

MEDICAL / OFFICE SPACE

2175 Feather River Blvd, Oroville, CA 95965

Building: 10,000 SQ FT +/-

Parcel: 40,411 SQ FT (.93 Acres)



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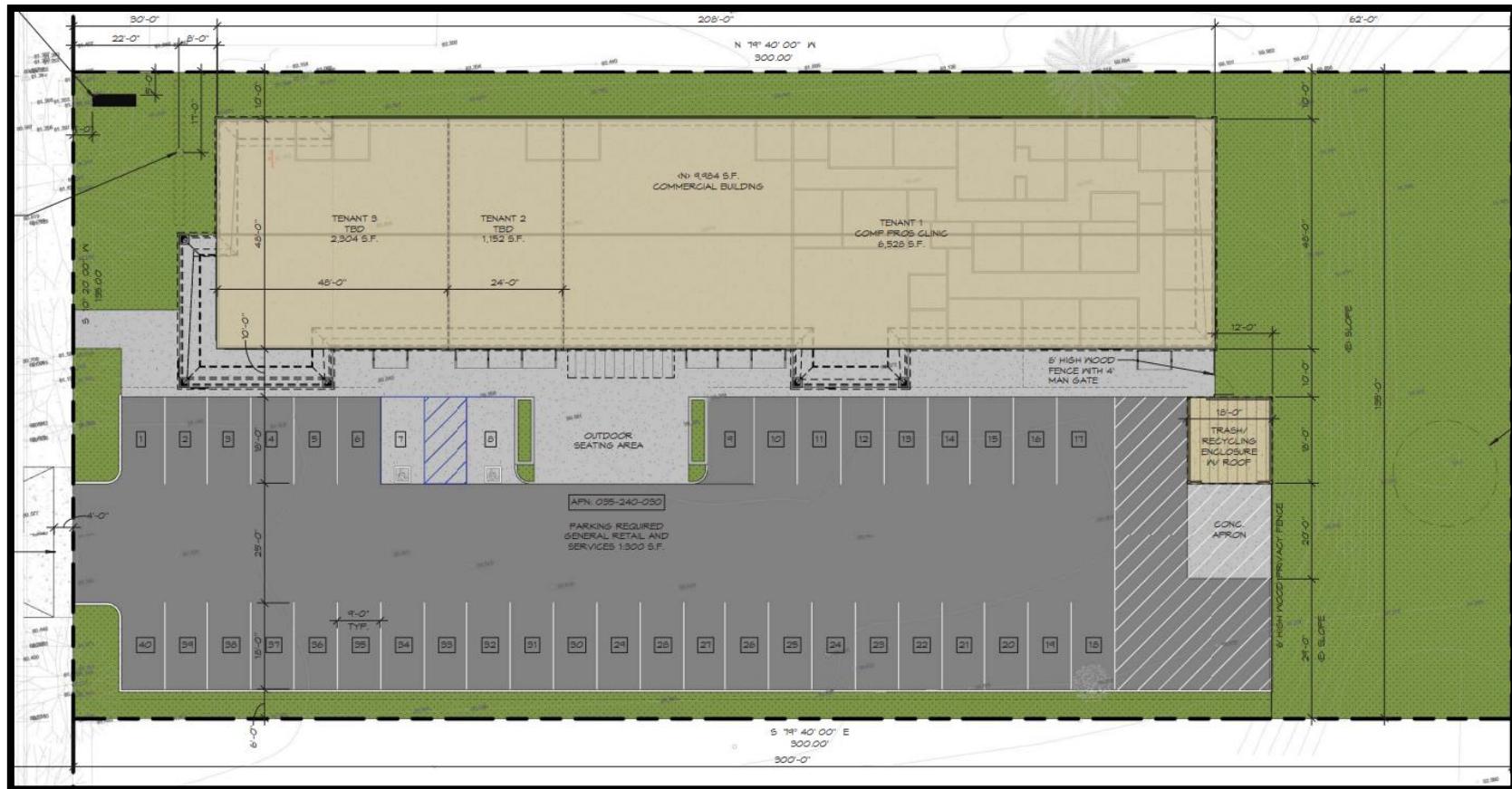
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 **HARRIS**

OVERVIEW

- **Great location**- quick access from Hwy 70 and adjacent to many major businesses.
- **Easy access** from Hwy 70 and Oro Dam Blvd (main thoroughfare) via lighted intersection.
- **Excellent visibility** with monument and facade signage.
- **Flexible floorplan** with infill available. Can expand / demise as needed.
- Ample on site parking.

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LOCATION

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New development nearby:

- Hampton Inn (2023)
- Dutch Bros (2023)
- Mitchell Ave apartments (2023)
- Car Wash, QSR's, etc. next to Maverick (est. 2023 – 2024)
- Maverick super station (2021)

