

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:

Ravjeet Basi
DRE: #02087094
basi@ethanconradprop.com

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com



916.779.1000

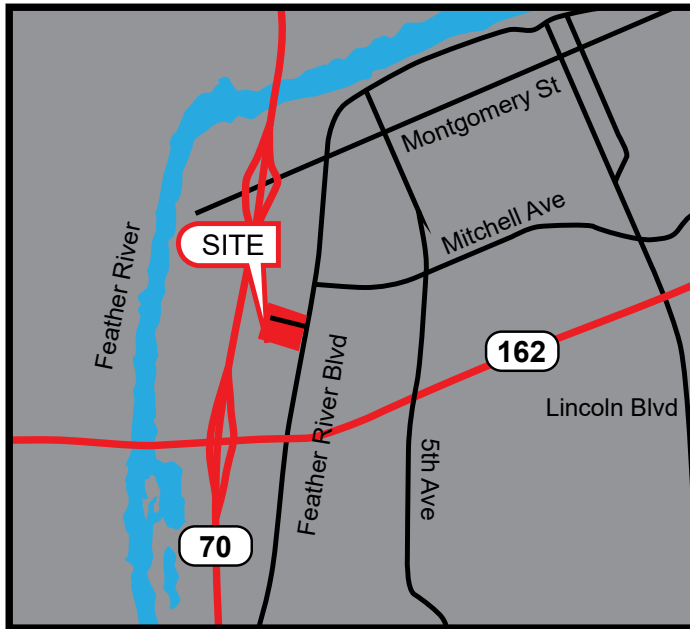
FEATURES:

- 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, 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)

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

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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.

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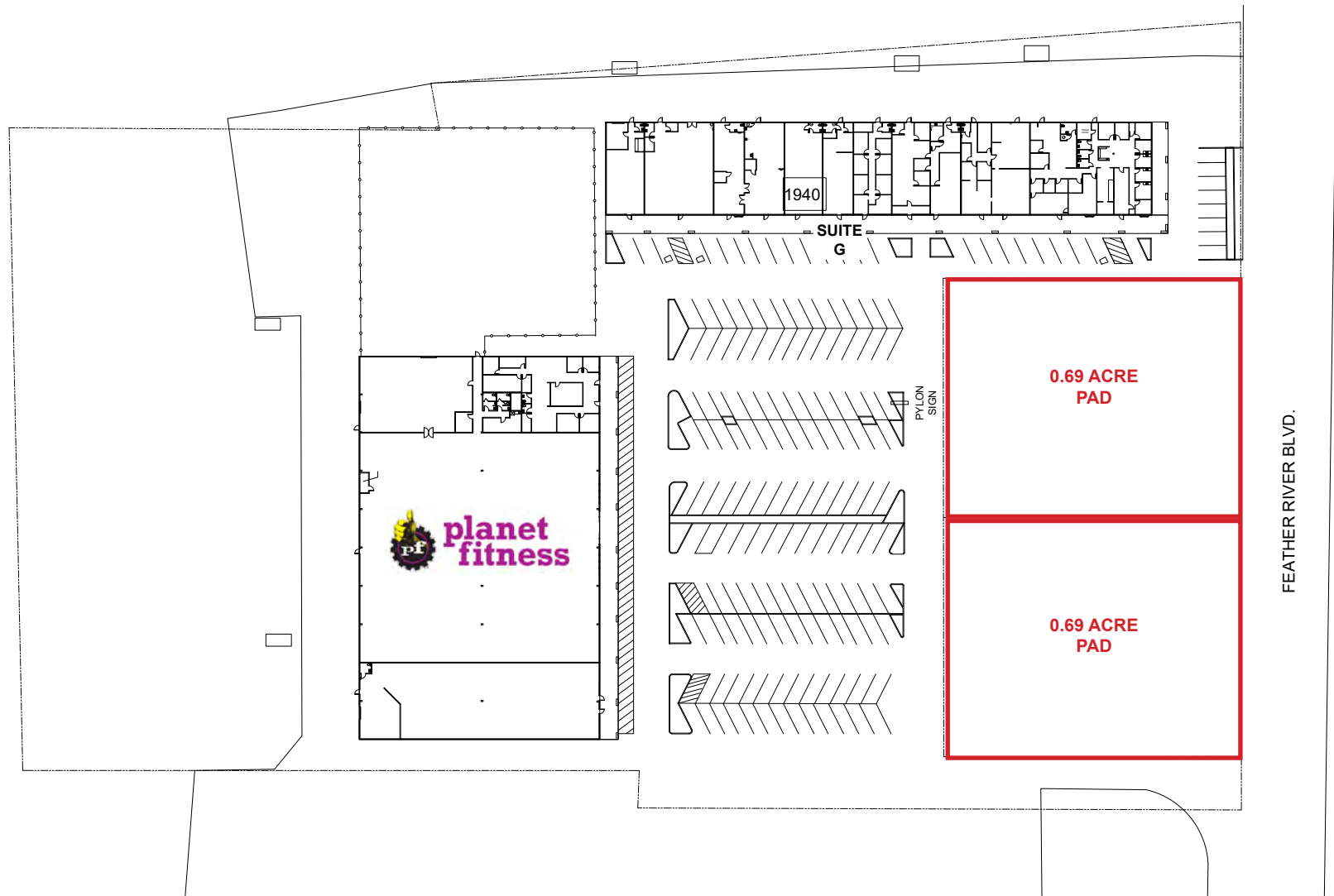
PAD SITE PLAN



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