

TRACTOR SUPPLY SHOPPING CENTER 2000 FEATHER RIVER BLVD OROVILLE, CA

FOR LEASE

28,112 SF ANCHOR BUILDING WITH
21,742 OUTDOOR AREA

AVAILABLE
916-779-1000

ETHAN CONRAD
PROPERTIES INC.

MAJOR REMODEL COMPLETE

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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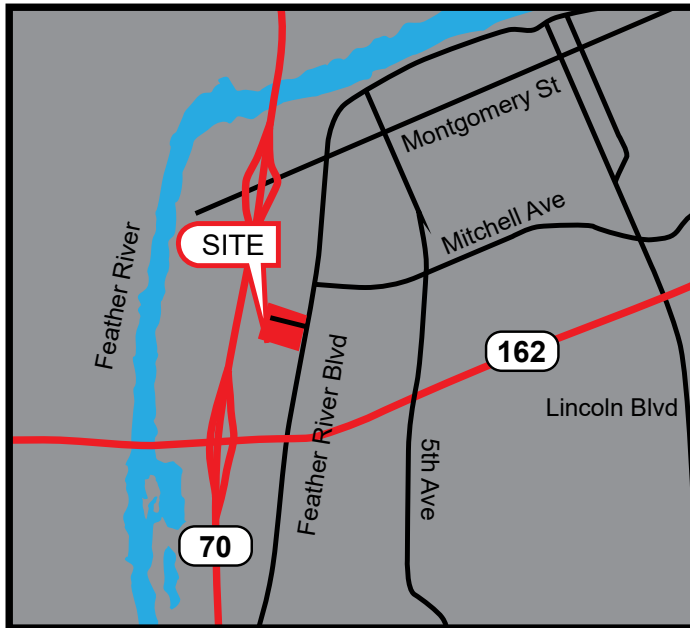
TRACTOR SUPPLY SHOPPING CENTER | ANCHOR

2000 FEATHER RIVER BLVD

OROVILLE, CA

FEATURES:

- 28,112 SF anchor space with 21,742 SF outdoor area
- 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:

This 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 2000:	28,112 SF	\$21,084.00 (\$0.75 PSF, NNN)
Outdoor Area:	21,742 SF	\$ 1,957.00 (\$0.09 PSF, NNN)
Total:	49,854 SF	\$23,041.00

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:	3,384	Hwy 70: 33,817	

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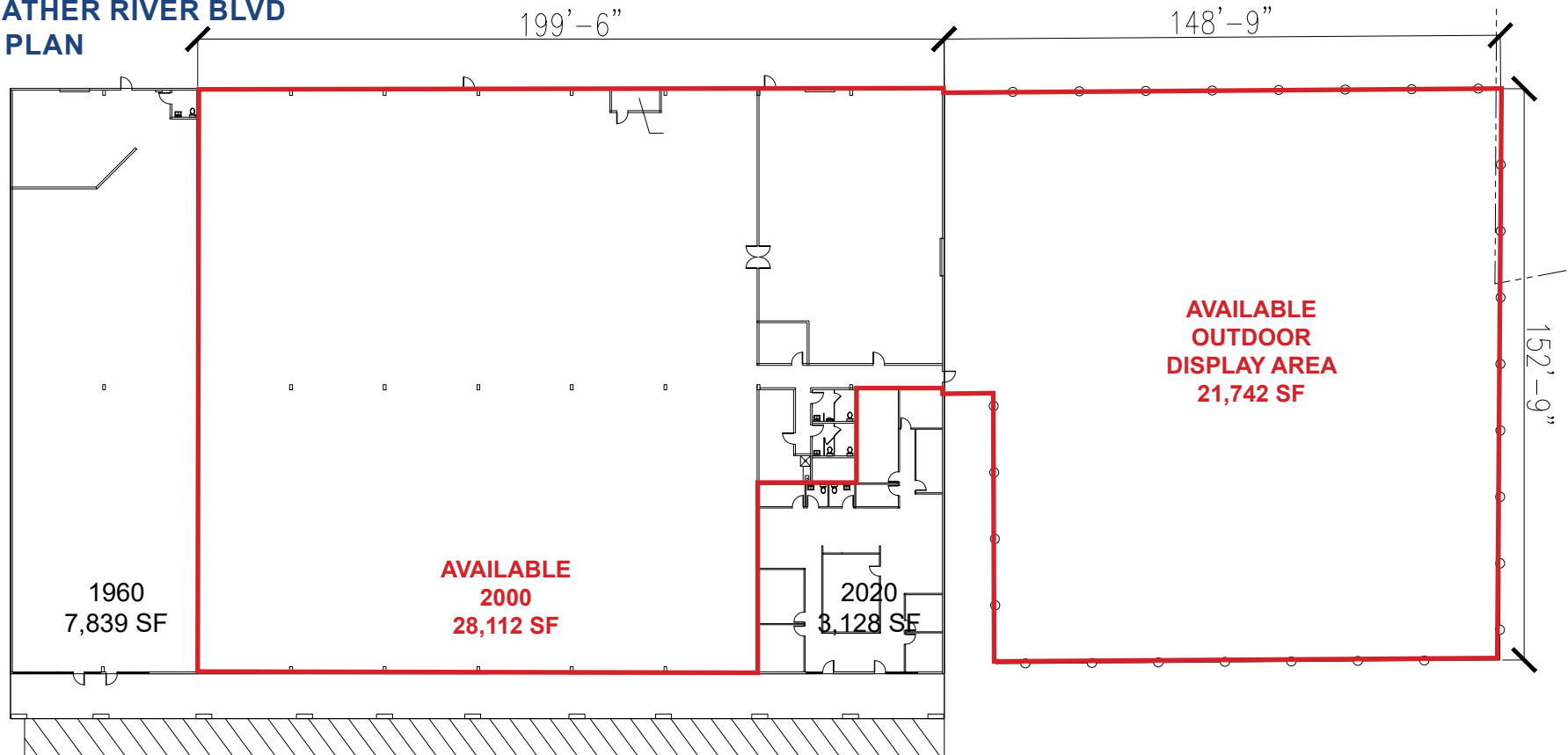
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2000 FEATHER RIVER BLVD
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2000 FEATHER RIVER BLVD
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
2000	28,112	\$0.75 PSF	\$21,084.00, NNN
Outdoor Area	21,742	\$0.09 PSF	\$ 1,957.00, NNN
Total	49,854		\$23,041.00, NNN

NNN costs are approximately \$0.27 PSF.

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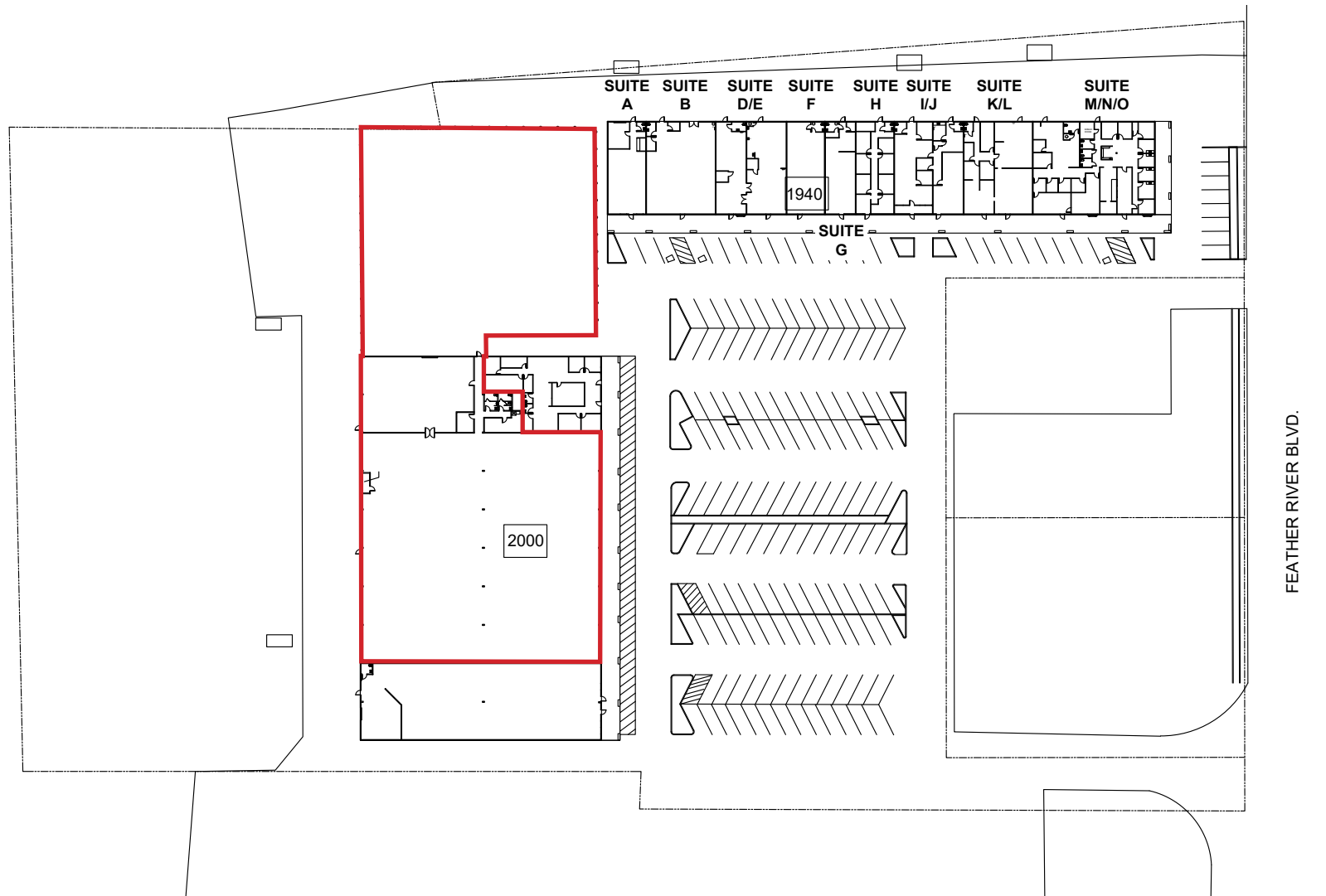
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SITE PLAN



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