

TRACTOR SUPPLY SHOPPING CENTER 2000 FEATHER RIVER BLVD OROVILLE, CA

FOR LEASE
15,000 SF - 28,112 SF ANCHOR
BUILDING WITH 21,742 SF
OUTDOOR DISPLAY AREA

ETHAN CONRAD
PROPERTIES INC.

AVAILABLE
916-779-1000

MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

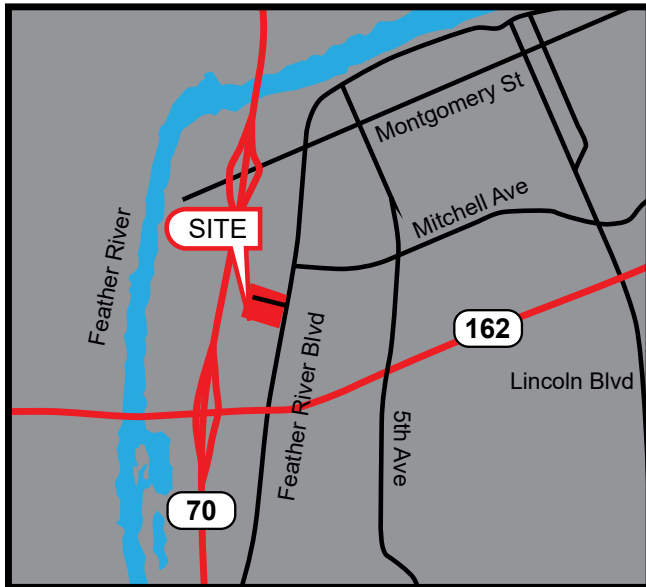
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FEATURES:

- 28,112 SF 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:

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:	15,000 SF - 28,112 SF	(\$0.79 - \$0.99 PSF, NNN)
Outdoor Area:	21,742 SF	(\$0.09 PSF, NNN)
Total:	49,854 SF	

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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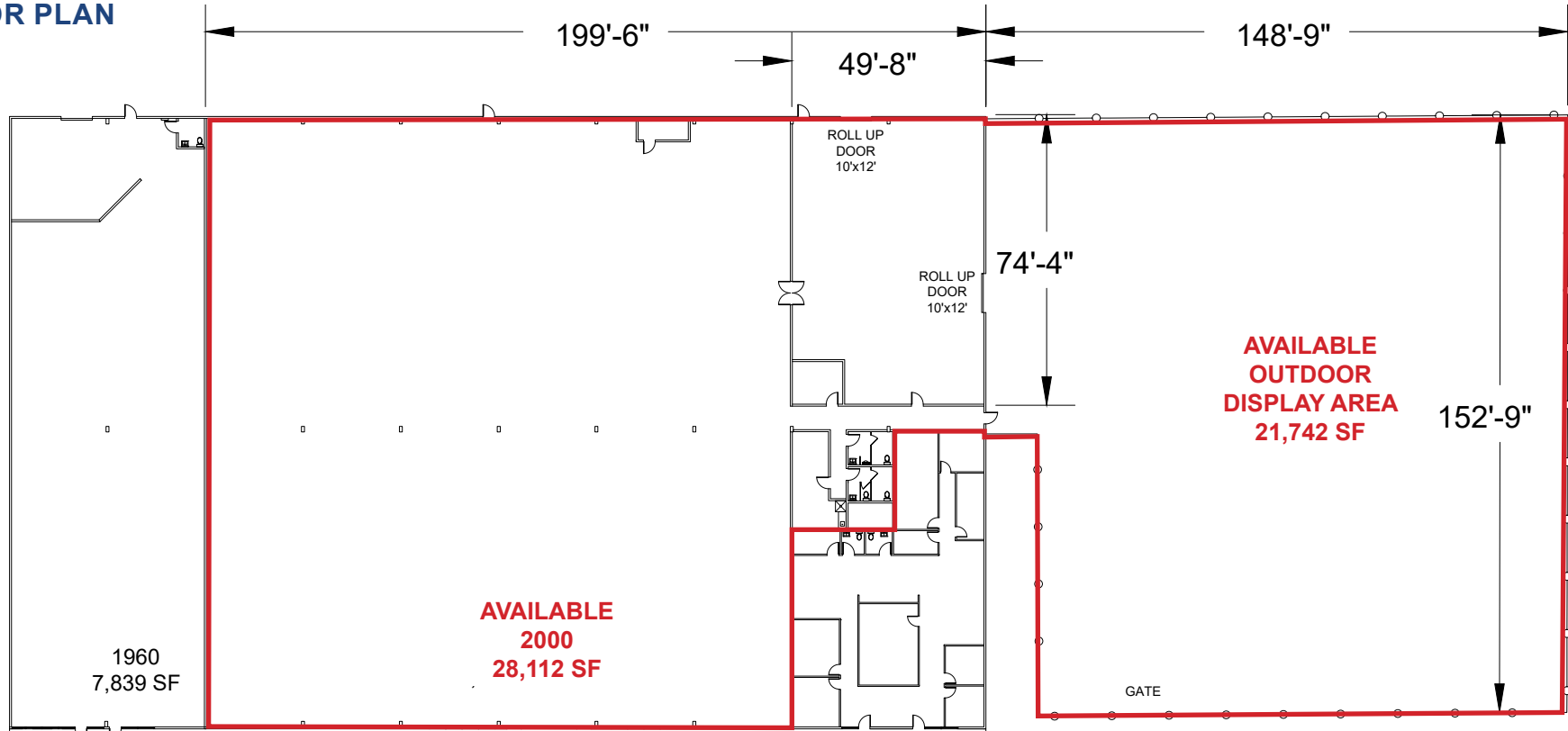
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2000 FEATHER RIVER BLVD
OROVILLE, CA

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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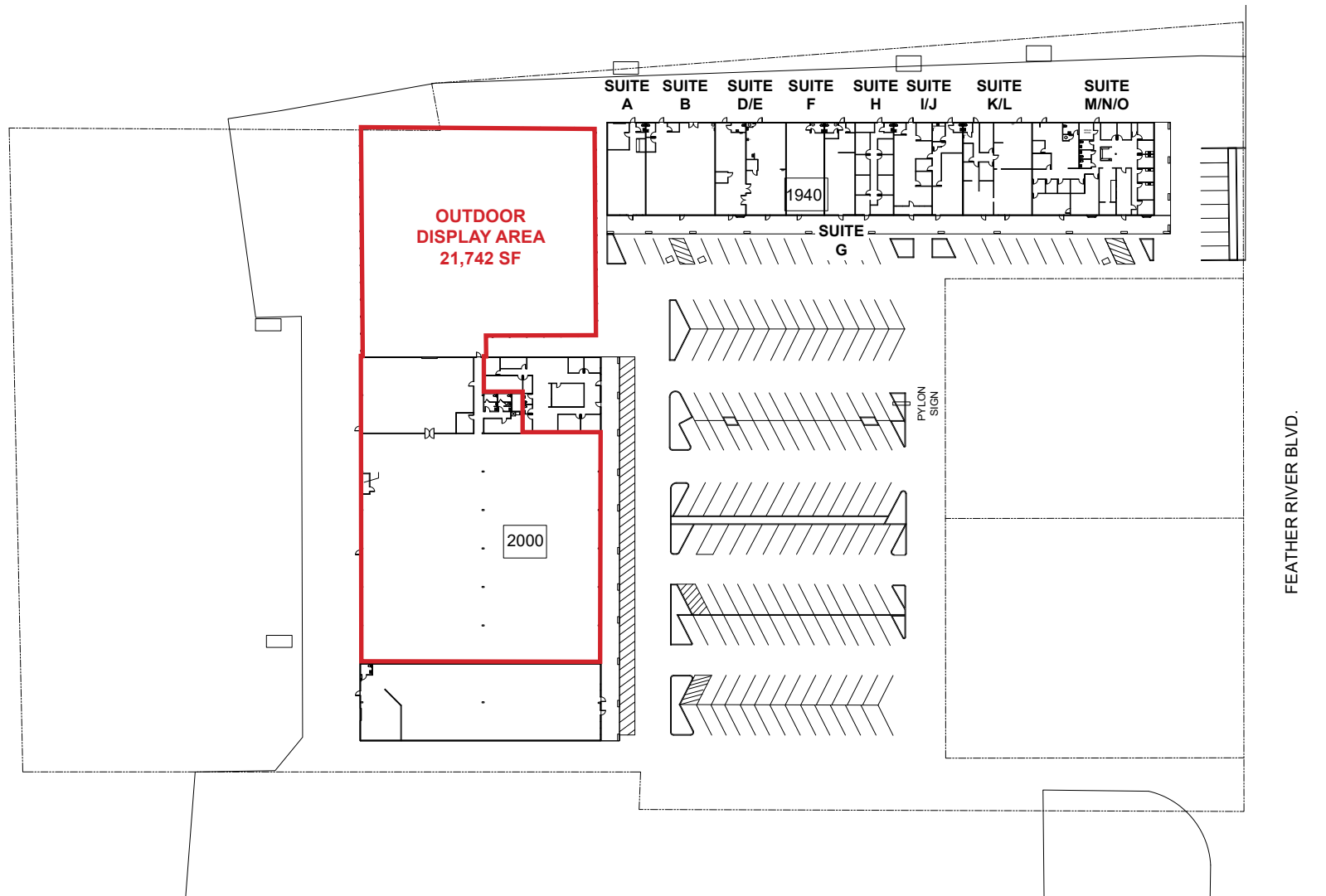
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SITE PLAN



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