



CRAVINGS  
SATISFIED

# For Sale \$771,500

1355 Washington Avenue  
Oroville, CA, 95965.

- Situated on Feather River Blvd with average traffic counts of +/-10,313.
- Equipment included



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## Property Profile

This is an excellent opportunity to own a fully equipped, turn-key restaurant located on a busy roundabout connecting two major streets. The property features a convenient drive-thru window, a fully equipped commercial kitchen complete with a hood and Ansul fire suppression system, and a walk-in cooler. All major equipment is in place, making this location truly ready to operate from day one. With its high exposure and easy access, the site is ideal for dine-in, takeout, and drive-thru service.

## Offering Summary

- List Price: \$771,500
- Price/SF: \$516.05

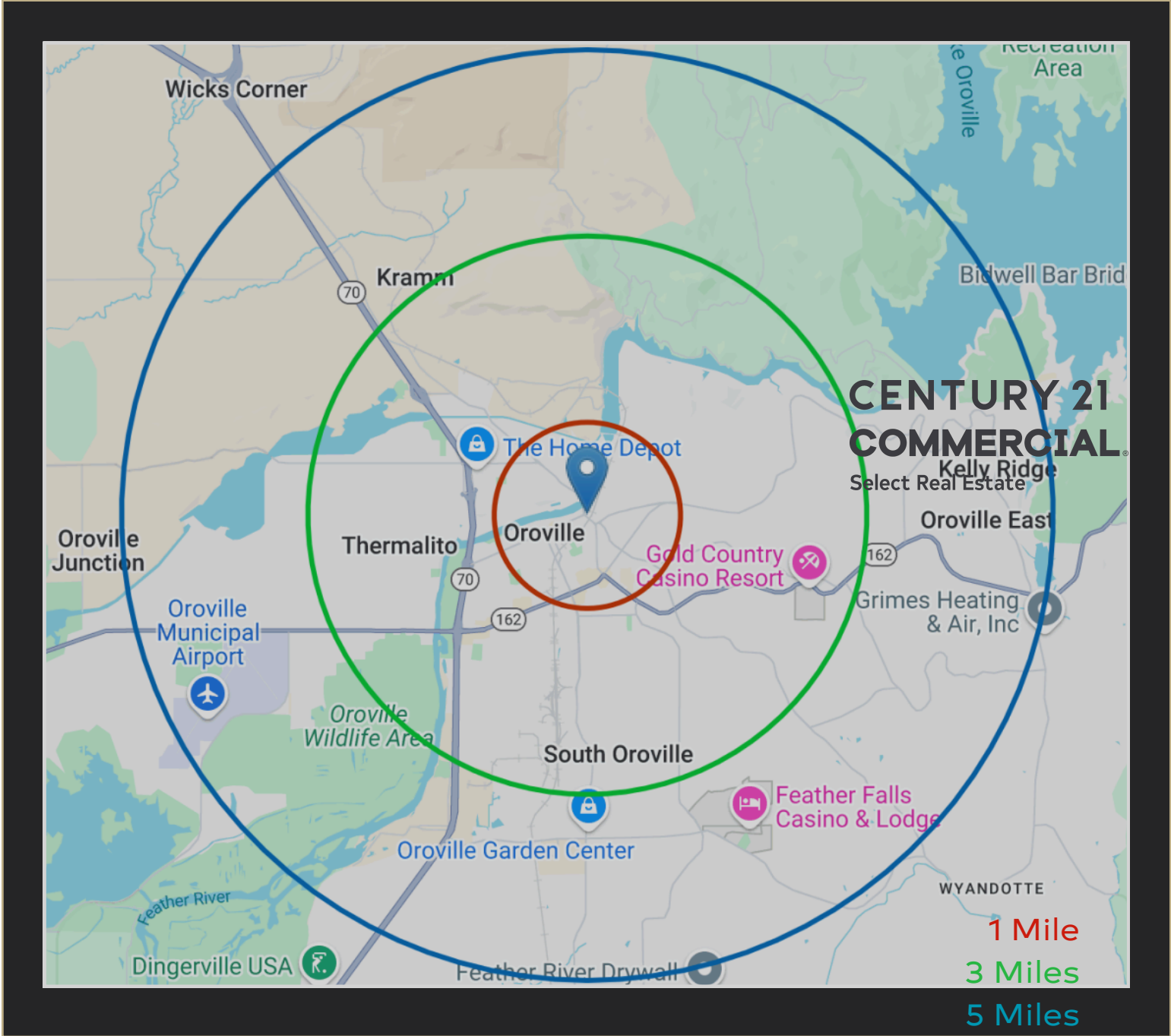
## Property Summary

- SQFT: 1,495
- SQFT Lot: 0.190 Acres
- Year Built: 2018
- Property Type: Mixed Use
- Zoning: NC - Neighborhood Commercial
- County: Butte
- Listing ID: SN25023807
- Parcel #: 013-030-010-000



# Regional Demographics

1355 Washington Avenue | Oroville, CA. 95965



## DEMOGRAPHICS (2023 EST.)

### POPULATION

Total	19,895
Daytime	29,233
Butte County	220,400

### EMPLOYMENT BY INDUSTRY

Healthcare & Social Services	13,932
Retail	7,727
Other Services	6,377
Education	5,247

### MAJOR EMPLOYERS

Walmart	250-499 Employees
Pacific Coast Producers	1,000-4,999 Employees
Butte County Sheriff	250-599 Employees

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# Site Overview

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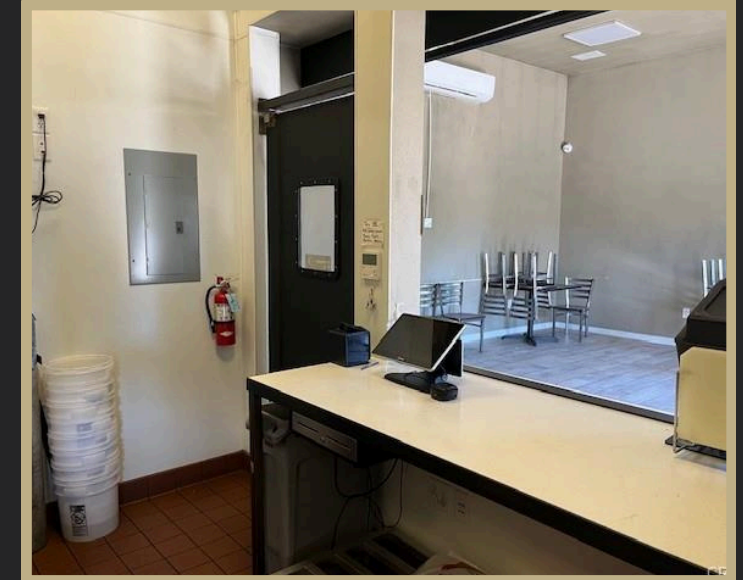
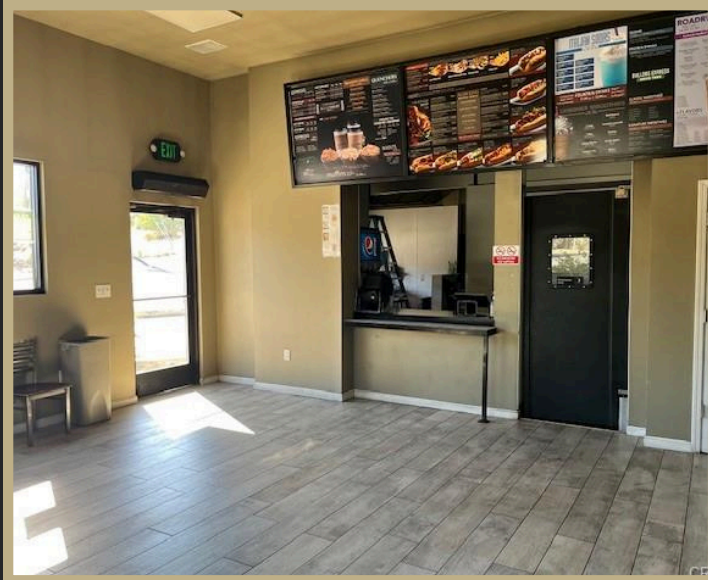
Zoning: (NC) Neighborhood Commercial

The purpose of the NC zone is to allow for retail and service uses that meet the daily needs of nearby residents and workers.



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# Interior Photos



[www.selectcommercialgroup.com](http://www.selectcommercialgroup.com)

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For More Information  
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