

OROVILLE PLAZA

1815 - 1985 ORO DAM BLVD EAST

OROVILLE, CA

FOR LEASE

1,290 SF - 45,256 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.

NOW BEING REMODELED

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ETHAN CONRAD PROPERTIES, INC
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FEATURES:

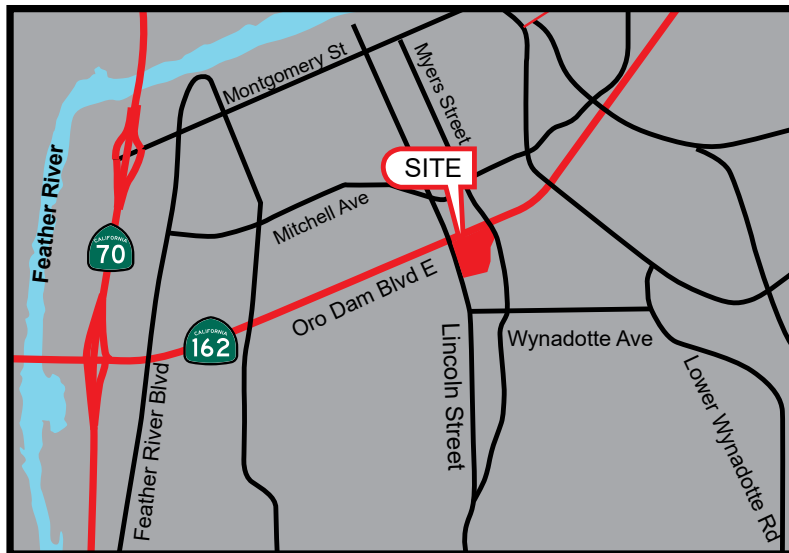
- Anchor space with double loading docks available
- Positioned on a signalized hard corner of Oro Dam Blvd East and Lincoln Blvd with prominent exposure
- Anchored by Dollar Tree and Salvation Army Thrift Store
- Excellent mix of tenants
- Abundant parking
- Pylon and building signage available
- Zoning: C2 Commercial

PROPERTY DETAILS:

Oroville Plaza is a 97,620-square-foot neighborhood shopping center on 8.03 acres across five commercial parcels in Oroville, California. Located at the high-traffic, signalized intersection of Oro Dam Boulevard and Lincoln Street, the center benefits from over 45,000 vehicles per day.

Tenants include Mountain Mike’s Pizza, Prime Time Nutrition, Rent-A-Center, Tacos Tijuana, Oro Jewelry & Loan, Holbrook Furniture, Smoke & Toke, and Mi Jalisco Restaurant.

Shopping center remodel is now underway.



LEASE RATES:

\$0.89 - \$1.39 PSF, NNN

NNN costs are approximately \$0.35 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	9,033	31,385	42,658
2025 Average HH Income:	\$68,826	\$84,468	\$89,872
Traffic Count @ Oro Dam Blvd E:		45,000	

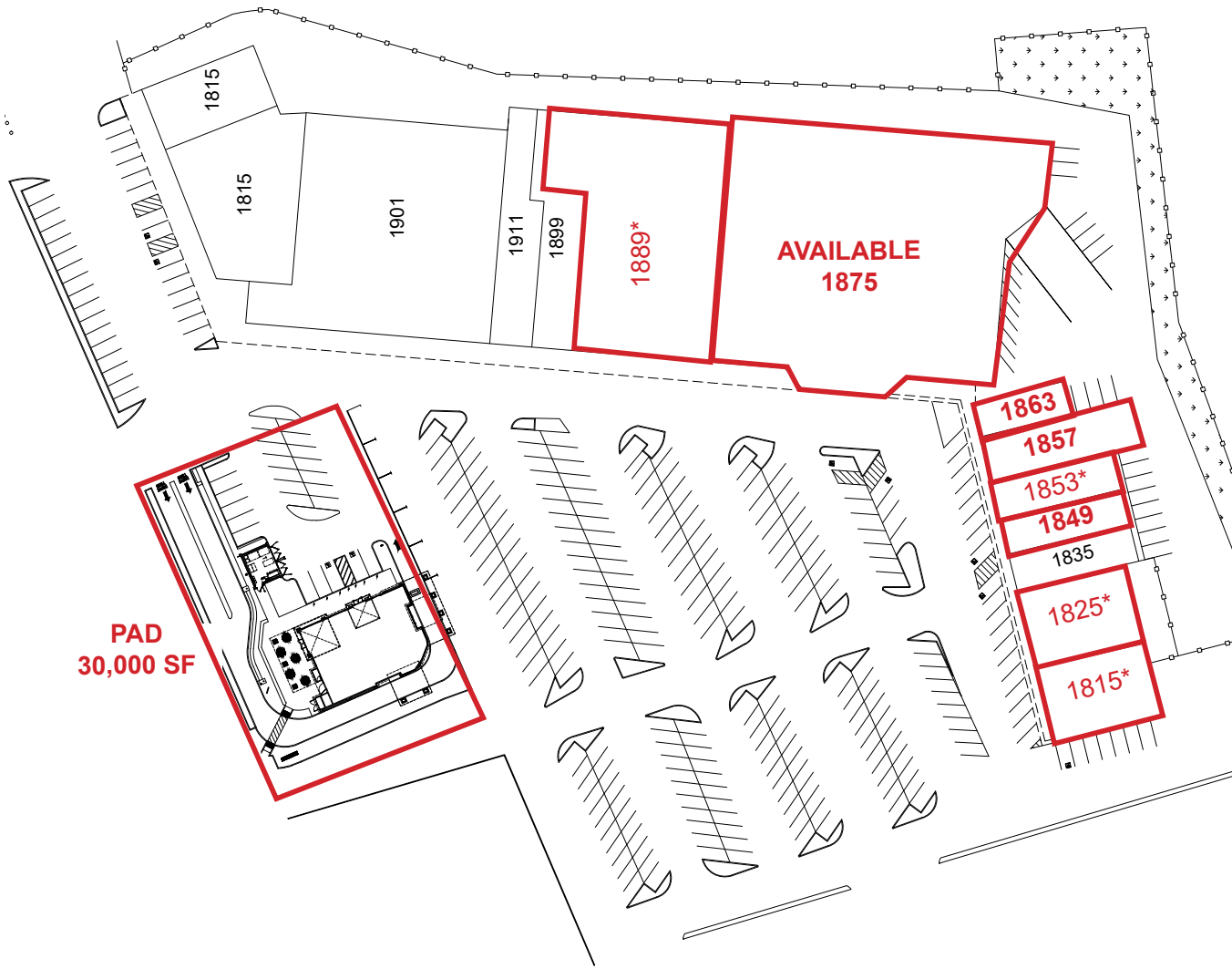
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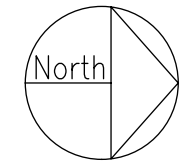
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SITE PLAN



UNIT	TENANT	SF	LEASE
1815*	Smoke & Toke	2,800	\$1.39 PSF
1825*	Holbrook Furniture	4,100	\$1.19 PSF
1835	Tacos Tijuana	1,840	
1849	AVAILABLE	1,840	\$1.25 PSF
1853*	Oro Jewelry & Loan	2,000	\$1.25 PSF
1857	AVAILABLE	3,000	\$1.19 PSF
1863	AVAILABLE	1,290	\$1.29 PSF
1875	AVAILABLE	31,044	\$0.89 PSF
1889*	The Salvation Army	14,212	\$0.99 PSF
1899	Prime Time Nutrition	2,200	
1901	Mountain Mike's Pizza	4,344	
1911	Dollar Tree	18,500	
1933	Mi Jalisco Mexican Grill	5,500	
1951	Rent-A-Center	4,950	

**NNN costs are approximately \$0.35 PSF.
*Available with 30 days' notice.**



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