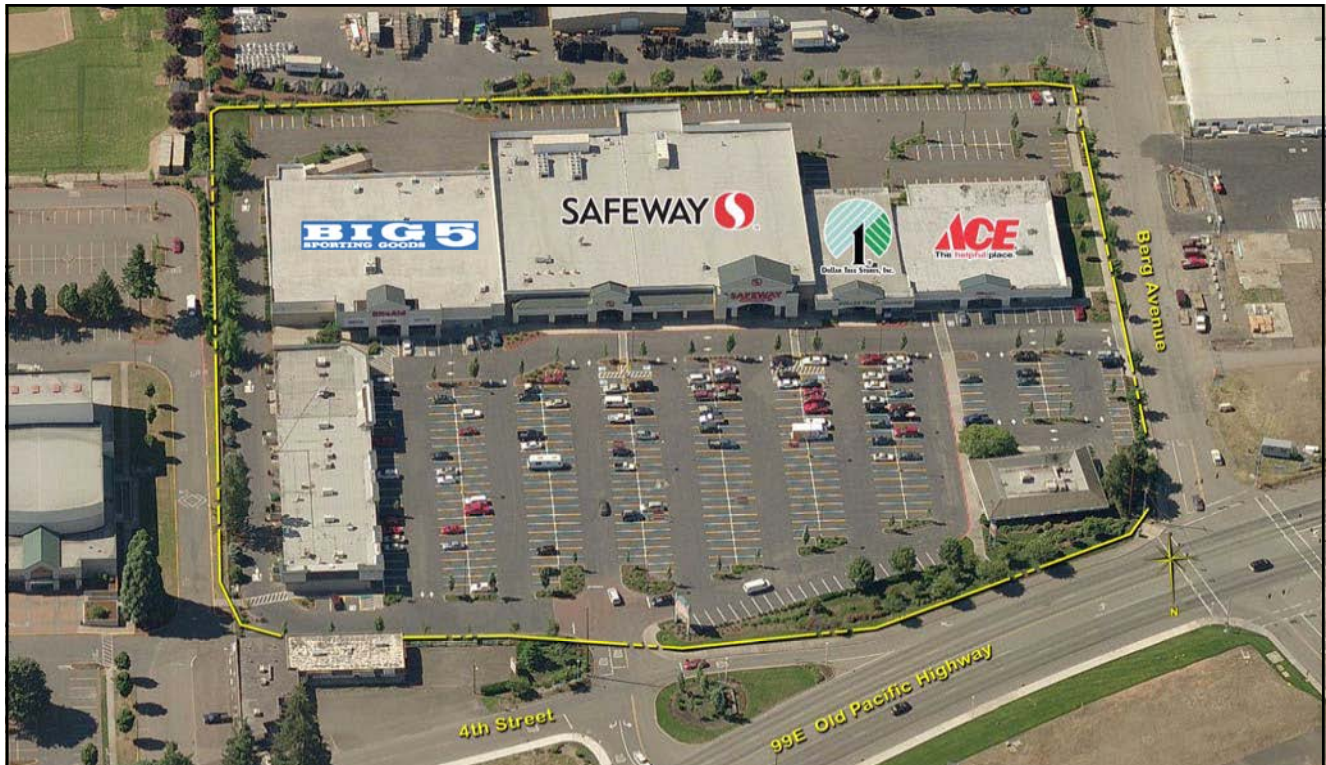


# FOR LEASE: SAFEWAY ANCHORED RETAIL



- Safeway, Dollar Tree, Ace Hardware & Big 5 Sporting Goods anchored center.
- The center draws from an extended trade that includes: Mulino, Woodburn, S. Oregon City and Molalla.
- Good visibility to Hwy 99E.
- Directly adjacent to Canby High School, which has an off-campus lunch policy.
- Call for pricing and remodel plans.



## CANBY SQUARE

HWY 99E & BERG AVENUE. CANBY, OR

**CONTACT** MELISSA MARTIN  
503-245-1400 EXT 525 - MELISSA@HSPACIFIC.COM  
WWW.HSPACIFIC.COM



HSM PACIFIC REALTY, INC.  
0612 SW IDAHO ST, SUITE 2  
PORTLAND, OR 97239

# SITE PLAN:



**Available Space:**  
 1015 / 1,076 SF  
 1023 / 877 SF  
 1025 B / 8,197 SF

## Demographics (2017 Est.)

	3 Mile	5 Mile	10 Mile
Population	20,718	40,709	208,155
Total Households	7,387	15,748	76,979
Avg. Household Income	\$81,481	\$86,509	\$94,956
Daytime Employees	7,651	17,485	92,203

## Traffic Counts:

HWY 99 @ .02 Miles South of SW Elm St. 23,200 (2012 ADT)

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 PORTLAND, OR 97239



# AERIAL:



## CANBY SQUARE

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CHAIN.LINKS  
RETAIL ADVISORS

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retail solutions

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