

# 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  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
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**FEATURES:**

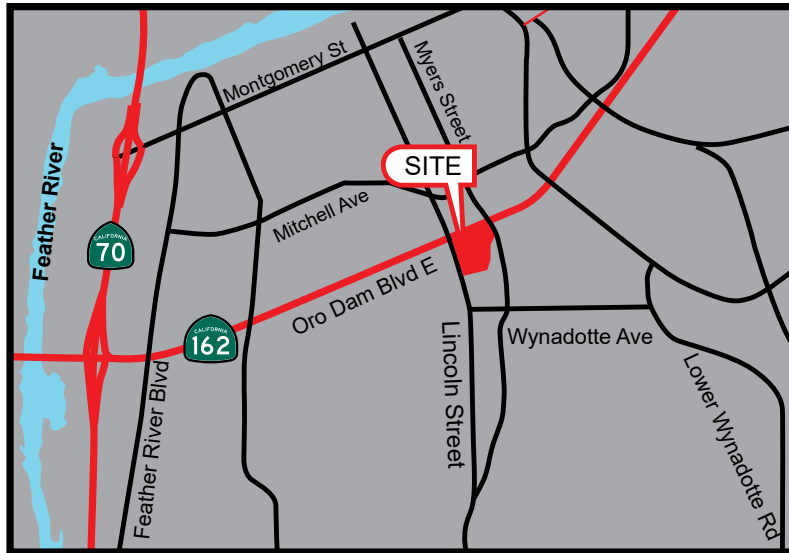
- Anchor space with double loading docks available
- Positioned on a signalized hard corner of Oro Dam Blvd East and Lincoln Blvd with prominent exposure
- Anchored by Dollar Tree and Salvation Army Thrift Store
- Excellent mix of tenants
- Abundant parking
- Pylon and building signage available
- Zoning: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

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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	

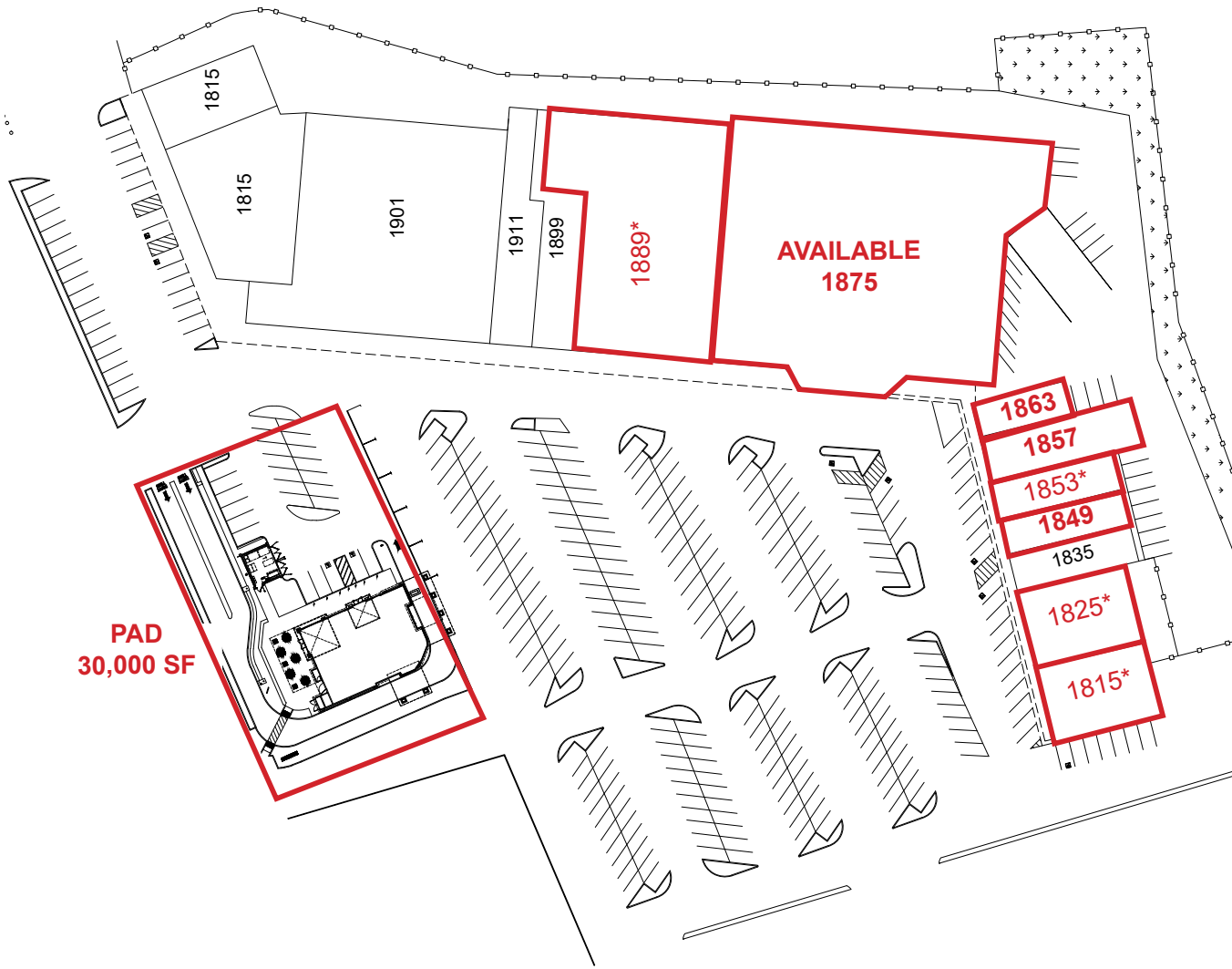
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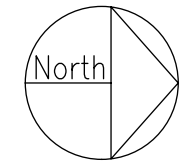
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

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	<b>AVAILABLE</b>	<b>1,840</b>	<b>\$1.25 PSF</b>
1853*	Oro Jewelry & Loan	2,000	\$1.25 PSF
1857	<b>AVAILABLE</b>	<b>3,000</b>	<b>\$1.19 PSF</b>
1863	<b>AVAILABLE</b>	<b>1,290</b>	<b>\$1.29 PSF</b>
1875	<b>AVAILABLE</b>	<b>31,044</b>	<b>\$0.89 PSF</b>
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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