

**2470**  
**ORO DAM**  
OROVILLE | CA

# For Lease

## Two Retail Suites

Multi-tenant center with restaurant and end-cap space in Oroville, CA.

- ±3,897 SF former restaurant space with drive-thru capabilities.
- ±2,114 SF end-cap retail space plus ±721 SF mezzanine.
- High-visibility signalized intersection at Olive Highway and Oro Dam Boulevard.

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# EXECUTIVE SUMMARY



## PROPERTY OVERVIEW

2470 Oro Dam Boulevard in Oroville, CA is a multi-tenant retail property offering restaurant and retail opportunities in a highly visible commercial corridor. The center provides functional suite layouts, strong street exposure, and ample on-site parking to support daily customer traffic, with a neighboring  $\pm 70,000$  SF building that serves as an annex to Oroville Hospital. Available spaces include a former restaurant with drive-thru capabilities and a prominent end-cap retail suite, with co-tenants including Dutch Bros and AT&T.

**Suite A** consists of  $\pm 2,114$  SF of open retail space plus an additional  $\pm 721$  SF mezzanine. The end-cap configuration, high ceilings, and open floor plan allow for flexible retail, showroom, or service uses, along with strong signage visibility along Oro Dam Boulevard.

**Suite A Price:** \$1.20/Sf/Mo + NNNs

**Suite C-D** totals  $\pm 3,897$  SF and is a former Denny's restaurant configured for food service use. The space includes drive-thru capabilities, a commercial kitchen, walk-in refrigerator and freezer, multi-stall restrooms, and an efficient back-of-house layout. It's located at the signalized intersection of Olive Highway and Oro Dam Boulevard.

**Suite C-D Price:** \$1.50/Sf/Mo + NNNs



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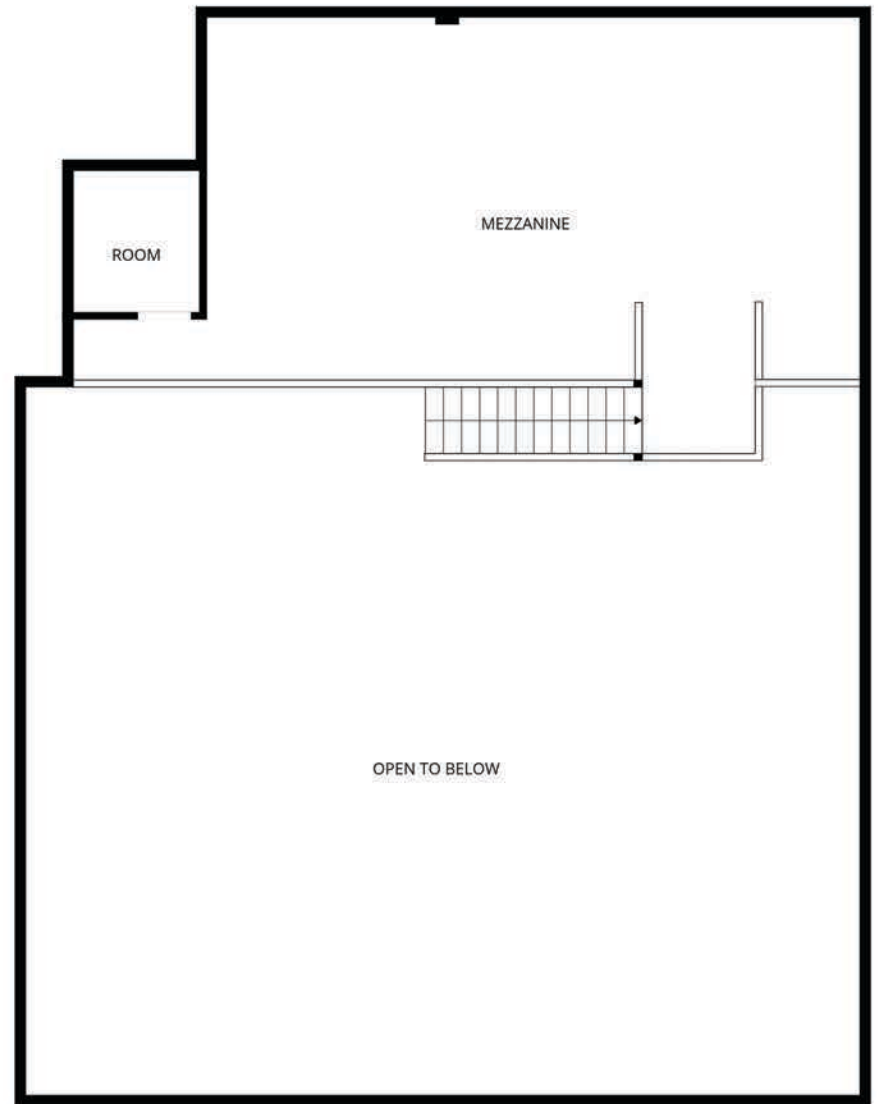
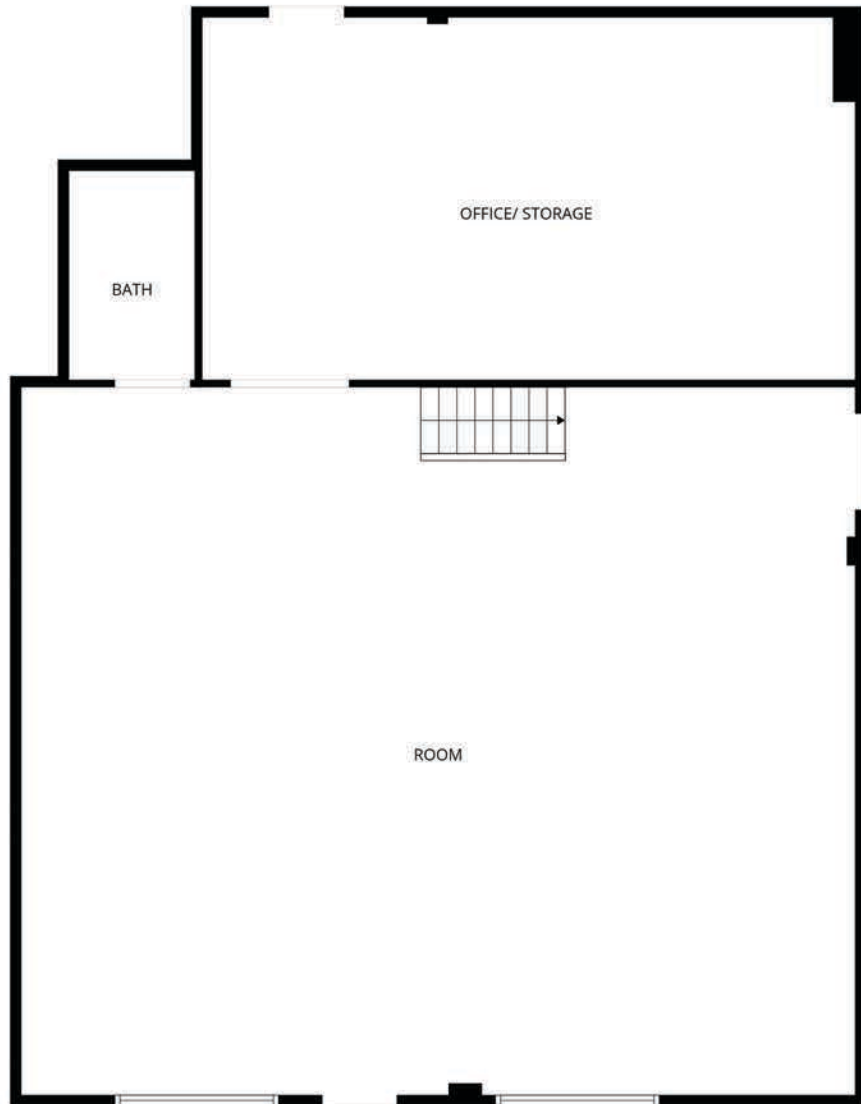


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# FLOOR PLAN

Suite A

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# PHOTOS

Suite A

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# FLOOR PLAN

Suite C-D

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# PHOTOS

Suite C-D

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# LOCAL AREA

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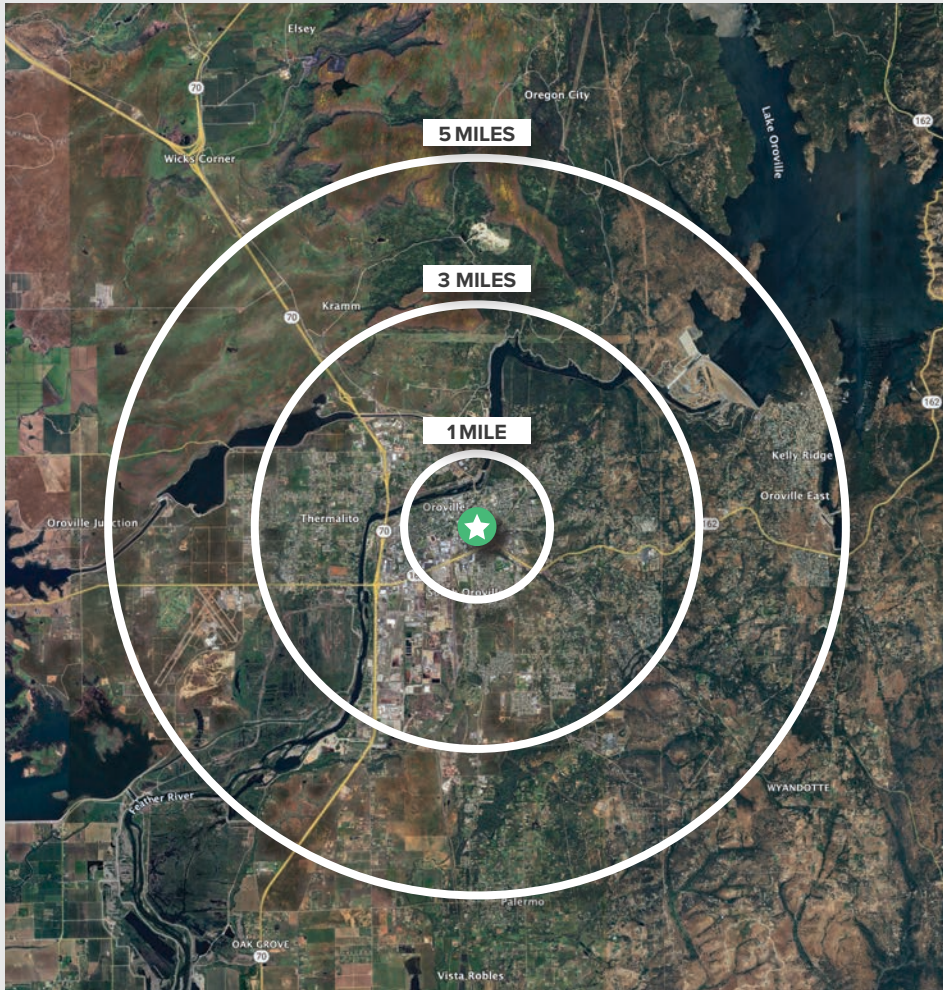


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# REGIONAL DEMOGRAPHICS

**2470**  
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	9,238	32,384	44,374
2030 Projected Population	9,234	33,530	45,604
2020 Census Population	9,496	32,213	44,261
2010 Census Population	8,837	30,473	41,530
2025 Median Age	34.2	35.1	37.3
<b>HOUSEHOLDS</b>			
2025 Estimated Households	3,387	11,576	16,134
2030 Projected Households	3,535	12,451	17,218
2020 Census Households	3,489	11,408	16,095
2010 Census Households	3,280	10,787	15,228
<b>INCOME</b>			
2025 Estimated Average Household Income	\$69,194	\$82,023	\$86,614
2025 Estimated Median Household Income	\$55,112	\$63,204	\$65,208
2025 Estimated Per Capita Income	\$25,785	\$29,517	\$31,666
<b>BUSINESS</b>			
2025 Estimated Total Businesses	568	1,028	1,224
2025 Estimated Total Employees	6,768	11,641	13,385



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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# ABOUT OROVILLE, CA

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Located in Northern California, Oroville is the county seat of Butte County, with a population of approximately 20,000. It's situated along the Feather River, near the foothills of the Sierra Nevada Mountain range. As an emerging real estate market, Oroville offers several investment opportunities for those looking to tap into its growth potential.

**Strategic Location:** Oroville's position along State Route 70 offers excellent connectivity to key markets such as Sacramento, Chico, and Yuba City. Its proximity to these major economic centers makes it an attractive option for businesses seeking a centralized location.

**Diverse Economy:** Oroville's economy is anchored by healthcare, agriculture, manufacturing, and tourism. The diversified economic base provides stability for the commercial real estate market.

**Infrastructure Improvements:** The city has been making significant investments in infrastructure, including road improvements and utility upgrades, to support future growth and development. These improvements are expected to attract new businesses and bolster the commercial real estate market.



Historic Downtown Oroville, CA

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# ABOUT CAPITAL RIVERS



## CHOOSE EXCELLENCE OVER ORDINARY

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Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

### When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

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