

±9.22 Acres of Prime Retail Land off CA-70 in Oroville, CA
Land For Sale | 2900 7th Ave Oroville, CA 95965



Sale Price

\$795,000

OFFERING SUMMARY

Available SF:	±401,623 SF
Lot Size:	±9.22 Acres
Zoning:	C-2: Intensive Commercial
Market:	Other Market Areas
Submarket:	California North Rural Area
Traffic Count:	±80,485
APN:	035-360-005-000

PROPERTY HIGHLIGHTS

- ±9.22 Acres of Vacant Land Zoned Commercial
- High Identity Location | Shovel Ready | Rectangle Parcel
- Prime Land | Adjacent to a Walmart w/ Traffic Of ±6,648
- Flat, Ready to Build Parcel | No Wetlands (Buyer to verify)
- Less than 1 mile to on/off Ramps on Hwy-70 | Only Minutes to the West
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near Highway 70
- Ideal for Fast Food, Fuel Station, Hotel, Supermarket, & More!
- Surrounded By Growth, Both Residential & Commercial
- Close to Transit/ Public Transportation | Average Household Income = \$64,951
- Oroville Has Experienced 55% Population Growth in the Last 20 Years
- Storm Water: 24" Drain Inlet to Open Ditch on West Side of 7th
- Sewer: City of Oroville (12" main in street)

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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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PROPERTY DESCRIPTION

±9.22 Acres of Vacant Land Zoned Commercial in Oroville, CA. Prime Development land located near significant residential offering a great location for office, retail, or commercial developments. Located within Oroville's major retail area on the NEC of CA-70 & Cal Oak Rd next to many major national retailers including Walmart, Tractor Supply Co, Harbor Freight & many more! Highly visible location with easy nearby highway exit and entrance off Feather River Blvd. Quick access to CA-70, which allows for convenient access to all the major cities in the area absorbing from Oroville, Kramm, Oak Grove, and more. The zoning is flexible and allows for a variety of commercial uses. Existing ramps dispense traffic near the subject property. Strategically positioned at Cal Oak Rd & S 7th Ave, which carry approximately ±6,516 cars per day in the area; Cal Oak Rd ±8,752; CA-70: ±42,867; S 7th Ave: ±22,350.

The full interchange State Route 70 (SR 70) overpass near Oro Dam Blvd W, is a state highway in the U.S. state of California, connecting SR 99 north of Sacramento with U.S. Route 395. Excellent retail strip center, big-box site, fast food, fuel station, hotel, supermarket shopping center, lodging, restaurant, freeway-oriented hotel, vehicle sales. Parcel is offered for sale, ground lease, lease w/ option, seller-carry, etc.

Oroville is experiencing significant growth, with over 1,700 new residential units (including single-family, multi-family, affordable, and supportive housing) and more than 430,000 square feet of new commercial development either completed, under construction, or approved as of June 2025. These developments reflect a robust expansion in both housing options and commercial infrastructure, supporting population growth and economic vitality in the city.

LOCATION DESCRIPTION

Oroville, California, is situated in the upper Sacramento Valley at the base of the Sierra Nevada foothills, alongside the Feather River, and adjacent to Lake Oroville the third largest lake in the state. Oroville is the county seat of Butte County with a hospital service population approaching 80,000. Oroville is a central point for many types of year-round activities that include cultural, recreational, and educational opportunities. The greater Oroville area boasts a population of over 50,000 according to the most recent census. Oroville is strategically positioned off State Highway 70 with easy access to Sacramento, San Francisco, Lake Tahoe, and Reno, Nevada.



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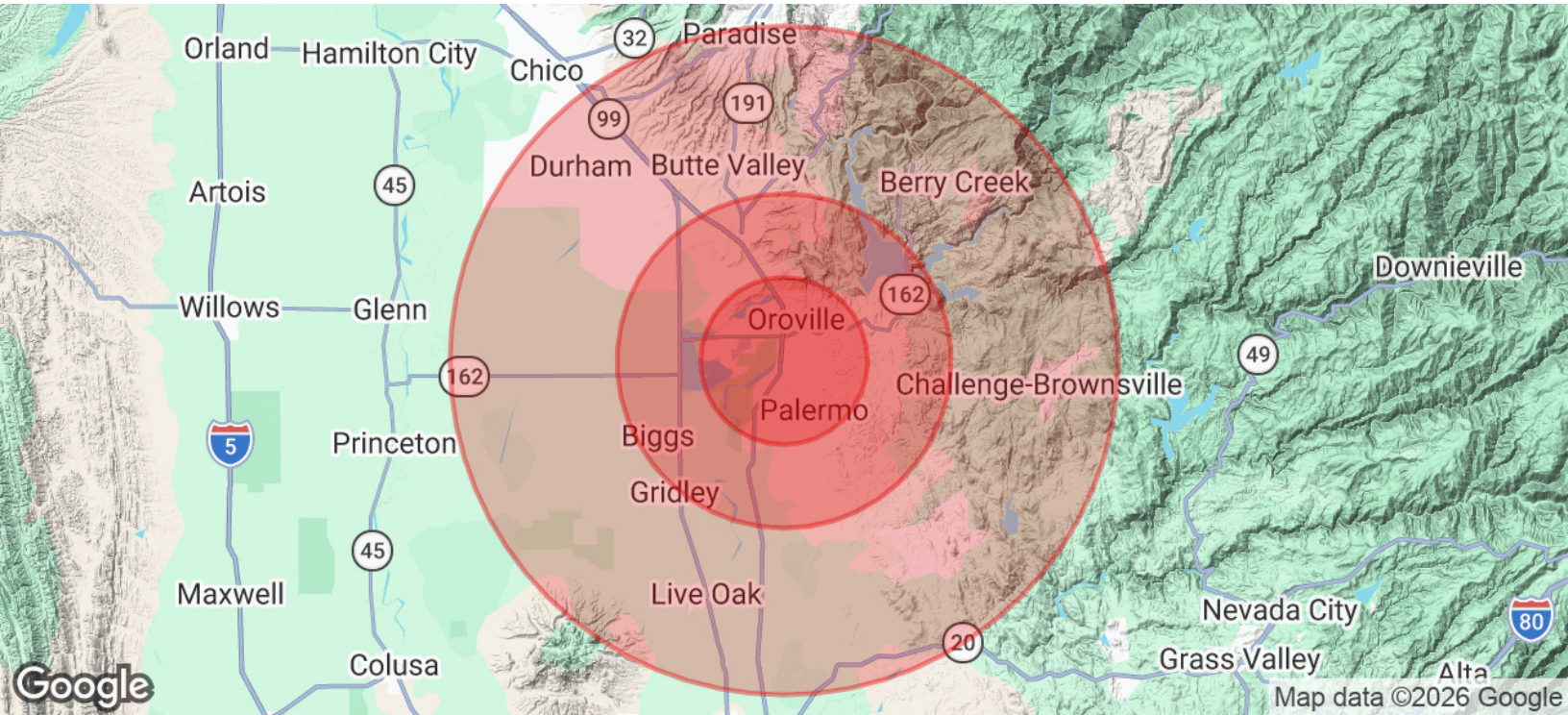
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	37,170	52,599	99,369
Average Age	37.7	40.3	42.2
Average Age (Male)	38.0	40.3	41.9
Average Age (Female)	38.5	40.8	42.7

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	13,304	19,346	36,630
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$77,391	\$82,272	\$91,554
Average House Value	\$271,052	\$299,463	\$382,355

ETHNICITY (%)	5 MILES	10 MILES	20 MILES
Hispanic	20.7%	20.3%	22.3%

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