

# PLANET FITNESS CENTER

## 1940 - 2020 FEATHER RIVER BLVD

### OROVILLE, CA

FOR SALE OR LEASE  
0.69 - 1.38 ACRE PADS

# ETHAN CONRAD

PROPERTIES INC.

**LEASE SIGNED!**




SITE

FEATHER RIVER BLVD

70







OROVILLE DAM BLVD





FOR MORE INFORMATION CONTACT:

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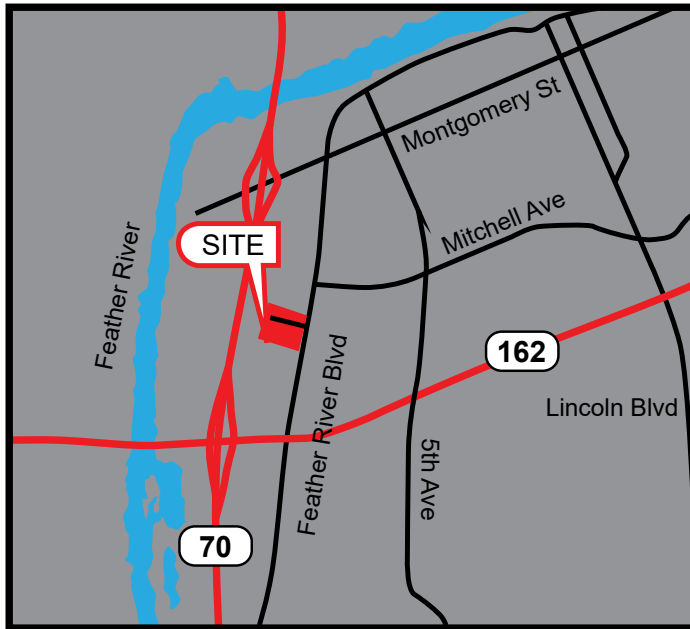


**916.779.1000**



**FEATURES:**

- Pads fronting Feather River Blvd
- 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



**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.

**PAD PARCELS FOR SALE OR LEASE:**

**Ground Lease Rate:** \$3,250.00, NNN per month for each pad

**Sale Price:** \$376,000.00 per pad (\$12.50 PSF)  
\$631,000.00 both pads (\$10.50 PSF)

<b>DEMOGRAPHICS:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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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## PAD SITE PLAN



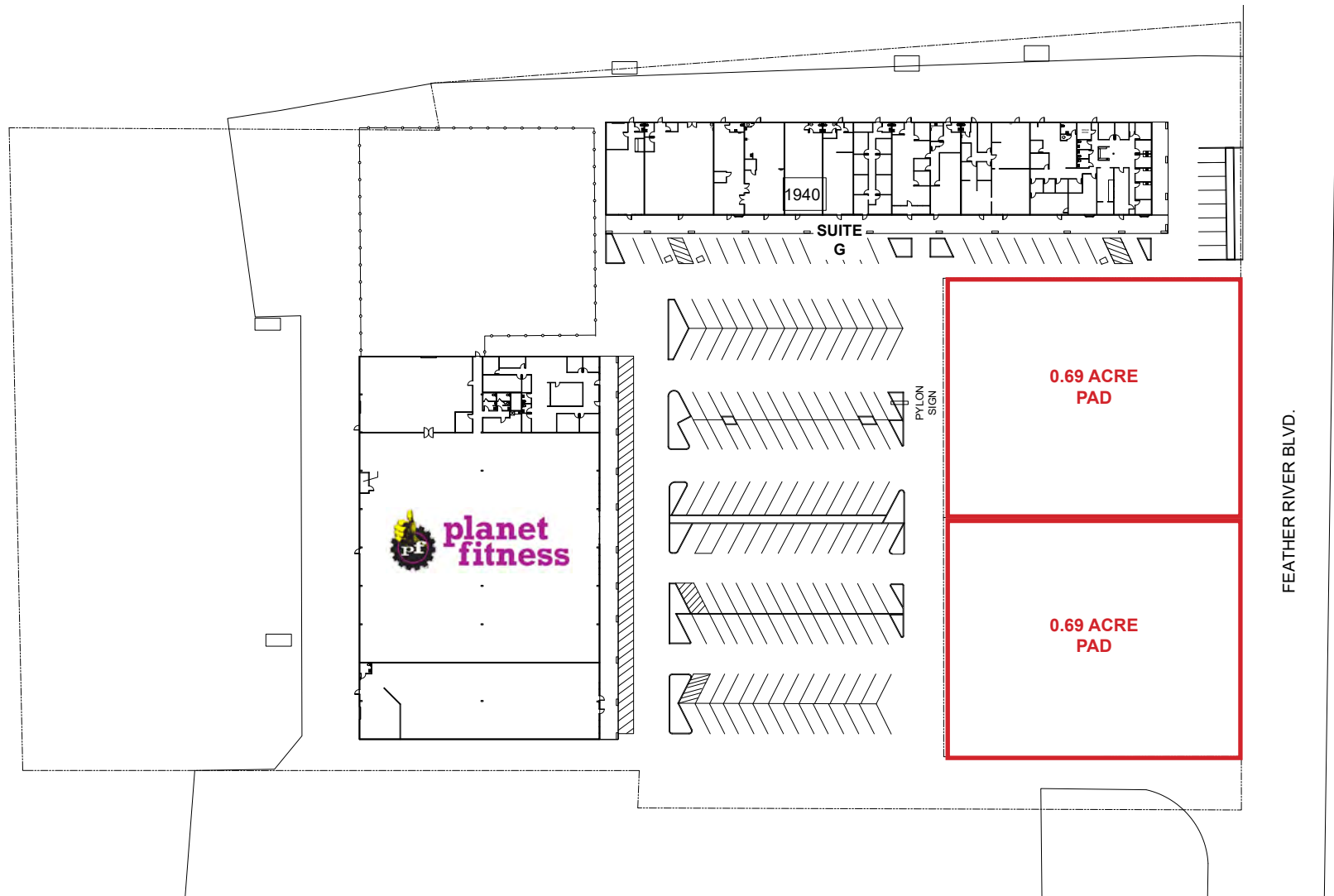
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SITE PLAN



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