

TRACTOR SUPPLY SHOPPING CENTER 1940 - 2020 FEATHER RIVER BLVD OROVILLE, CA

FOR SALE OR LEASE
0.69 - 1.38 ACRE PADS

ETHAN CONRAD PROPERTIES INC.

70

FEATHER RIVER BLVD

OROVILLE DAM BLVD

SITE



FOR MORE INFORMATION CONTACT:

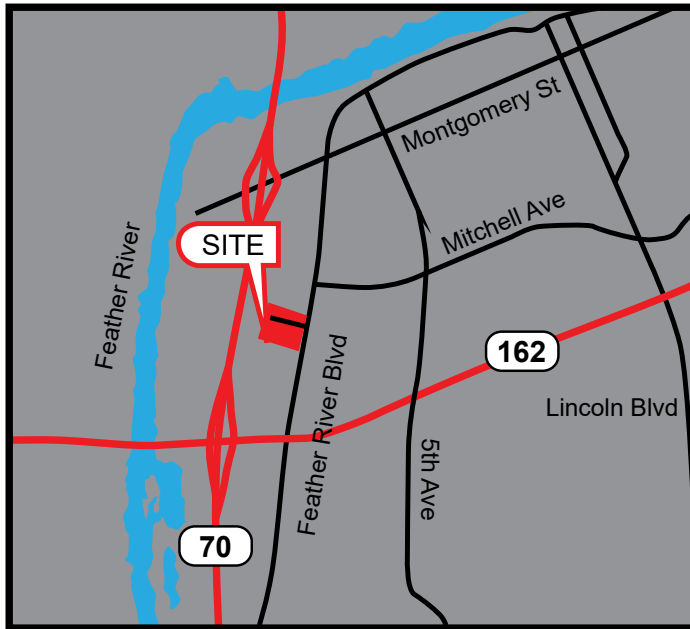
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FEATURES:

- Anchored by highly successful Tractor Supply Co
- 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:

This is an active shopping center located on the main retail corridor of Oroville, CA and anchored by a highly successful Tractor Supply Co store. 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, in addition to Tractor Supply Co, 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 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: 3,384, Hwy 70: 33,817 | | | |

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PAD SITE PLAN



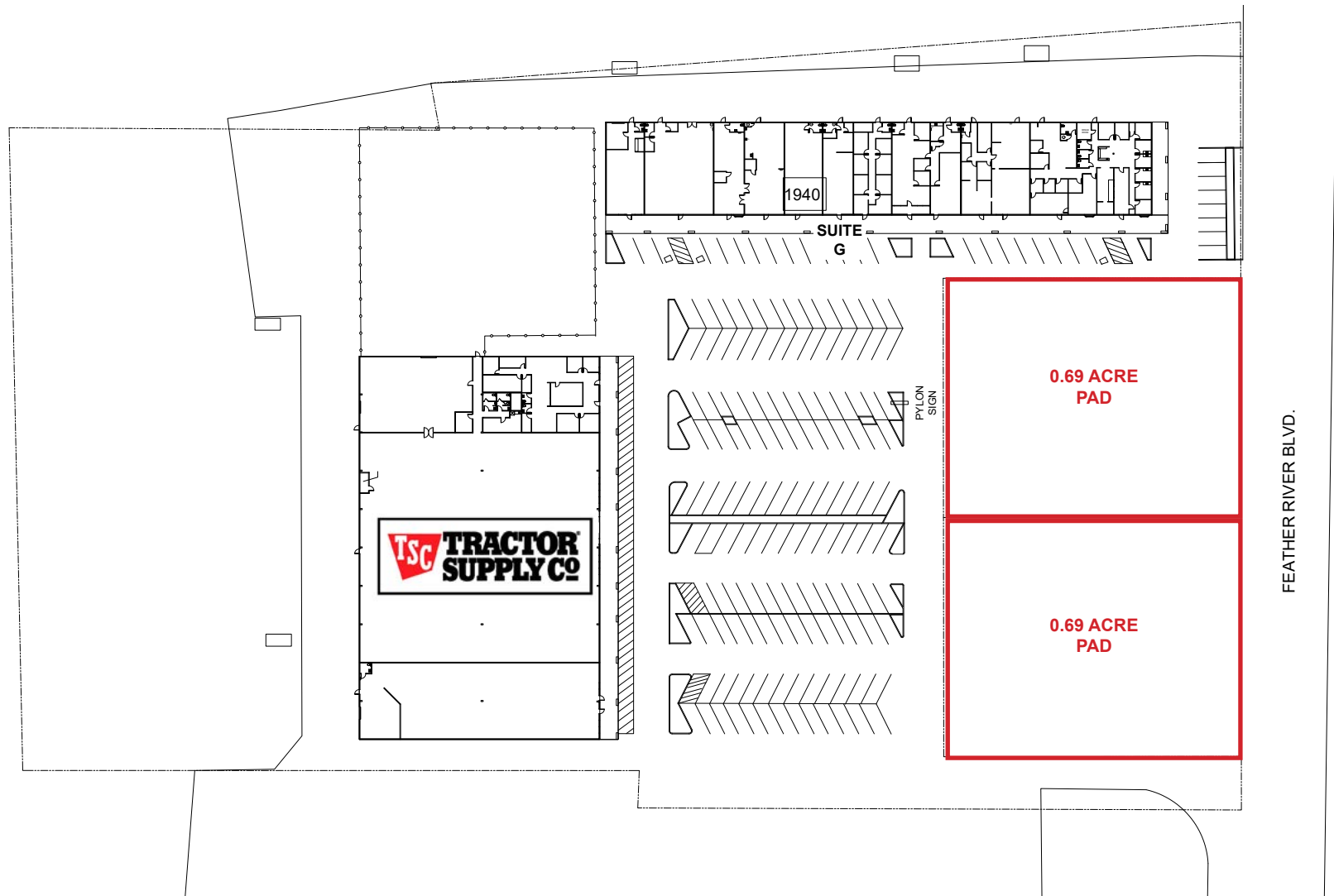
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SITE PLAN



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