

RETAIL PAD FOR LEASE

2013 FEATHER RIVER BLVD, OROVILLE, CA 95965

Highlights

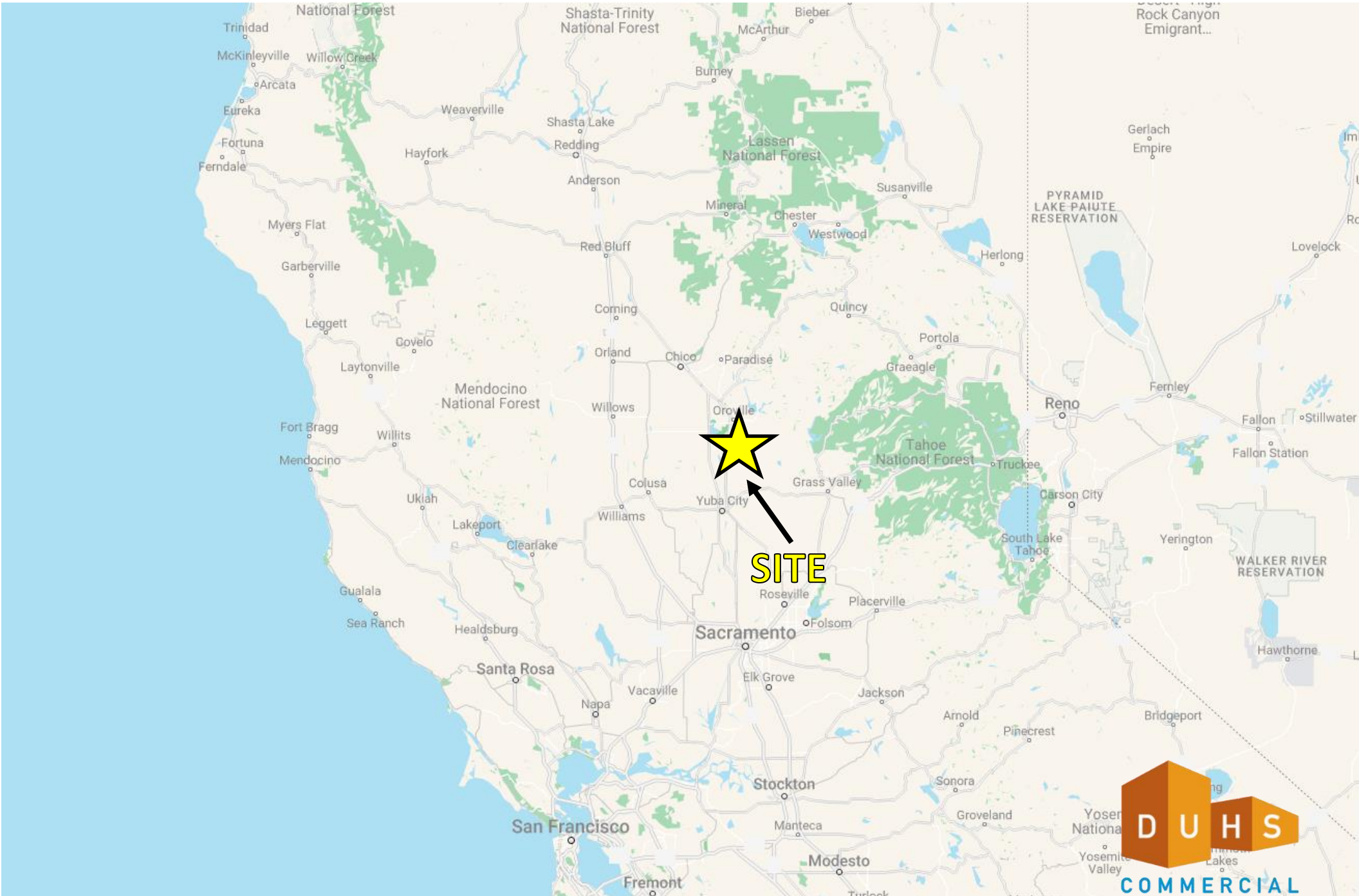
- Ground Lease or Build to Suit
- Approx. 38,332 SF
- APN: 035-030-089-000
- Gateway location in Oroville, CA, with property located just off Highway 70 (approx. 31,500 CPD)
- Parcel zoned C-2 Intensive Commercial
- Oroville population of over 38,568 within a 5-mile radius
- Surrounded by strong retailers including: FoodMaxx, Jack in the Box, Raley's, Ace Hardware, Walmart Supercenter, Ross Dress for Less, Harbor Freight Tools, Burger King, Wendy's, Chipotle, Starbucks, Panda Express, Sonic Drive-in, KFC, Arby's, Grocery Outlet, Big 5 Sporting Goods, and Dutch Bros Coffee
- Largest industries include Healthcare, Retail Trade, and Accommodation and Food Services
- \$42,000 average household income within a 5-mile radius





REGIONAL MAP

2013 FEATHER RIVER BLVD, OROVILLE, CA 95965



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
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DEMOGRAPHICS

2013 FEATHER RIVER BLVD, OROVILLE, CA 95965

	1 Mile	3 Mile	5 Mile
Population			
2022 Estimate	4,190	31,183	38,474
2027 Projection	4,316	32,570	40,434
Median Age	33.50	34.60	36.10
2022 Population By Race			
White	3,333 77.22%	23,942 73.51%	30,520 75.48%
Black	141 3.27%	1,119 3.44%	1,218 3.01%
Am. Indian & Alaskan	217 5.03%	1,549 4.76%	1,969 4.87%
Asian	292 6.77%	3,833 11.77%	4,194 10.37%
Hawaiian & Pacific Island	22 0.51%	139 0.43%	148 0.37%
Other	312 7.23%	1,988 6.10%	2,385 5.90%
Population by Hispanic Origin			
Non-Hispanic Origin	3,605 83.53%	27,641 84.87%	34,028 84.16%
Hispanic Origin	711 16.47%	4,929 15.13%	6,406 15.84%
Households			
2022 Estimate	1,678	11,490	14,507
2027 Projection	1,648	11,160	13,997
2010 Census	1,409	10,319	13,501
2022 Average Household Size	2.50	2.70	2.70
2022 Avg Household Income	\$44,892	\$57,331	\$61,664
2022 Occupied Housing			
Owner Occupied	556 33.13%	5,854 50.95%	8,143 56.13%
Renter Occupied	1,122 66.87%	5,636 49.05%	6,364 43.87%
2022 Median Home Value	\$164,217	\$198,169	\$230,271



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CONTACT INFO

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