

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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Executive Summary.

1355 Washington Avenue | Oroville, CA. 95965

Property Profile

This is an exceptional investment opportunity featuring a fully equipped, turn-key drive-thru restaurant in a high-traffic Oroville location. Positioned on a busy roundabout connecting two major thoroughfare, providing direct access into downtown Oroville, this property benefits from outstanding visibility, easy ingress/egress, and a steady flow of traffic. The property is currently leased to a tenant who has recently signed a new three-year lease, offering immediate and stable income with an attractive projected 8% cap rate. Designed for efficiency and versatility, the building includes a convenient drive-thru window, a fully equipped commercial kitchen with hood and Ansul fire suppression system, and a walk-in cooler. The layout supports takeout, drive-thru operations and limited dine-in options, meeting the strong and consistent demand for quick-service dining options. With its prime location, strong traffic counts, and turnkey setup, this property presents an ideal opportunity for investors seeking reliable returns and long-term upside in a growing market.

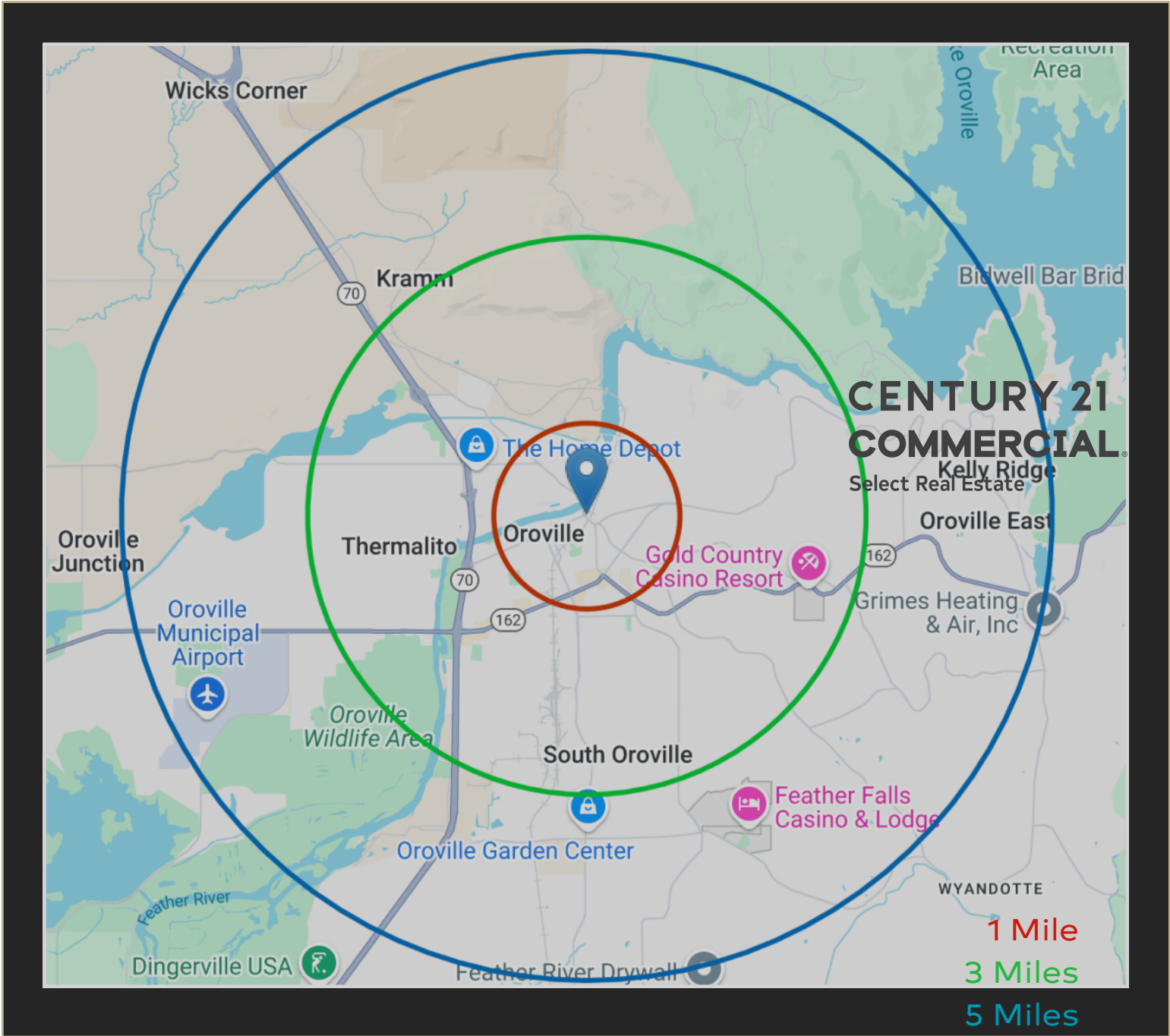
Property Summary

- 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

Offering Summary

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





DEMOGRAPHICS (2023 EST.)

POPULATION

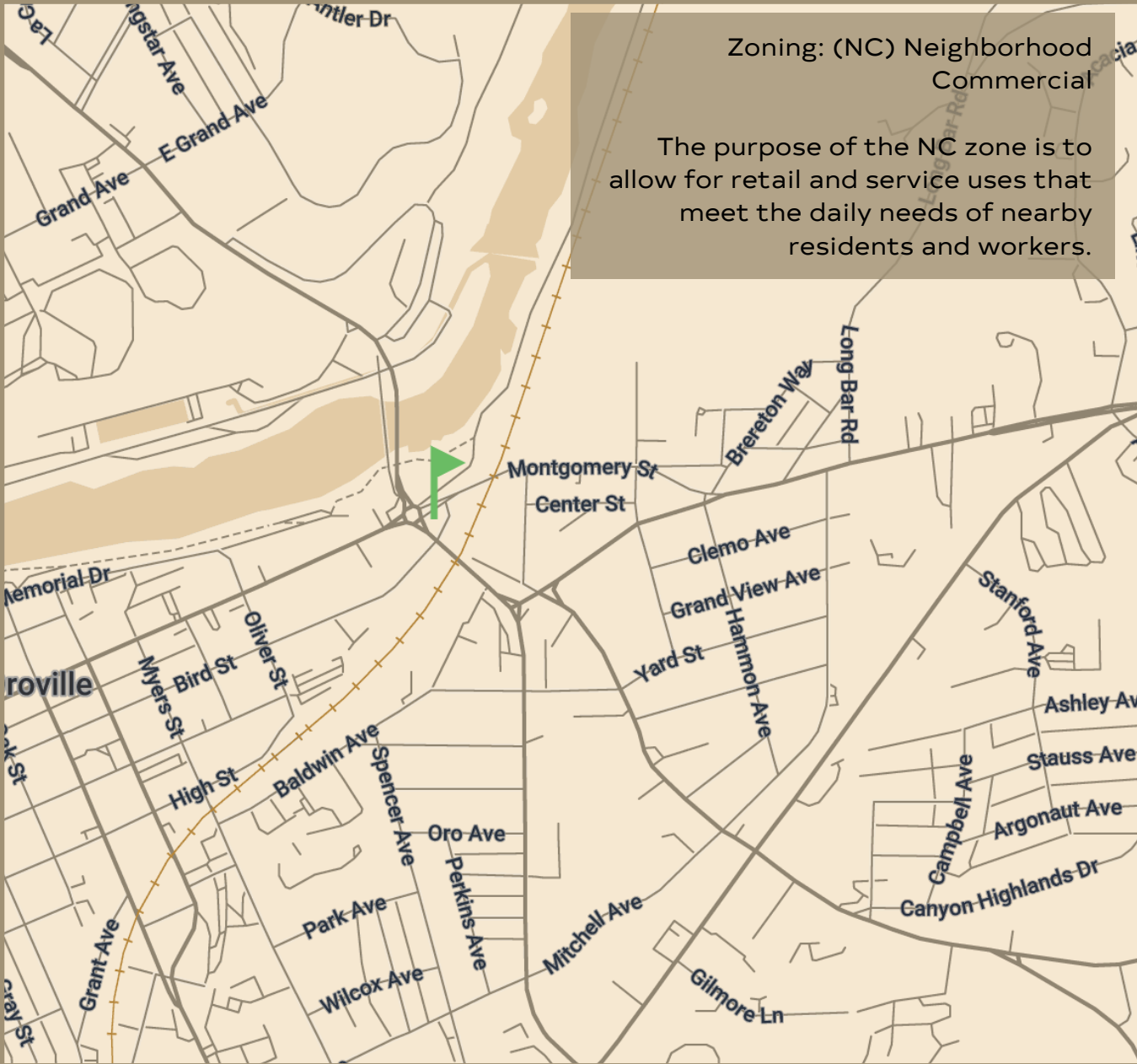
Total	19,895
Daytime	29,233
Butte County	220,400

EMPLOYMENT BY INDUSTRY

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

MAJOR EMPLOYERS

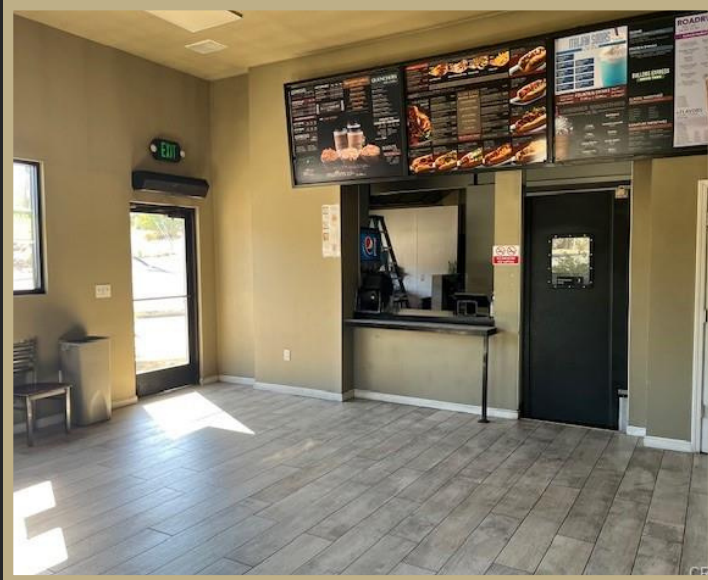
Walmart	250-499 Employees
Pacific Coast Producers	1,000-4,999 Employees
Butte County Sheriff	250-599 Employees





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Interior Photos



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