

**- 68 -**  
**STUART**  
**COURT**  
OROVILLE | CA

**For Sale**  
**±46.80 Acres**

Riverfront property with beach access zoned light industrial with recreational overlay in Oroville, CA.

- Two existing structures - ±6,000 SF warehouse and a newly remodeled two bedroom / two bath modular home.
- Includes 21-site recreational vehicle park.
- Located in Oroville's industrial area right off Highway 70 along the Feather River.

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# EXECUTIVE SUMMARY

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## PROPERTY OVERVIEW

Situated on ±46.89 acres of riverfront land in Oroville's industrial area, this property combines industrial, residential, and recreational opportunities. Zoned Light Industrial with a Recreational Overlay, it features a ±6,000 SF steel warehouse with 14' roll-up doors, 3-phase 200-amp power, office space, and a break room, along with a remodeled 2-bedroom, 2-bath modular home on a landscaped yard. A fenced 10-acre lot leased to a construction company provides steady income, and a 21-site RV park with water, septic, and electrical infrastructure adds recreational value.

The property includes ±900 feet of river frontage, two beaches, a dock, and a scenic event patio with a fire pit and stage. Additional features include a large event tent, storage containers, and room for development. The RV park, permitted through 2025, offers 22 hookups, laundry facilities, and income potential. With dual access gates, mature trees, and versatile terrain, the site supports industrial use, residential living, and recreational ventures.

## OFFERING

**Asking:** \$1,750,000



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# WAREHOUSE BUILDING

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The property offers a versatile  $\pm 6,000$  SF steel warehouse on a fenced  $\pm 10$ -acre income-producing lot in Oroville's industrial area.

- 16' ceilings, two 14' grade-level roll-up doors, skylights, 3-phase 200-amp power, and office space with break room and restrooms.
- Includes washer/dryer connections, covered parking, and storage directly connected to the warehouse.
- Fully fenced  $\pm 10$ -acre lot currently leased to a construction company.



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# MODULAR HOME

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This remodeled ±1,144 SF manufactured home offers comfortable living with two bedrooms, two bathrooms, a study, and a serene outdoor setting.

- Spacious double-wide home featuring two bedrooms, two bathrooms, and a versatile study, ideal for a home office or guest space.
- Recently upgraded with newer appliances, washer and dryer, and tasteful renovations throughout.
- Set on a 433A foundation and surrounded by a large grassy area.



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# PROPERTY PHOTOS

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# ABOUT OROVILLE, CA

Located in Northern California, Oroville is the county seat of Butte County, with a population of approximately 20,000. It's situated along the Feather River, near the foothills of the Sierra Nevada Mountain range. As an emerging real estate market, Oroville offers several investment opportunities for those looking to tap into its growth potential.

**Strategic Location:** Oroville's position along State Route 70 offers excellent connectivity to key markets such as Sacramento, Chico, and Yuba City. Its proximity to these major economic centers makes it an attractive option for businesses seeking a centralized location.

**Diverse Economy:** Oroville's economy is anchored by healthcare, agriculture, manufacturing, and tourism. The diversified economic base provides stability for the commercial real estate market.

**Infrastructure Improvements:** The city has been making significant investments in infrastructure, including road improvements and utility upgrades, to support future growth and development. These improvements are expected to attract new businesses and bolster the commercial real estate market.



Historic Downtown Oroville, CA

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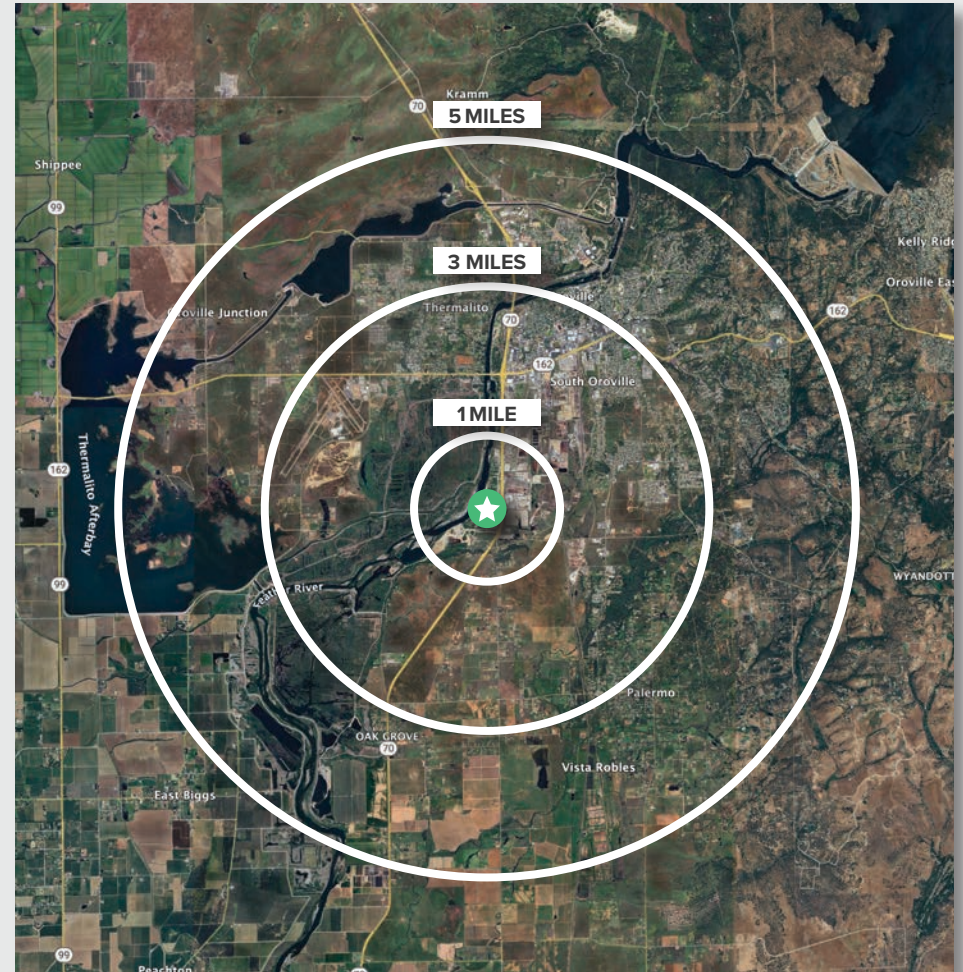
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# REGIONAL DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Estimated Population	124	17,978	39,601
2029 Projected Population	128	18,750	40,274
2020 Census Population	105	17,791	39,982
2010 Census Population	104	16,725	37,793
2024 Median Age	37.3	34.7	35.7
<b>HOUSEHOLDS</b>			
2024 Estimated Households	50	6,472	14,107
2029 Projected Households	52	6,918	14,696
2020 Census Households	41	6,351	14,142
2010 Census Households	39	5,983	13,378
<b>INCOME</b>			
2024 Estimated Average Household Income	\$82,062	\$70,497	\$81,899
2024 Estimated Median Household Income	\$56,146	\$49,673	\$58,819
2024 Estimated Per Capita Income	\$32,945	\$25,614	\$29,356
<b>BUSINESS</b>			
2024 Estimated Total Businesses	32	699	1,146
2024 Estimated Total Employees	234	6,282	12,710



Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1

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# ABOUT CAPITAL RIVERS



## CHOOSE EXCELLENCE OVER ORDINARY

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Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

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