

PLANET FITNESS CENTER

1980 FEATHER RIVER BLVD

OROVILLE, CA

FOR LEASE

12,456 SF JUNIOR ANCHOR SUITE WITH

21,742 SF OUTDOOR DISPLAY AREA

ETHAN CONRAD

PROPERTIES INC.

NOW OPEN!



planet
fitness



MAJOR REMODEL COMPLETE

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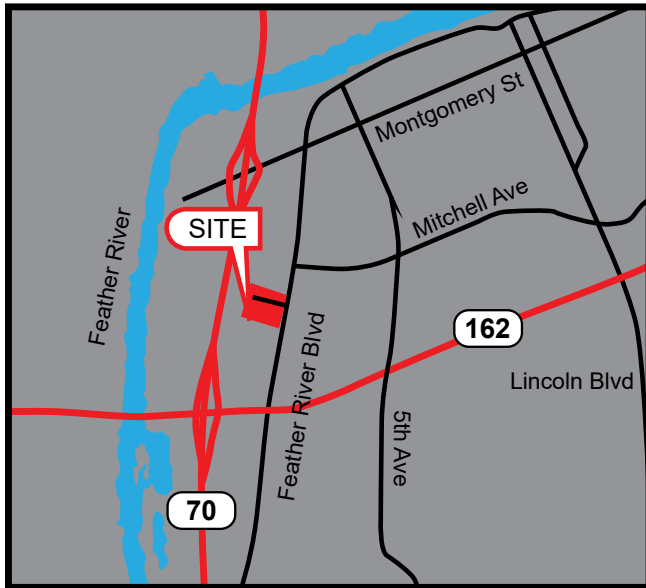
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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FEATURES:

- 12,456 SF junior anchor space with 21,742 SF outdoor display area - paved and fenced
- Excellent access off Hwy 70
- Pylon and monument signage available
- Located in the dominant retail corridor of Oroville and surrounded by a number of national tenants
- An average of one million visitors to Lake Oroville State Recreation area pass this site on an annual basis



PROPERTY DETAILS:

Planet Fitness Center is an active shopping center located on the main retail corridor of Oroville, CA. Oroville’s main retail corridor has traffic counts in excess of 3,384 cars per day.

The corridor is home to a large number of national tenants including: Goodwill, Smart & Final, Ross Dress for Less, Harbor Freight, Starbucks, McDonald’s and Panda Express.

EVGateway EV charging stations on-site.

LEASE RATES:

Suite 1980:	12,456 SF	\$11,086.00 (\$0.89 PSF, NNN)
Outdoor Area:	21,742 SF	\$1,957.00 (\$0.09 PSF, NNN)
Total:	34,198 SF	\$13,043.00

NNN costs are approximately \$0.31 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	4,918	29,890	37,956
2025 Average HH Income:	\$68,053	\$80,419	\$86,983
Traffic Count @ Feather River Blvd:		7,581	
Feather River Blvd @ Oroville Dam Blvd:		30,340	

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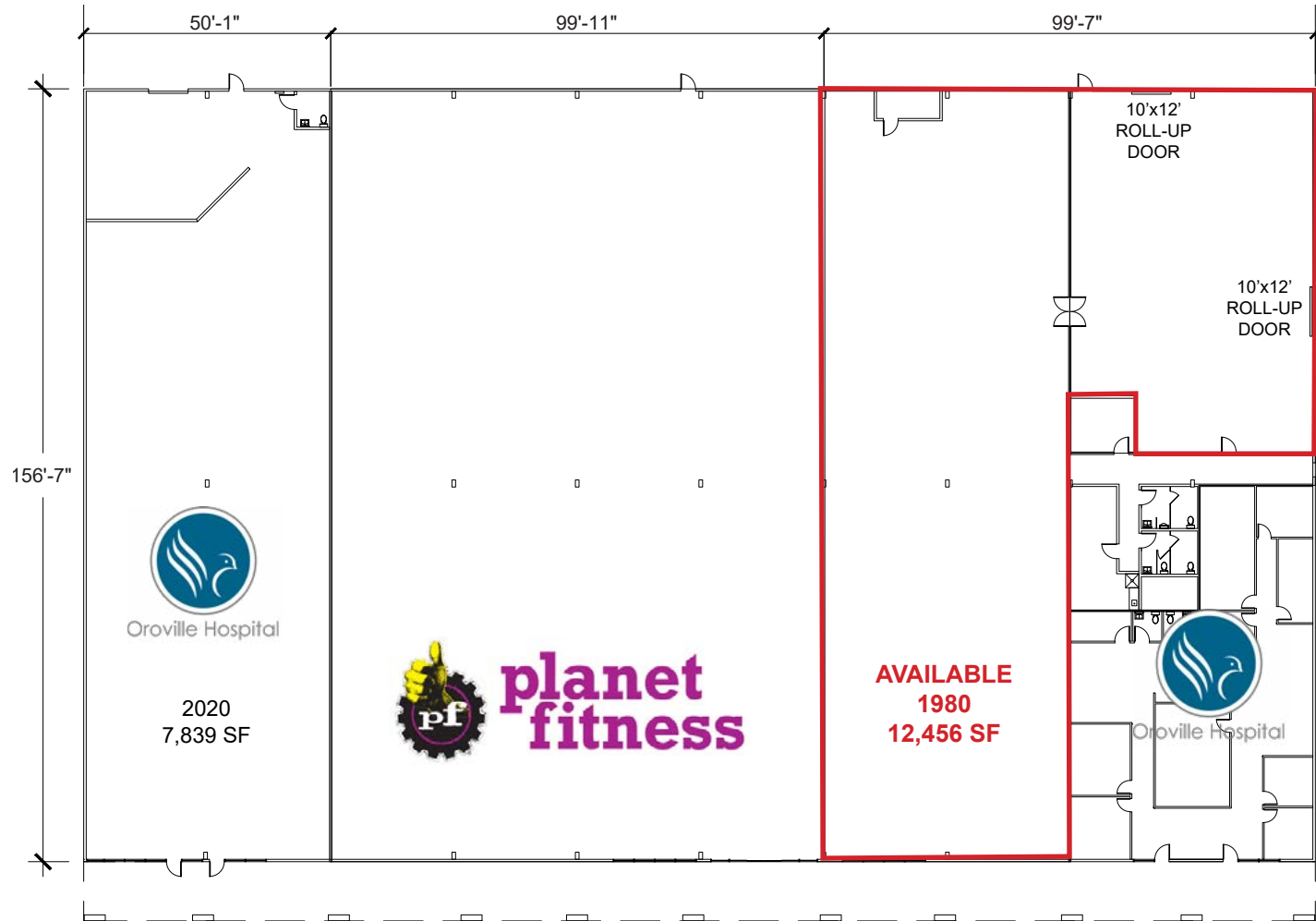
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FLOOR PLAN



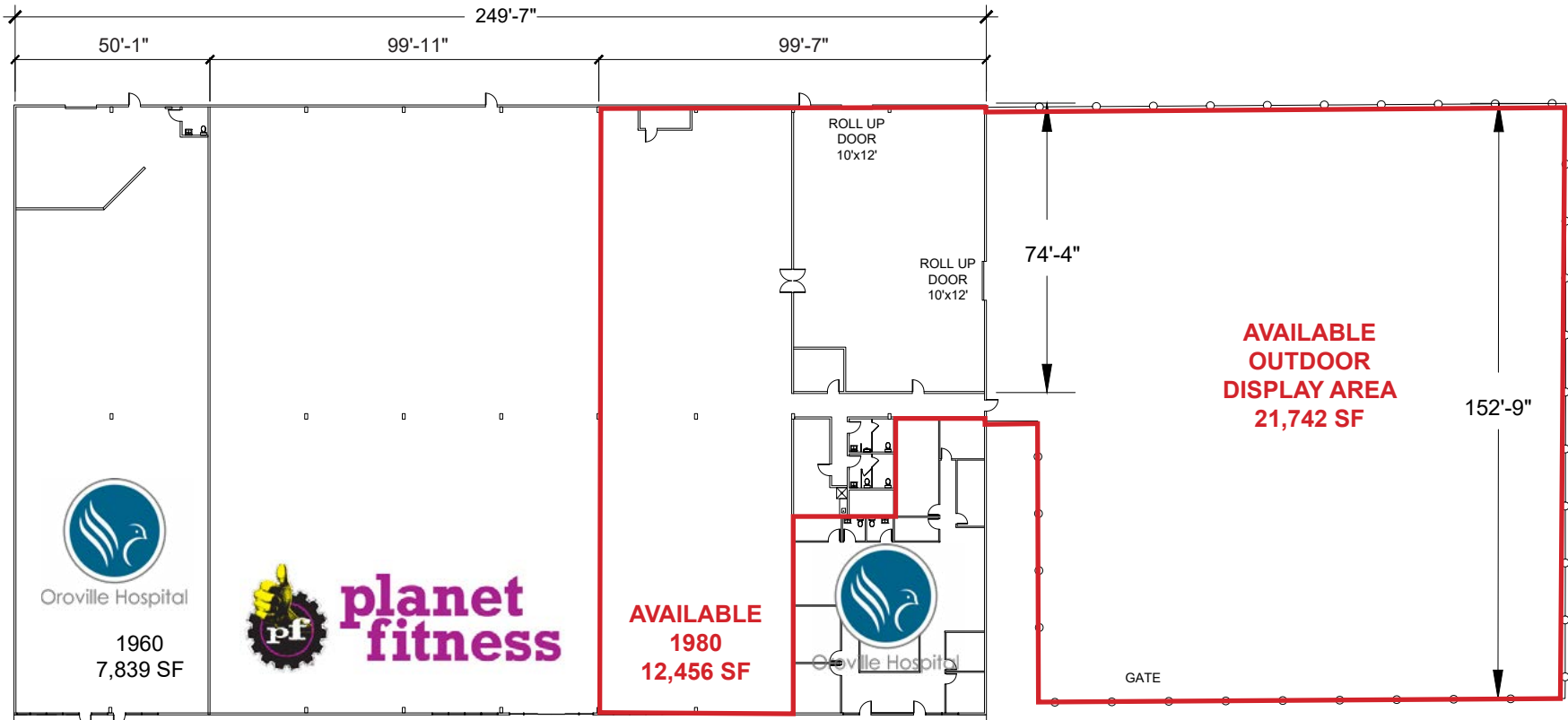
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
1980	12,456	\$0.89 PSF	\$11,086.00, NNN
Outdoor Area	21,742	\$0.09 PSF	\$ 1,957.00, NNN
Total	34,198		\$13,043.00, NNN

NNN costs are approximately \$0.31 PSF.

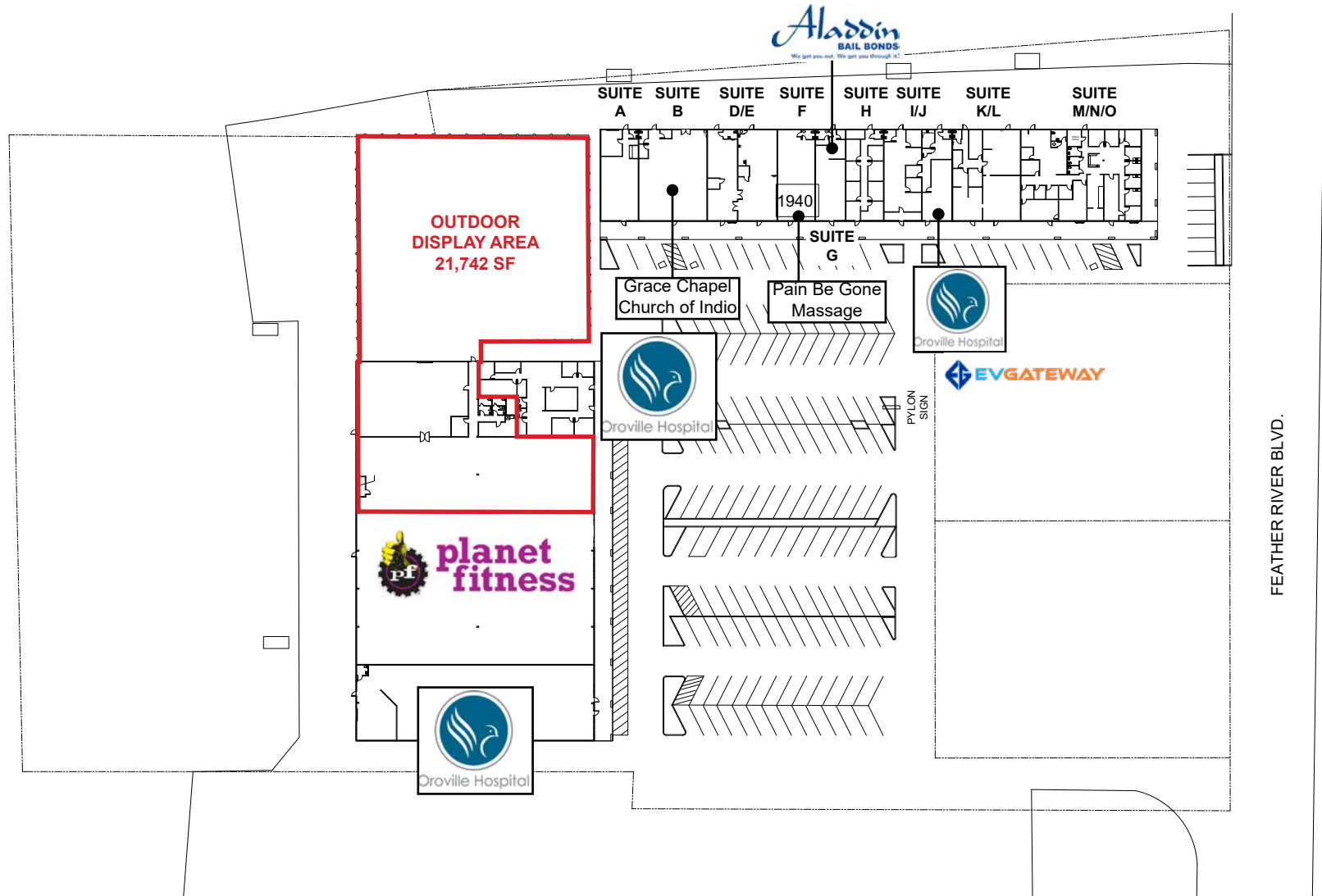
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SITE PLAN



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