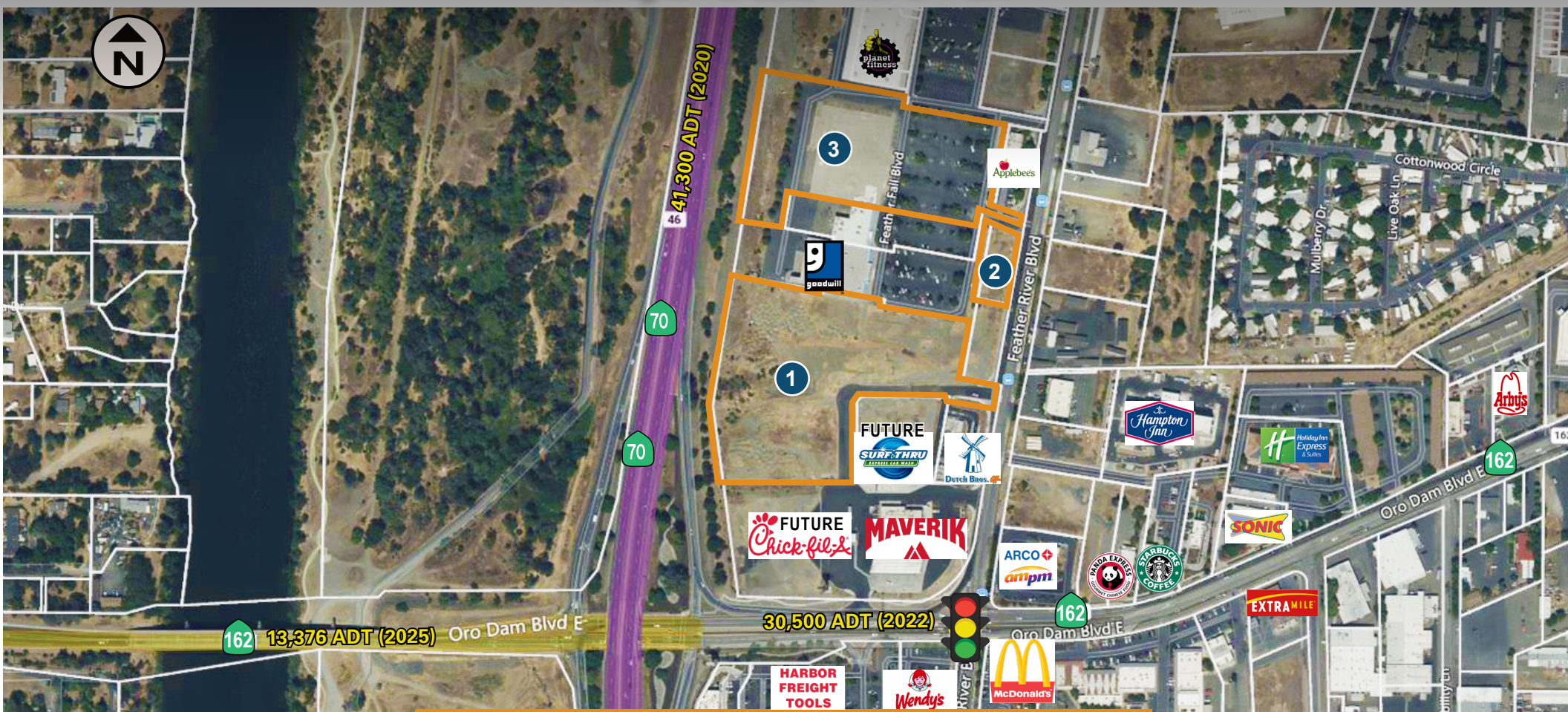


**NEQ ORO DAM BLVD. E & FEATHER RIVER BLVD., OROVILLE, CA.**

# FOR SALE

## GROUND LEASE OR BUILD TO SUIT

Multiple Parcels ~ All or Part



1. ±6.54 ACRES    2. ±0.48 ACRES    3. ±5.12 ACRES

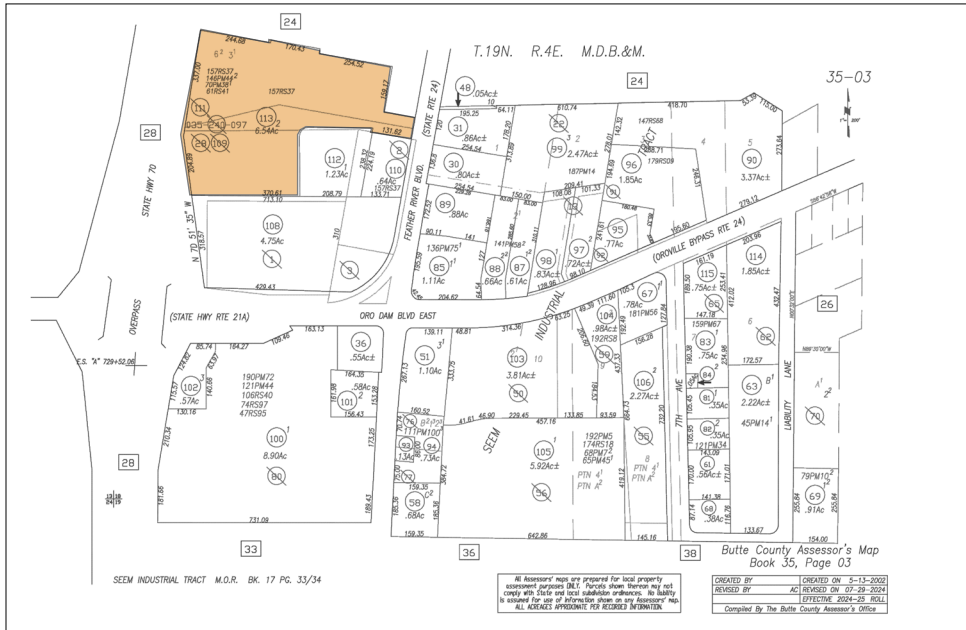
**NEWMARK**

**KEN NOACK, JR.** Senior Managing Director  
t 916-747-6442 / ken.noack@nmrk.com  
CA RE LICENSE #00777705

# PROPERTY HIGHLIGHTS

FOR SALE  
GROUND LEASE OR  
BUILD TO SUIT

2



APN# 035-030-113-000  
±6.54 ACRES



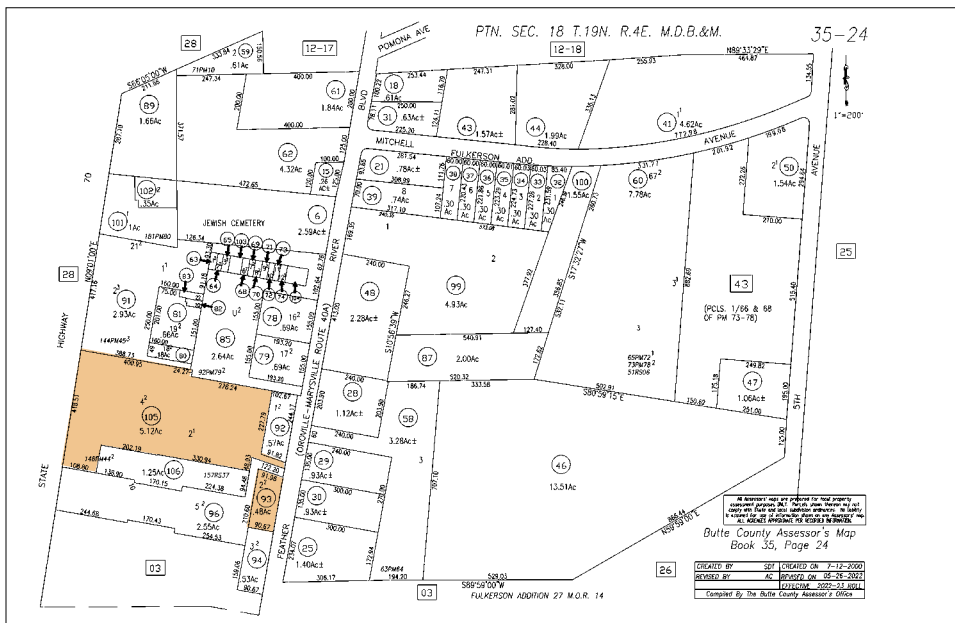
ALL IN AN OPPORTUNITY ZONE



ZONED C-2 - INTENSIVE COMMERCIAL



CLICK HERE FOR  
ZONING MAP



APN# 035-240-105-000  
±5.12 ACRES

APN# 035-240-092-000  
±0.48 ACRES

NEQ ORO DAM BLVD. E & FEATHER RIVER BLVD. - OROVILLE, CA.



# RETAIL AERIAL

**FOR SALE  
GROUND LEASE OR  
BUILD TO SUIT**

**3**



	1-MILE	3-Mile	5-Mile
Population	3,412	29,033	37,504
Median Age	36.9	36.6	38.1
Average HH Income	\$66,429	\$82,012	\$88,445

**NEWMARK**

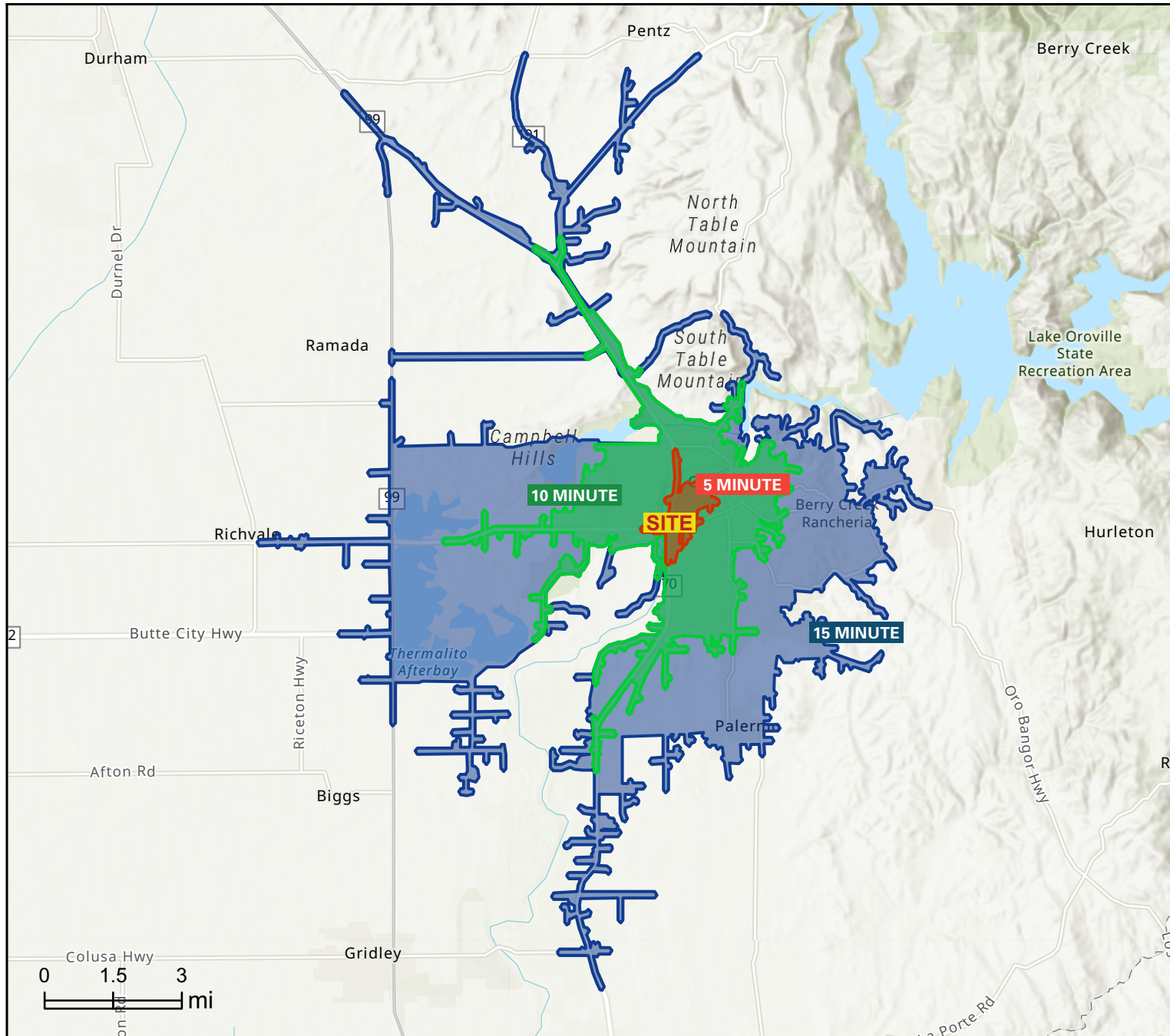
**KEN NOACK, JR.** Senior Managing Director  
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CA RE LICENSE #00777705



# DRIVE TIME MAP

FOR SALE  
GROUND LEASE OR  
BUILD TO SUIT

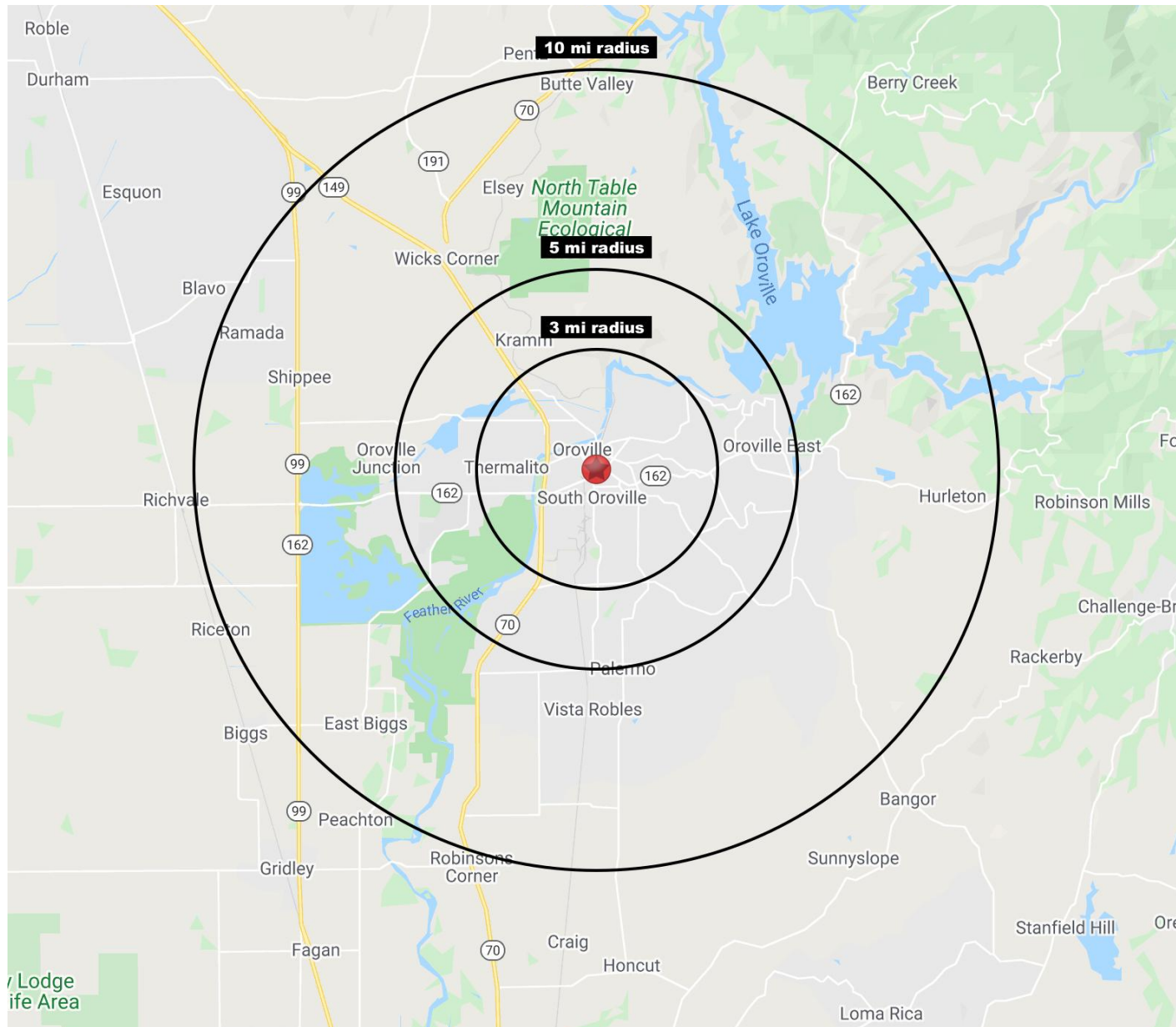
4



# LOCATION MAP

**FOR SALE  
GROUND LEASE OR  
BUILD TO SUIT**

**5**



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Images are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty. 10/2025

**NEQ ORO DAM BLVD. E & FEATHER RIVER BLVD. - OROVILLE, CA.**



## Ken Noack, Jr.

*Senior Managing Director*

D 916.569.2384  
C 916.747.6442  
CA RE Lic# 00777705

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**YEARS OF  
EXPERIENCE**

**47**

**AREAS OF  
SPECIALTY**

Land  
Retail  
Landlord Representation

Ken Noack, Jr. is a land and retail specialist with Newmark in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Four-time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOC 78
- President/Board of Directors – Headwaters Basin Project

### Partial List of Sale Transactions

<u>Location</u>	<u>Value</u>
5,500 Acres, Amador County	\$5,000,000
4,200 Acres, Placer County	\$36,000,000
3,300 Acres, Amador County	\$7,000,000
16,100 Acres, Amador County	\$90,000,000
516 Acres, Yolo County	\$4,700,000
250 Acres, Folsom, CA	\$22,500,000
Blue Oaks Marketplace, Rocklin, CA	\$30,000,000
Nimbus Village, Rancho Cordova, CA	\$11,250,000

### Education

- University of Denver
- University of California, Berkeley
- University of San Francisco – Bachelor of Science Degree in Human Relations  
Organizational Behavior

### Personal Information

In his spare time, he is an avid world traveler, having visited 90 countries and counting. He is also passionate about skiing, cycling, and mountaineering, with achievements including climbing 40 major peaks worldwide, such as Mt. Aconcagua in Argentina, the highest peak in the Western Hemisphere; Mt. Kilimanjaro in Africa; the Matterhorn; and Mt. Blanc in Europe. Additionally, he is a retired soccer player and pilot. Mr. Noack has twice completed the challenging Markleyville Death Ride, one of the world's toughest cycling marathons, in 1992 and 2008.

*“There is no limit to what you can accomplish if you don’t care  
who gets the credit”*

**NEWMARK**