

# 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@theeconiccompany.com](mailto:nkey@theeconiccompany.com) | DRE Lic #01907567

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#### 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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