

OROVILLE GATEWAY

LOCATED ADJACENT TO HWY 70 AND FEATHER RIVER



CENTURY 21 COMMERCIAL®
Select Real Estate



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Property Profile

- List Price: \$5,338,704
- Project size +/- 14.48 acres.
- Commercial lot perfect for a shopping center in the heart of Oroville
- Close to downtown
- Thoroughfare street
- Corner location

Description

Exciting development opportunity located in the heart of Oroville! This +/-14.48-acre commercial parcel is perfectly positioned for a mixed-use project, including a proposed pad, hotel site, anchor tenant space, and additional mixed-use retail or office options. Ideal for a shopping center or large-scale development, this property boasts a prime corner location on a major thoroughfare, offering excellent visibility and access. Zoned for commercial use, the site is ready to meet the growing demand in the area. Available for sale or lease – a rare chance to secure a premium spot in one of Oroville's most active corridors! Parcels can be purchased together or separately, option to lease as well.



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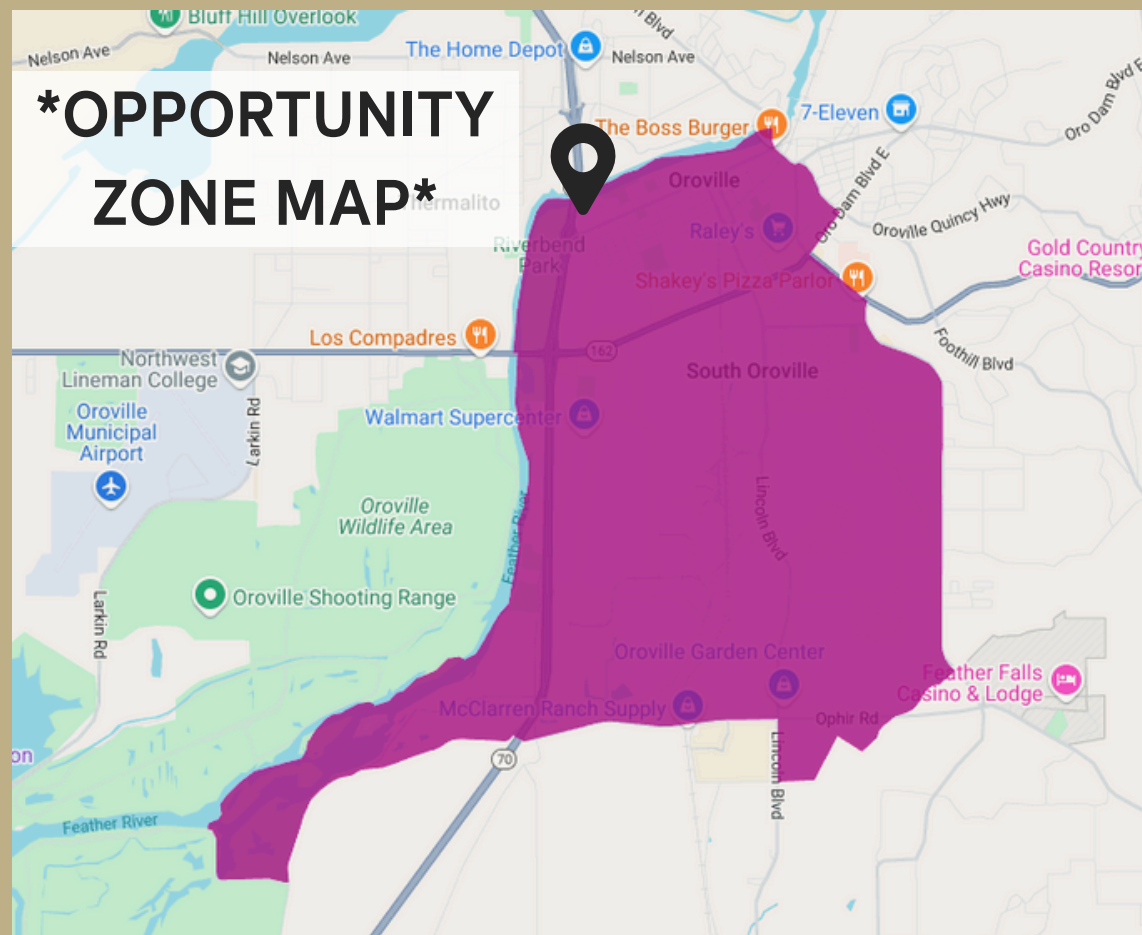
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Commercial Land for Sale

FEATHER RIVER BOULEVARD & MONTGOMERY STREET | OROVILLE CA 95965

ZONING

M2 - General Industrial/Manufacturing



DEMOGRAPHICS (2023 EST.)

POPULATION

Total	19,895
Daytime	29,233
Butte County	220,400

EMPLOYMENT BY INDUSTRY

Healthcare & Social Services	13,932
Retail	7,727
Other Services	6,377

MAJOR EMPLOYERS

Walmart	250-499 Employees
Pacific Coast Producers	1,000-4,999 Employees
Butte County Sheriff	250-599 Employees

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CONCEPTIONAL RENDERING



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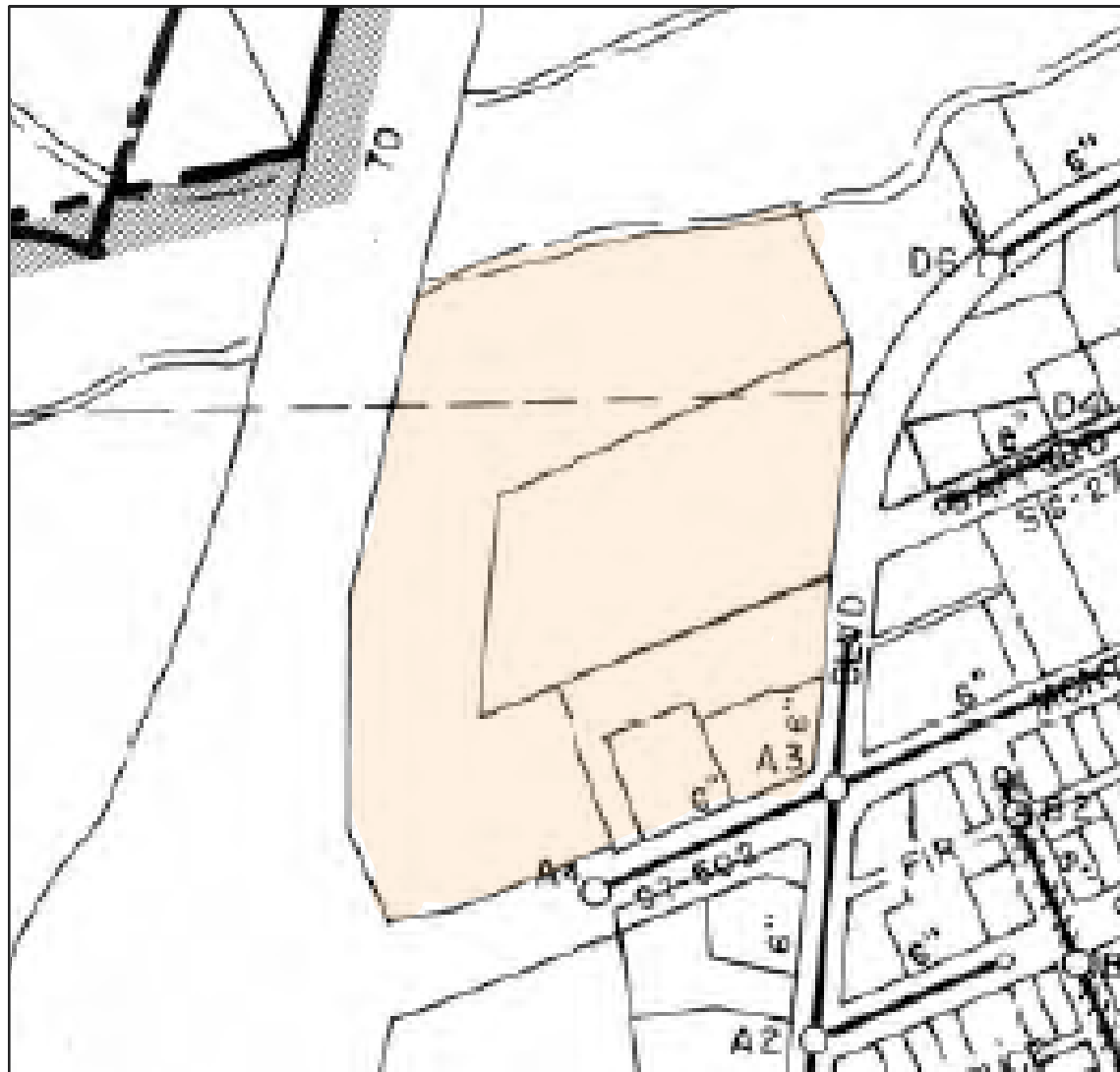


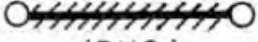
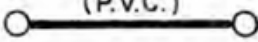

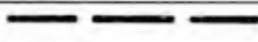


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SEWER MAP



-  SEWER RELINE PROJECT
-  NEW P.V.C. SEWER LINE
-  (SS-191B) DRAWER "G" MISCL. PLATS
-  T.I.D. SANITARY SEWER SYSTEM
-  LAKE OROVILLE AREA PUBLIC UTILITY DISTRICT SANITARY SEWER SYSTEM
-  CITY OF OROVILLE SERVICE AREA BOUNDARY



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QUALIFIED OPPORTUNITY ZONES

Tax Benefits of Investing in Opportunity Zones:

The Opportunity Zones program offers three tax benefits for investing in low-income communities through a qualified Opportunity Fund

1. **A temporary deferral** of inclusion in taxable income for capital gains reinvested in an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the Opportunity Zone investment is disposed of or December 31, 2026.
2. **A step-up in basis** for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.
3. **A permanent exclusion** from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. The exclusion only applies to gains accrued after an investment in an Opportunity Fund.

What is a Qualified Opportunity Fund?

A Qualified Opportunity Fund is any investment vehicle that files either a corporate or partnership federal income tax return and is organized for the specific purpose of investing in Opportunity Zone assets. To become a Qualified Opportunity Fund, an eligible investment vehicle must self-certify by filing IRS Form 8996 with its federal income tax return.



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DILIGENCE TOOLS

The Most Recognized and Respected Brand In Real Estate

Digital Marketing

- Professional Drone and Photography services
- Custom Property Websites
- Development of Offering Memorandums, flyers, custom marketing, etc.
- Matterport Tours
- Social Media advertising
- Syndicated listing through partners

Websites

- c21commercial.com
- c21global.com
- Map view / aerial view
- Filtered Results
- EnviroStor

Physical Presence

- Local advertising and signs
- National network events
- Targeted mailing lists
- Outreach to Investors, Brokers and potential tenants



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