



for **LEASE**  
CANBY POLICE BUILDING  
RETAIL / OFFICE

122 N Holly St.  
**\$23 PSF + NNN**

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real  
estate

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# THE SPACE

## 6,000 SF OF RETAIL / OFFICE SPACE

The historic Police Building in downtown Canby is an open shell for you to create your retail dream. Located in the heart of downtown, with plenty of light, tall ceilings, and beautiful wood beams. The Police Building is the perfect location for a family restaurant, brewery, or place for the community to gather.



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# COURTYARD RENDERINGS

OUR COURTYARD WILL BE THE CENTERPIECE OF THE CANBY CIVIC BLOCK. THERE WILL BE SEVERAL FOOD CARTS IN ADDITION TO OUTDOOR SEATING, WHICH WILL NICELY COMPLEMENT THE ICE CREAM PARLOR IN THE FORMER POLICE BUILDING.

ADDITIONALLY, THERE WILL BE OUTDOOR EVENTS THAT COINCIDE WITH THE COMMUNITY CALENDAR AND WILL SERVE AS A CENTRAL MEETING.



# 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.

## SHOP

Degrees of Chic  
Bricks & Minifigs  
Northwest Furniture Outlet  
Cutsforth's Market  
Time After Time  
Main Street Mercantile  
South End Antique Mall  
Elizabeth Jeannine Boutique  
The Book Nook  
Canby Kiwanis Thrift Shop

## PLAY

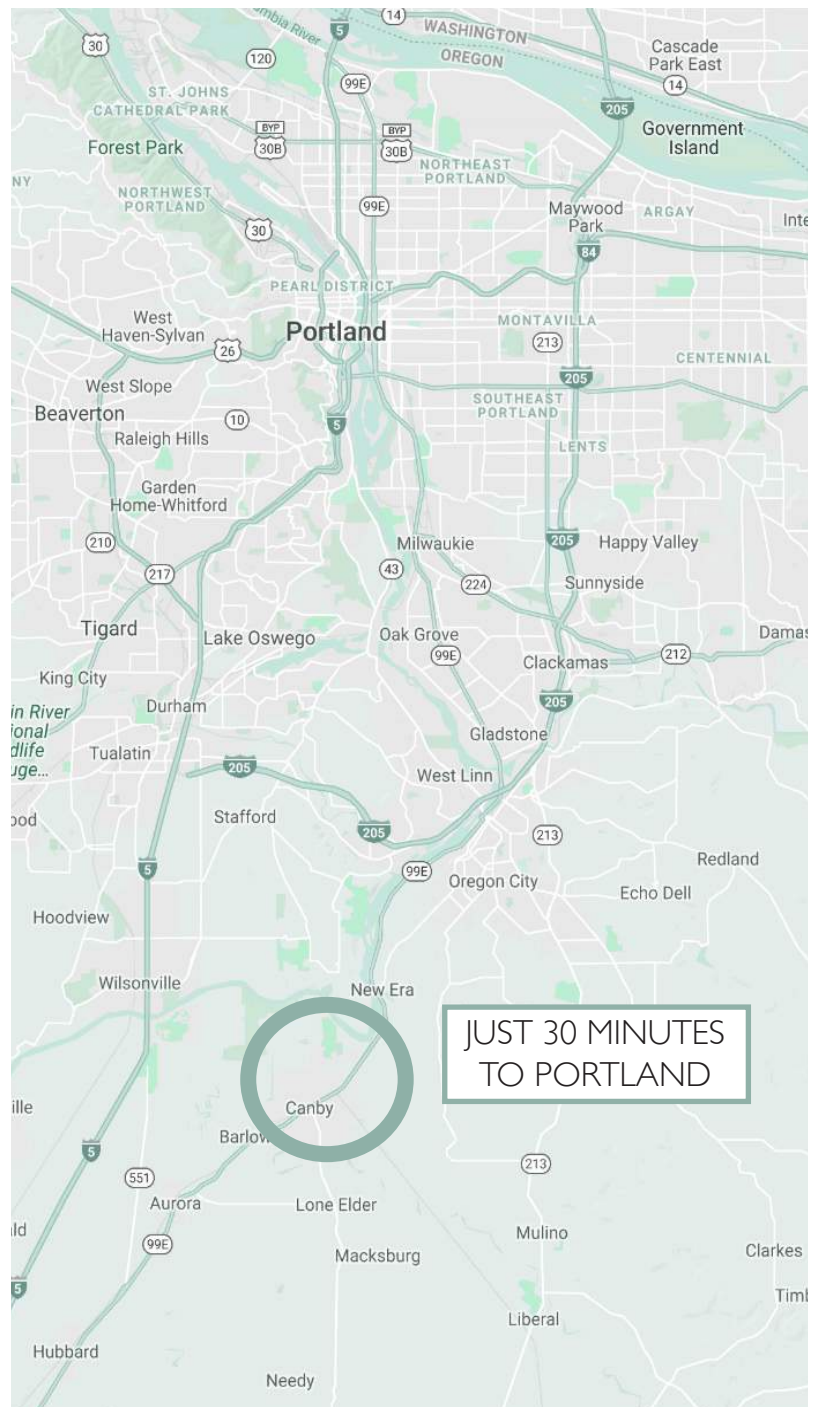
St Josef's Winery  
Canby Swim Center  
Canby Farmers Market  
Wait Park  
Oregon Renaissance Faire  
Canby Cinema 8  
Canby Depot Museum  
Uncorked Northwest Wine Tours  
Bikes N More  
Swan Island Dahlias

## EAT

Filberts Farmhouse Kitchen  
Pappy's Greasy Spoon  
Thai Corner Cuisine  
El Chilito  
Roxy's Island Grill  
Gwynn's Coffee House  
Momiji Sushi Bar  
Dar Essalam  
Backstop Bar & Grill  
Joy Kitchen

## RELAX

Personal Kneads Bodywork  
Divine Salon  
MovuEsthetics  
Canby Massage Co-Op  
Divine Wellness  
Molalla River Massage  
Carson Acupuncture  
Ricochet Body Solutions  
Balance & Harmony  
Paradise Nails



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# EXPLORE CANBY

Downtown Canby has plenty to offer both residents and visitors, including street festivals, a movie theatre, 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 investments to add new landscaping and public art downtown, improve street safety, and make walking and biking safer and more comfortable. Just 1/2 mile away, the Clackamas County Event Center attract approximately 550,000 visitors each year, with multiple events bringing people downtown nearly every weekend.

