

± 21.42 ACRES FOR SALE

# 500

NELSON AVENUE



O R O V I L L E , C A

CBRE

# P R O P E R T Y

- **±21.42 acres (divisible)** of prime land located along one of Oroville's most highly visible commercial corridors
- **Zoning: C-2 (Community Commercial)** allowing a wide range of retail, service, and commercial uses, offering strong development versatility and supporting both local and regional-serving businesses
- **Four legal parcels**, allowing flexibility for phased development or multiple ownership strategies
- **Over 1,000 feet of frontage on Highway 70**, providing excellent exposure and accessibility
- **All urban utilities available**, helping streamline development and reduce infrastructure costs
- **Environmental studies completed**, minimizing upfront due diligence and accelerating project timelines
- **Not located within a flood zone**, enhancing long-term usability and investment security
- **Well-positioned** for investors or developers seeking a large-scale, high-profile land opportunity in a growing Northern California market



**Sale Price: \$3,265,000.00 (\$3.50 PSF)**

**Zoning: Community/General  
Commercial**

**(C-2)**

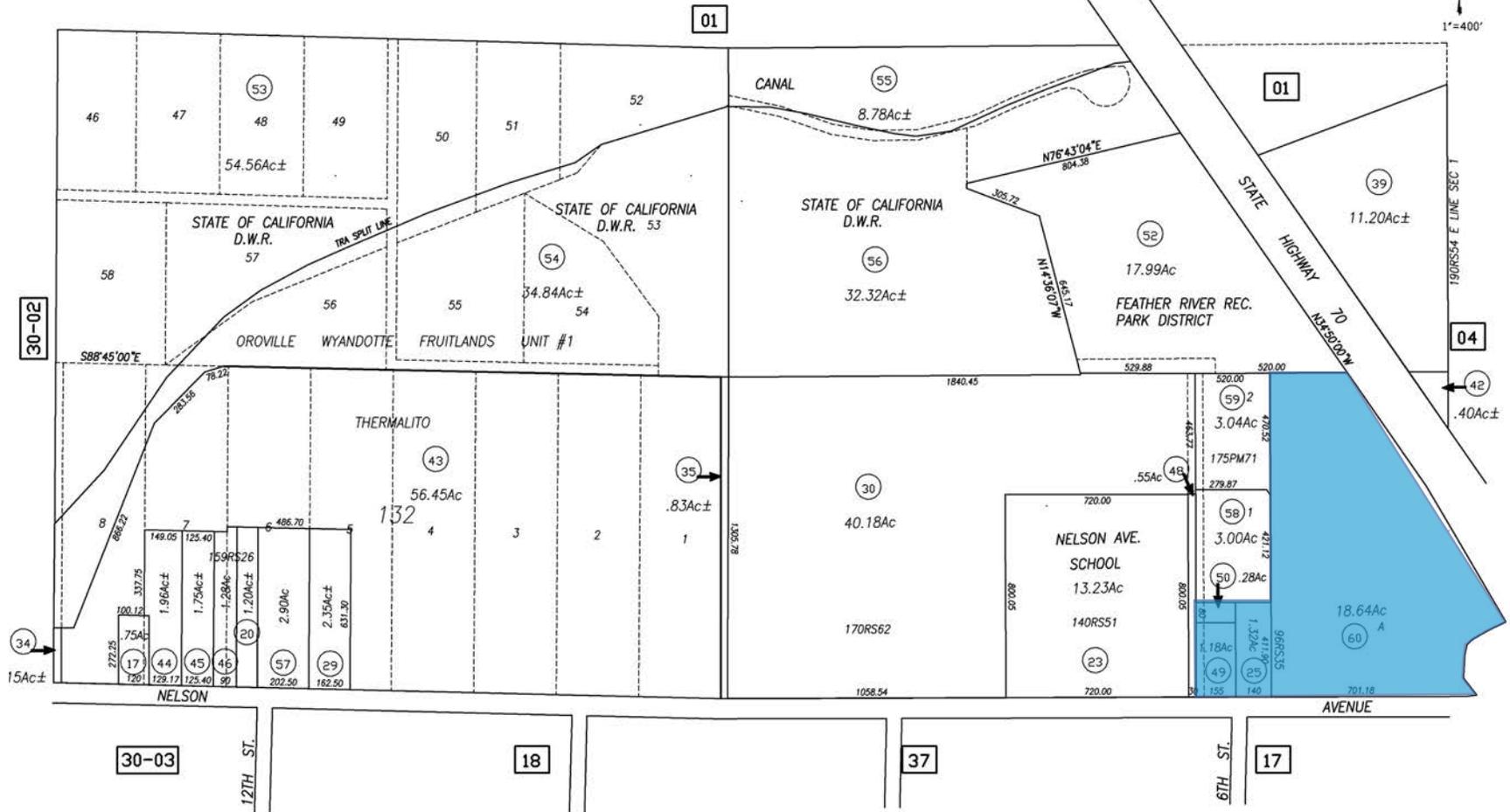
PERMITTED USES



# PARCEL MAP

31-02

S. 1/2 SEC. 1, T.19N. R.3E. M.D.B.&M.



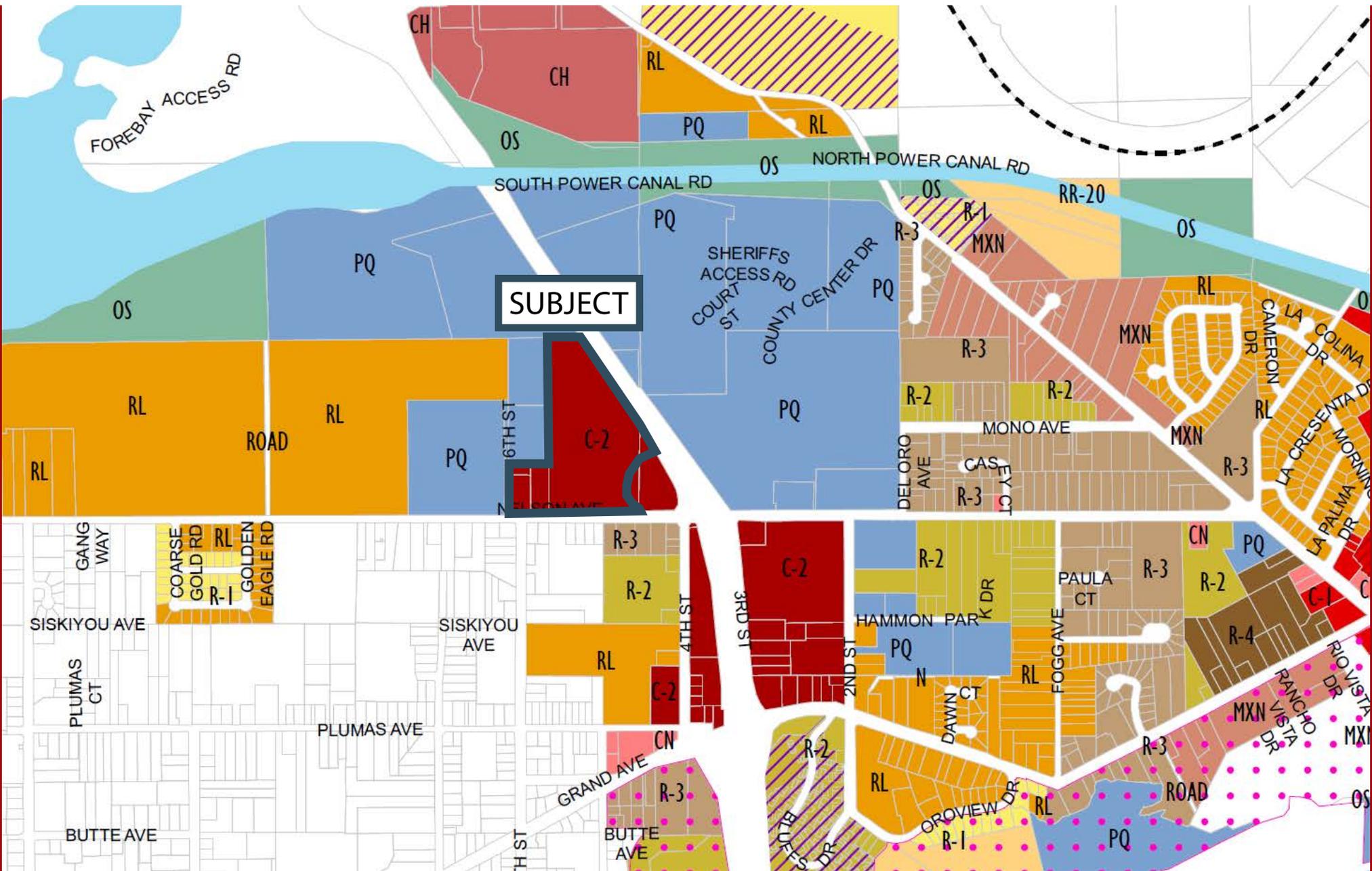
OROVILLE WYANDOTTE FRUITLANDS UNIT #1, 11 M.O.R. 16  
THERMALITO, WALL MAPS 4 & 6

All Assessors' maps are prepared for local property assessment purposes ONLY. Parcels shown thereon may not comply with State and local subdivision ordinances. No liability is assumed for use of information shown on any Assessors' map. ALL ACREAGES APPROXIMATE PER RECORDED INFORMATION.

Butte County Assessor's Map  
Book 31, Page 02

CREATED BY	DB	CREATED ON	5-23-2002
REVISED BY	AC	REVISED ON	08-17-2022
		EFFECTIVE	2022-23 ROLL
Compiled By The Butte County Assessor's Office			

# ZONING MAP



# TRAFFIC COUNTS





## A R E A O V E R V I E W

Nestled at the gateway to Northern California's Sierra foothills, Oroville offers a compelling blend of natural beauty, regional connectivity, and economic opportunity. As the county seat of Butte County, the city serves as an important commercial and service hub, supported by a diverse workforce and a steadily growing local economy. Oroville is well known for its proximity to Lake Oroville, the Feather River, and abundant outdoor recreation, while also benefiting from convenient access to Highway 70, linking the area to the greater Sacramento Valley and beyond. With a business-friendly environment, available infrastructure, and a strong sense of community, Oroville continues to attract investment and development, making it an appealing location for forward-looking commercial projects.

Oroville is ideally positioned near a variety of thriving communities. Chico lies just to the west, offering a vibrant downtown, university atmosphere, and diverse dining and shopping options. Nearby towns such as Gridley, Paradise, and Marysville provide small-town charm, essential services, and easy access to outdoor recreation. Together, these surrounding cities add convenience, character, and regional appeal—enhancing the value and lifestyle potential of land in the Oroville area.



FEATHER RIVER

500  
NELSON AVENUE

NELSON AVE

HIGHWAY 70



LAKE OROVILLE

FEATHER RIVER

HIGHWAY 70

500

NELSON AVENUE

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