

Final Thoughts... Why Canby?

Canby, Oregon, a town of 15,910 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!



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Canby Urban Renewal District Launches Construction of a New 42,900 Square Foot Civic Building

By Renate Mengelberg

Planning for a new Civic Building at NE 2nd and Juniper Street in Downtown Canby is rapidly gaining momentum. After a May election where almost 70% of Canby voters supported the project, the Canby Urban Renewal Agency is moving forward. The cost for the project is approximately \$9,000,000.

The new two-story facility is estimated to have 42,900 sf with library services on the main floor and administrative offices and council chambers on the second floor. The design may also include a basement. City staff from administration, finance, development services and tech services will occupy the space. By consolidating city employees, the new city space will improve efficiencies and make it easier for city customers with diverse needs to find city services under one roof. Combining this space with the library allows the City to address these needs extremely cost effectively. This project involves vacating one-half of a block of Juniper Street, demolition of three vacant houses and relocation of utilities. The downtown Canby site is on NE 2nd Avenue, between N Ivy Street and the Canby 8 Cinema in downtown.

Canby is investing in a new, larger library because the existing facility, a former hardware store, is popular but cramped, outdated, and has limited programming

options. "Libraries continually evolve to meet the needs of the community by serving as a community center, technology hub a resource for personalized assistance and equal access in their communities," says Melissa Kelly, Canby Library Director. Last year, the library provided more than 10,000 Internet sessions, programs for 7,000 people and patrons checked out more than 326,000 items.

The Civic Building property was purchased in November and demolition of existing structures will begin soon. The Urban Renewal Agency awarded the contract for Construction Management Services to Kenneth Andrews/Lenore, Inc. in November. Proposals for Architect and Design Services are due later this month and the selected firm will begin the design process by mid-February.

The building will be designed with public input in early 2015, and go through the permitting process in the spring. Construction is expected to begin later in the summer and take about 1 year to complete. The building should be open to the public in late 2016.

For more information contact Amanda Zeiber, Project Manager, at zeibera@ci.canby.or.us.

Semi-Annual Insights into Canby's Development and Real Estate Market

Canby In the spotlight

Current topics >>>

Winter 2014 Residential Real Estate Trends

By Gina Hosford



The Canby residential real estate market is steady. Prices have plateaued with a median list price of \$317,450. Inventory is tightening and days on the market are falling. The advantage is in the seller's favor. Happy Holidays!



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Strategic Downtown Buildings and Sites for Sale in Canby

By Renate Mengelberg

A developer rarely has such a chance to transform a downtown. Five city owned buildings and up to one full city block are available for sale, redevelopment or lease. These strategically located, highly visible properties are located between NW 1st and NW 3rd Avenues on N Holly and N Ivy streets. Many details on the property, market, proposal process and resources is available at http://www.ci.canby.or.us/property_sale.htm

The market in the Canby area is ripe for more retail, office and housing projects. The city wants to attract creative development ideas through a flexible Request for Expressions of Interest with proposals due January 9th.

The city will combine its offices at the new Civic Building to be completed in mid-2016. This move leaves three buildings vacant. The former Police facility is available now. Several of these buildings are well-suited for conversion to new retail or business uses.

The city offers a façade improvement program, loans, and conceptual redevelopment grants. A business friendly, proactive approach helps make development in Canby easy. Extensive details are available on the city's website listed above or by contacting Renate Mengelberg at 503-266-0701 or at mengelberg@ci.canby.or.us.



Ideas, Questions or Interest in Development?

Please Contact Renate Mengelberg at 503-266-0701 or mengelberg@ci.canby.or.us. See: www.canbybusiness.com

Canby Economic Development Department
 111 NW 2nd Avenue
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New Canby Developments



CANBY SQUARE SHOPPING CENTER:

Construction of a 5,404 square foot pad building with space for up to 4 new retail or office businesses is planned for construction in 2015. Approximately 1,850 square feet is slated for use for a coffee shop with a drive through window. The retail space will occupy two tax lots replacing a former restaurant and parking lot at the corner of S. Berg Parkway and Highway 99E.

BIG 5 SPORTING GOODS recently opened the doors of their Canby store in the Canby Square Shopping Center.



BISCUITS CAFÉ has plans bring their breakfast and lunch café to a 3,240 square foot space in the Canby Market Center near the Fred Meyer.

DUTCH BROS. COFFEE will open their new Canby store in early January 2015. It will be located in the Canby Place Shopping Center on S Berg Parkway and Hwy 99E. In addition to serving their popular specialty coffee drinks, smoothies, freezes, teas and baked goods, this store will have a restaurant, a new model for this Grants Pass based company.



DINSMORE ESTATES PHASE II:

Groundbreaking for installing critical infrastructure has begun for the second phase of the Dinsmore Estates Subdivision for 41 lots of single family homes located south of SE 13th Avenue and east of S Ivy Street.



Annexations:

Voters approved two annexations in the City of Canby:

- 4.62 acres located at 1546 N Pine Street for single family homes
- 32.1 acres located north of SE 13th Avenue & west of the Logging Road Trail for low and medium density residential development and a small park.

New Subdivisions

Franz Meadow Subdivision at 1546 N Pine Street with 18 single family home lots.

Snapshot of Development in 2014 to date:

- New Residential Development: 28 Single Family Home
- Commercial Tenant Improvements: 9 Improvements



Trend Business Center - Providing Modern, State of the Art Industrial Facilities at Canby Pioneer Industrial Park

By Scott McCormack, Trend Business Center LLC

Trend Business Center (Trend) is a master planned six building development located along Sequoia Parkway in the central core of Canby Pioneer Industrial Park. Trend offers a wide range of existing and planned industrial buildings with individual tenant spaces ranging in size from 10,000 SF to 70,000 SF. The facilities are designed for a diverse range of manufacturing, warehousing, distribution and other industrial users seeking to take advantage of the many unique benefits offered by Canby.

The benefits of being located in the city of Canby starts with friendly and pro-growth city leaders and department staff that encourage and promote expansion of local companies and welcomes new companies relocating to the city. Beyond the friendly welcome, businesses will benefit from Canby's lower electrical costs, no local business tax, less traffic congestion, new ultra-fast Gigabit Internet service, and its location within 9 miles of major arterials to both I-205 and I-5.

Trend Business Center also has many benefits to offer. Its buildings feature heavy electrical power, high quality exterior architectural appeal, and flexibility to customize interior spaces to meet specific business needs, while offering a range of tenant sizes and leasing options.

Trend Building "A" is a 22,000 SF existing building and available for immediate leasing. The facility has extensive existing electrical distribution throughout the facility, making it ideally suited for manufacturing operations that need to get up and running quickly.

Trend Building "B" is an 18,500 SF existing building and is owned by Canbydone LLC and leased to PumpTech, Inc. Canbydone LLC is made up of employees and owners of PumpTech, Inc. PumpTech distributes and manufactures a full line of the highest quality water and waste pumping products and systems. Their Canby facility provides sales, service, engineering, and manufacturing with a skilled and experienced work force of 20 employees.

Trend Building "C" is a 33,000 SF planned building with the building shell and site improvements fully designed and nearing completion of the permit process. The building is available now for pre-leasing and a tenant signing up in the near term can have the tremendous benefit of assisting in the design of the interior improvements to suit their needs. The building can be occupied by a single user or demised for smaller tenant spaces.

Trend Building "D" is a 34,500 SF existing building and leased to Cascade Engineering Technologies on a long term lease. The company is an aerospace contract manufacturer specializing in the designing, manufacturing and testing of high quality, primarily titanium, components for the military and commercial aviation sector. Their Canby operations have a highly skilled and growing work force of 25 employees.

Trend Buildings "E" & "F" are planned buildings featuring a wide range of possible designs that could ideally be build-to-suits with lease or sale options. The buildings are currently planned to be approximately 35,000 SF facilities, but ownership is flexible and will consider other sizes and configurations including a single 70,000 SF building.

McCormack Properties, parent company of Trend Business Center LLC, is based in the greater Portland metropolitan area and specializes in the development, acquisition, and management of industrial and office buildings. From single tenant buildings to multi-tenant business parks to renovation and repositioning of existing buildings, McCormack Properties is here to help businesses find their home. Through its construction subsidiaries, the company has built hundreds of commercial buildings for a variety of industrial, office, and retail clients over the last 30 years plus.

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