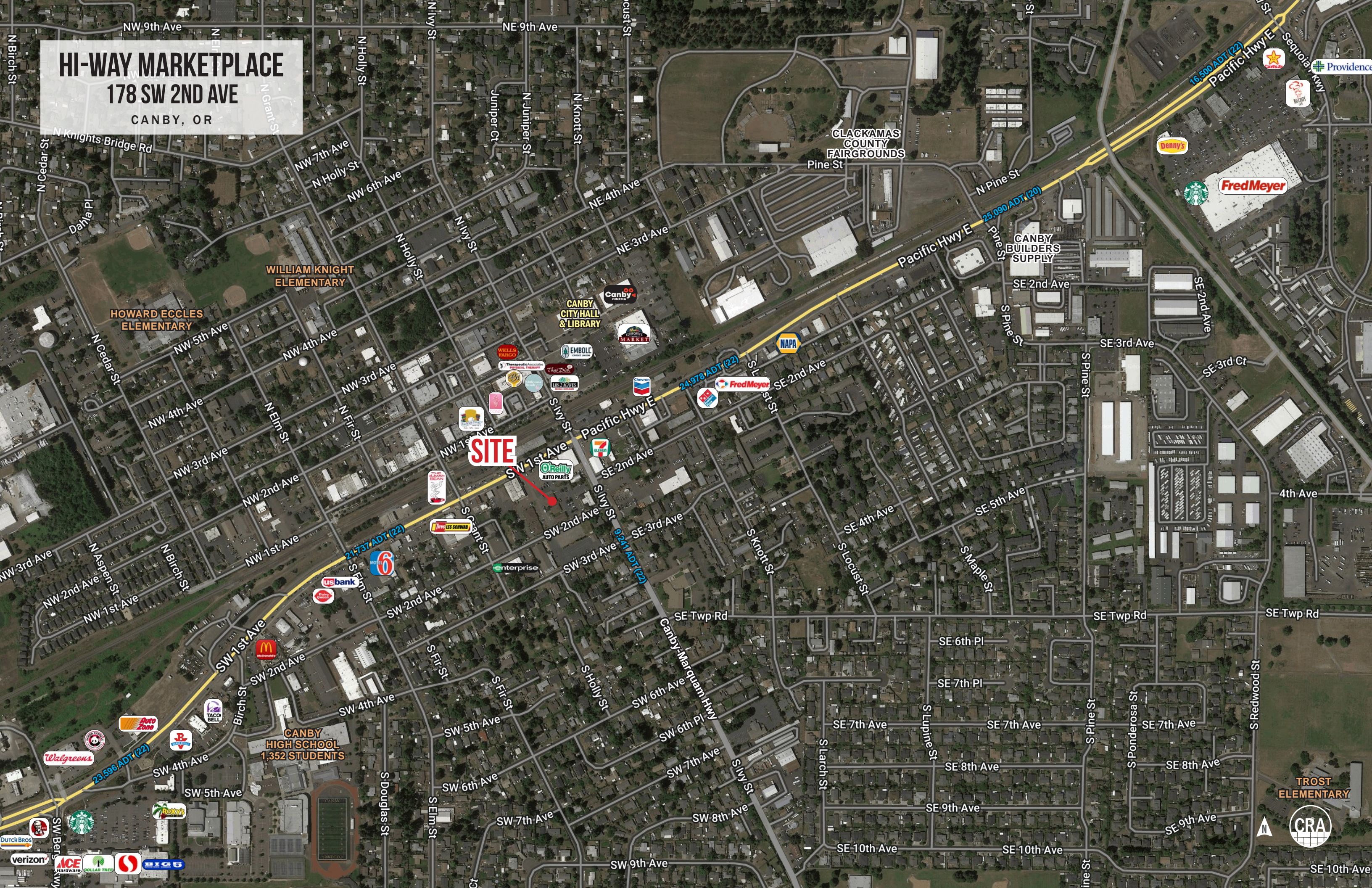
503.758.9573 | mark@cra-nw.com

503.274.0211

www.cra-nw.com

# HI-WAY MARKETPLACE

178 SW 2ND AVE  
CANBY, OR



**SITE**

WILLIAM KNIGHT  
ELEMENTARY

HOWARD ECCLES  
ELEMENTARY

CANBY  
HIGH SCHOOL  
1,352 STUDENTS

TROST  
ELEMENTARY

CLACKAMAS  
COUNTY  
FAIRGROUNDS



SE 10th Ave

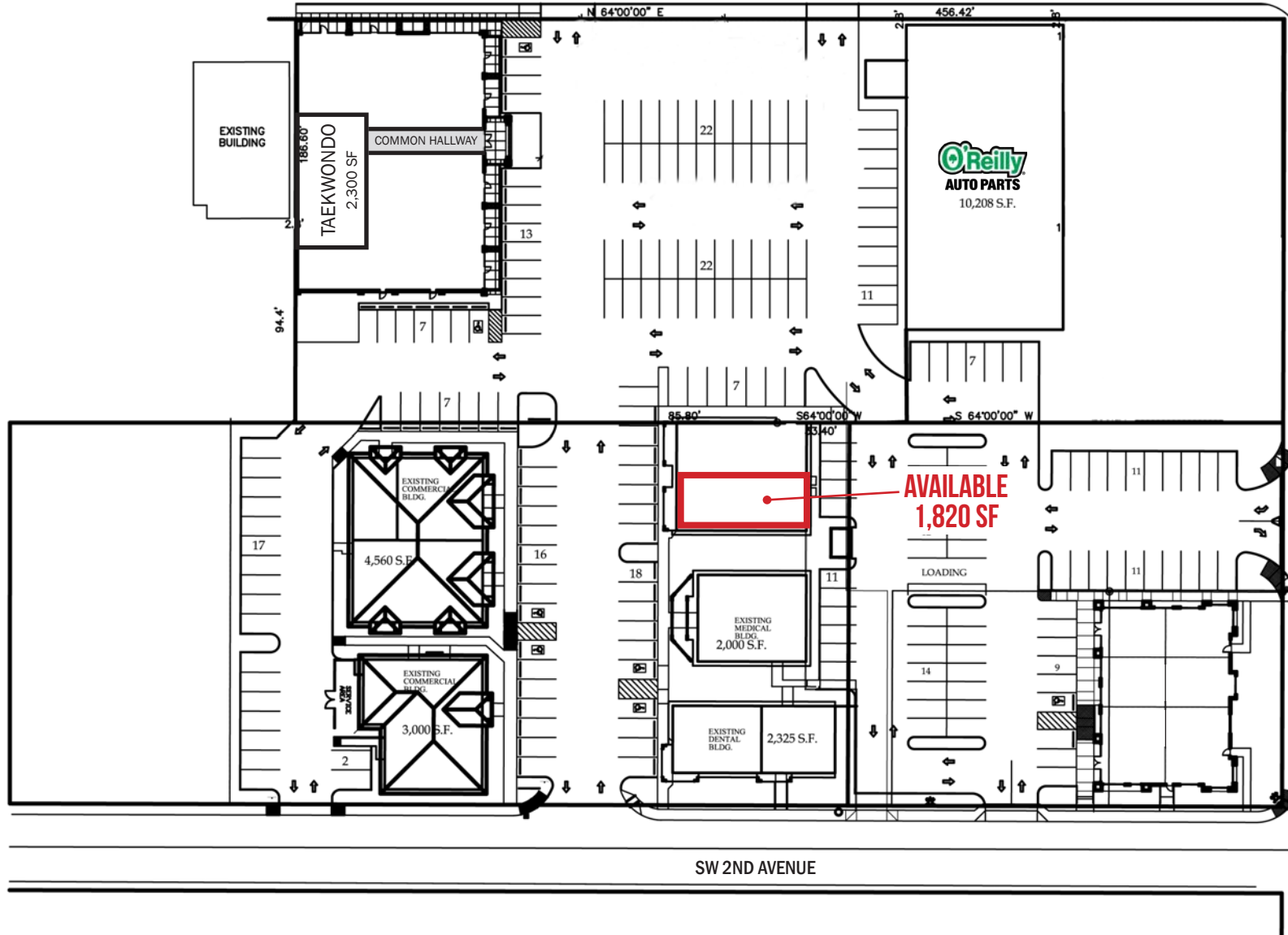
# HI-WAY MARKETPLACE

## 178 SW 2ND AVENUE

CANBY, OR

### SITE PLAN

PACIFIC HWY - US 99E

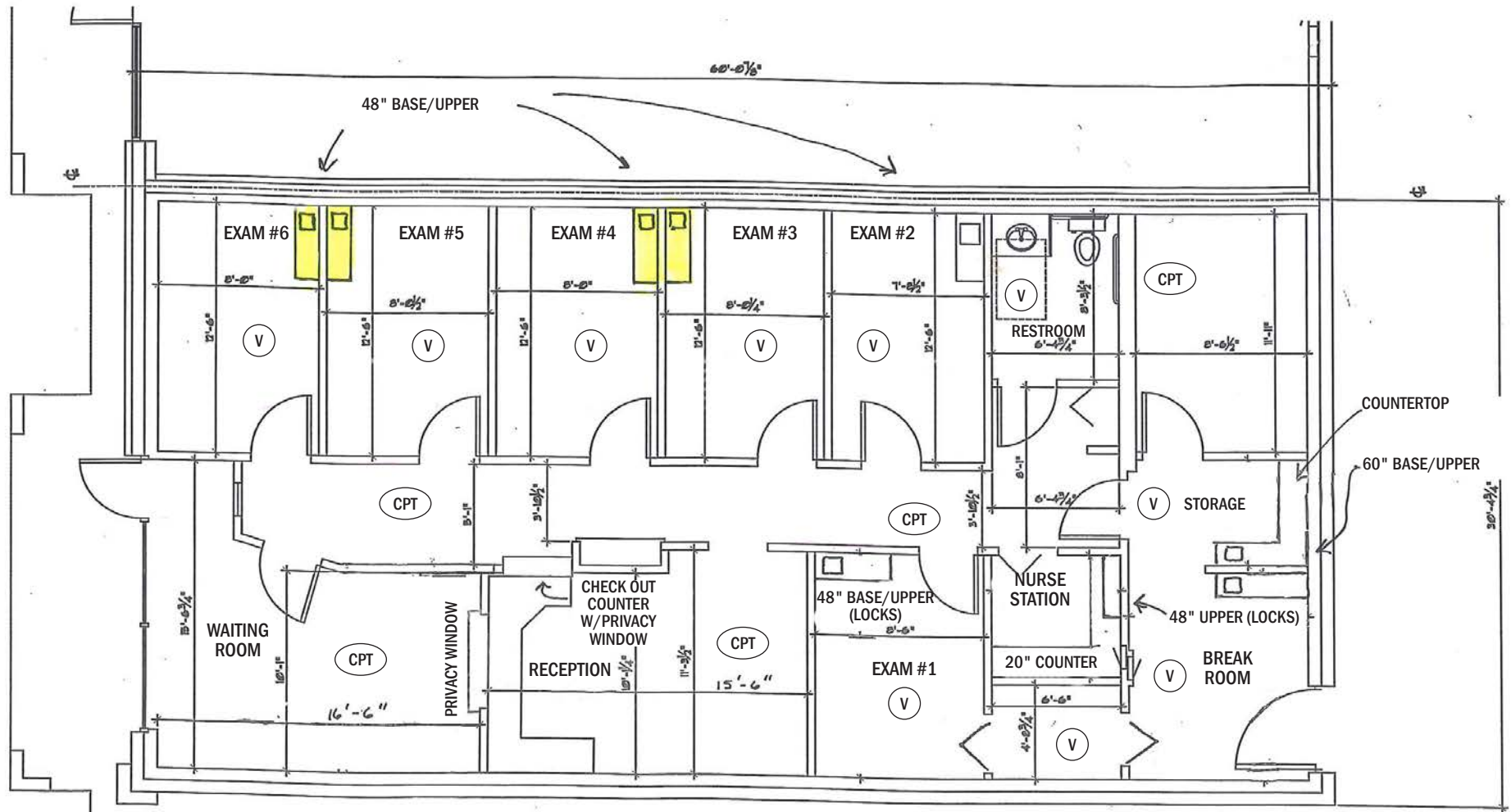


# HI-WAY MARKETPLACE

## 178 SW 2ND AVENUE

CANBY, OR

### FLOOR PLAN



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



# HI-WAY MARKETPLACE

## 178 SW 2ND AVENUE

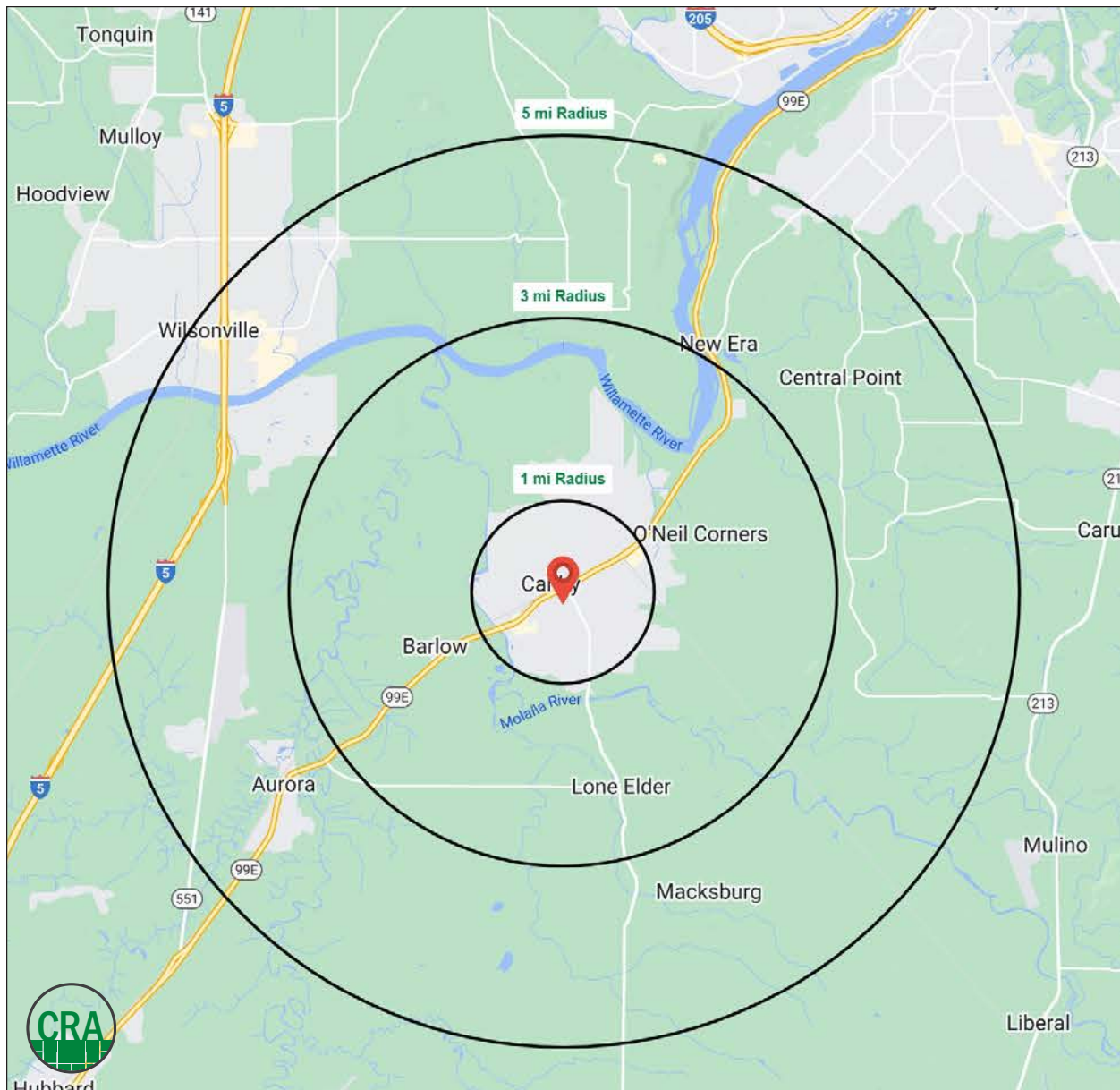
CANBY, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	13,889	21,673	40,099
Projected Population 2028	14,105	21,995	40,116
Average HH Income	\$117,808	\$126,311	\$121,569
Median HH Income	\$89,396	\$96,417	\$92,312
Median Home Value	\$490,989	\$555,162	\$597,244
Daytime Demographics 16+	10,953	16,343	32,107
Some College or Higher	61.6%	64.9%	67.6%

**\$117,808**  
Average Household Income  
1 MILE RADIUS

**39.6**  
Median Age  
1 MILE RADIUS



# Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.2611/-122.6925

<b>178 SW 2nd Ave Canby, OR 97013</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2024 Estimated Population	13,889	21,673	40,099
2029 Projected Population	14,105	21,995	40,116
2020 Census Population	13,992	21,687	40,424
2010 Census Population	13,336	20,116	36,828
Projected Annual Growth 2024 to 2029	0.3%	0.3%	-
Historical Annual Growth 2010 to 2024	0.3%	0.6%	0.6%
2024 Median Age	39.6	41.0	42.4
<b>Households</b>			
2024 Estimated Households	5,220	8,088	15,961
2029 Projected Households	5,360	8,289	16,103
2020 Census Households	5,114	7,884	15,579
2010 Census Households	4,800	7,212	14,357
Projected Annual Growth 2024 to 2029	0.5%	0.5%	0.2%
Historical Annual Growth 2010 to 2024	0.6%	0.9%	0.8%
<b>Race and Ethnicity</b>			
2024 Estimated White	78.1%	80.0%	80.2%
2024 Estimated Black or African American	0.7%	0.6%	0.9%
2024 Estimated Asian or Pacific Islander	2.0%	2.3%	3.2%
2024 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.7%
2024 Estimated Other Races	18.3%	16.4%	14.9%
2024 Estimated Hispanic	18.9%	16.4%	14.9%
<b>Income</b>			
2024 Estimated Average Household Income	\$117,808	\$126,311	\$121,569
2024 Estimated Median Household Income	\$89,396	\$96,417	\$92,312
2024 Estimated Per Capita Income	\$44,419	\$47,236	\$48,500
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	4.3%	4.1%	3.9%
2024 Estimated Some High School (Grade Level 9 to 11)	7.2%	6.1%	4.9%
2024 Estimated High School Graduate	26.9%	24.9%	23.6%
2024 Estimated Some College	25.4%	26.8%	23.4%
2024 Estimated Associates Degree Only	7.0%	7.5%	7.4%
2024 Estimated Bachelors Degree Only	19.9%	20.8%	24.2%
2024 Estimated Graduate Degree	9.3%	9.9%	12.6%
<b>Business</b>			
2024 Estimated Total Businesses	791	1,192	2,372
2024 Estimated Total Employees	6,446	9,240	17,772
2024 Estimated Employee Population per Business	8.2	7.8	7.5
2024 Estimated Residential Population per Business	17.6	18.2	16.9

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

**MARK BANTA** 503.758.9573 | mark@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.