



SUBJECT PROPERTY

LAND PARCEL ADJACENT TO BURGER KING PROPERTY

855 E ORO DAM BLVD OROVILLE, CA 95965

FOR LEASE



ALPHA
REAL ESTATE ADVISORS



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EXECUTIVE SUMMARY

855 E Oro Dam Blvd
Oroville, CA 95965



GLA

28,314 SF



LOT SIZE

0.65 AC

INVESTMENT HIGHLIGHTS

- Zoned: Mixed Use - MXC-Corridor Mixed Use
- APN #: 035-260-095-000
- Suitable for support an integrated and attractive network of commercial, employment, and residential uses along Oroville's major thoroughfares.
- City approved drive thru usage previously
- Buffer Turn Lane into private access driveway, CA-162 frontage visibility
- Easy Access to CA-70, main Exit 46: Oroville Dam Blvd
- Strong retail growth
- Adjacent to Burger King and CVS
- Strong Retailers in the area – Grocery Outlet, FoodMaxx, Holiday Inn Express & Suites, Ross Dress For Less, Chipotle, McDonalds, Wendy's, Burger King, Starbucks, KFC, and Arby's.



AERIAL



SURROUNDING RETAIL



OROVILLE, CA

Oroville serves as the commercial and governmental hub of Butte County, anchored by steady population growth, ongoing redevelopment, and its central role as the county seat and primary service center for the surrounding foothill and valley communities. Located just 20 miles southeast of Chico and 70 miles north of Sacramento, Oroville offers convenient regional access via Highway 70, connecting it directly to Interstate 5 and the broader Northern California trade network. The city's diverse economy is supported by major sectors such as healthcare, education, government services, and retail trade, providing a stable employment base and consistent consumer spending. In recent years, Oroville has experienced increased investment in infrastructure, housing, and commercial development, reinforcing its position as a strategic, business-friendly market that continues to attract developers, national retailers, and investors seeking affordable entry points into Northern California's growing inland corridor.



PRIME COMMERCIAL CORRIDOR

The property is positioned along Oro Dam Boulevard East, one of Oroville's primary retail arteries, surrounded by major national and regional tenants including Walmart, Raley's, O'Reilly Auto Parts, Dutch Bros, and McDonald's. This high-visibility corridor sees strong daily traffic volumes, driven by its proximity to Downtown Oroville, nearby schools, and residential neighborhoods. The area's steady retail absorption and limited commercial land availability make it ideal for QSR, convenience, or service-oriented development.

EXPANDING REGIONAL ECONOMY

Oroville continues to experience economic diversification and steady population growth, supported by infrastructure investment and residential expansion throughout Butte County. Major employers such as Oroville Hospital, Pacific Coast Producers, Butte County offices, and the Feather River Recreation District provide a stable employment base. Additionally, the nearby Lake Oroville recreation area, one of California's largest reservoirs, attracts over 1 million annual visitors, bolstering year-round consumer traffic and tourism-driven retail demand. These factors create strong fundamentals for future commercial development and long-term appreciation in the immediate trade area.



DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale or lease of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, lease, or a solicitation of an offer to buy or rent, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase or lease of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing or leasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing or leasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell, lease, or the solicitation of an offer to buy or lease in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized.

Potential purchasers or tenants of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



EXCLUSIVELY LISTED BY

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