



FOR LEASE

RETAIL PROPERTY

2040 Building

2040 3rd Street
Oroville, CA 95965

**LEASE RATE: \$5.00 SF/MONTH
(NNN)**

Jeffrey Helm

Broker

CalDRE #01428618

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



Executive Summary

2040 Building

2040 3rd Street, Oroville, CA 95965



OFFERING SUMMARY

Lease Rate:	\$5.00 SF/month (NNN)
Building Size:	3,970 SF
Available SF:	1,243 - 1,360 SF
Lot Size:	1.03 Acres
Year Built:	2021
Zoning:	C-2

PROPERTY HIGHLIGHTS

- Divisible into $\pm 1,360$ SF and $\pm 1,243$ SF
- Anchored by Starbucks (Now Open)
- Newly Built in 2021
- Contemporary Design
- Strong Parking Ratio | 14 Dedicated Spaces (29 Total on Site)
- \$5.00 PSF + NNN (\$1.15 PSF Est.)
- 10-15 Year Lease Terms with Options | 3% Annual Increases
- Ideal for Corporate or Franchise Tenants
- Ownership Open to Build-to-Suit or Large TI Package

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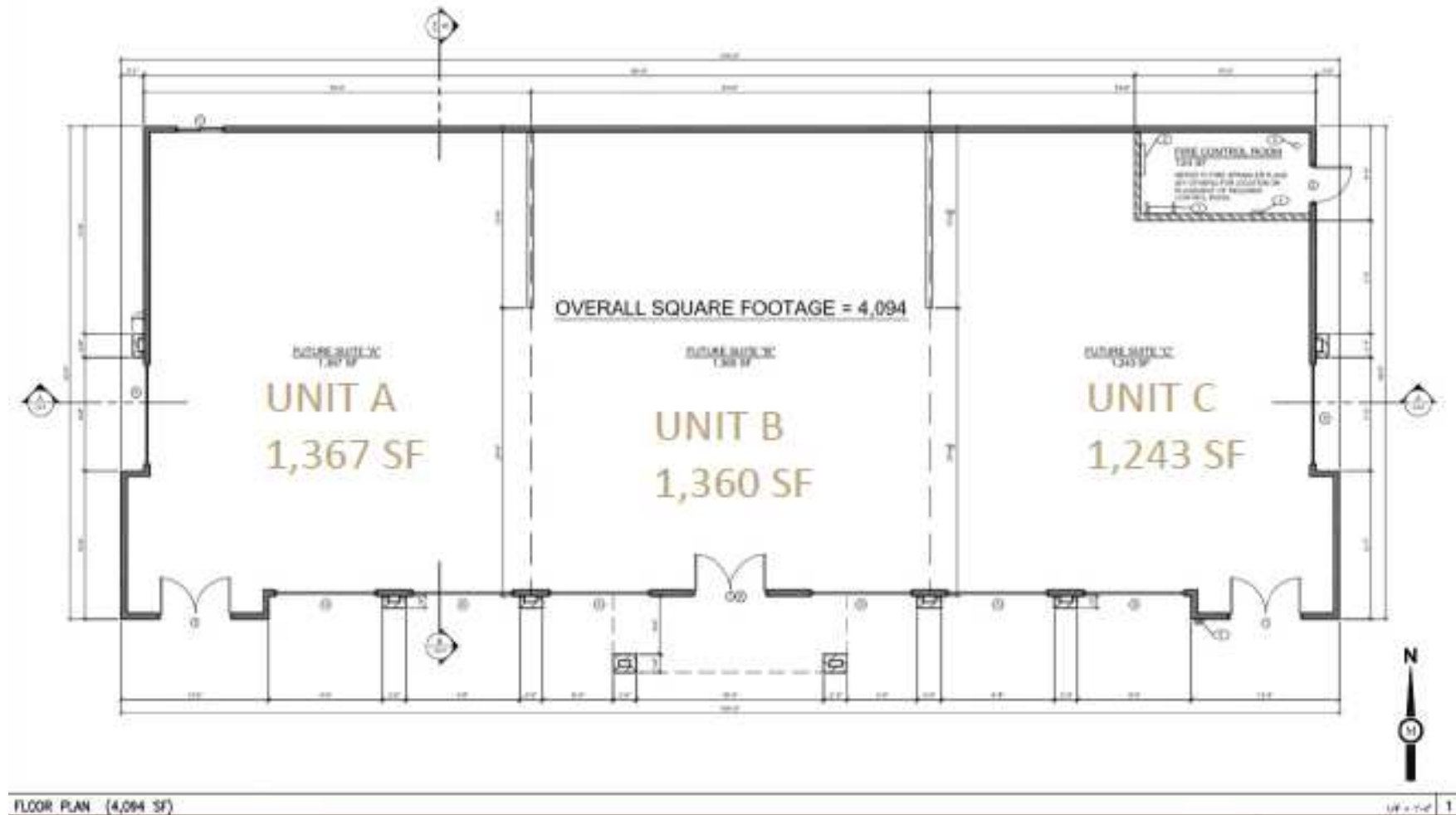
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Location Map

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Additional Photos

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Demographics Map & Report

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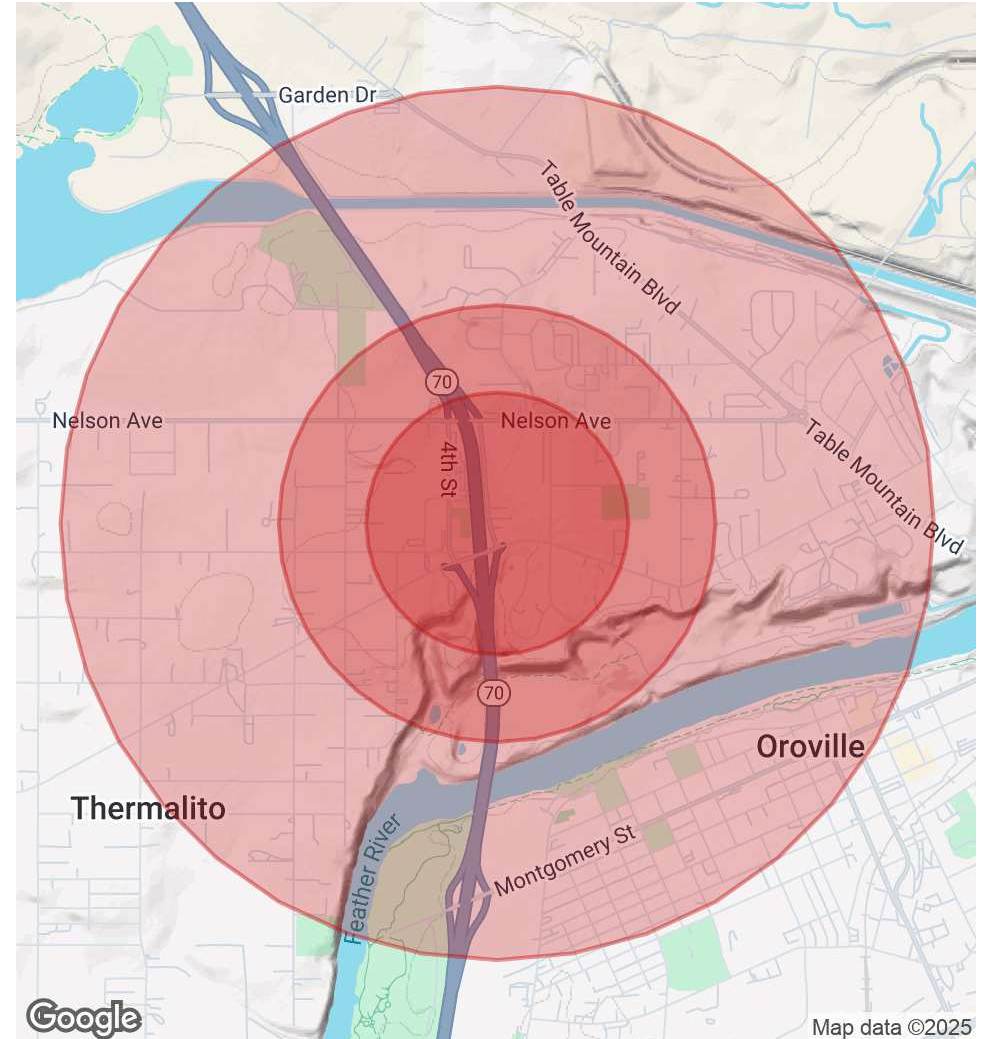


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	279	1,897	7,306
Average Age	35	36	37
Average Age (Male)	34	34	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	93	596	2,392
# of Persons per HH	3	3.2	3.1
Average HH Income	\$71,005	\$72,148	\$75,684
Average House Value	\$283,072	\$316,211	\$351,057

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	159	999	3,999
Total Population - Black	4	41	217
Total Population - Asian	50	319	1,107
Total Population - Hawaiian	1	5	20
Total Population - American Indian	12	67	230
Total Population - Other	15	237	780

Demographics data derived from AlphaMap



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