CANBY CIVIC BLOCK

New Mixed-Use Development in Downtown Canby

RETAIL AND RESTAURANT SPACES AVAILABLE NOW

The Dahlia:
111 NW 2nd Ave.

The Canby Civic Block offers something new for a walkable neighborhood served by a brand-new 25,000 SF library, a gourmet grocer, and an independent cinema:

- **Four new construction modern retail spaces with floor-to-ceiling windows**
- **Three adaptive reuse buildings ready for a restaurant, brewpub, office, or childcare center.**
- **A landscaped courtyard with outdoor seating, including a hand-painted mural**

Designed by Portland-based SERA Architects, each retail space in the Canby Civic Block is positioned to draw foot traffic, build upon the strengths of Canby's vibrant city center, and attract customers from the 69 residences above.

HANLON DEVELOPMENT

the DAHLIA

AVAILABLE SPACES

RATES: $20 - $23 / SF / NNN
3% commission to tenant's broker

The Dahlia

NEW RETAIL SPACES TOTALING 8,036 SF ALONG NW 2ND AVE. AND N IVY. SIZES FROM 1,310 SF - 3150 SF

Four new retail spaces are now available in the Dahlia, Downtown Canby's first new apartment building in several decades. Designed to complement the surrounding neighborhood, the Dahlia offers residents luxury finishes, elevator access to all four floors, and a lobby with a coffee bar and complimentary Wi-Fi.

- 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 SF

Historic Canby City Hall

4,000 SF RETAIL/RESTAURANT SPACE (3,200 SF MAIN LEVEL 1,800 DAYLIGHT BASEMENT) ON THE CORNER OF N HOLLY ST. AND NW 2ND ST.

Complete historic renovation of the exterior planned.

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, 3,200 SF main level, 1,800 below grade.

Canby Utility

5,800 SF RETAIL/OFFICE (3,300 SF ABOVE MAIN LEVEL AND 2,500 SF BASEMENT WITH KITCHENETTE) ON NW 1ST AVE. 6 ON-SITE PARKING SPACES

Move-in ready for retail or office tenants

Featuring street-facing floor-to-ceiling windows, the Canby Utility building is ready to accommodate a wide variety of uses, including professional office, medical/dental, fitness center and early childhood education. The building will open up to a brand new courtyard that includes gathering spaces, trees, reclaimed wood benches, space for food carts and a floral mural on the eastern face of the newly-remodeled Old Police Building. In addition to 6 on-site parking spaces, the building has access to free street parking as well as a free public parking lot across the street.

CanbyCivicBlock.com
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HANLON
DEVELOPMENT

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 significantly 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%

LOCATION: DOWNTOWN CANBY

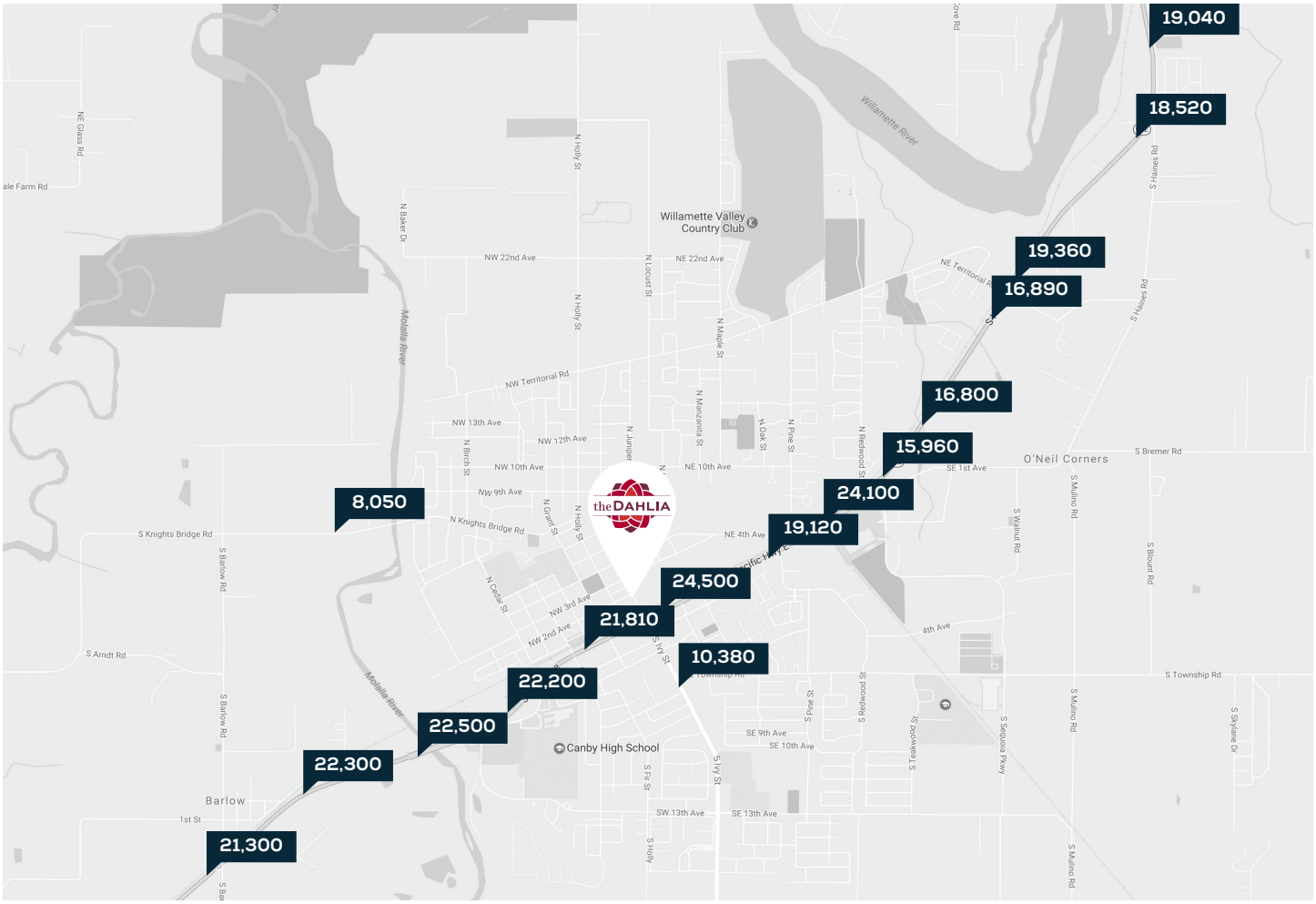
PRIME LOCATION FOR RETAIL FOCUSED ON SERVICES, EXPERIENCE, AND LIFESTYLE

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)
- Apparel (fast fashion, active sportswear)
- Fitness/health clubs
- Child focused businesses
- Bakery

CANBY TRAFFIC COUNTS



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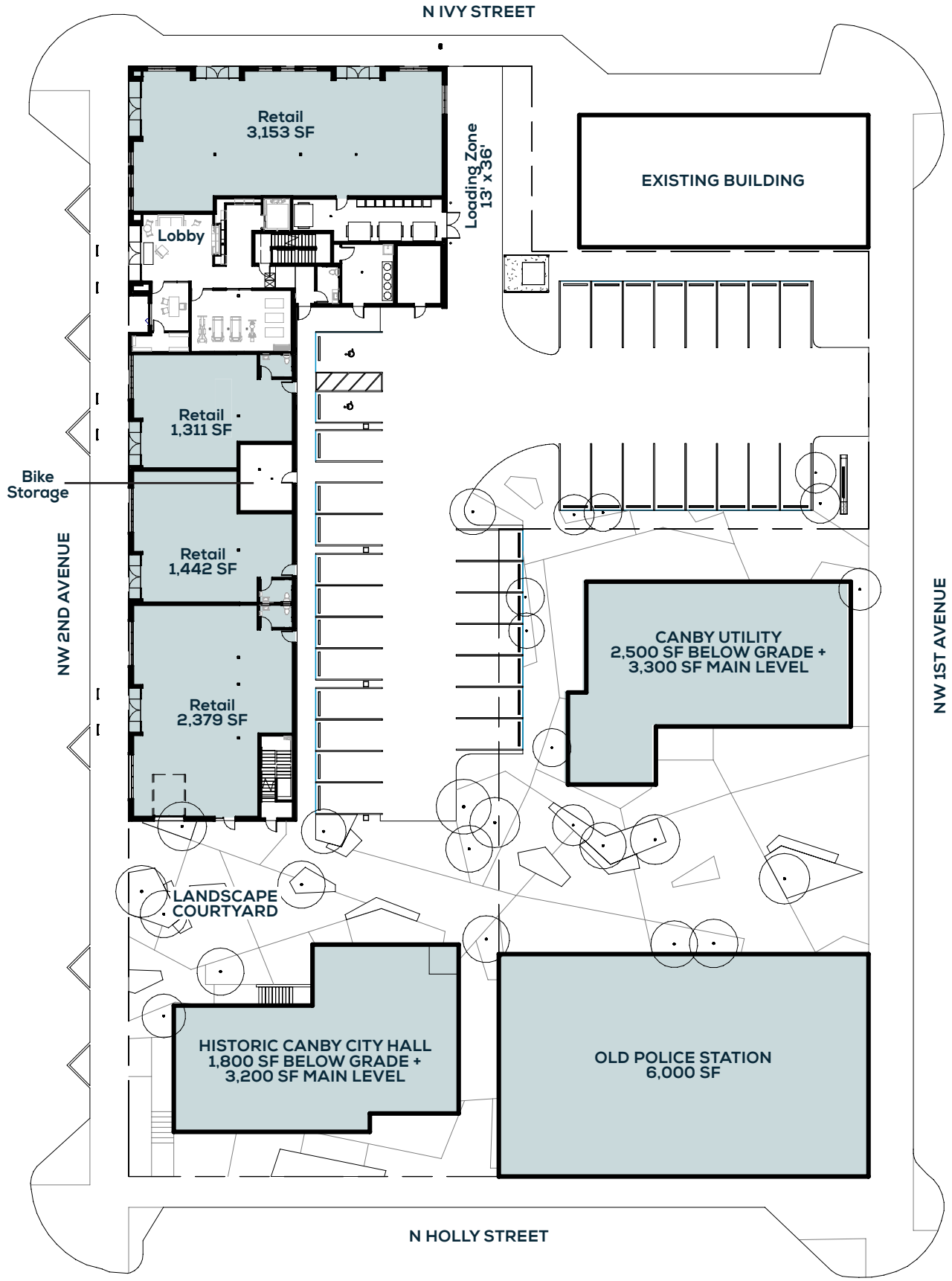
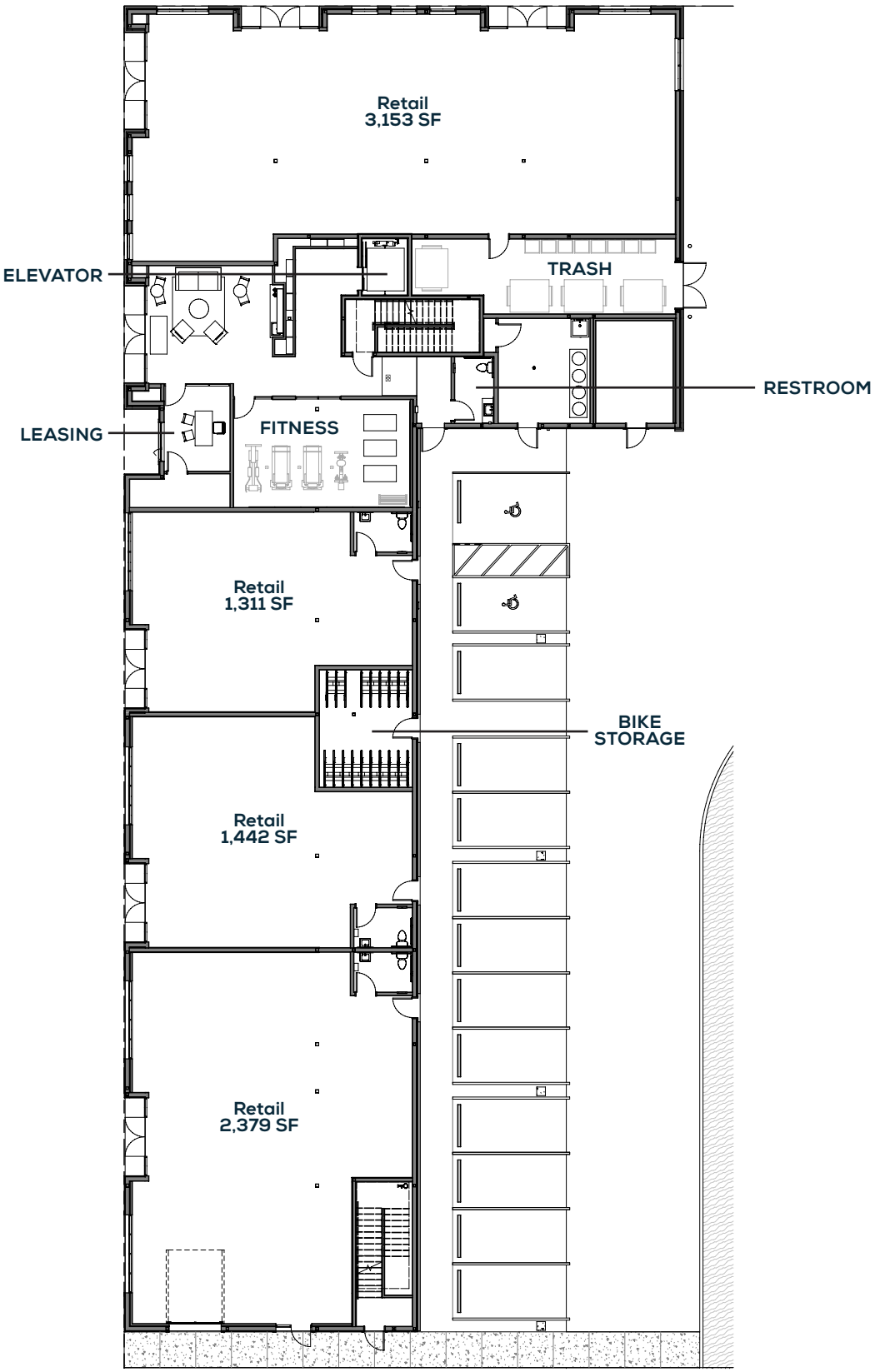
HANLON DEVELOPMENT

LEASEABLE AREA PLAN



THE DAHLIA :
RETAIL FLOOR PLANS



COURTYARD RENDERINGS

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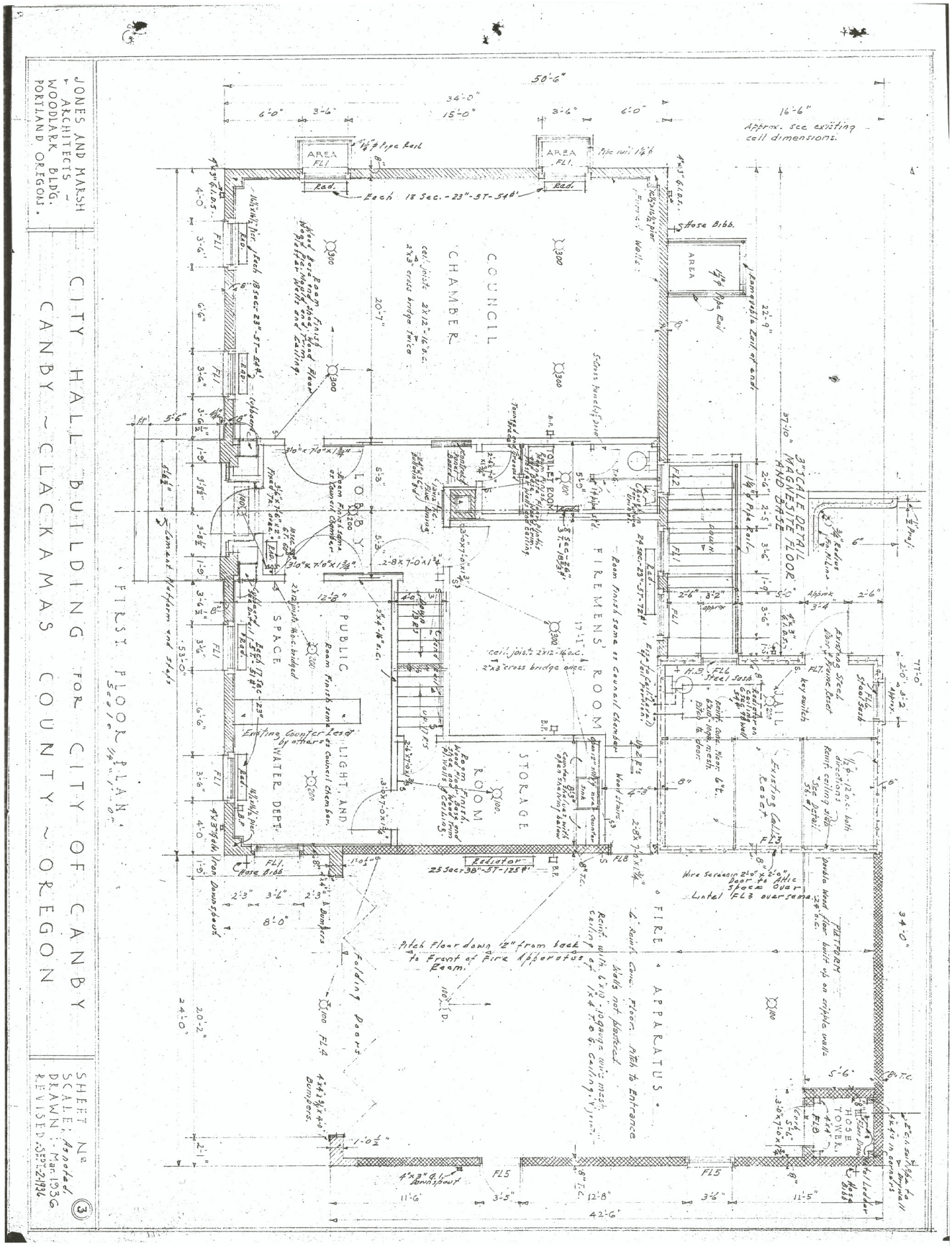
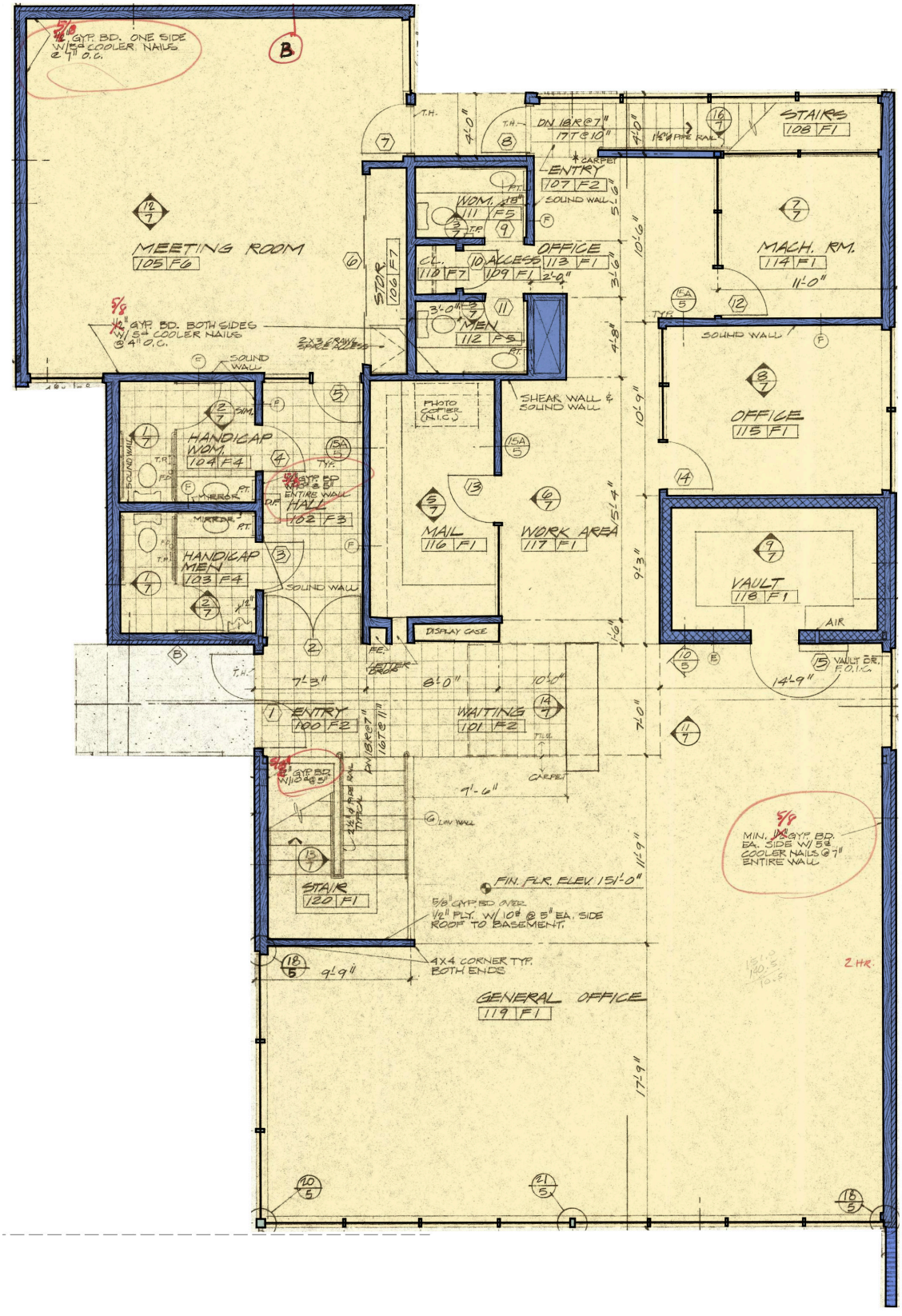
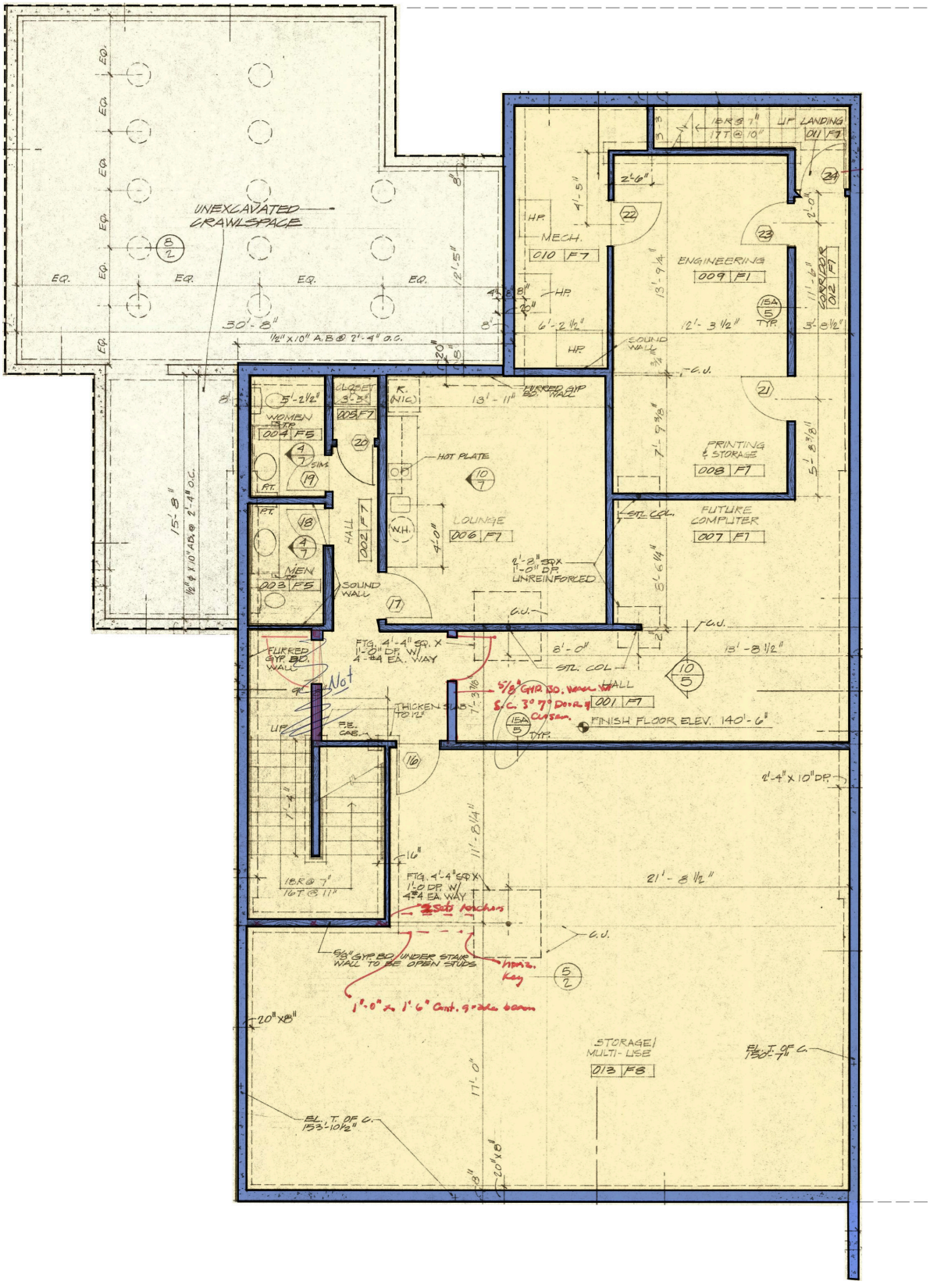
CITY HALL FLOOR PLANS



CITY HALL FLOOR PLANS: MAIN LEVEL



CANBY UTILITY FLOOR PLANS: MAIN LEVEL



CANBY IN THE NEWS

Portland Monthly

Portland Monthly

PORTLAND'S HOTTEST 'HOODS, April 2017

For a slice of the quieter life, consider Canby. Near the confluence of the Willamette and Molalla Rivers, residents of this burg of 17,000 tend to hold on to their homes. Which might just have something to do with boasting the metro area's lowest crime rate, highest suburban Walk Score, and a stable population that saw a comparatively cheer-worthy $3K bump in median household income last year.

Canby Herald

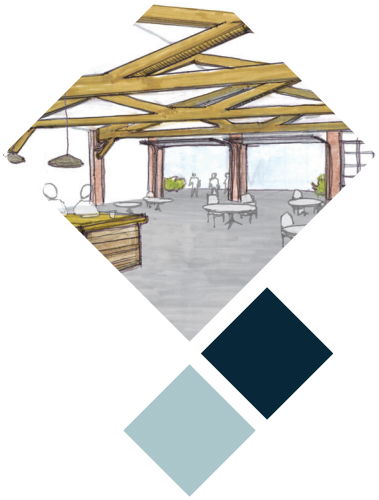
Canby Herald

CANBY HOUSING MARKET RANKED HEALTHIEST IN STATE, June 2016

A study — the second annual list of "Healthiest Housing Markets" — that determined the healthiest markets in the country ranked Canby number one in all of Oregon, and No. 57 overall in the U.S.

Canby Herald

Canby Herald

CANBY TABBED A TOP SAFE CITY FOR STATE, February 2017

Canby Police Chief Bret Smith: "Certainly, I think receiving this ranking is a positive thing, because it promotes people's interest and desire to move to Canby to raise their families and businesses to invest here... I think the City of Canby has done a good job in providing and maintaining helpful physical characteristics that have a positive and direct impact on the community's perceptions of safety and their willingness to participate in our community."