

# PLANET FITNESS CENTER

2000 FEATHER RIVER BLVD  
OROVILLE, CA

FOR LEASE

12,456 SF JUNIOR ANCHOR SUITE WITH  
21,742 SF OUTDOOR DISPLAY AREA

ETHAN CONRAD  
PROPERTIES INC.

LEASE SIGNED!



planet  
fitness

MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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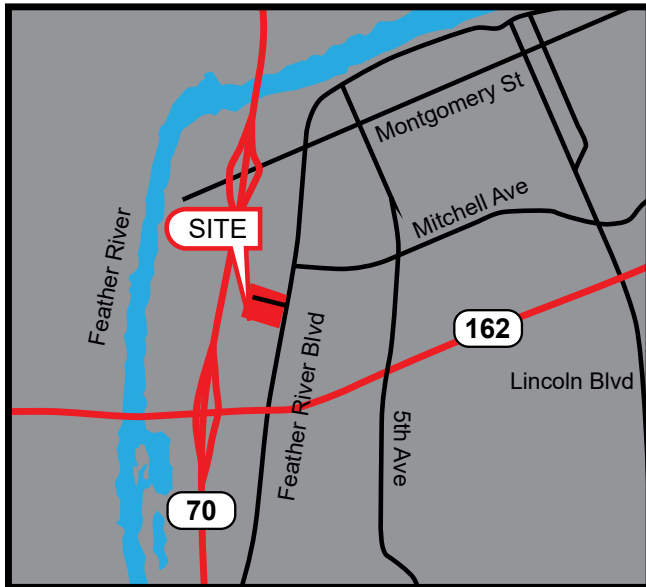
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**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

### FEATURES:

- 12,456 SF junior anchor 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, 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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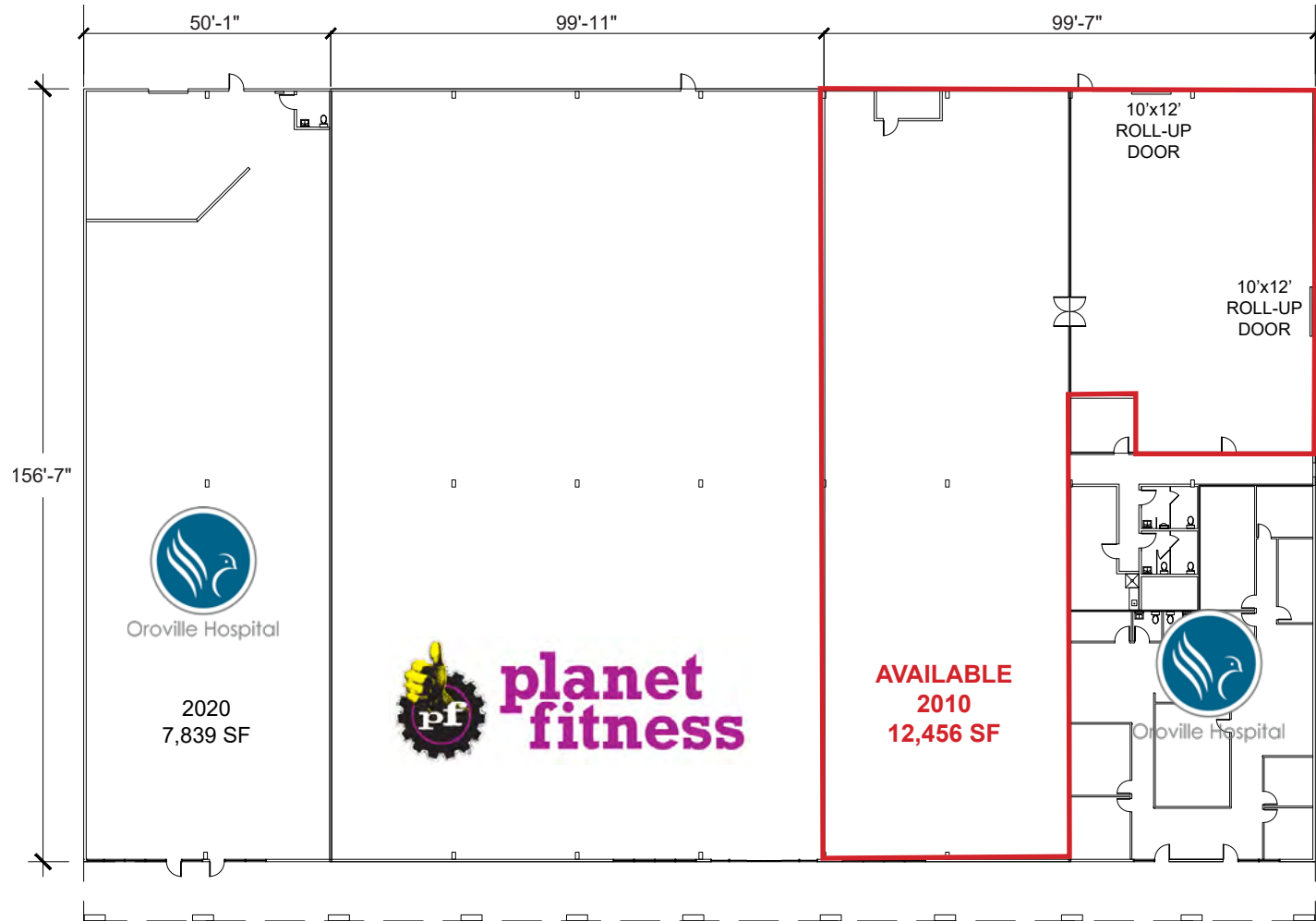


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## 2000 FEATHER RIVER BLVD FLOOR PLAN



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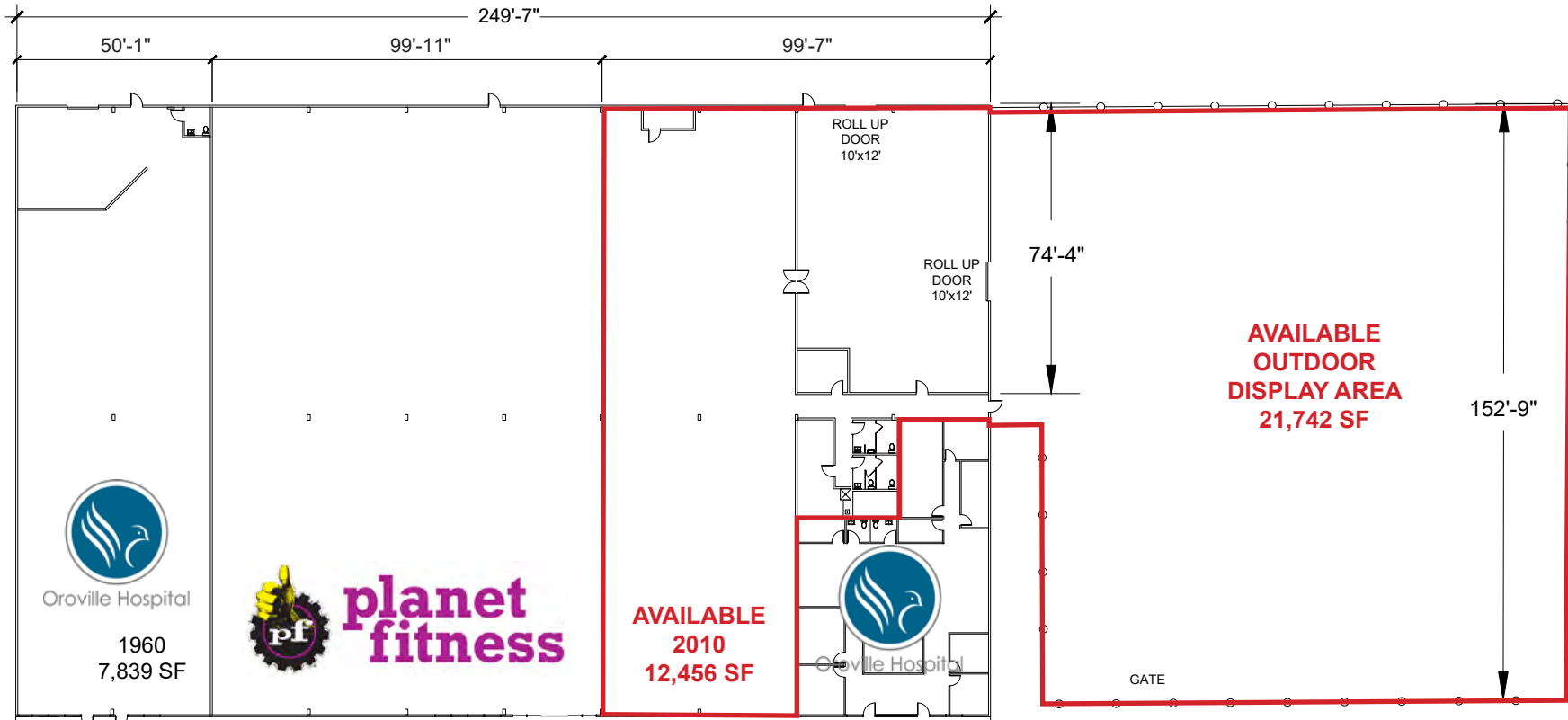
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## 2000 FEATHER RIVER BLVD FLOOR PLAN



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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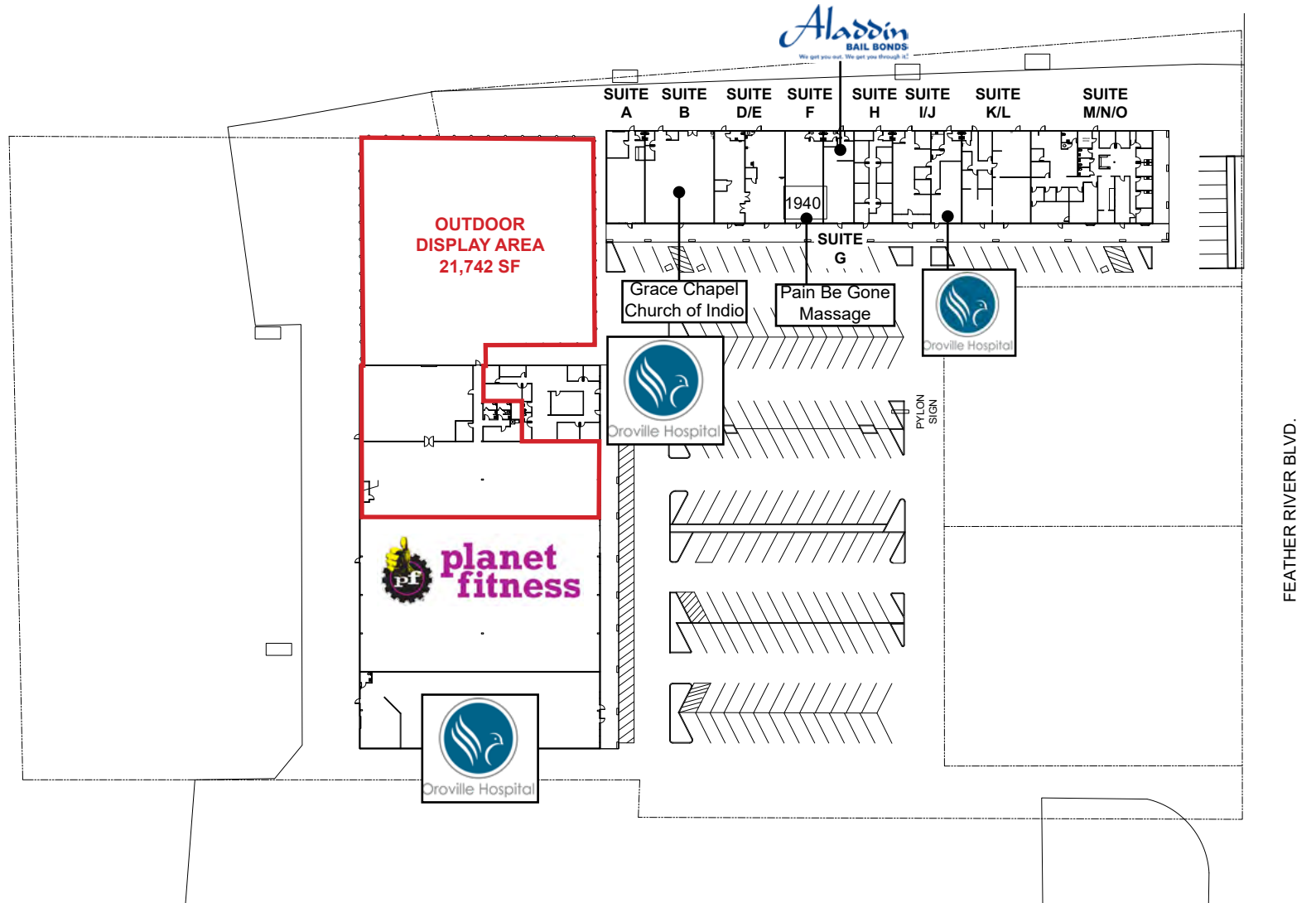
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## SITE PLAN



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