

FOR SALE / LEASE



82 Table Mountain Professional Center

82 Table Mountain Blvd
Oroville, CA 95965



Scott Pewitt

Senior Advisor
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Property Summary

82 Table Mountain Blvd, Oroville, CA 95965

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PROPERTY DESCRIPTION

82 Table Mountain Boulevard presents a compelling investment opportunity featuring an existing County tenant in an established Oroville government and professional services corridor. The property is strategically surrounded by other County-occupied facilities, reinforcing the location as a natural hub for government and public-service uses while supporting the long-term desirability of the site.

The building offers excellent visibility and exposure along Table Mountain Boulevard, providing strong street presence and convenient access for employees, clients, and the public. Property features include a fully sprinklered building, approximately 10-foot ceilings, and a low-maintenance exterior designed to reduce ongoing ownership demands. With an established County tenant, neighboring County uses, prominent traffic exposure, and a functional, easily maintained building, 82 Table Mountain Boulevard offers investors an opportunity to acquire a well-positioned commercial asset within one of Oroville's established government and professional corridors.

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lease Rate:	\$19.80 SF/yr (MG)
Number of Units:	1
Available SF:	8,322 SF
Lot Size:	20,507 SF
Building Size:	8,322 SF

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Additional Photos

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Aerial Map

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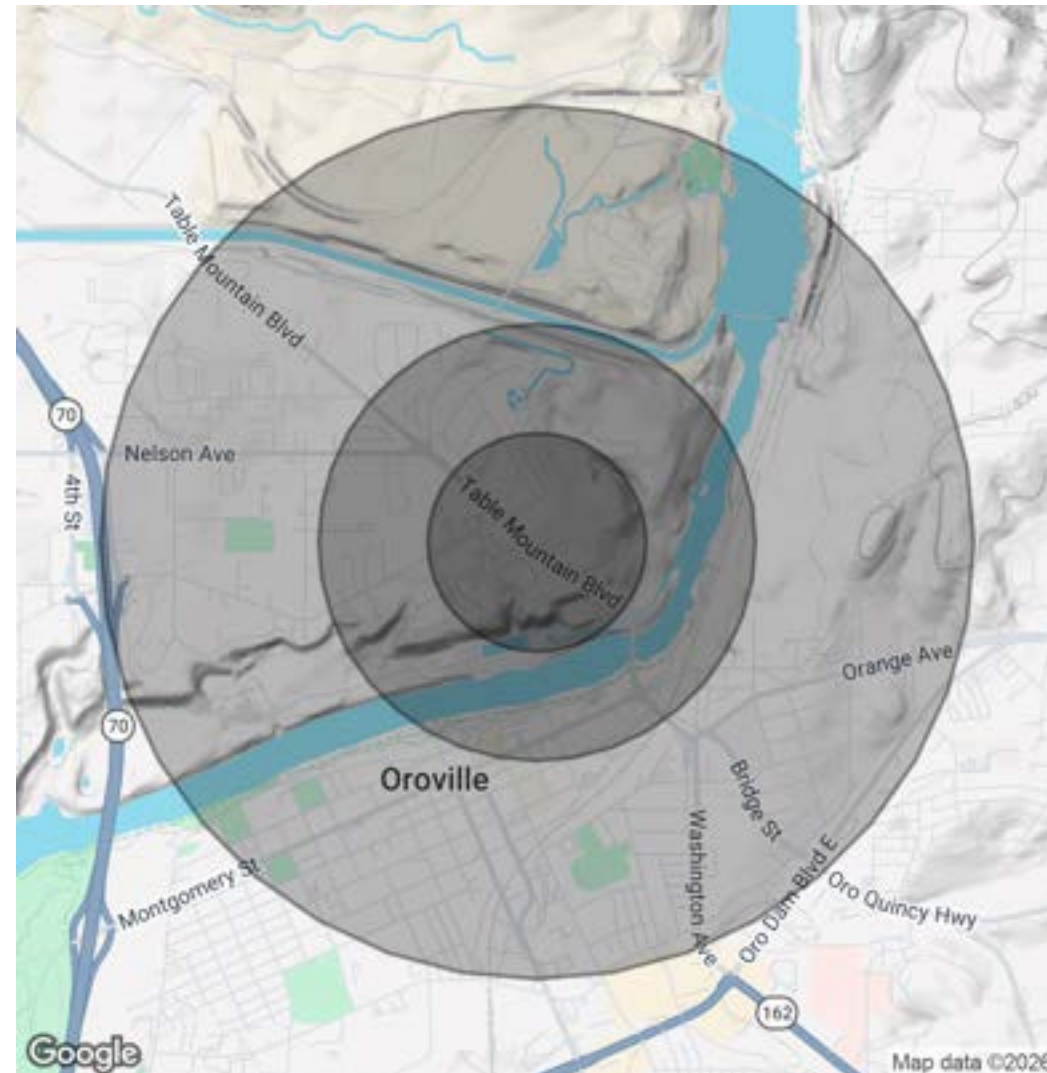
Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	533	2,079	6,947
Average Age	34.6	36.1	37
Average Age (Male)	35.6	36.7	36.5
Average Age (Female)	34.9	37.1	39.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	180	697	2,495
# of Persons per HH	3	3	2.8
Average HH Income	\$62,365	\$62,098	\$63,650
Average House Value	\$308,473	\$301,495	\$281,839

2023 American Community Survey (ACS)



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Complete Highlights

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PROPERTY HIGHLIGHTS

- Spacious 8,322 SF property
- Modern construction
- Flexible layout
- MXN zoning
- Ample parking
- Standout location
- 8,322 SF building
- 1 unit
- Built in 2007
- Zoned MXN
- Modern design
- Low Maintenance Exterior
- Ample parking

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Meet the Listing Advisor

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SCOTT PEWITT

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PROFESSIONAL BACKGROUND

Scott Pewitt has been working with business owners and investors since 2011. Scott launched eXp Commercial seeing a need for responsive, relationship-based commercial real estate services. Scott is passionate about strategically helping people build or rebuild their net worth through commercial real estate.

Scott's favorite past times include traveling, backpacking, hiking, family time, The Art of Personal Mastery, and his pursuit playing Pickleball on his journey to the U.S. Open. He and his wife Deanna have a blended family of seven kids, all of whom are entrepreneurs in their own right.

EDUCATION

California Broker's License

California Association of Business Brokers

International Association of Business Brokers

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Thank you!

Thank you for taking the time to review **82 Table Mountain Boulevard**. Whether you are considering this property as an investment or evaluating it for your organization's future location, I would be happy to answer any questions, provide additional property or lease information.



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