

Retail Center for Lease

1136 – 1180 Oro Dam Blvd, Oroville, CA 95965

PROPERTY OVERVIEW

Las Plumas Plaza is one of the largest and most trafficked shopping centers in Oroville, CA. Located on the main thoroughfare in Oroville, CA, State Highway 162 (Oro Dam Blvd), this center has a solid mix of anchor and in-line tenants and one of the highest traffic volumes in the city with more than 30,500 ADT. The shopping center is anchored by FoodMaxx, Grocery Outlet, and Big 5 Sporting Goods with outparcel operators in Tri-Counties Bank and Sierra Central Credit Union. Other long-term tenants include Round Table Pizza, Anytime Fitness, T-Mobile, Sally Beauty Supply and Gamestop. Large façade and streetfront monument signage, nearly 1,000 feet of frontage, and multiple ingress/egress points on a signalized intersection make this shopping center a constant destination for Oroville and the surrounding areas. Las Plumas Plaza has an oversized parking area as well as rear parking for employees and complete drive-around access for rear truck delivery.

KEY HIGHLIGHTS

- High Traffic Counts
- Solid long-term anchor and in-line tenancies
- Multiple Signage opportunities
- Signalized Intersection
- Oversized Parking Area with Rear Employee Parking

SPACES AVAILABLE

- 900 SF in-line
- 1,530 SF corner end-cap with patio
- 3,600 SF directly adjacent to FoodMaxx
- 25,390 SF anchor space

DEMOGRAPHICS

	1 Mile	3 Mile	20 Min. Drive
Population	6,939	33,872	52,280
Households	2,675	11,998	19,300
Median Age	33.50	34.80	38.60
Median HH Income	\$29,364	\$42,817	\$49,003
Daytime Employees	7,380	16,005	17,670

CONTACT



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CLOSEUP AERIAL



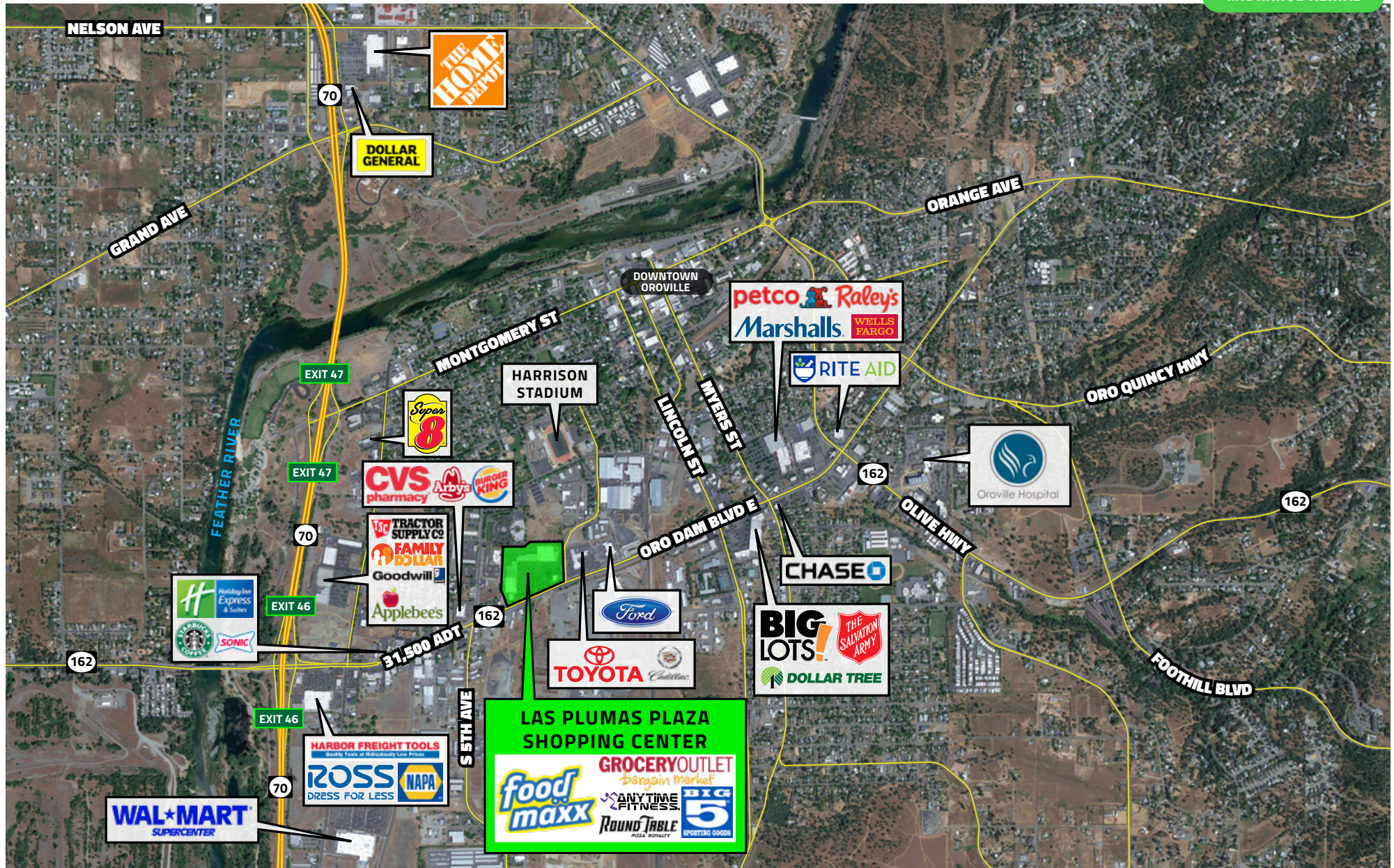
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MIDRANGE AERIAL



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SITE PLAN



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PHOTOS



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