

PLANET FITNESS CENTER

2000 FEATHER RIVER BLVD

OROVILLE, CA

FOR LEASE

12,456 SF RETAIL SUITE WITH

21,742 SF OUTDOOR DISPLAY AREA

ETHAN CONRAD

PROPERTIES INC.

LEASE SIGNED!



planet
fitness



MAJOR REMODEL COMPLETE

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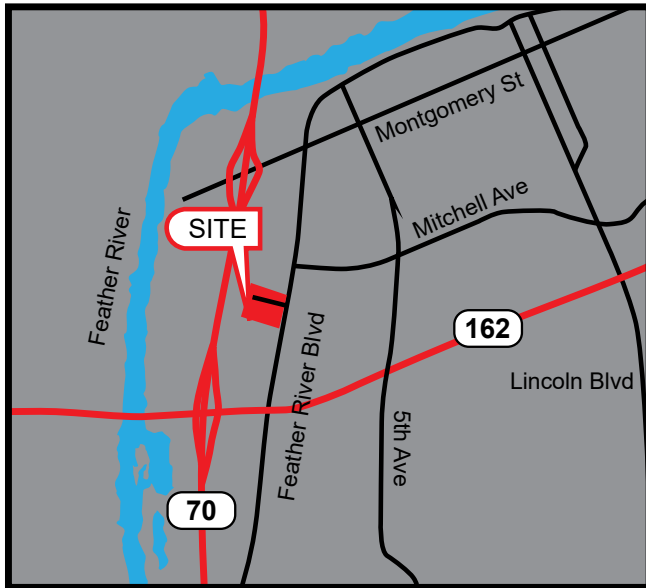
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

FEATURES:

- 12,456 SF retail space with 21,742 SF outdoor display area - paved and fenced
- Excellent access off Hwy 70
- Pylon and monument signage available
- Located in the dominant retail corridor of Oroville and surrounded by a number of national tenants
- An average of one million visitors to Lake Oroville State Recreation area pass this site on an annual basis



PROPERTY DETAILS:

Planet Fitness Center is an active shopping center located on the main retail corridor of Oroville, CA. Oroville’s main retail corridor has traffic counts in excess of 3,384 cars per day.

The corridor is home to a large number of national tenants including: Goodwill, Family dollar, Smart & Final, Ross Dress for Less, Harbor Freight, Starbucks, McDonald’s and Panda Express.

LEASE RATES:

Suite 2010:	12,456 SF	\$11,086.00 (\$0.89 PSF, NNN)
Outdoor Area:	21,742 SF	\$1,957.00 (\$0.09 PSF, NNN)
Total:	34,198 SF	\$13,043.00

NNN costs are approximately \$0.27 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	4,800	29,737	37,755
2023 Average HH Income:	\$46,695	\$54,416	\$59,023
Traffic Count @ Feather River Blvd:		7,581	
Feather River Blvd @ Oroville Dam Blvd:		30,340	

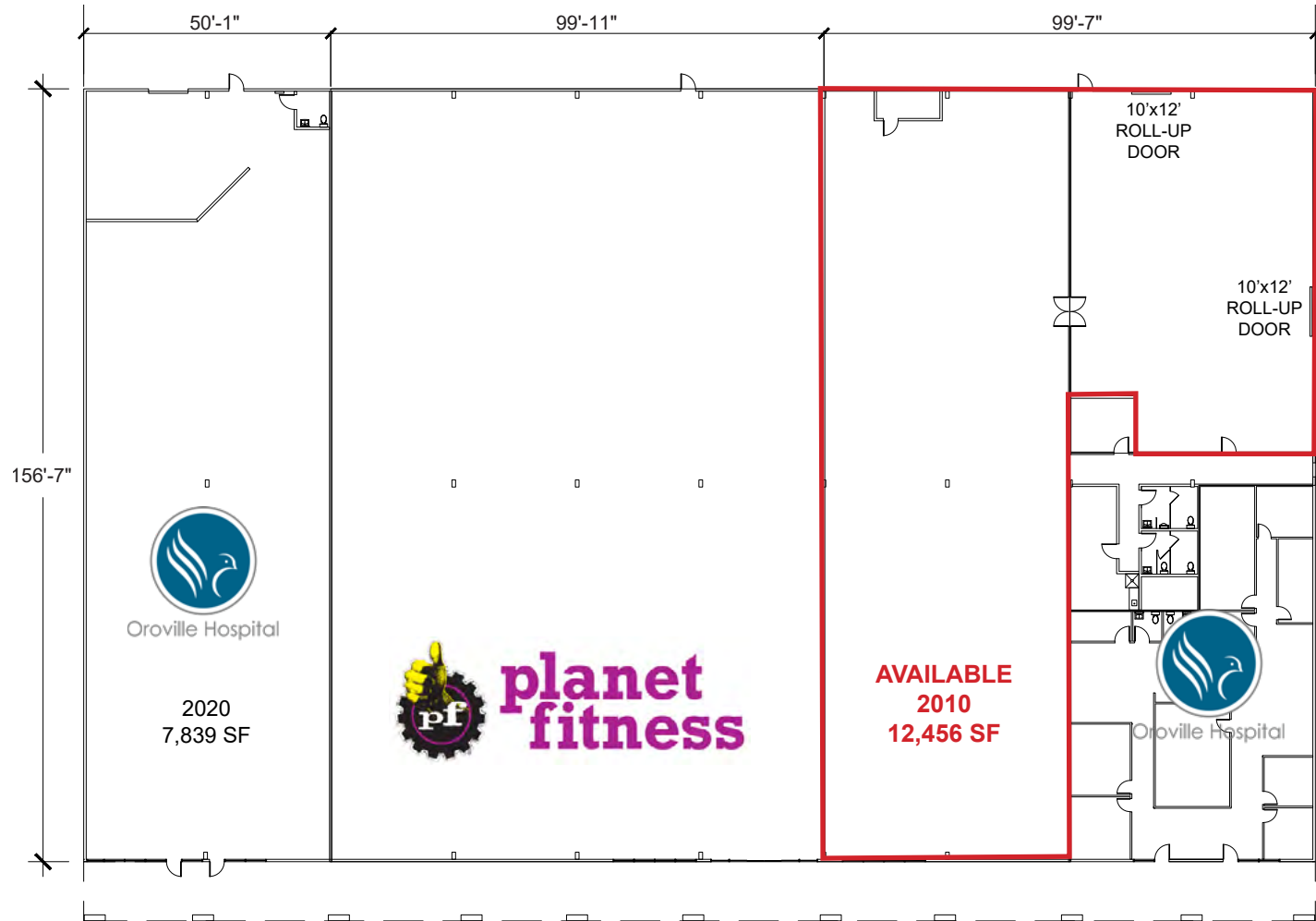
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2000 FEATHER RIVER BLVD
FLOOR PLAN



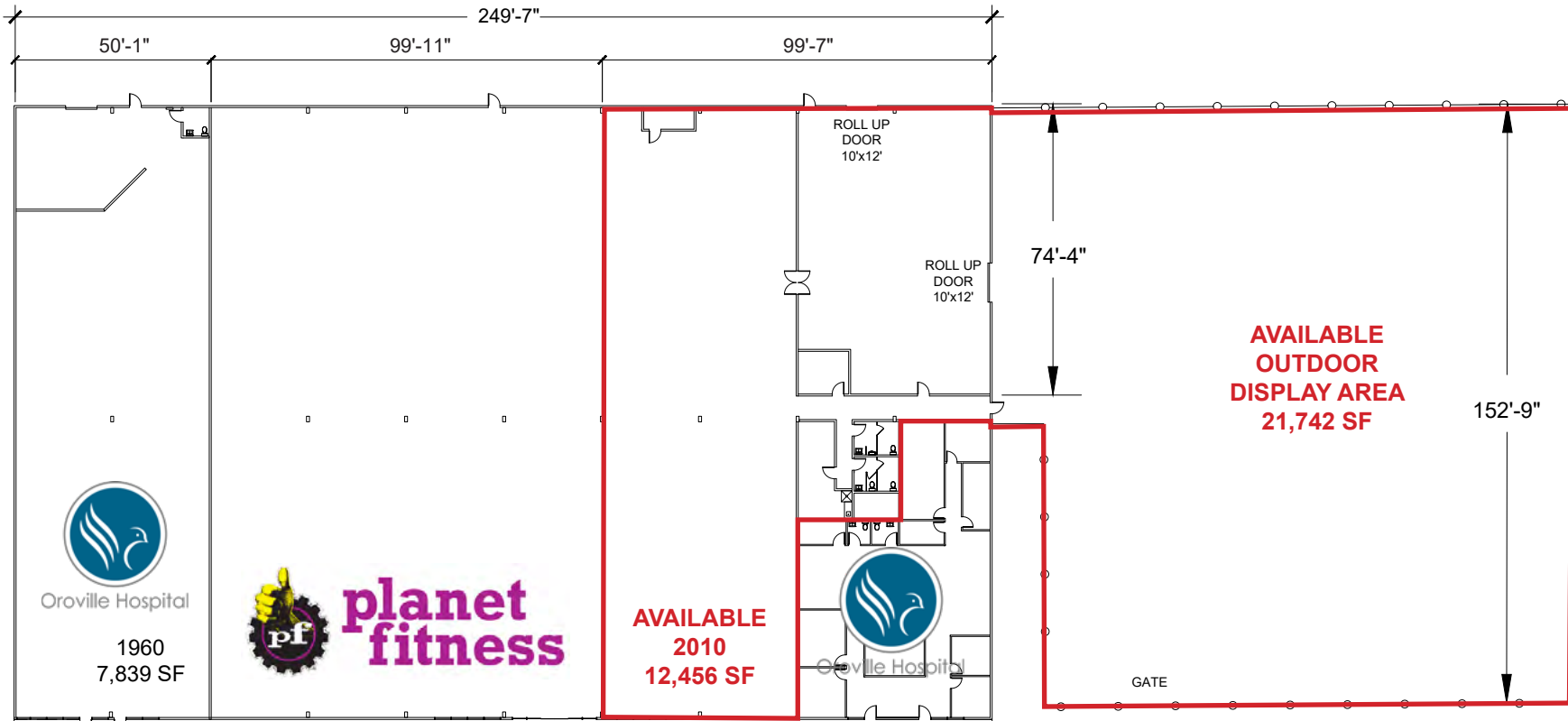
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2000 FEATHER RIVER BLVD
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
2010	12,456	\$0.89 PSF	\$11,086.00, NNN
Outdoor Area	21,742	\$0.09 PSF	\$ 1,957.00, NNN
Total	34,198		\$13,043.00, NNN

NNN costs are approximately \$0.27 PSF.

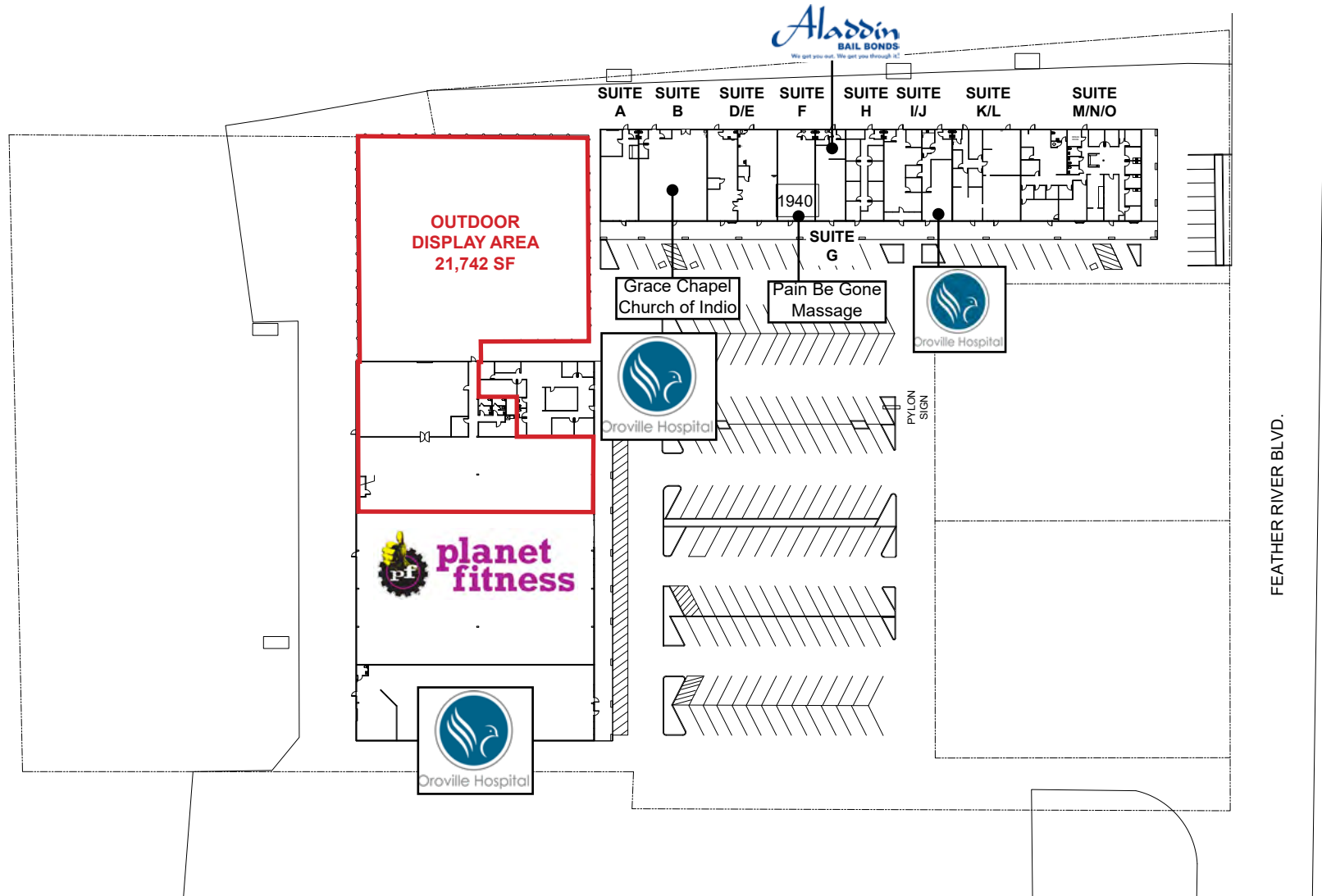
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SITE PLAN



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