



CRAVINGS  
SATISFIED

# For Sale \$900,000

1355 Washington Avenue  
Oroville, CA, 95965.

- Situated on Feather River Blvd with average traffic counts of +/-10,313.
- Equipment included



Kimberly Shaffer  
Realtor | DRE # 01415693  
(530) 680-7685  
Kimsellscchico@gmail.com

**CENTURY 21**  
**COMMERCIAL®**  
Select Real Estate





# Executive Summary.

1355 Washington Avenue | Oroville, CA. 95965

## Property Profile

This is an excellent opportunity to own a fully equipped, turn-key restaurant located on a busy roundabout connecting two major streets. The property features a convenient drive-thru window, a fully equipped commercial kitchen complete with a hood and Ansul fire suppression system, and a walk-in cooler. All major equipment is in place, making this location truly ready to operate from day one. With its high exposure and easy access, the site is ideal for dine-in, takeout, and drive-thru service.

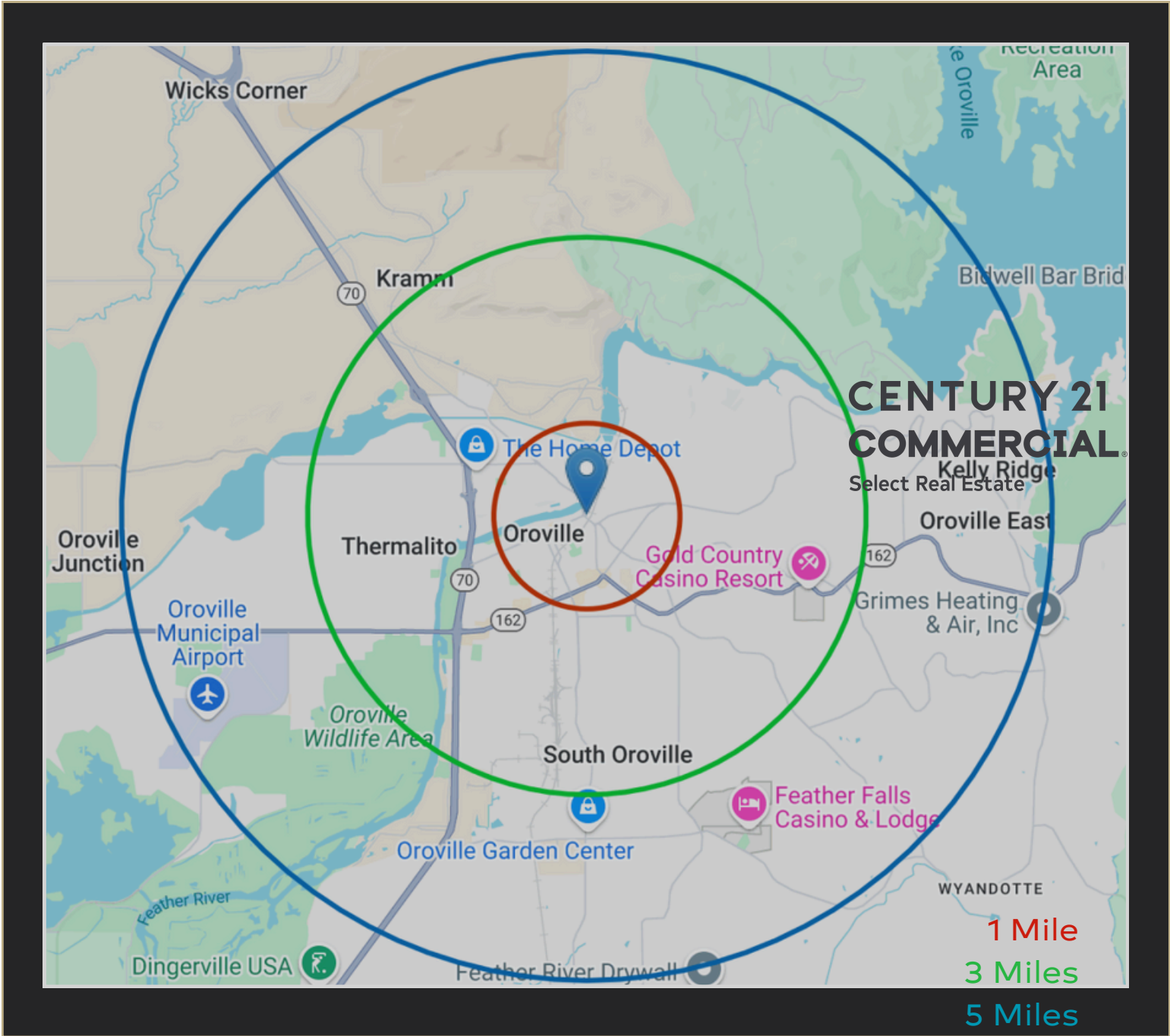
## Offering Summary

- List Price: \$900,000
- Price/SF: \$602.01

## Property Summary

- SQFT: 1,495
- SQFT Lot: 0.190 Acres
- Year Built: 2018
- Property Type: Mixed Use
- Zoning: NC - Neighborhood Commercial
- County: Butte
- Listing ID: SN25023807
- Parcel #: 013-030-010-000





DEMOGRAPHICS (2023 EST.)

POPULATION

Total	19,895
Daytime	29,233
Butte County	220,400

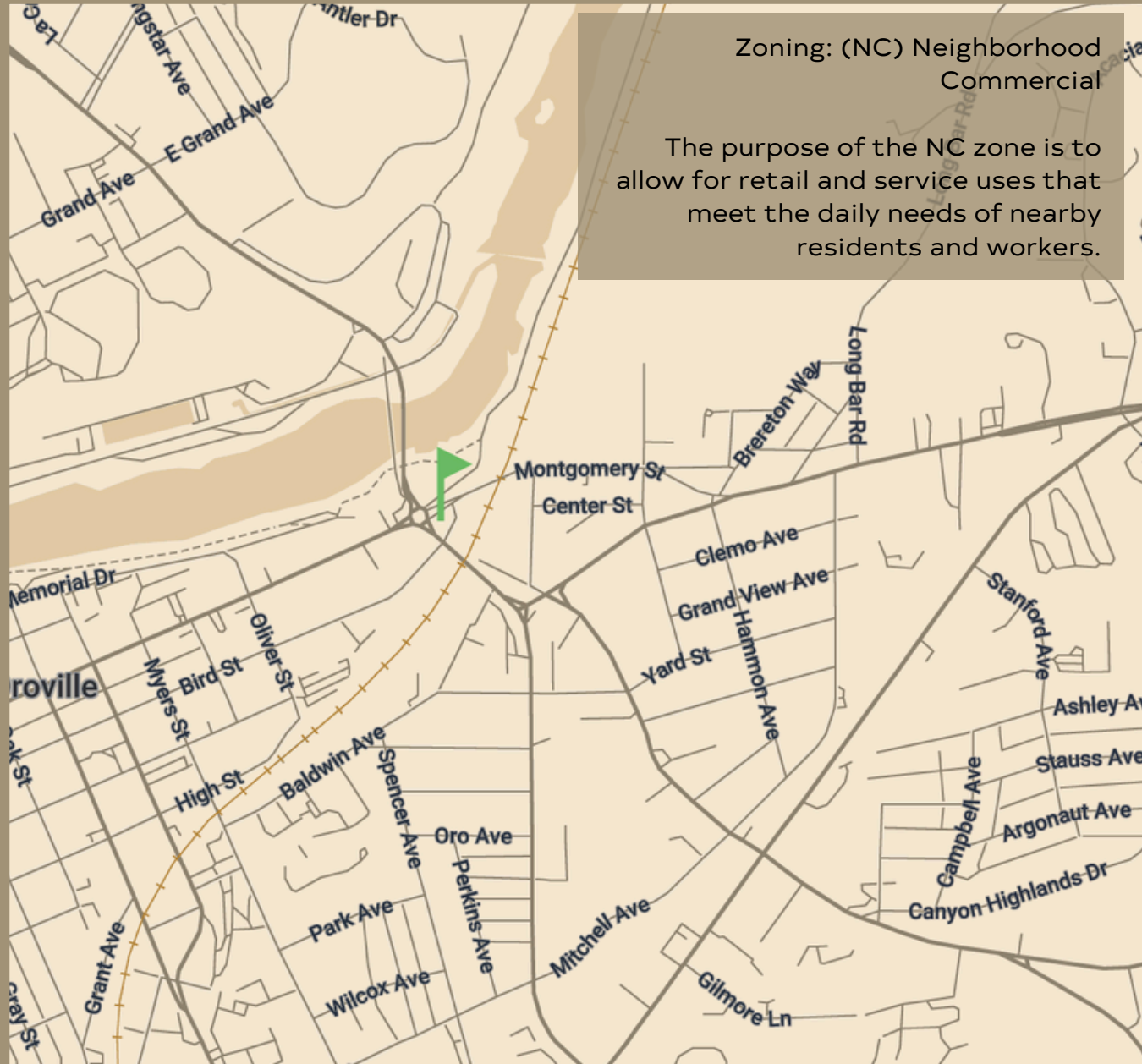
EMPLOYMENT BY INDUSTRY

Healthcare & Social Services	13,932
Retail	7,727
Other Services	6,377
Education	5,247

MAJOR EMPLOYERS

Walmart	250-499 Employees
Pacific Coast Producers	1,000-4,999 Employees
Butte County Sheriff	250-599 Employees



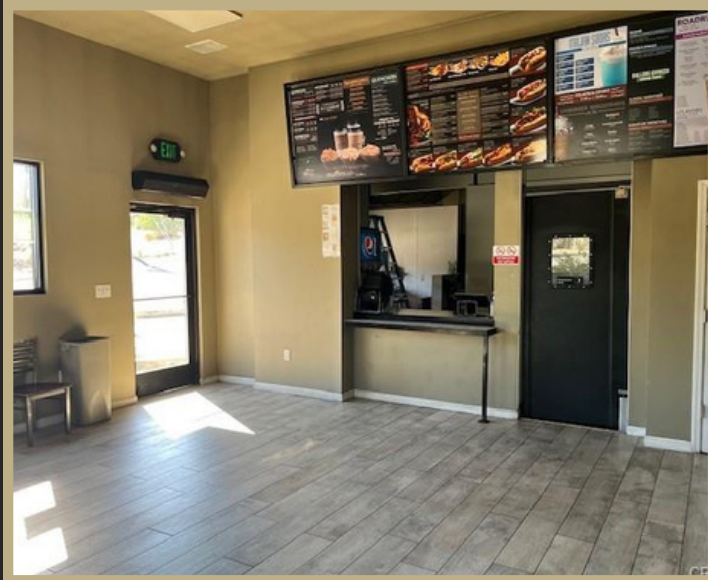






**COMMERCIAL®**

# Interior Photos



[www.selectcommercialgroup.com](http://www.selectcommercialgroup.com)

**CENTURY 21**  
**COMMERCIAL®**  
Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21® and CENTURY 21 Commercial® are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



**COMMERCIAL<sup>®</sup>**

For More Information  
Contact Me:



**Kimberly Shaffer**

DRE # 01415693

530-680-7685

Kimsellschico@gmail.com

1101 El Monte Ave, Chico CA 95928

[www.selectcommercialgroup.com](http://www.selectcommercialgroup.com)

**CENTURY 21  
COMMERCIAL<sup>®</sup>**

Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21<sup>®</sup> and CENTURY 21 Commercial<sup>®</sup> are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.