

FOR LEASE IN CANBY, OREGON

HI-WAY MARKETPLACE



LOCATION Hwy 99E & S Ivy St in Portland, OR

AVAILABLE SPACE 2,097 SF Medical & Pad-with up to 1,370 SF retail building with drive-thru

RENTAL RATE Call for details

COMMENTS

- New, high profile retail available by O'Reilly Auto Parts.
- The shopping center is centrally located and offers excellent visibility.
- Available pad is adjacent to Pacific Hwy and can accommodate a 1,370 SF retail building with drive-thru.

TRAFFIC COUNT Hwy 99E – 20,101 ADT (12) | S Ivy St – 9,137 ADT (12)

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Est. Population	14,214	20,268	38,598
Population Forecast 2020	14,773	21,049	40,150
Average HH Income	\$65,931	\$70,675	\$75,333
Employees	5,055	7,396	16,519

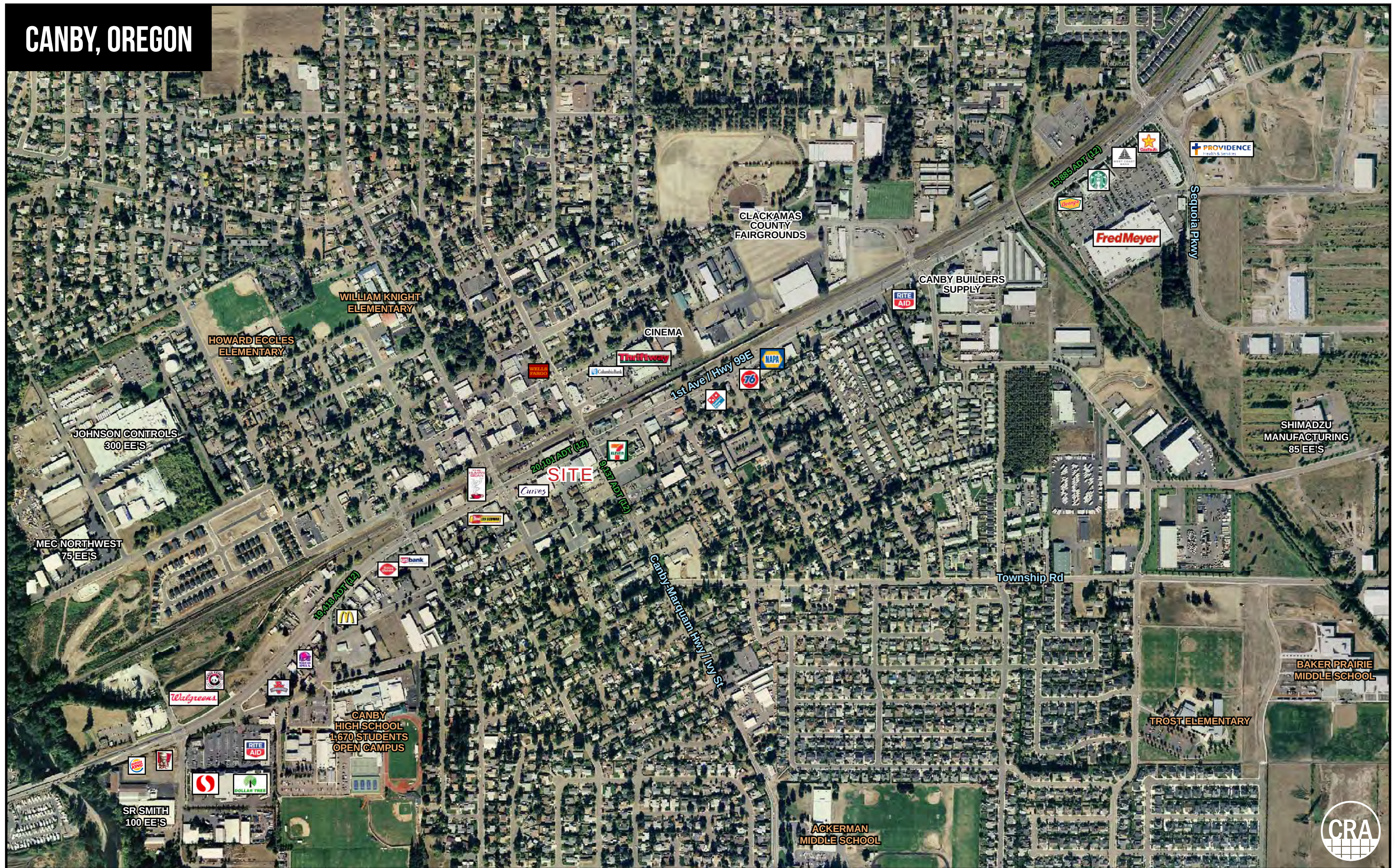
Source: Regis - SitesUSA (2015)



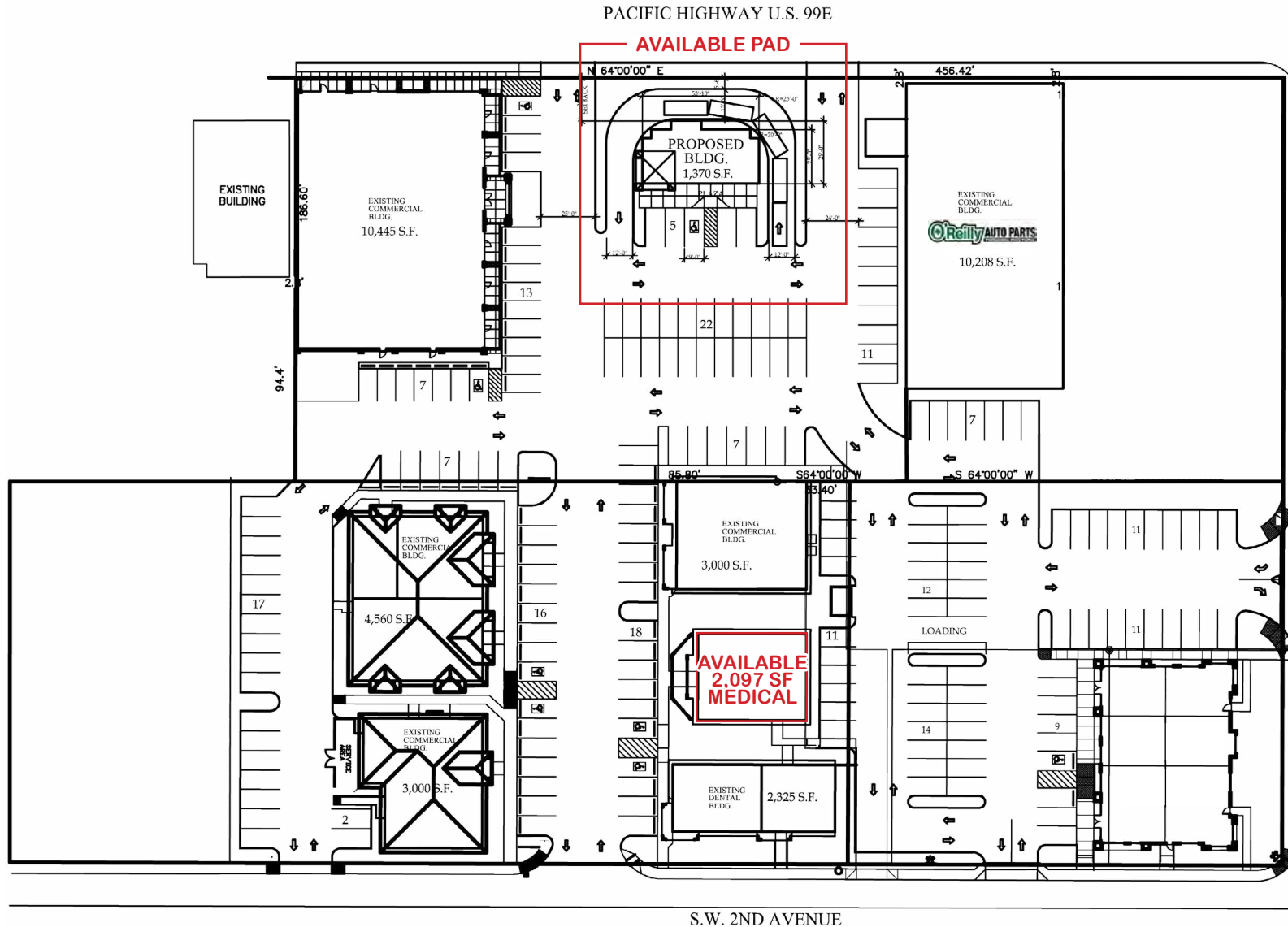
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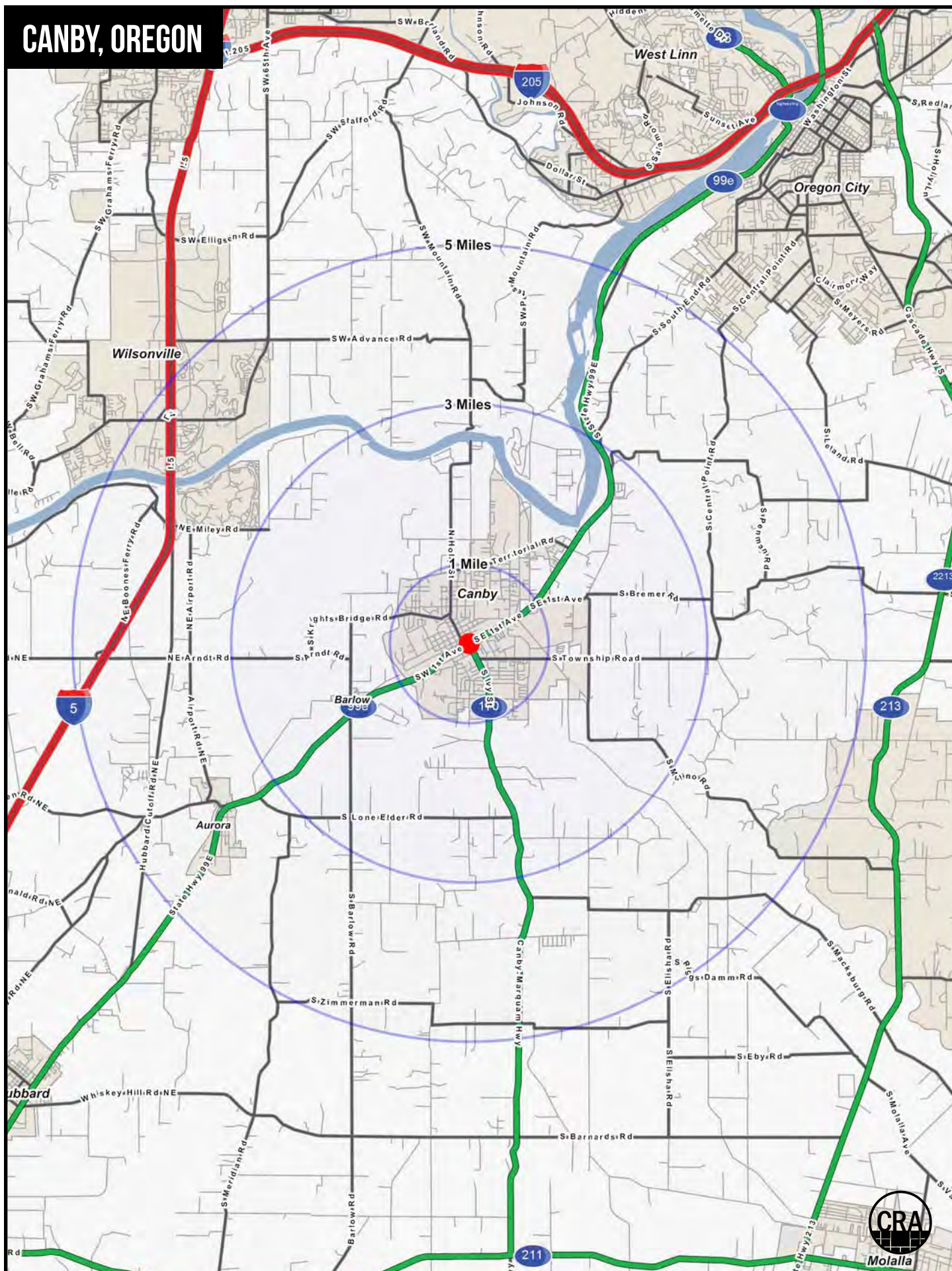
CANBY, OREGON



SITE PLAN | HI-WAY MARKETPLACE



CANBY, OREGON



FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.2623/-122.6921

RF1

Highway 99E & S Ivy St

Canby, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2015 Estimated Population	14,214	20,268	38,598
	2020 Projected Population	14,773	21,049	40,150
	2010 Census Population	13,832	19,751	37,221
	2000 Census Population	11,874	16,607	32,558
	Projected Annual Growth 2015 to 2020	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2015	1.3%	1.5%	1.2%
HOUSEHOLDS	2015 Estimated Households	5,159	7,336	15,234
	2020 Projected Households	5,410	7,686	15,973
	2010 Census Households	4,973	7,085	14,534
	2000 Census Households	4,139	5,837	12,478
	Projected Annual Growth 2015 to 2020	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2015	1.6%	1.7%	1.5%
AGE	2015 Est. Population Under 10 Years	13.7%	13.0%	11.8%
	2015 Est. Population 10 to 19 Years	15.0%	14.7%	13.2%
	2015 Est. Population 20 to 29 Years	12.2%	11.3%	11.9%
	2015 Est. Population 30 to 44 Years	18.7%	18.2%	17.8%
	2015 Est. Population 45 to 59 Years	17.6%	18.9%	19.2%
	2015 Est. Population 60 to 74 Years	14.5%	16.1%	17.1%
	2015 Est. Population 75 Years or Over	8.3%	7.9%	9.0%
	2015 Est. Median Age	37.4	39.1	40.7
MARITAL STATUS & GENDER	2015 Est. Male Population	47.9%	48.4%	48.8%
	2015 Est. Female Population	52.1%	51.6%	51.2%
	2015 Est. Never Married	22.6%	22.4%	22.8%
	2015 Est. Now Married	52.0%	54.3%	54.8%
	2015 Est. Separated or Divorced	16.8%	16.3%	15.6%
	2015 Est. Widowed	8.6%	7.0%	6.9%
INCOME	2015 Est. HH Income \$200,000 or More	1.3%	2.7%	3.6%
	2015 Est. HH Income \$150,000 to \$199,999	3.8%	4.6%	5.5%
	2015 Est. HH Income \$100,000 to \$149,999	14.4%	14.8%	14.9%
	2015 Est. HH Income \$75,000 to \$99,999	15.0%	14.7%	14.0%
	2015 Est. HH Income \$50,000 to \$74,999	21.7%	21.4%	21.1%
	2015 Est. HH Income \$35,000 to \$49,999	14.2%	13.7%	14.3%
	2015 Est. HH Income \$25,000 to \$34,999	8.5%	9.5%	10.0%
	2015 Est. HH Income \$15,000 to \$24,999	14.0%	12.2%	10.1%
	2015 Est. HH Income Under \$15,000	7.1%	6.4%	6.6%
	2015 Est. Average Household Income	\$65,931	\$70,675	\$75,333
	2015 Est. Median Household Income	\$57,144	\$59,799	\$60,976
	2015 Est. Per Capita Income	\$23,974	\$25,616	\$29,767
	2015 Est. Total Businesses	601	863	1,594
	2015 Est. Total Employees	5,055	7,396	16,519

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		1 Mile	3 Miles	5 Miles
RACE	2015 Est. White	78.9%	82.4%	84.5%
	2015 Est. Black	0.7%	0.7%	0.8%
	2015 Est. Asian or Pacific Islander	1.0%	1.4%	2.4%
	2015 Est. American Indian or Alaska Native	1.2%	1.1%	0.9%
	2015 Est. Other Races	18.2%	14.5%	11.4%
HISPANIC	2015 Est. Hispanic Population	3,441	3,935	5,925
	2015 Est. Hispanic Population	24.2%	19.4%	15.4%
	2020 Proj. Hispanic Population	26.4%	21.2%	16.8%
	2010 Hispanic Population	23.0%	18.3%	14.5%
EDUCATION (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	11,322	16,298	32,228
	2015 Est. Elementary (Grade Level 0 to 8)	13.4%	10.7%	7.8%
	2015 Est. Some High School (Grade Level 9 to 11)	10.9%	10.3%	9.3%
	2015 Est. High School Graduate	20.0%	19.5%	19.0%
	2015 Est. Some College	23.2%	24.1%	22.5%
	2015 Est. Associate Degree Only	5.8%	6.1%	5.8%
	2015 Est. Bachelor Degree Only	14.3%	15.4%	17.7%
	2015 Est. Graduate Degree	12.5%	13.8%	17.7%
HOUSING	2015 Est. Total Housing Units	5,284	7,532	15,723
	2015 Est. Owner-Occupied	61.1%	67.0%	61.9%
	2015 Est. Renter-Occupied	36.6%	30.4%	34.9%
	2015 Est. Vacant Housing	2.4%	2.6%	3.1%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	7.8%	8.6%	7.8%
	2010 Homes Built 2000 to 2004	9.3%	11.0%	9.9%
	2010 Homes Built 1990 to 1999	25.4%	22.7%	24.0%
	2010 Homes Built 1980 to 1989	12.8%	11.2%	14.8%
	2010 Homes Built 1970 to 1979	20.4%	21.7%	21.8%
	2010 Homes Built 1960 to 1969	8.5%	7.7%	6.5%
	2010 Homes Built 1950 to 1959	6.1%	6.5%	5.1%
	2010 Homes Built Before 1949	9.6%	10.6%	10.1%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.3%	0.8%	1.7%
	2010 Home Value \$500,000 to \$999,999	5.6%	8.9%	12.9%
	2010 Home Value \$400,000 to \$499,999	5.6%	9.3%	11.4%
	2010 Home Value \$300,000 to \$399,999	18.2%	19.6%	21.4%
	2010 Home Value \$200,000 to \$299,999	38.1%	33.5%	27.3%
	2010 Home Value \$150,000 to \$199,999	12.5%	10.2%	9.2%
	2010 Home Value \$100,000 to \$149,999	6.1%	5.8%	5.6%
	2010 Home Value \$50,000 to \$99,999	1.4%	1.5%	1.6%
	2010 Home Value \$25,000 to \$49,999	5.8%	4.4%	3.2%
	2010 Home Value Under \$25,000	6.3%	5.9%	5.8%
	2010 Median Home Value	\$237,598	\$268,183	\$300,492
	2010 Median Rent	\$770	\$805	\$809

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LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	10,992	15,846	30,986
	2015 Est. Civilian Employed	58.4%	58.8%	58.8%
	2015 Est. Civilian Unemployed	4.2%	3.9%	3.6%
	2015 Est. in Armed Forces	0.2%	0.2%	0.1%
	2015 Est. not in Labor Force	37.2%	37.1%	37.5%
	2015 Labor Force Males	47.1%	47.8%	48.2%
	2015 Labor Force Females	52.9%	52.2%	51.8%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	6,003	8,617	16,390
	2010 Mgmt, Business, & Financial Operations	11.2%	12.2%	15.3%
	2010 Professional, Related	17.0%	16.6%	18.6%
	2010 Service	16.6%	16.3%	15.3%
	2010 Sales, Office	23.7%	25.3%	27.4%
	2010 Farming, Fishing, Forestry	7.1%	6.3%	3.7%
	2010 Construction, Extraction, Maintenance	9.2%	9.3%	8.6%
	2010 Production, Transport, Material Moving	15.2%	14.0%	11.2%
	2010 White Collar Workers	51.9%	54.1%	61.2%
	2010 Blue Collar Workers	48.1%	45.9%	38.8%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	79.7%	78.7%	78.2%
	2010 Drive to Work in Carpool	10.1%	10.3%	9.3%
	2010 Travel to Work by Public Transportation	2.6%	2.3%	2.9%
	2010 Drive to Work on Motorcycle	-	-	-
	2010 Walk or Bicycle to Work	3.8%	3.4%	3.2%
	2010 Other Means	-	-	0.1%
	2010 Work at Home	3.8%	5.2%	6.3%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	22.5%	24.0%	27.6%
	2010 Travel to Work in 15 to 29 Minutes	39.4%	37.1%	35.8%
	2010 Travel to Work in 30 to 59 Minutes	34.6%	35.2%	32.3%
	2010 Travel to Work in 60 Minutes or More	3.5%	3.7%	4.4%
	2010 Average Travel Time to Work	24.4	23.9	22.7
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$272 M	\$406 M	\$880 M
	2015 Est. Apparel	\$9.45 M	\$14.1 M	\$30.6 M
	2015 Est. Contributions, Gifts	\$17.2 M	\$26.5 M	\$59.0 M
	2015 Est. Education, Reading	\$9.85 M	\$15.0 M	\$33.4 M
	2015 Est. Entertainment	\$15.2 M	\$22.8 M	\$49.4 M
	2015 Est. Food, Beverages, Tobacco	\$42.3 M	\$62.7 M	\$135 M
	2015 Est. Furnishings, Equipment	\$9.23 M	\$13.9 M	\$30.3 M
	2015 Est. Health Care, Insurance	\$24.1 M	\$35.8 M	\$77.4 M
	2015 Est. Household Operations, Shelter, Utilities	\$84.1 M	\$125 M	\$272 M
	2015 Est. Miscellaneous Expenses	\$4.06 M	\$6.03 M	\$13.1 M
	2015 Est. Personal Care	\$3.54 M	\$5.27 M	\$11.4 M
	2015 Est. Transportation	\$52.7 M	\$78.3 M	\$168 M

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