

PLANET FITNESS CENTER
1940 - 2020 FEATHER RIVER BLVD
OROVILLE, CA
FOR LEASE
1,489 SF - 6,325 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

LEASE SIGNED!



MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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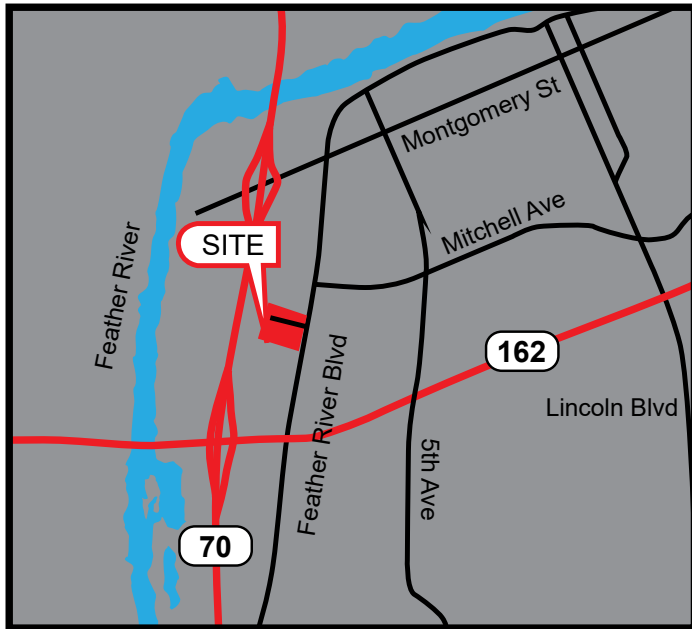
FEATURES:

- Excellent access off Hwy 70
- 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
- Pads available fronting Feather River Blvd

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:

\$1.19 - \$1.25 PSF, NNN

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	

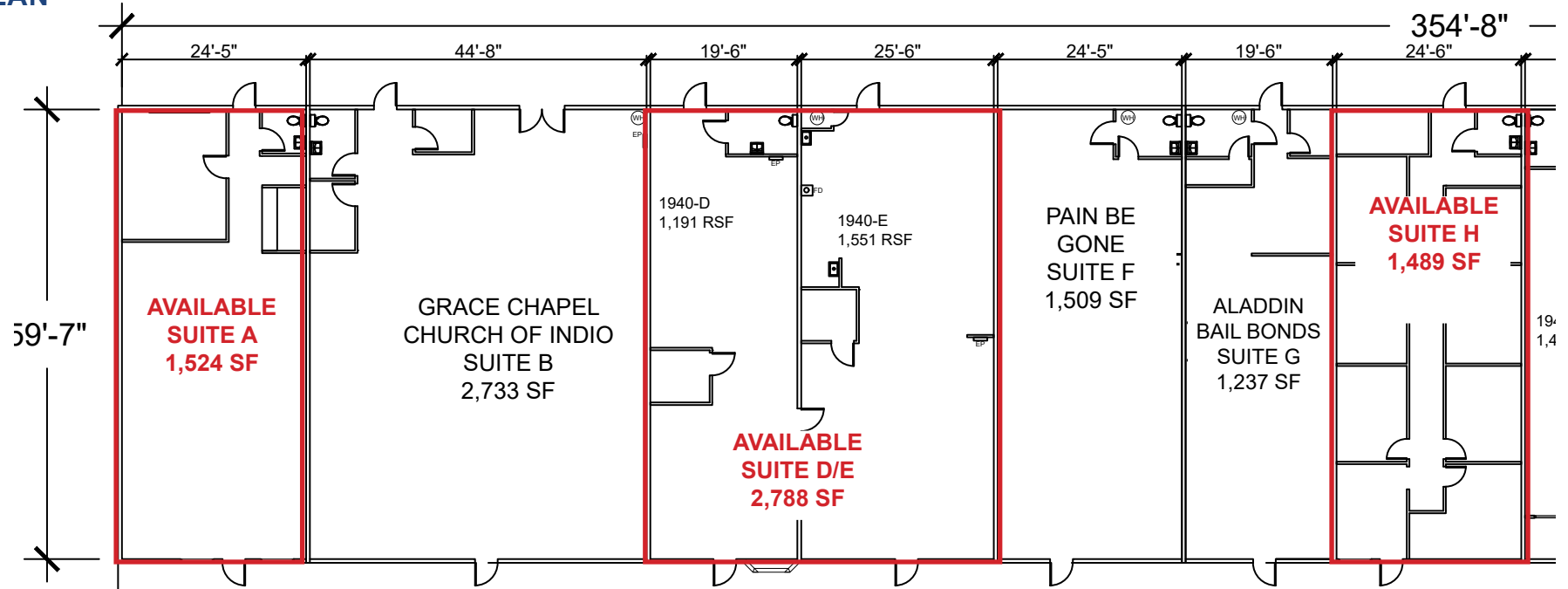
ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**1940 FEATHER RIVER BLVD
 FLOOR PLAN**



Suite	SF	Lease Rate	Monthly Rent
A	1,524	\$1.19 PSF	\$1,814.00
D/E	2,788	\$1.25 PSF	\$3,485.00
H	1,489	\$1.25 PSF	\$1,861.00

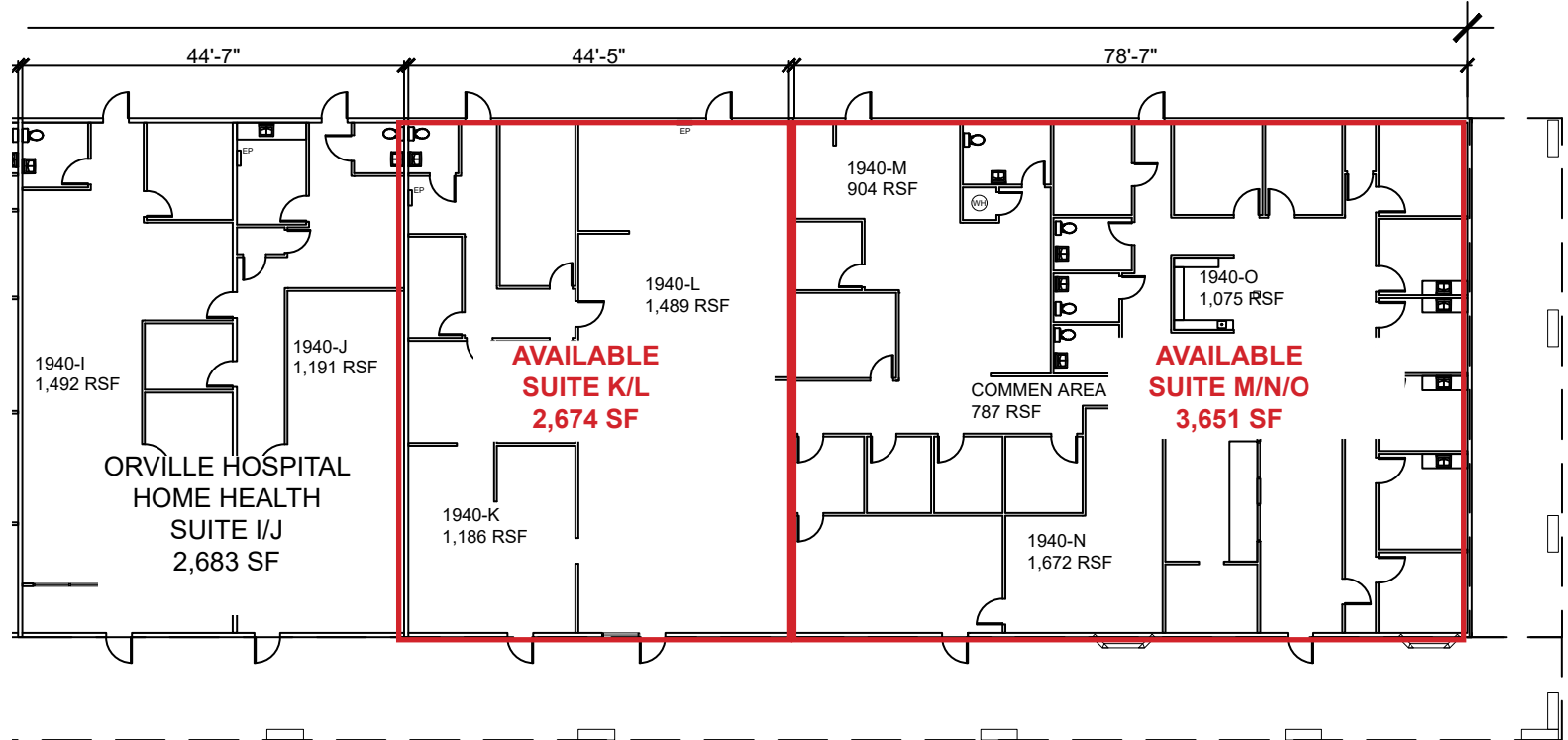
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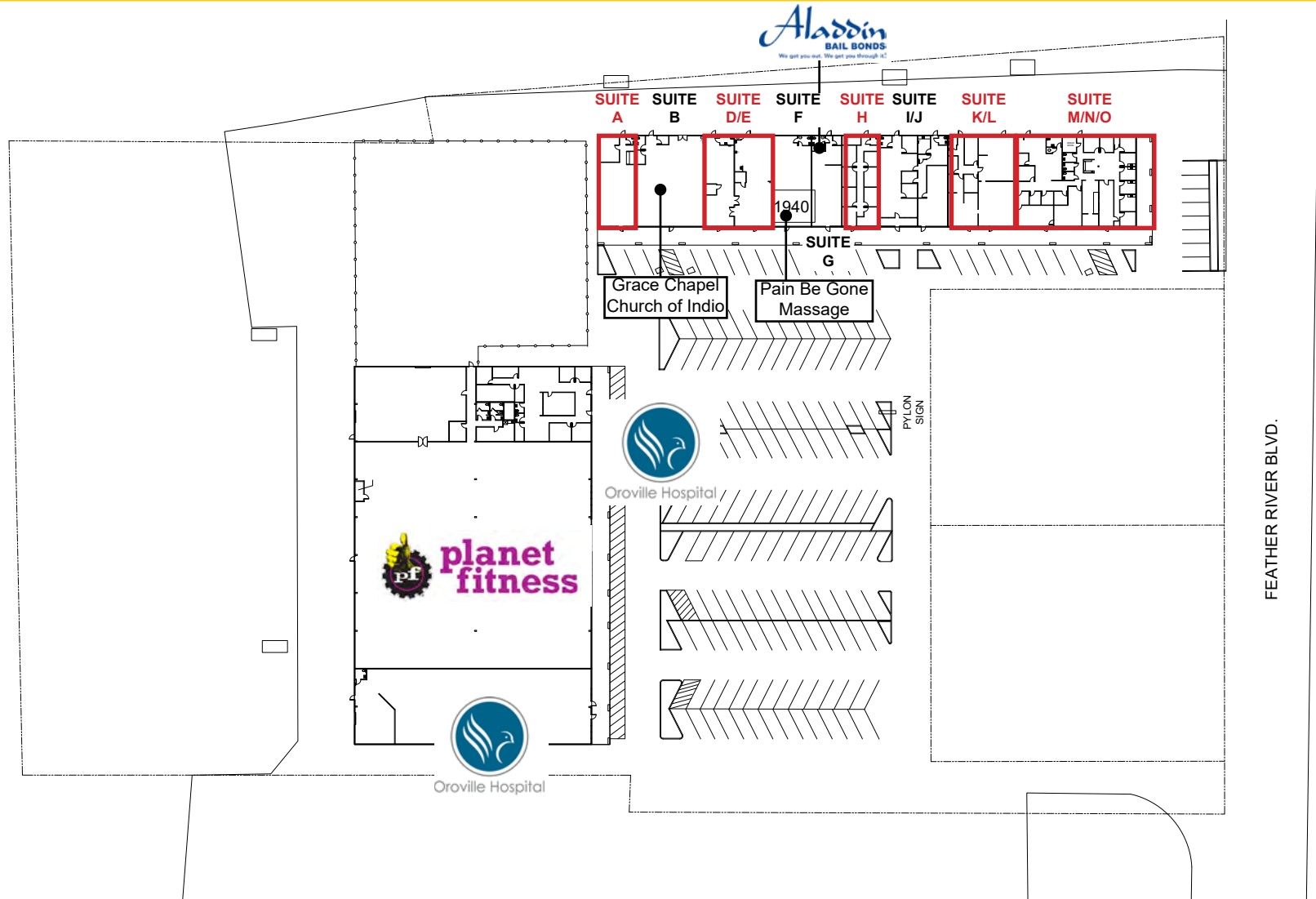
Suite	SF	Lease Rate	Monthly Rent
K/L	2,674	\$1.25 PSF	\$3,343.00
M/N/O	3,651	\$1.25 PSF	\$4,564.00
NNN costs are approximately \$0.27 PSF.			

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SITE PLAN



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