

2700 Oro Dam Blvd E

Oroville, CA 95966

Available Parcel
±33,157 SF



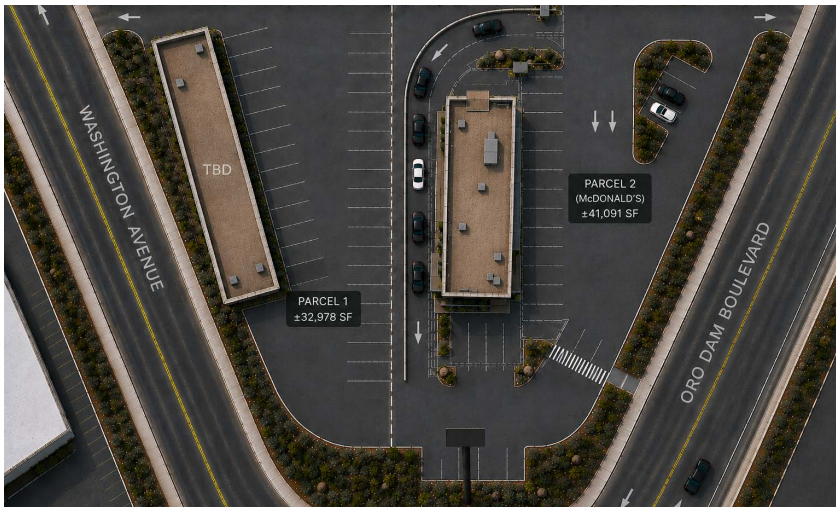
FOR GROUND LEASE

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IAN KEANE Director | (916) 518-9719 | ikeane@theeconomiccompany.com | DRE Lic #02165320







Note: Renderings are for illustrative purposes.

LEASING PRICE	Contact Brokers
AVAILABLE PARCEL SIZE	±33,157 SF
ZONING	Corridor Mixed Use (MXC)



Pad development opportunity



High identity corner at a heavily trafficked, signalized intersection in heart of Oroville.



Pad is adjacent to Oroville Union High School with approximately 936 students and approximately 327 full time staff members



Property is subject to reciprocal parking & drive aisles



Pad is easily accessible to Oro Dam Blvd and Washington Avenue



Existing monument signage



Area Co-Tenants include Raley's, Marshalls, Petco, Walgreens, Oroville Hospital, Autozone, O'Reilly Auto Parts, Chase Bank, US Bank, Dutch Bros Coffee, Taco Bell and more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,713	30,148	41,510
Daytime Population	14,700	35,068	44,486
Average Household Income	\$64,588	\$78,077	\$81,211

TRAFFIC COUNTS	<i>Source: 2025 Esri.</i>
E Oro Dam Blvd	±28,000 ADT
Olive Hwy	±29,880 ADT
Washington Ave	±10,359 ADT



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