OROVILLE DAM BLVD & HWY 70

OROVILLE | CA

FOR SALE OR GROUND LEASE

OROVILLE DAM BOULEVARD & HIGHWAY 70 | OROVILLE, CA 95965

±1.98 ACRES FOR SALE OR GROUND LEASE

Oroville Dam Boulevard & Highway 70 | Oroville, CA 95965

OROVILLE DAM BLVD & HWY 70
OROVILLE | CA

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CRC
CAPITAL RIVERS COMMERCIAL

EXECUTIVE SUMMARY

OROVILLE DAM BLVD & HWY 70
OROVILLE | CA

PROPERTY OVERVIEW

±1.98 acres available for sale or ground lease. Take advantage of this rare opportunity to position your business or clients on this prime highway commercial site adjacent to Maverik Gas Station. Ideal location for QSR, retail, and automotive-oriented users.

PROPERTY HIGHLIGHTS

- Located at the main retail corridor in Oroville with convenient access to the Hwy 70 traffic.
- Excellent access from Oroville Dam Boulevard with cross access throughout the project to connect with Feather Rivers Boulevard.
- Amazing visibility from both Hwy 70 and Oroville Dam Boulevard in addition to the possibility of a panel on a large shared pylon sign.
- Surrounding national retailers include Super Walmart, Smart & Final, Ross Dress for Less, McDonald's, ARCO, Starbucks, Tractor Supply and many more.
- Strong regional retail corridor serving a large trade area extending beyond the city limits.
- Site benefits from significant tourist activity due to Lake Oroville which has one million visitors annually.

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RETAIL AREA

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PROPERTY PHOTOS

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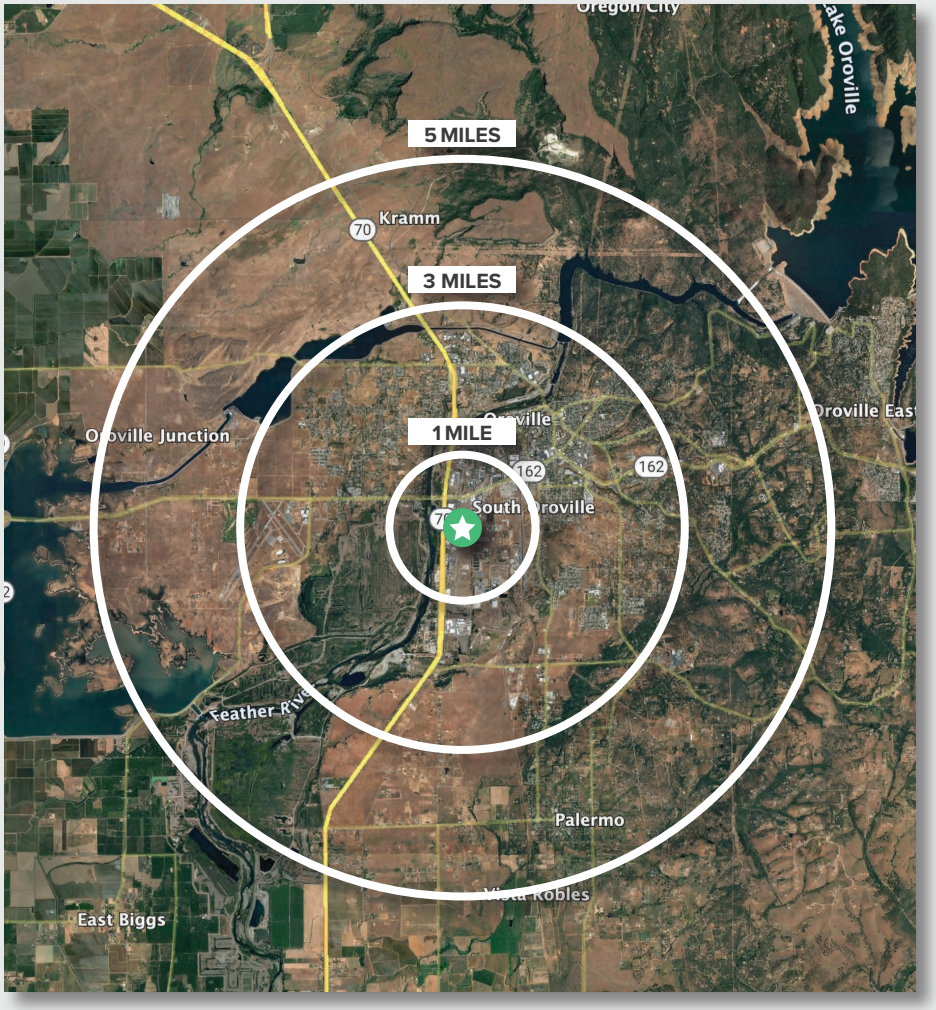
REGIONAL DEMOGRAPHICS

OROVILLE DAM BLVD & HWY 70
OROVILLE | CA

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION			
2023 Estimated Population	4,629	29,857	38,251
2028 Projected Population	4,579	29,153	37,470
2020 Census Population	4,806	30,754	39,224
2010 Census Population	4,359	28,927	36,980
2023 Median Age	34.6	35.1	37.4
HOUSEHOLDS			
2023 Estimated Households	1,756	10,555	13,741
2028 Projected Households	1,724	10,219	13,351
2020 Census Households	1,796	10,757	13,934
2010 Census Households	1,676	10,105	13,160
INCOME			
2023 Estimated Average Household Income	$72,124	$75,249	$81,846
2023 Estimated Median Household Income	$46,324	$50,951	$55,735
2023 Estimated Per Capita Income	$27,784	$27,070	$29,797
BUSINESS			
2023 Estimated Total Businesses	290	1,004	1,145
2023 Estimated Total Employees	2,640	10,938	12,704

Demographic Source: Applied Geographic Solutions 04/2023, TIGER Geography - RS1



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