



FOR LEASE • CANBY, OREGON

# FORMER RESTAURANT



## OUTDOOR PATIO WITH ROLL-UP OVERHEAD DOOR

### ADDRESS

117 NW 2nd Avenue | Canby, Oregon 97013

### AVAILABLE SPACE

2,370 SF Ground Level

### RENTAL RATE

Please call for details

### TRAFFIC COUNTS

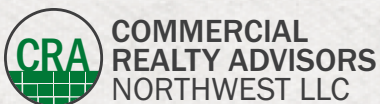
SE 1st Ave (Pacific Hwy E) – 24,978 ADT ('22)

S Ivy St – 6,383 ADT ('22)



### HIGHLIGHTS

- The Dahlia, with 69 high-end apartments above, is the new gathering place in the heart of Historic Downtown Canby – combining a rich history with an exciting future.
- Available space is a 2nd generation restaurant with Type I hood. All FF&E included.
- Outdoor patio with roll-up overhead door.



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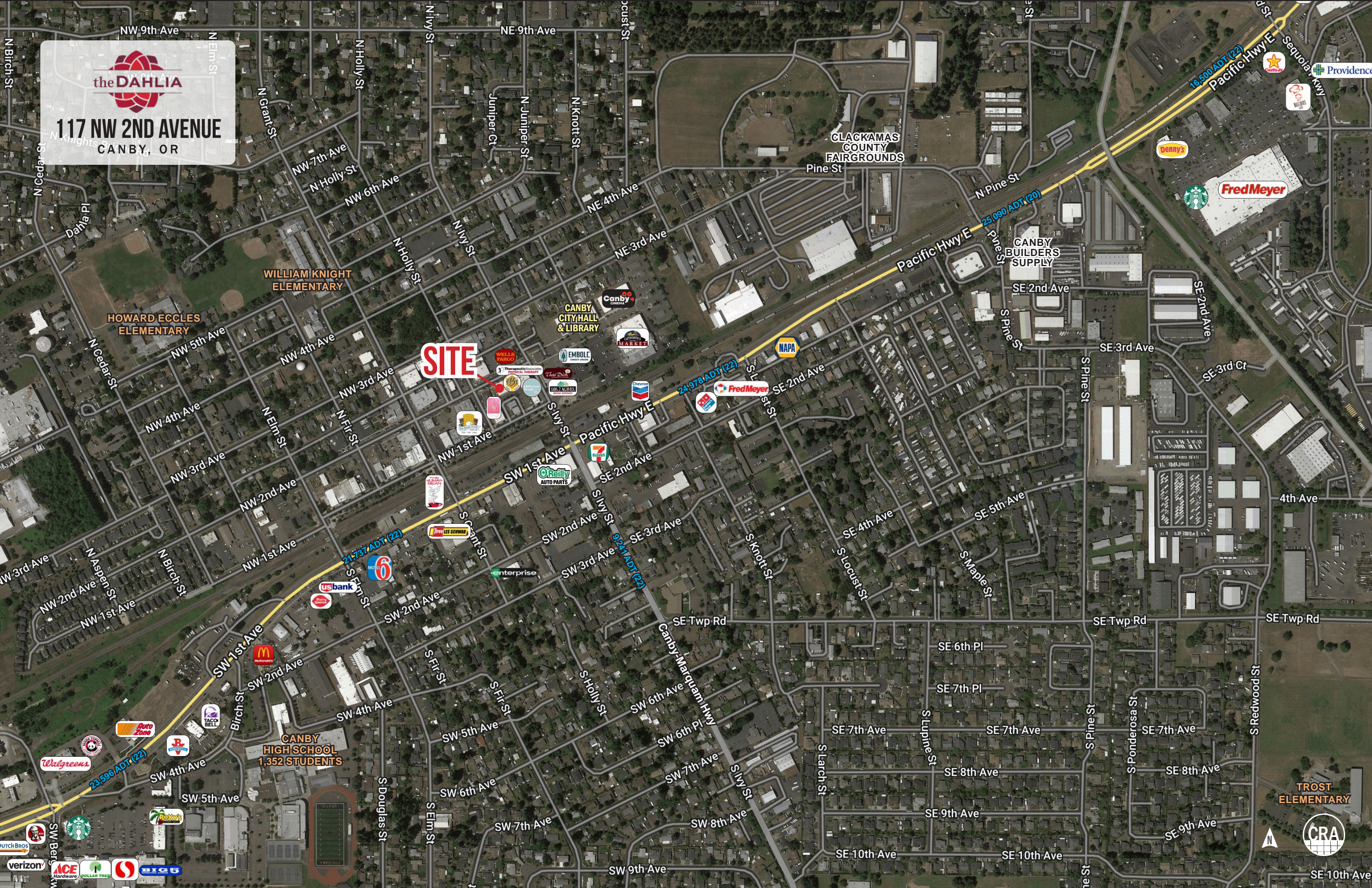


**117 NW 2ND AVENUE**  
CANBY, OR

**DEMOGRAPHIC SUMMARY**



the DAHLIA  
117 NW 2ND AVENUE  
CANBY, OR



**SITE**

24,978 ADT (22)

25,090 ADT (20)

16,500 ADT (22)

WILLIAM KNIGHT  
ELEMENTARY

HOWARD ECCLES  
ELEMENTARY

CANBY  
HIGH SCHOOL  
1,352 STUDENTS

TROST  
ELEMENTARY

CLACKAMAS  
COUNTY  
FAIRGROUNDS

CANBY  
BUILDERS  
SUPPLY

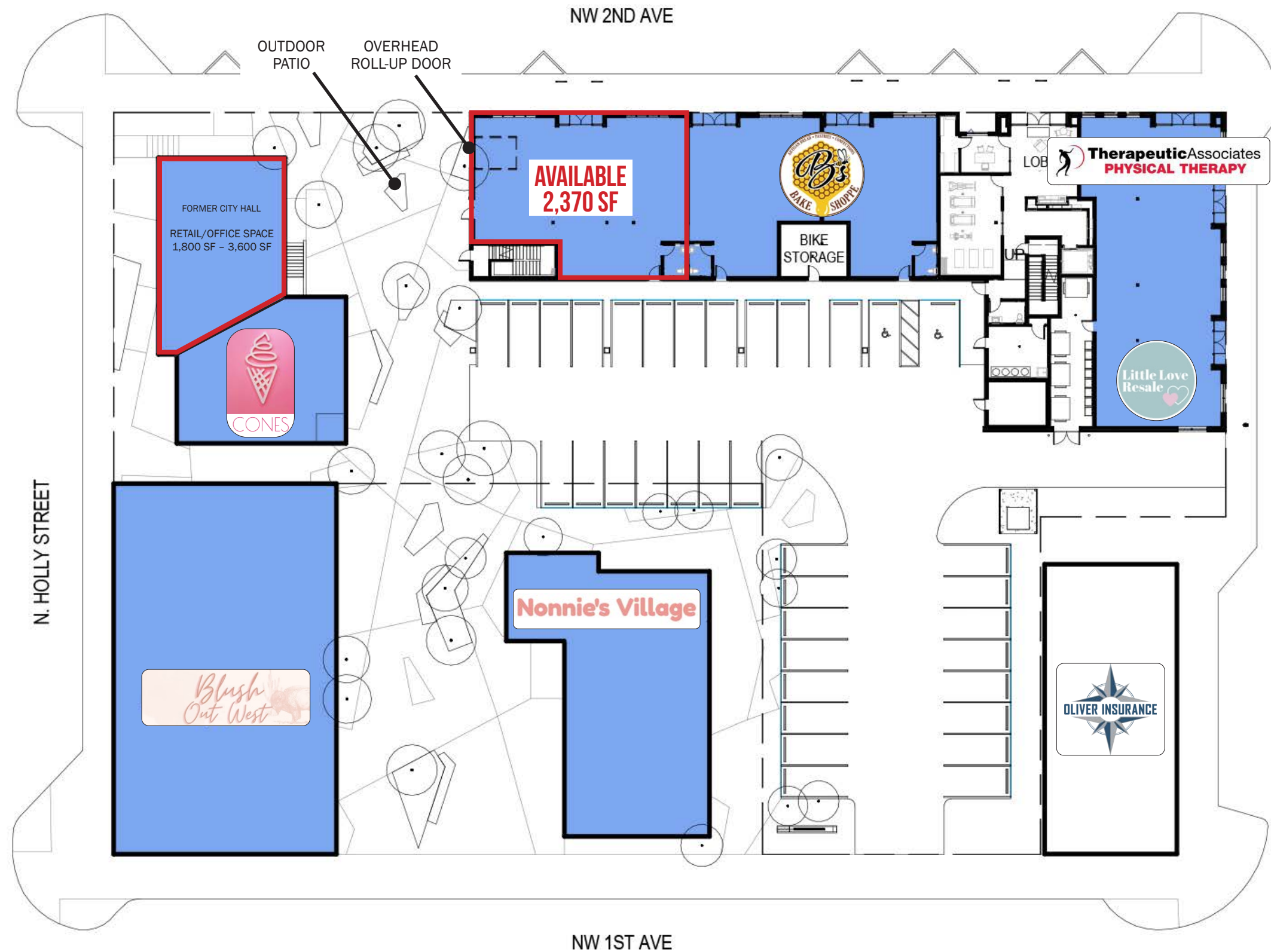
CANBY  
CITY HALL  
& LIBRARY

CRA

SITE PLAN



117 NW 2ND AVENUE  
CANBY, OR





117 NW 2ND AVENUE  
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# DEMOGRAPHIC SUMMARY

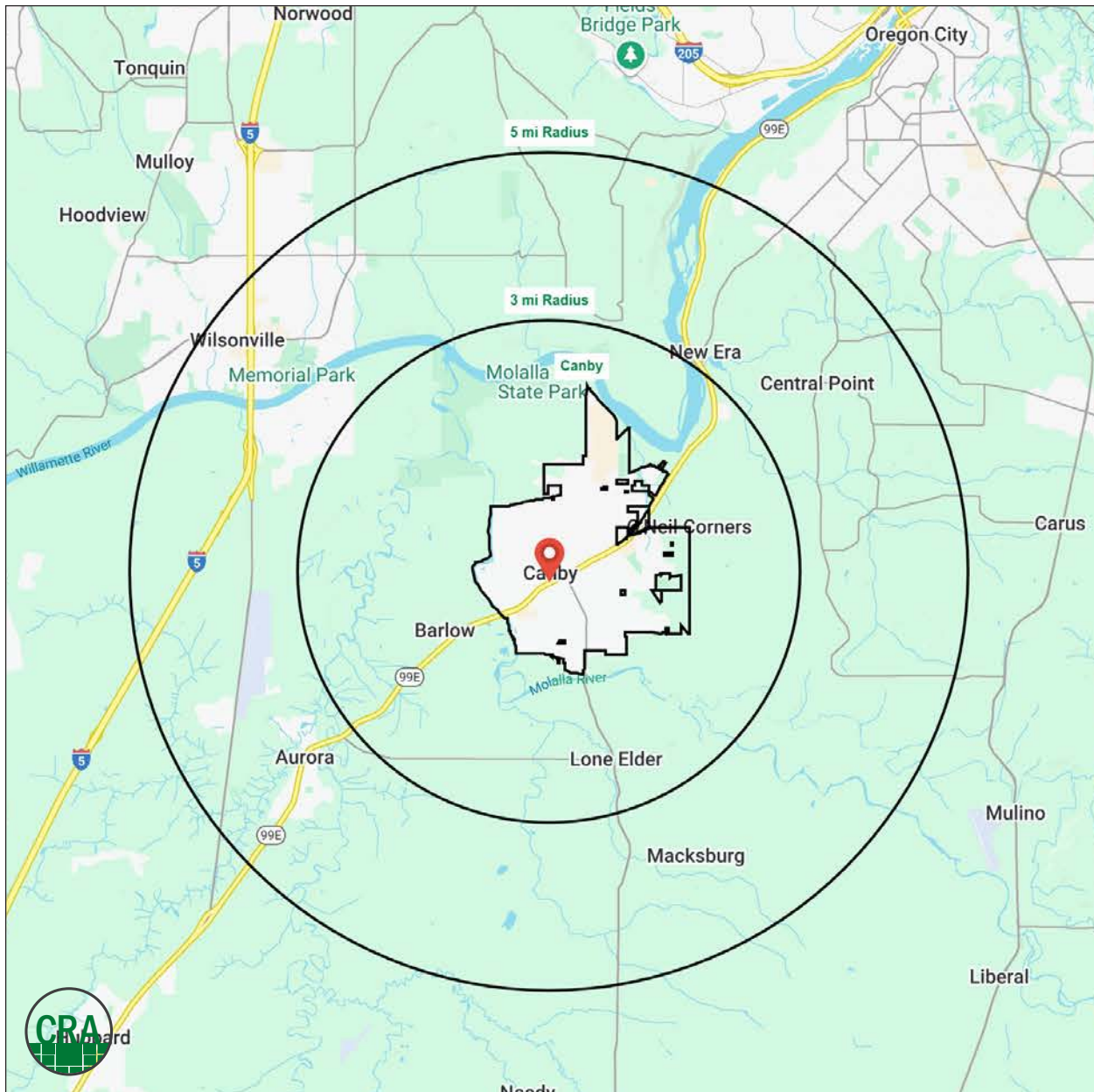
Source: Regis - SitesUSA (2024)	CITY OF CANBY	3 MILE	5 MILE
Estimated Population 2024	18,179	21,926	41,842
Average HH Income	\$123,885	\$126,093	\$120,536
Median HH Income	\$92,613	\$96,333	\$91,376
Median Home Value	\$529,013	\$556,634	\$597,505
Daytime Demographics 16+	13,107	16,673	33,965
Some College or Higher	63.8%	65.1%	68.2%

## 18,179

Estimated Population 2024  
CITY OF CANBY

## \$123,885

Average Household Income  
CITY OF CANBY



## Summary Profile

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



Lat/Lon: 45.2627/-122.6957

Canby, OR 97013	Canby	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	18,179	21,926	41,842
2029 Projected Population	18,485	22,239	41,905
2020 Census Population	18,126	21,954	42,295
2010 Census Population	16,757	20,398	37,427
Projected Annual Growth 2024 to 2029	0.3%	0.3%	-
Historical Annual Growth 2010 to 2024	0.6%	0.5%	0.8%
2024 Median Age	39.4	41.2	42.0
<b>Households</b>			
2024 Estimated Households	6,815	8,190	16,803
2029 Projected Households	7,002	8,388	16,977
2020 Census Households	6,614	7,991	16,423
2010 Census Households	6,020	7,317	14,582
Projected Annual Growth 2024 to 2029	0.5%	0.5%	0.2%
Historical Annual Growth 2010 to 2024	0.9%	0.9%	1.1%
<b>Race and Ethnicity</b>			
2024 Estimated White	79.2%	80.1%	80.0%
2024 Estimated Black or African American	0.6%	0.6%	1.0%
2024 Estimated Asian or Pacific Islander	2.2%	2.3%	3.5%
2024 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.7%
2024 Estimated Other Races	17.2%	16.3%	14.8%
2024 Estimated Hispanic	17.4%	16.3%	15.0%
<b>Income</b>			
2024 Estimated Average Household Income	\$123,885	\$126,093	\$120,536
2024 Estimated Median Household Income	\$92,613	\$96,333	\$91,376
2024 Estimated Per Capita Income	\$46,552	\$47,198	\$48,511
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.6%	4.0%	3.8%
2024 Estimated Some High School (Grade Level 9 to 11)	6.4%	6.0%	4.8%
2024 Estimated High School Graduate	26.1%	24.8%	23.3%
2024 Estimated Some College	26.3%	26.7%	23.3%
2024 Estimated Associates Degree Only	7.2%	7.7%	7.4%
2024 Estimated Bachelors Degree Only	20.3%	20.8%	24.6%
2024 Estimated Graduate Degree	10.1%	9.9%	12.8%
<b>Business</b>			
2024 Estimated Total Businesses	912	1,222	2,480
2024 Estimated Total Employees	7,311	9,421	19,232
2024 Estimated Employee Population per Business	8.0	7.7	7.8
2024 Estimated Residential Population per Business	19.9	17.9	16.9

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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