

# Final Thoughts...Why Canby?

Canby, Oregon, a town of 16,420 with strong agricultural roots, offers many of the amenities of a larger city. The community is proud of its friendly, pro-business attitude. The 300 acre industrial park is fully served with utilities including natural gas and ultrafast broadband. Sites from 1 to 60 acres are ready for development. It takes less than 10 minutes to reach two interstate highways. Attractive utility rates and a qualified workforce with training resources are at the ready. Please consider Canby as a compelling business expansion or relocation option!

## City of Canby seeking proposals for the former Library building

Imagine the possibilities of this large 10,961 SF building located at 292 N. Holly Street in the heart of Canby across from the popular Wait Park. The city is open to your ideas in its search for the right tenant or owner. Proposals are due August 15<sup>th</sup>. The city hopes to attract a new business or use that adds to an economically vital and active Downtown; attracts more businesses, residents, and visitors and helps fill missing niches in the community. A broad range of possible deal structures including outright purchase, lease, lease with an option to purchase, etc. are possible.

The former library building was built in 1973 on a 0.26 acre lot. It is zoned Downtown Commercial that encourages retail, office, or commercial uses. The building features high ceilings, an open floor plan, two restrooms, storage spaces, offices, reception and desk and drive through access. It also has a zoned HVAC system, suspended acoustic tile ceiling, and florescent lighting. It is



in good condition with newly painted exterior and front facade masonry, concrete block construction with glass storefront windows and wood frame trusses. Winning proposals will:

- Bring active uses that reinforce an “18 hour” downtown.
- Show strong financials and a track record of success in the proposed use.
- Commit to high quality design and construction standards.
- Retains or helps a Canby business expand or brings in a new business that offers well-paying jobs, and/or fills a missing market niche.

For an application, tour or more information please contact Renate Mengelberg at 503-266-0701 or [mengelberg@canbyoregon.gov](mailto:mengelberg@canbyoregon.gov).

## More Apartments continued...



A third apartment complex, **Trail Crossing Apartments** will break ground at 1203 NE Territorial Road next to the Logging Road Trail later this summer. The \$8.2 million complex 58 unit complex will feature six market rate 704 SF one bedroom units, forty-two 965 SF two bedroom units, and ten 1,194 SF three bedroom apartments in 6 two or three story buildings. Units will feature spacious kitchens with stainless steel appliances, and main floor area air conditioning. The complex features a clubhouse

with a community room and exercise facility, a picnic and BBQ area and playground. “Scott Investment Companies is excited for our new Trail Crossing Apartment Homes in Canby. We enjoy investing in Canby and believe this will be a great housing addition to **this Community**” says Developer Tom Scott. For more information contact Scott Investment Companies at 503-266-5488.

### Ideas, questions or interest in development?

Please Contact Renate Mengelberg at 503-266-0701

or [MengelbergR@canbyoregon.gov](mailto:MengelbergR@canbyoregon.gov) or [www.canbybusiness.com](http://www.canbybusiness.com)



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# Canby

In the spotlight

Semi-Annual Insights into Canby's Real Estate Market

ISSUE EIGHT



SPRING 2017

## More Apartment Options Coming to Canby!

The city will soon have three apartment complexes under construction. Together they will offer 291 new units for lease. Each is different – in terms of unit sizes, price points and amenities to meet the needs and preferences for a variety of residents.

The city has not seen any new apartment development for 13 years. This has caused long waiting lists and frustration for people wanting to live in Canby. These developments are welcome news for people that work in Canby and want to live here, for young adults eager to leave the nest and people wanting to downsize but still stay close to friends and the close knit community that Canby offers.



Two buildings in the new **Sequoia Grove Apartment Complex** (photo above) are leasing now. Two more buildings will open each month through November. The whole 174 unit complex will be completed this summer. A wide range of options from studios to three bedroom options are available. Lease rates range from \$1,115 - \$1695 per month.

The complex features a clubhouse, fitness center, pool, and business center. The high security complex is next to Arneson Park and walking distance to Canby Market Center and employers in the Canby Pioneer Industrial Park. For more details contact Nicole Stabler at: 503-549-1919 or [Nicole.stabler@liveidm.com](mailto:Nicole.stabler@liveidm.com).



**The Dahlia** (photo above) is a 54,409 SF four story mixed use building downtown 69 unit complex will begin construction on NW 2<sup>nd</sup> Avenue in late spring. Demolition on the former Council Chambers will happen within weeks and the Finance and Development Services Buildings will More than 8,000 SF of modern retail space will be added to downtown for new business or local expansion opportunities. The apartments will features high end finishes in studio and one bedroom units. Amenities include French balconies, bay windows, an exercise room, a lobby gathering place and onsite parking. A public landscaped courtyard will be built just west of the development. The complex should be completed mid-2018. Contact Mary Dillon at 503-442-4750 or [mdillon@hanlondevelopment.com](mailto:mdillon@hanlondevelopment.com)

... More Apartment Options continued on back

# The Newest Subdivisions for Canby



Over the next 2-3 years there are 295 home sites planned, approved or under construction:

**Faist 6 Addition:** A 30 lot subdivision at 1866 SE 13<sup>th</sup> Avenue. Homes are currently under construction and lots are for sale.

**Faist 7 Addition:** A 6-lot subdivision east of 1866 SE 13<sup>th</sup> Avenue. Homes are currently under construction and lots are available for sale.

**Caitlyn's Place:** A 6-lot subdivision at 1509 N. Oak Street: Homes are currently under construction and lots are available for sale.

**John Meredith:** A 10-lot subdivision at N. Oak Street. Homes are currently under construction and lots are available for sale.

**Northwood Estates 3:** A 21-lot subdivision at NW 11<sup>th</sup> Avenue west of N. Elm Street. Construction is expected to start in mid-May. Lots are available for sale.

**Timber Park:** A 105-lot subdivision at SE 13<sup>th</sup> Avenue: Construction is planned for late August following the completion of the City's new sanitary sewer.

**Faist 8 Addition:** A 24-lot subdivision east of 1866 SE 13<sup>th</sup> Avenue. Development is likely to occur when the sanitary sewer is available near the end of summer.

**Faist 9 Addition:** A 6-lot subdivision east of 1866 SE 13<sup>th</sup> Avenue. Development is likely to occur when the sanitary sewer is available near the end of summer.

**In the Planning Stages:**

**Sprague:** A 7 acre, 22-lot subdivision at N. Maple Street is in the Pre-application Phase.

**Stafford Land Development:** 77.71 acres with 65 lots on S. Fir Street, south of Hope Village. Expecting annexation request.

## OTHER DEVELOPMENT

**Emerald Garden Townhomes** on NE 3rd and NE 4th Avenues is currently under construction with the first building nearing completion. Each of the three-story townhomes features double car garages, three bedrooms and two and one half bathrooms and range in size from 1,710 sq. ft. to 1,747 sq. ft. Construction of the first 3 townhomes should be completed in late May or early June. Expect to see for sale signs up soon each will be listed at \$339,900.



### Spring 2017 Residential Real Estate Trends By Gina Hosford

Canby's first quarter had an average sold price per listing of \$366,000 compared to last years average sold price per listing of \$303,000. Average days on the market in the 97013 zip code are 60 compared to last year at this time when the average was 68 days on the market. Inventory is very tight and demand is high so we are still seeing a sellers market. If you are thinking about selling now is the time! Buyers are out and ready to take the leap into home ownership.



**Canby Utility Board,** will begin the first phase of construction on a new 17,420 SF facility on the corner of SW 3rd Avenue and S. Pine Street later this fall.

# New and Expanding Industrial Businesses



**Trautman Art Glass,** 2000 S. 4<sup>th</sup> Avenue in the Canby Pioneer Industrial Park.

This Wilsonville based company is moving in this summer/fall. They make specialty colored art glass that is sold internationally.



**Rudnick Electric Signs,** 1400 SE Township Road on a one-half acre lot. This lighting, maintenance, and large format sign

manufacturing company is nearing completion on their 4,920 SF building.



### Canby Crossing, 851 SW 1st Avenue

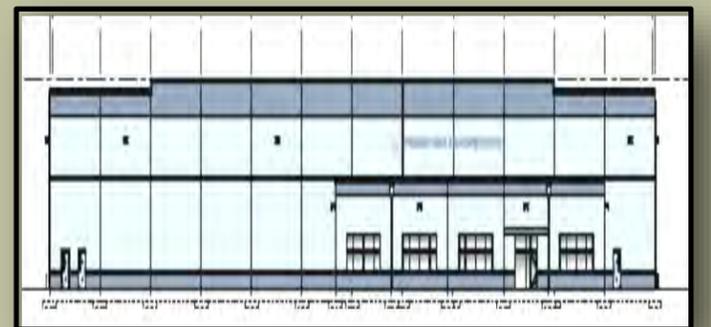
Future home of Pizza Schmizza, Jimmie Johns, and T-Mobile. Located near Canby High School. Construction nearing completion.



**Cascade Engineering Technologies,** 341 S Sequoia Parkway, in the Canby Pioneer Industrial Park. This titanium airplane part manufacturer is doubling their footprint and moving into the new Trend Business Center Building C in June.



**Sequoia Grove Industrial Park,** 279 S Sequoia Parkway. Student Transportation of America, an independent provider of student bus transportation, has moved in to the newly built Building B with offices and outdoor parking space for approximately 50 school buses.



### Premier Gear, 387 S Sequoia Parkway

This \$9 million, 60,000 SF industrial development should begin construction this summer. The developer, Stratus plans to have construction equipment on site within days of the transaction closing.