



FOR LEASE

RETAIL PROPERTY

2040 Building

2040 3rd Street
Oroville, CA 95965

**LEASE RATE: \$3 SF/MONTH
(NNN)**

Jeffrey Helm

Broker

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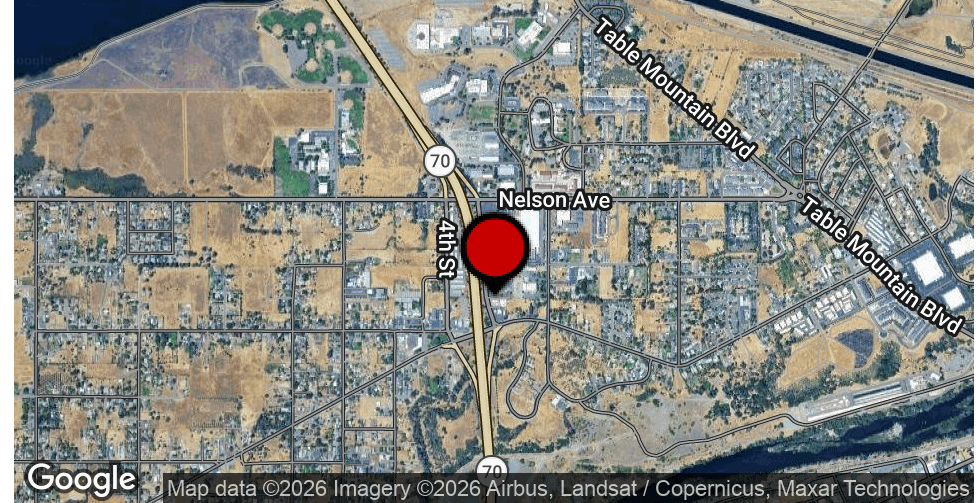
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Executive Summary

2040 Building

2040 3rd Street, Oroville, CA 95965



OFFERING SUMMARY

Lease Rate:
Building Size:
Available SF:
Lot Size:
Year Built:
Zoning:

\$3 SF/month (NNN)
3,970 SF
1,243 - 1,360 SF
1.03 Acres
2021
C-2

PROPERTY HIGHLIGHTS

- Divisible into ±1,360 SF and ±1,243 SF
- Anchored by Starbucks (Now Open)
- Newly Built in 2021
- Contemporary Design
- Strong Parking Ratio | 14 Dedicated Spaces (29 Total on Site)
- \$3.00 PSF + NNN (\$1.15 PSF Est.)
- 10-15 Year Lease Terms with Options | 3% Annual Increases
- Ideal for Corporate or Franchise Tenants
- Ownership Open to Build-to-Suit or Large TI Package

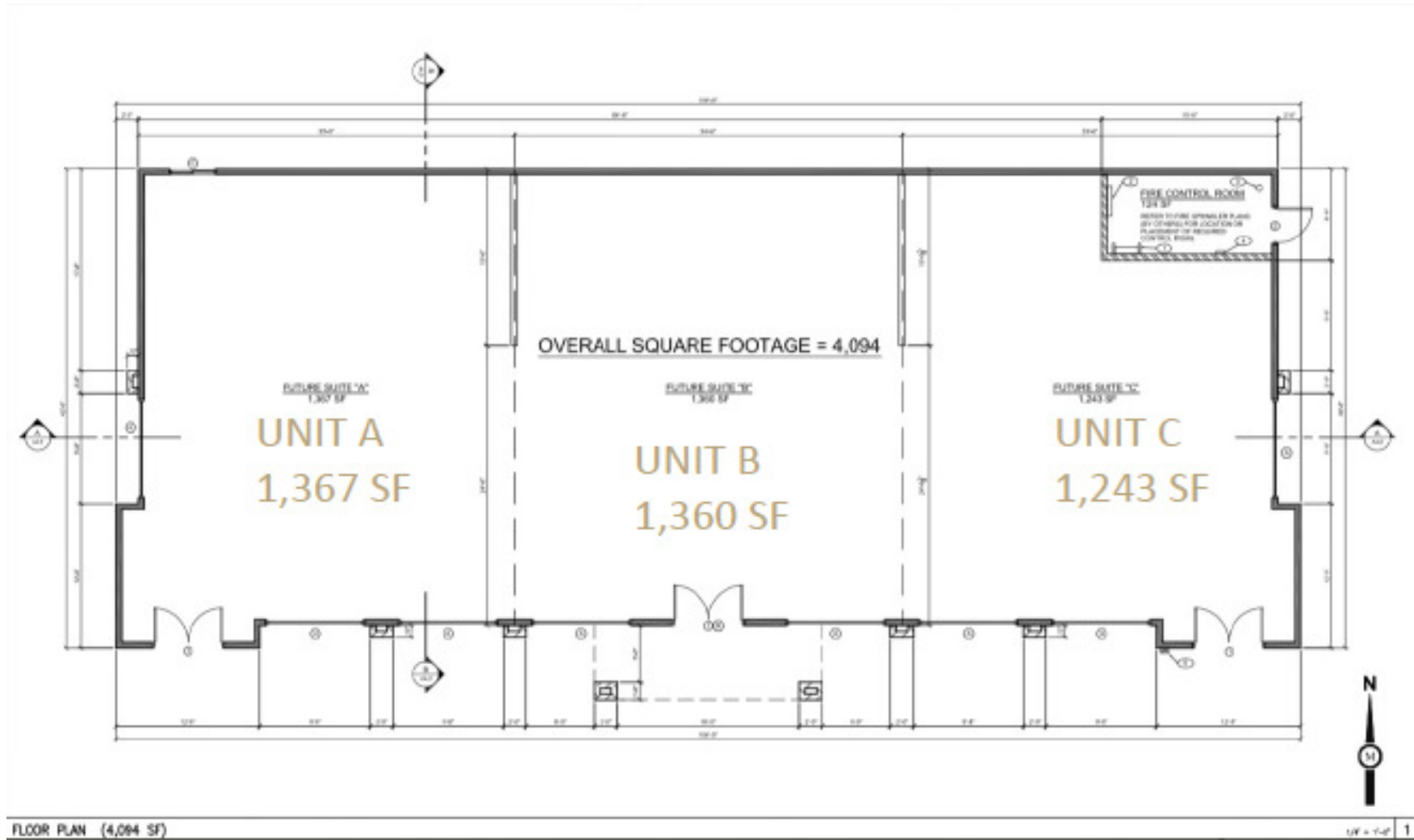
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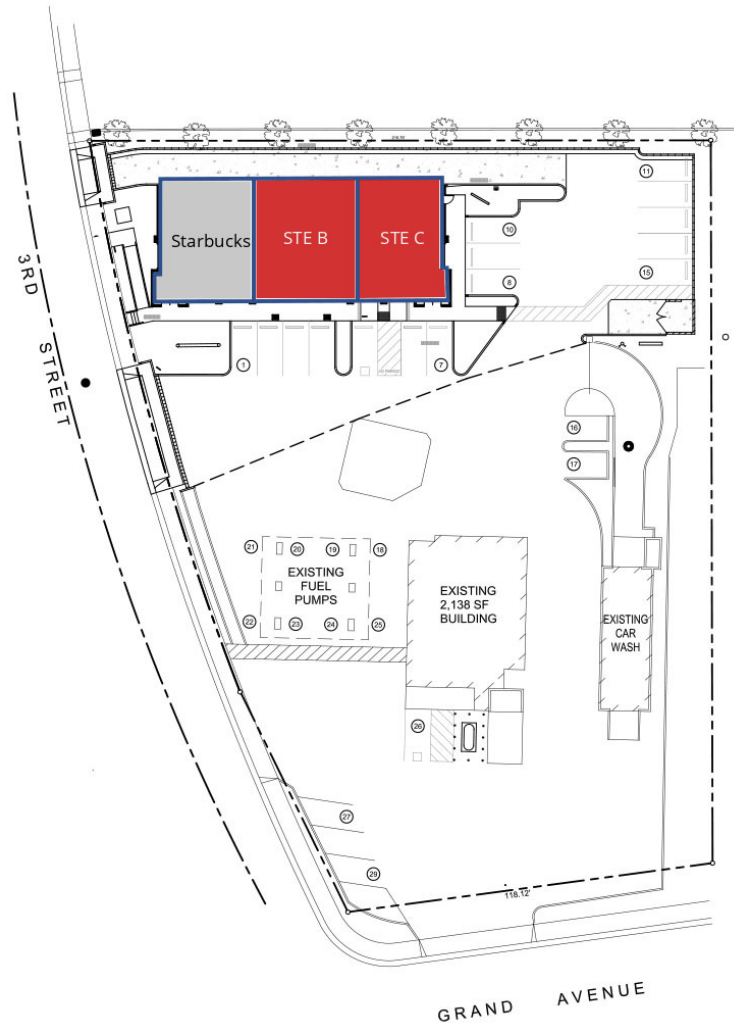
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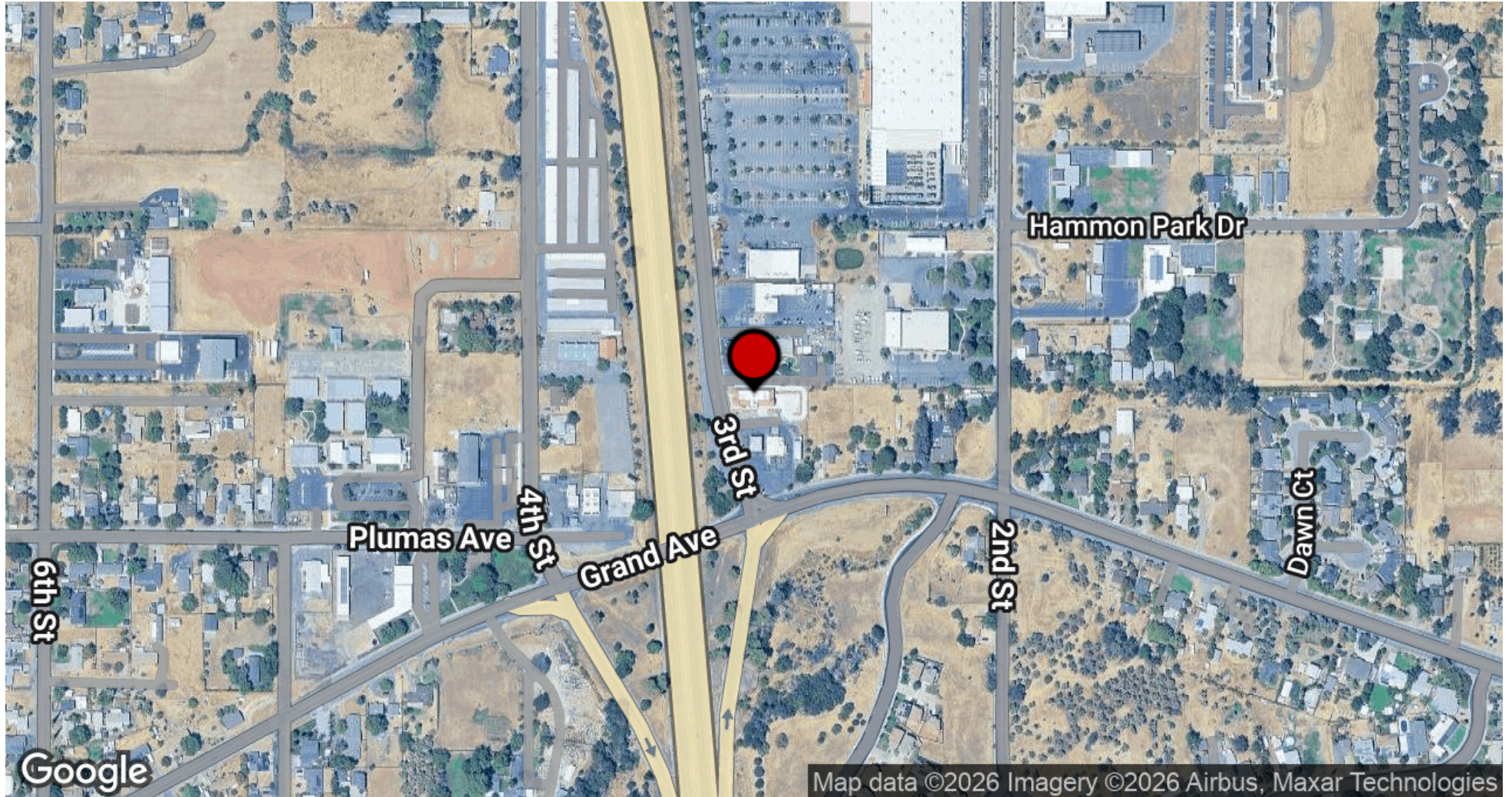
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Location Map

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Additional Photos

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Demographics Map & Report

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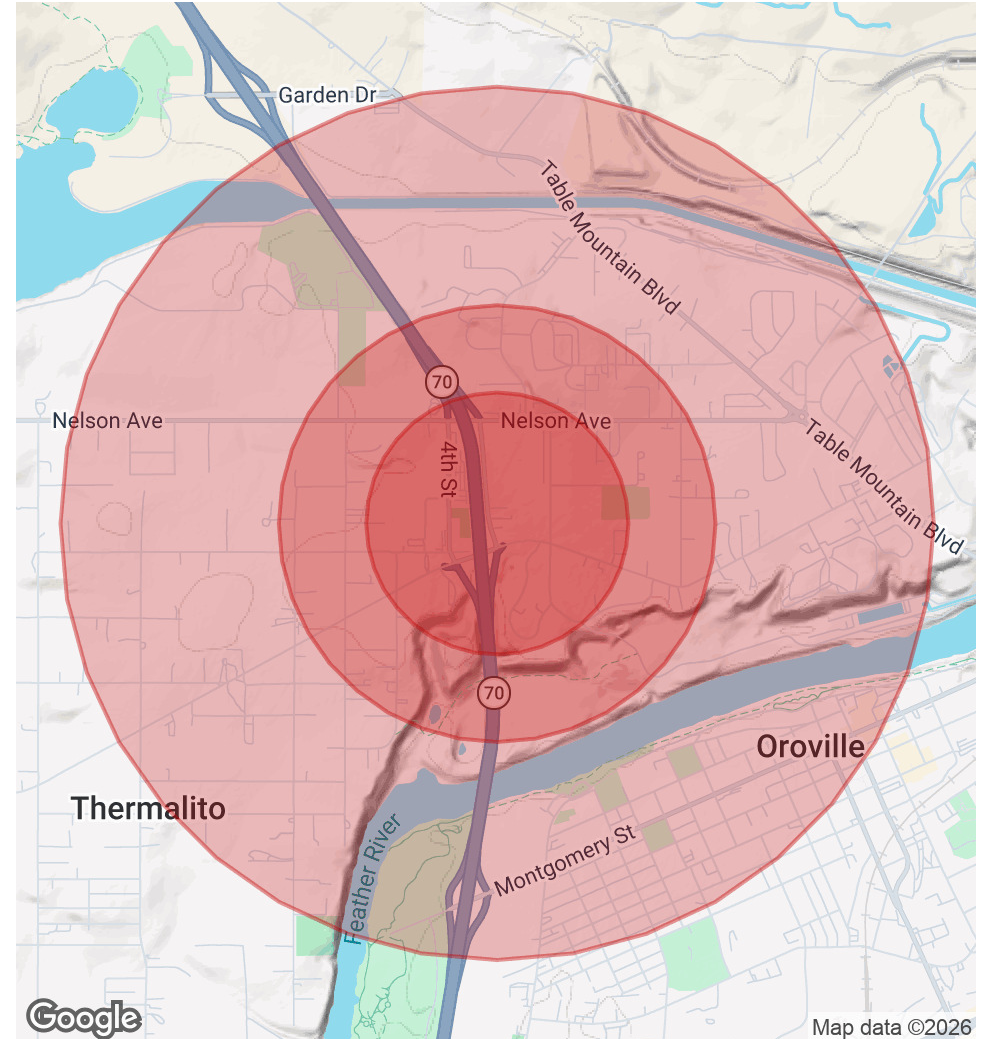


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	279	1,897	7,306
Average Age	35	36	37
Average Age (Male)	34	34	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	93	596	2,392
# of Persons per HH	3	3.2	3.1
Average HH Income	\$71,005	\$72,148	\$75,684
Average House Value	\$283,072	\$316,211	\$351,057

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	159	999	3,999
Total Population - Black	4	41	217
Total Population - Asian	50	319	1,107
Total Population - Hawaiian	1	5	20
Total Population - American Indian	12	67	230
Total Population - Other	15	237	780

2020 American Community Survey (ACS)



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