

2700 Oro Dam Blvd E

Oroville, CA 95966

±16,675 SF
±0.85 – 1.7 Acres



FOR LEASE BUILDING OR GROUND LEASE

NICOLE KEY Executive Director | (209) 290-0857 | nkey@theeconomiccompany.com | DRE Lic #01907567

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





LEASING PRICE

Contact Brokers

SIZE

Building: ±16,675 SF / **Parcel:** ±0.85-1.7 Acres

ZONING

Corridor Mixed Use (MXC)



High identity freestanding building at signalized intersection



Property is ideal for a redevelopment



Tall ceiling heights around 20 feet



Prominent building signage and existing monument signage available



Property features a total of 60 parking stalls



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

Source: 2025 Esri.

E Oro Dam Blvd

±29,030 ADT

Olive Hwy

±29,880 ADT

Washington Ave

±10,359 ADT





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