

**PLANET FITNESS CENTER**  
**1940 - 2020 FEATHER RIVER BLVD**  
**OROVILLE, CA**  
FOR LEASE  
1,524 SF - 6,325 SF AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.



**MAJOR REMODEL COMPLETE**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

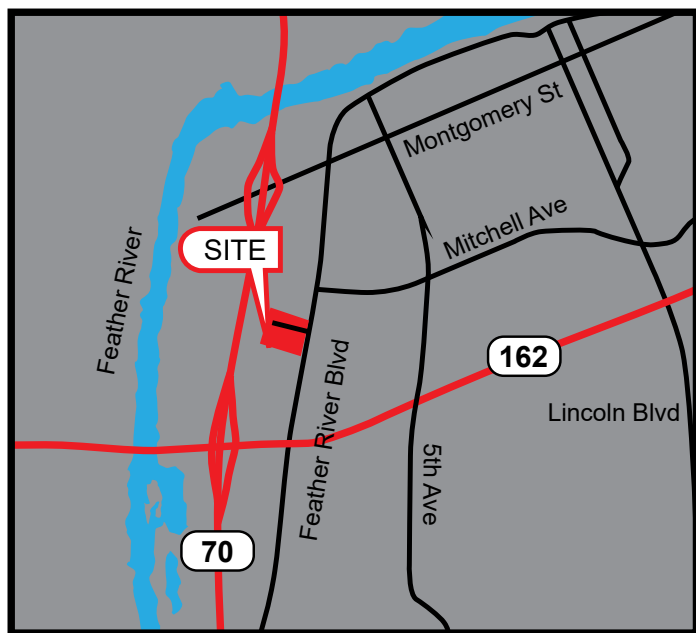
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**FEATURES:**

- Excellent access off Hwy 70
- 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
- Pads available fronting Feather River Blvd



**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:**

\$1.19 - \$1.25 PSF, NNN

NNN costs are approximately \$0.31 PSF.

**DEMOGRAPHICS:**

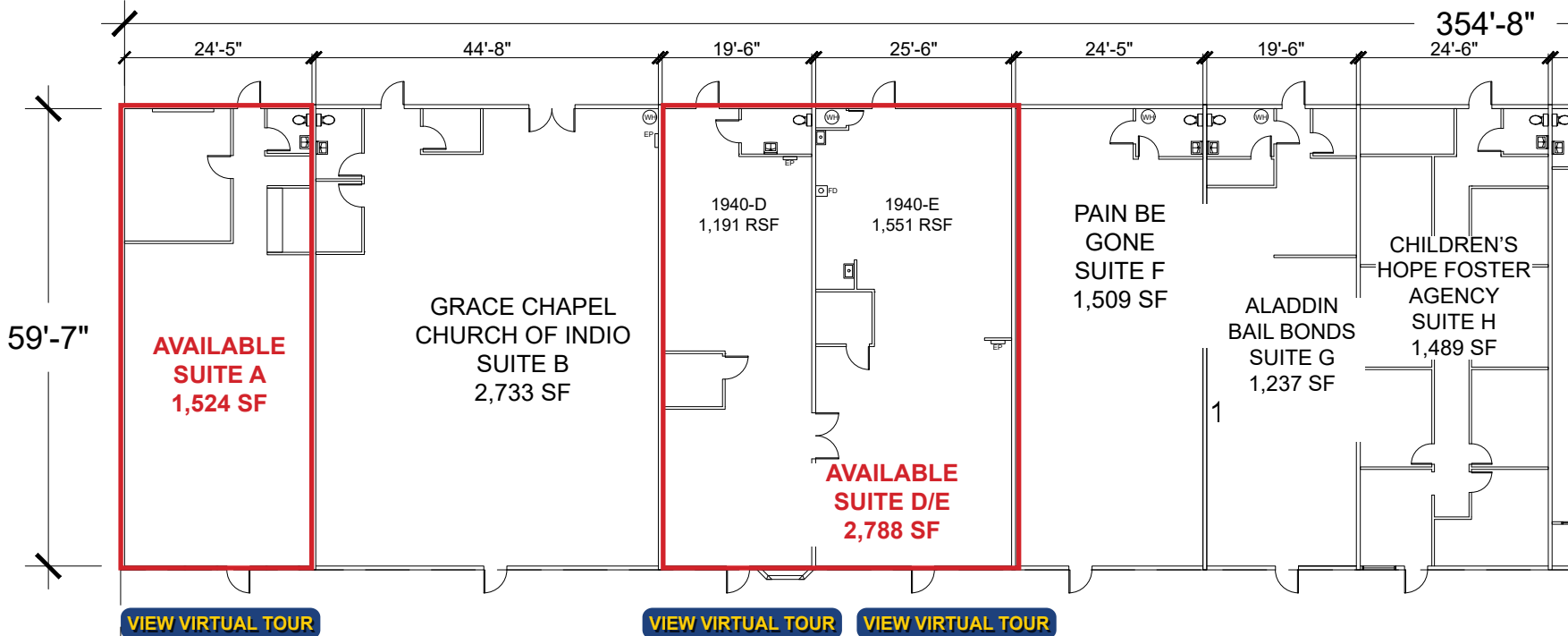
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Total Population (est):	4,918	29,890	37,956
2025 Average HH Income:	\$68,053	\$80,419	\$86,983
Traffic Count @ Feather River Blvd:		7,581	
Feather River Blvd @ Oroville Dam Blvd:		30,340	

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
 www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**1940 FEATHER RIVER BLVD  
 FLOOR PLAN**



Suite	SF	Lease Rate	Monthly Rent
A	1,524	\$1.19 PSF	\$1,814.00
D/E	2,788	\$1.25 PSF	\$3,485.00
NNN costs are approximately \$0.31 PSF.			

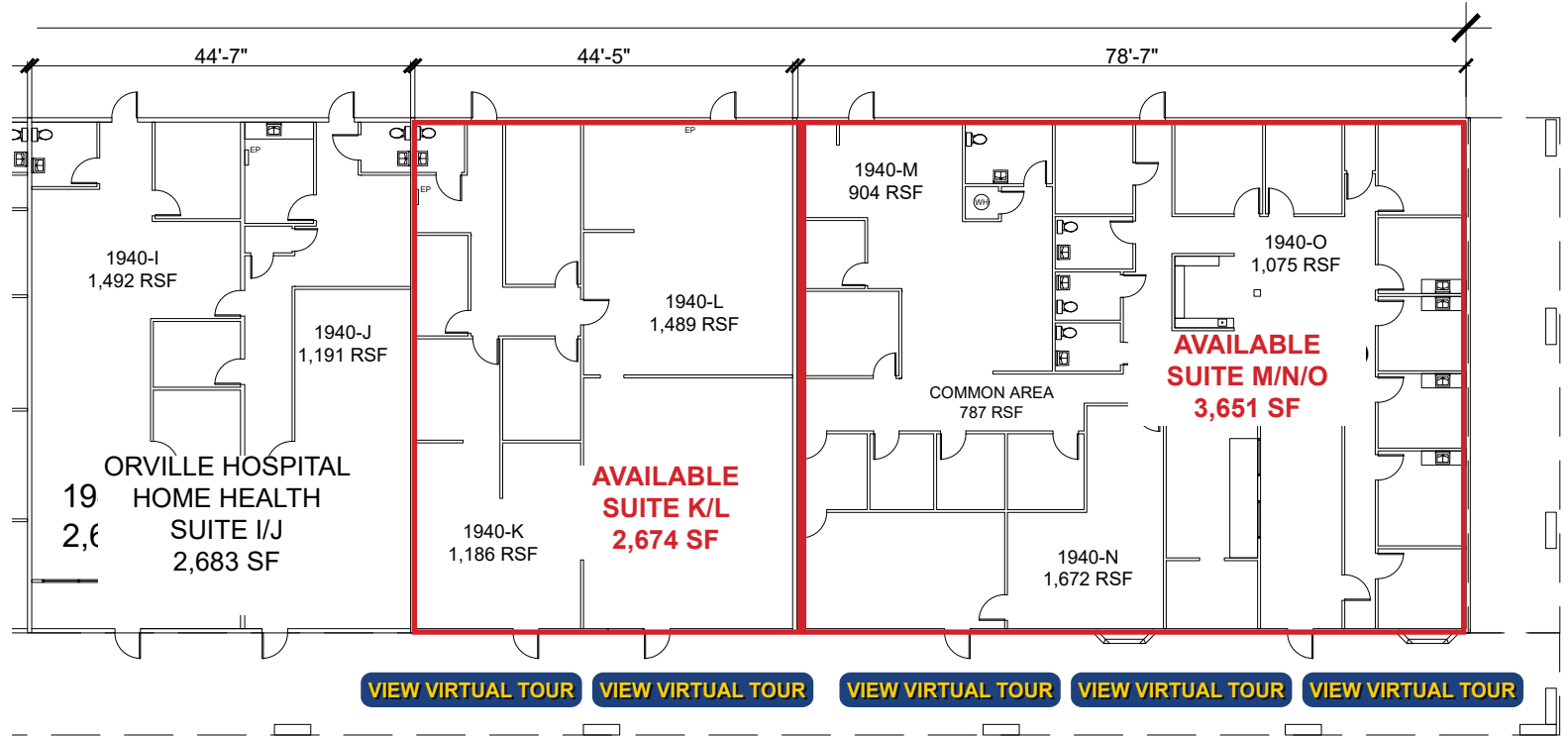
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**1940 FEATHER RIVER BLVD**  
**FLOOR PLAN**



[VIEW VIRTUAL TOUR](#) [VIEW VIRTUAL TOUR](#) [VIEW VIRTUAL TOUR](#) [VIEW VIRTUAL TOUR](#) [VIEW VIRTUAL TOUR](#)

Suite	SF	Lease Rate	Monthly Rent
K/L	2,674	\$1.25 PSF	\$3,343.00
M/N/O	3,651	\$1.25 PSF	\$4,564.00
NNN costs are approximately \$0.31 PSF.			

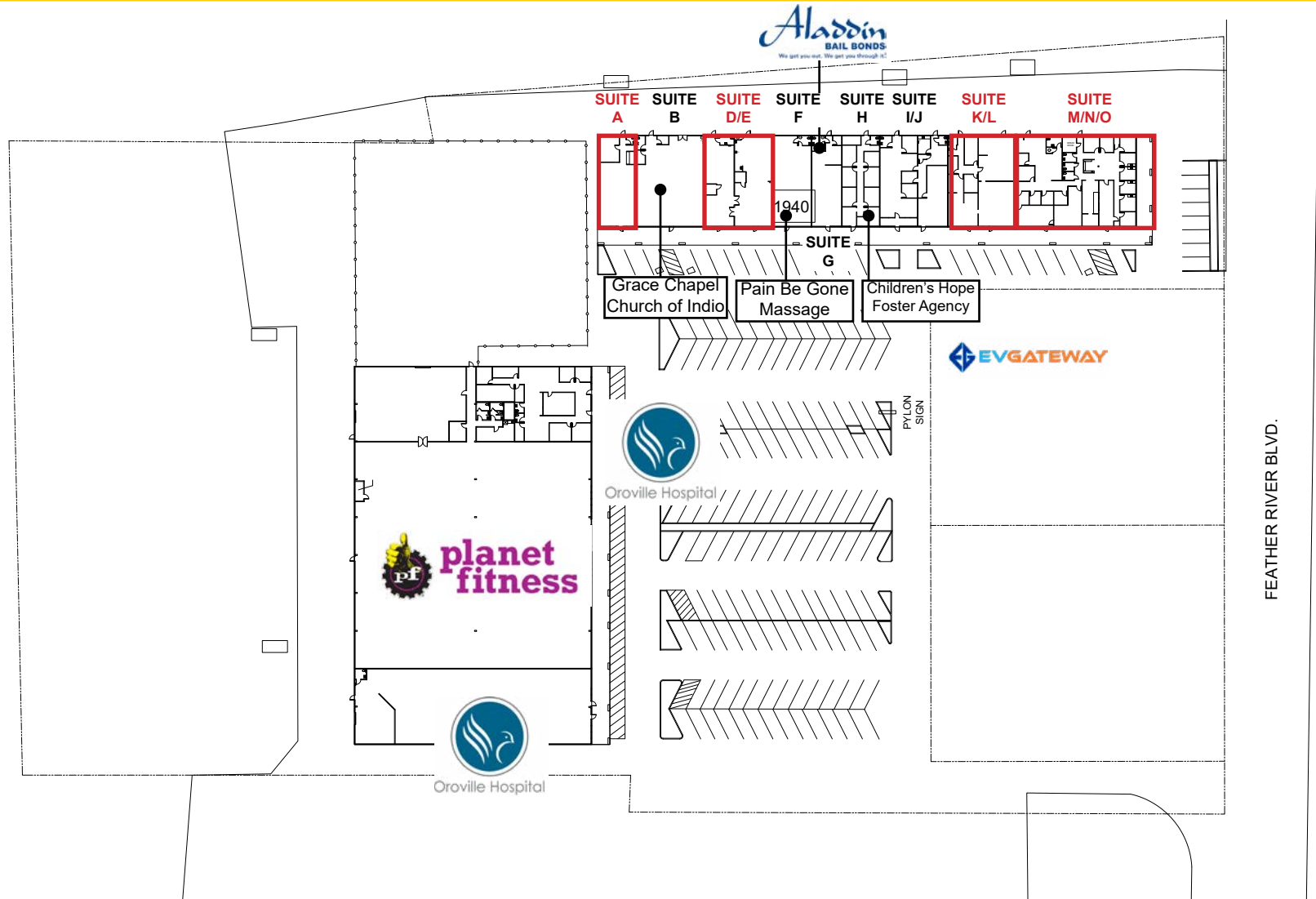
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**SITE PLAN**



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