

PLANET FITNESS CENTER

1940 - 2020 FEATHER RIVER BLVD

OROVILLE, CA

FOR LEASE

1,524 SF - 12,456 SF RETAIL AND
MEDICAL SUITES

ETHAN CONRAD
PROPERTIES INC.

NOW OPEN!



MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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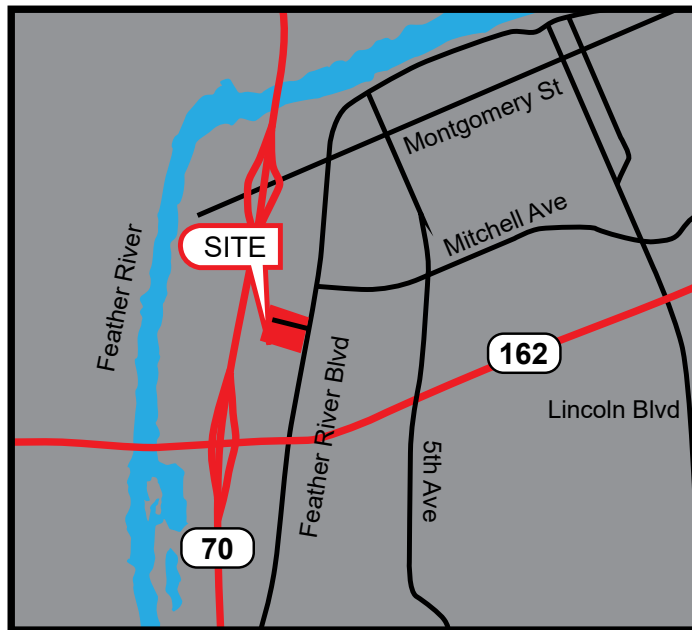
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Jr Anchor and Medical suites available
- 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 - \$1.29 PSF, NNN

NNN costs are approximately \$0.29 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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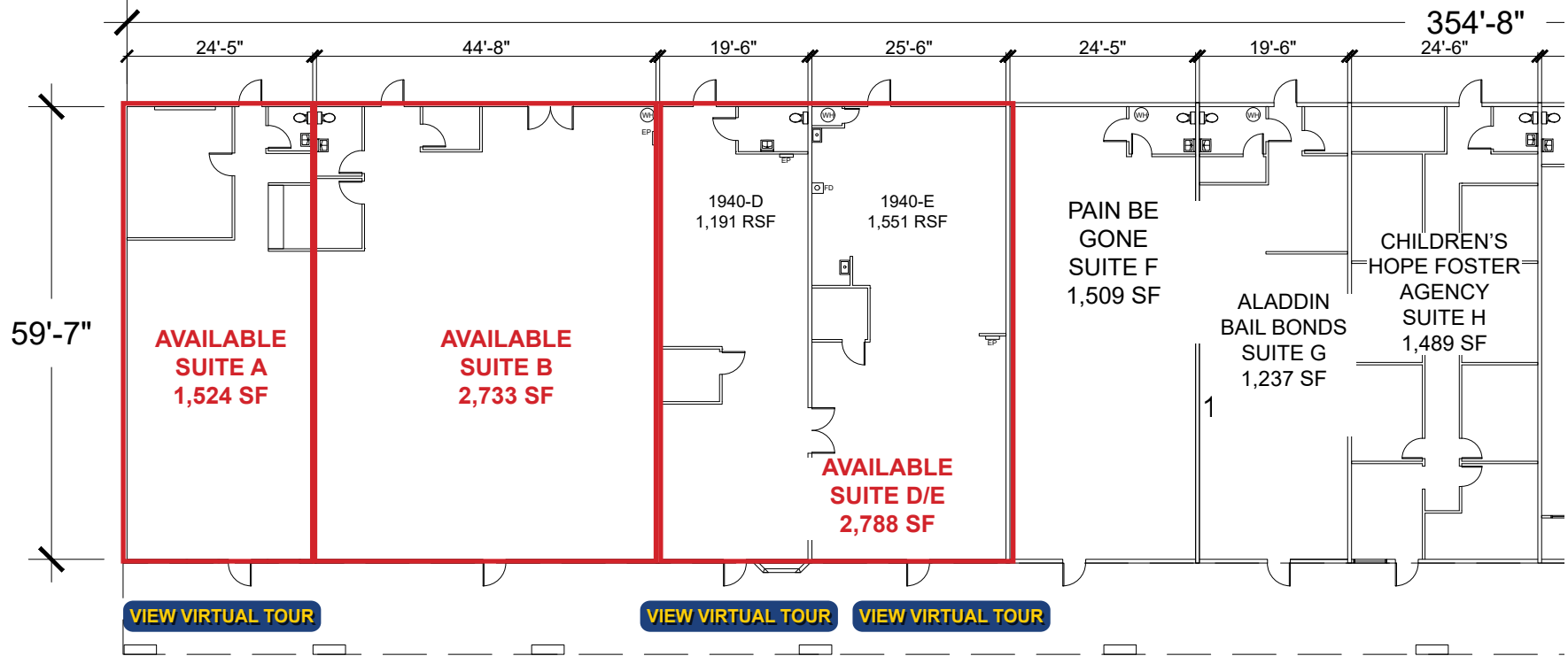
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1940 FEATHER RIVER BLVD FLOOR PLAN

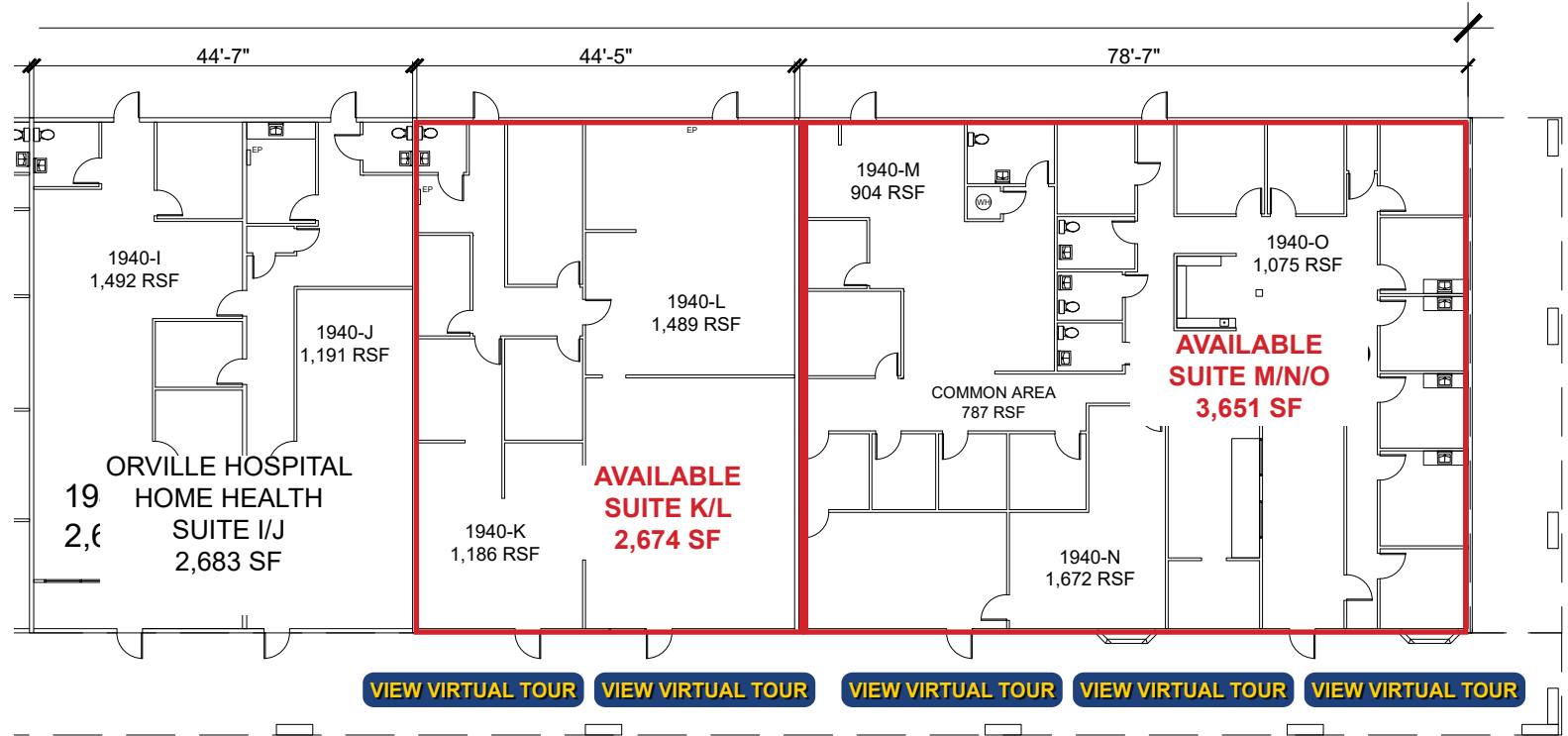


Suite	SF	Lease Rate	Monthly Rent
A	1,524	\$1.25 PSF	\$1,905.00
B	2,733	\$1.19 PSF	\$3,252.00
D/E	2,788	\$1.19 PSF	\$3,318.00
Suite D/E divisible at \$1.25 PSF. NNN costs are approximately \$0.29 PSF.			

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1940 FEATHER RIVER BLVD FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
K/L	2,674	\$1.19 PSF	\$3,182.00
M/N/O	3,651	\$1.29 PSF	\$4,710.00
NNN costs are approximately \$0.29 PSF. Suite M/N/O is a medical space.			

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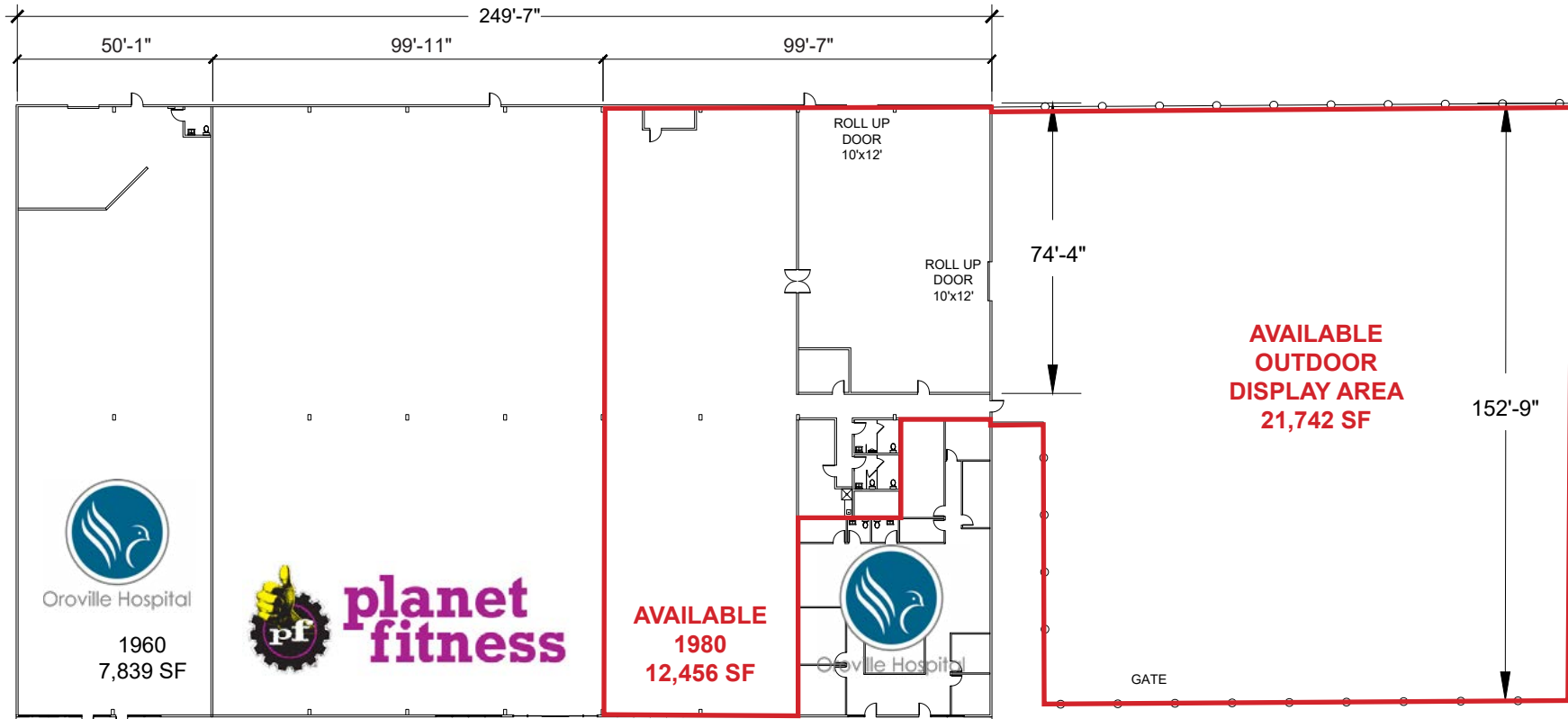
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1980 FEATHER RIVER BLVD FLOOR PLAN



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 \$0.29 PSF.

[VIEW VIRTUAL TOUR](#)

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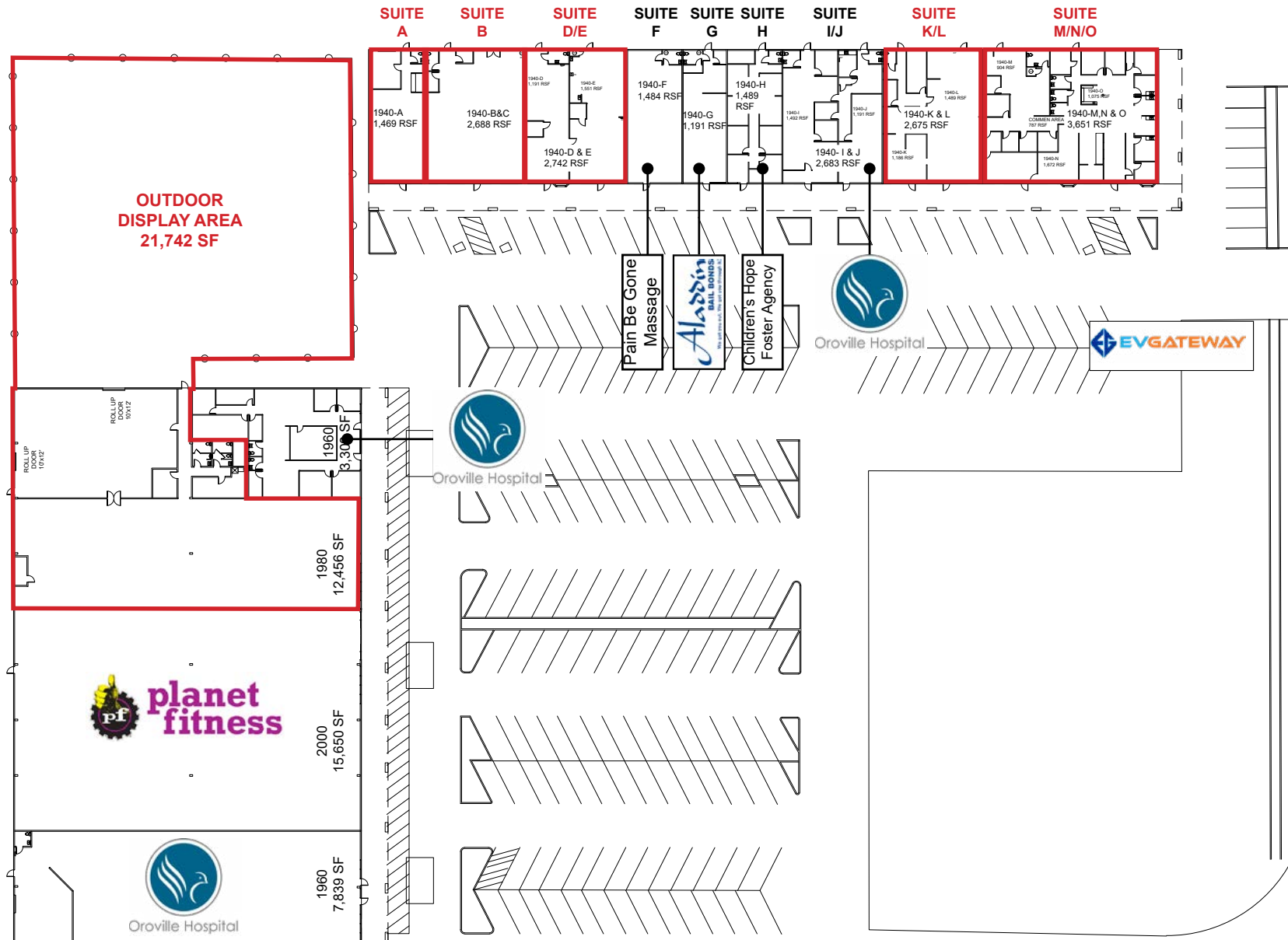
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SITE PLAN



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