

Pads & ±1,125 SF to ±8,095 SF Divisible In-Line Available

1



 *the heart of the community*
CARRIER SQUARE
SHOPPING CENTER

NEC Oro Dam Blvd. E & Myers St., Oroville, CA



NEWMARK

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PAD 1
 BUILD TO SUIT
 7,000 SF UP TO
 15,000 SF
 SEE PAGES 4, 5, 6

AVAILABLE
 ±3,750 SF

PAD 2
 4,000 SF
 CONSTRUCTION
 COMPLETE
 SEE PAGE 7



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Suite	Tenant	Sq. Ft.
2325	Raley's	±59,885
2353	PetCo	±10,224
2355	AVAILABLE	±8,095
2357-D	Marshalls	±25,000
2359-A	T4 Tea for U	±1,350
2359-B	AVAILABLE	±1,350
2359-C	USPS	±2,925
2359-E	Gourmet Kitchen	±1,462
2260-D	AVAILABLE	±1,125
2260-C	Pronto Insurance	±1,450
2260-B	Cost-U-Less Insurance	±800
2260-A	Little Caesar's Pizza	±1,125
Pad 1	AVAILABLE - Divisible SEE PAGE 4, 5, 6	
Pad 2	AVAILABLE - Divisible SEE PAGE 7	
2024-A	AAA	±3,100
2024-B	T-Mobile	±2,000
2451	AVAILABLE - Divisible	±3,750

All images used are for illustrative purposes only and are intended to convey the concept and vision for the asset. They are for guidance only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.



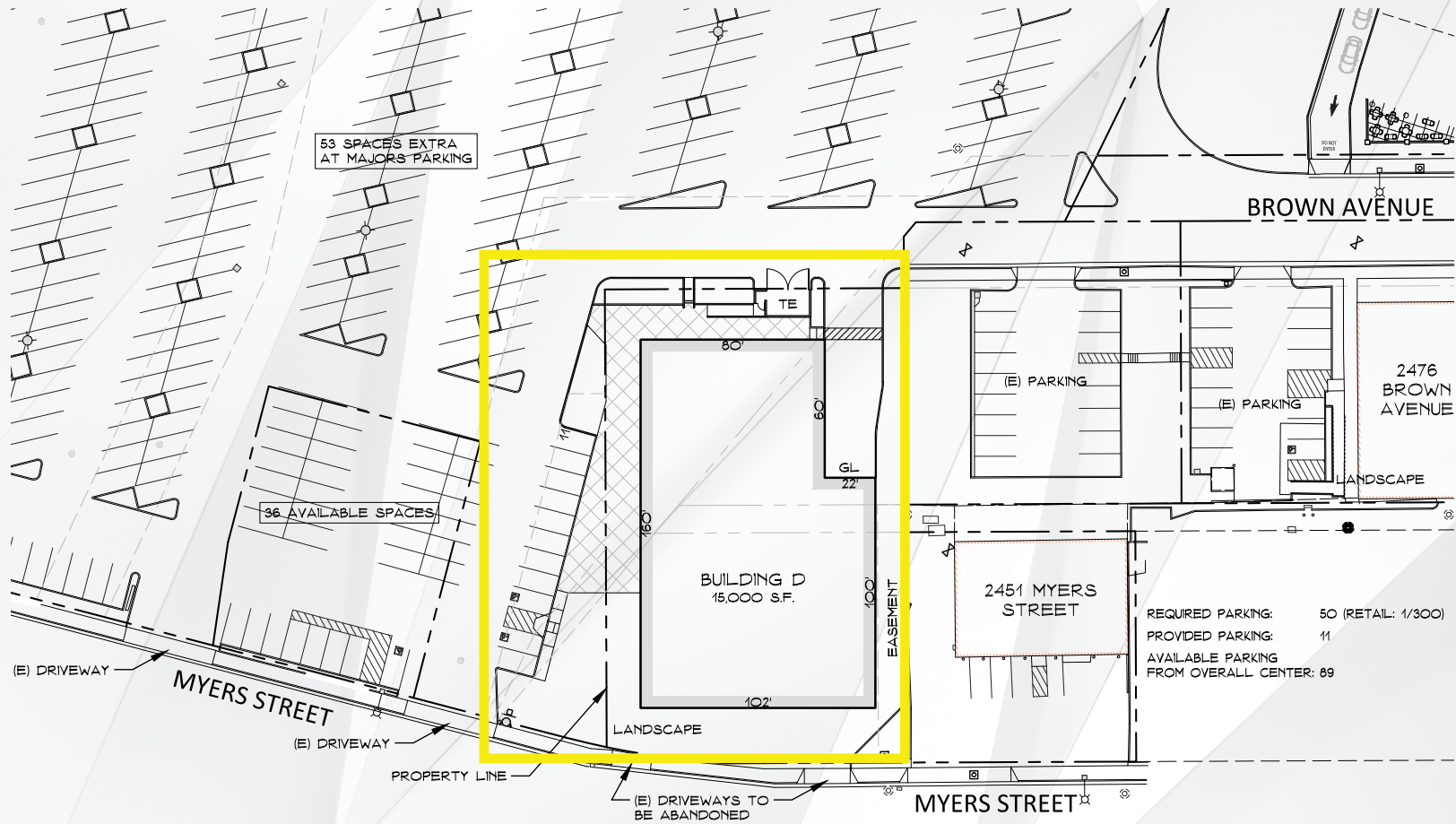
SEE PAGE 7
 CONSTRUCTION COMPLETE

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PAD 1

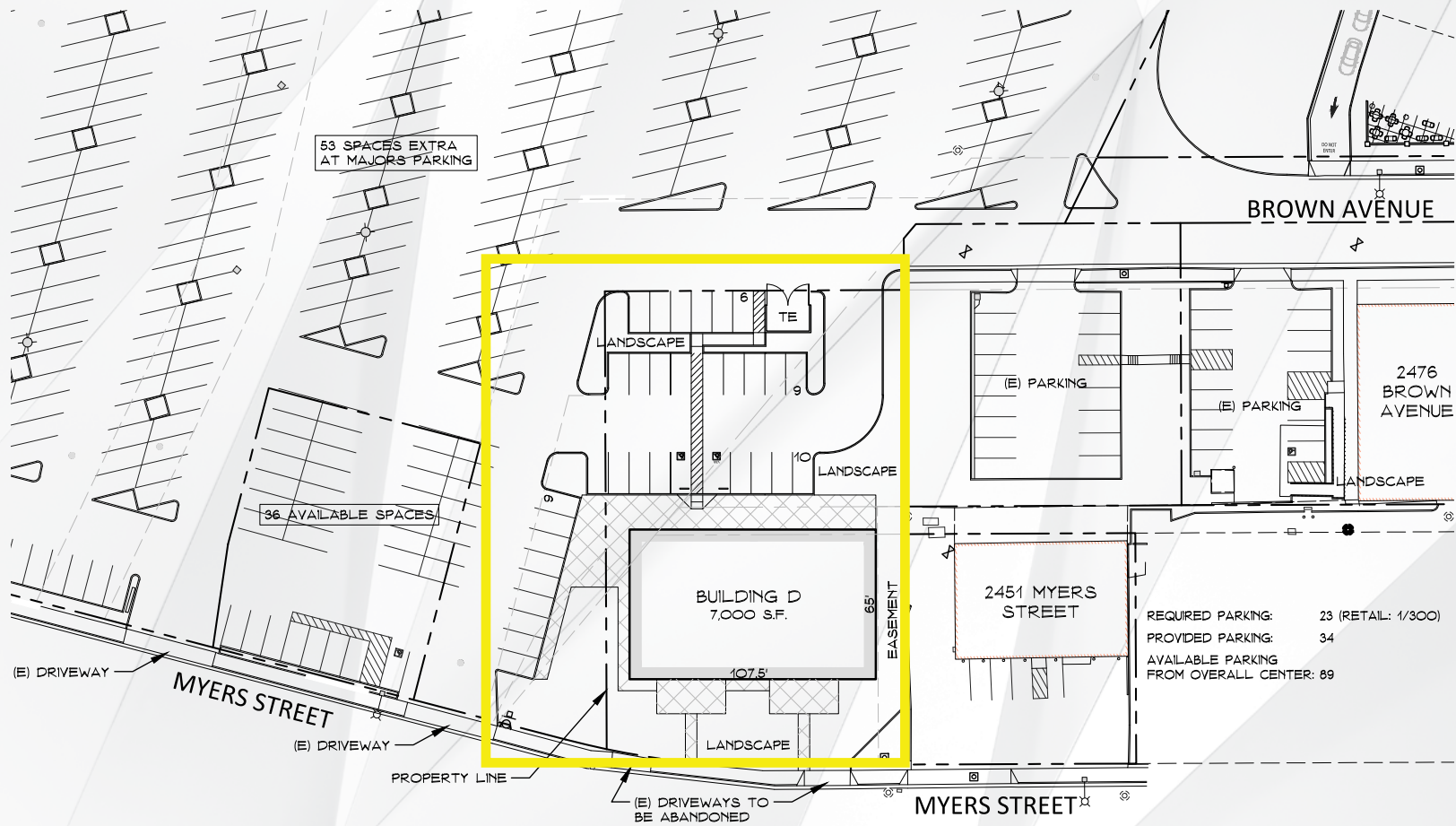
BUILD TO SUIT - OPTION #1

15,000 SF





PAD 1 BUILD TO SUIT - OPTION #2 7,000 SF

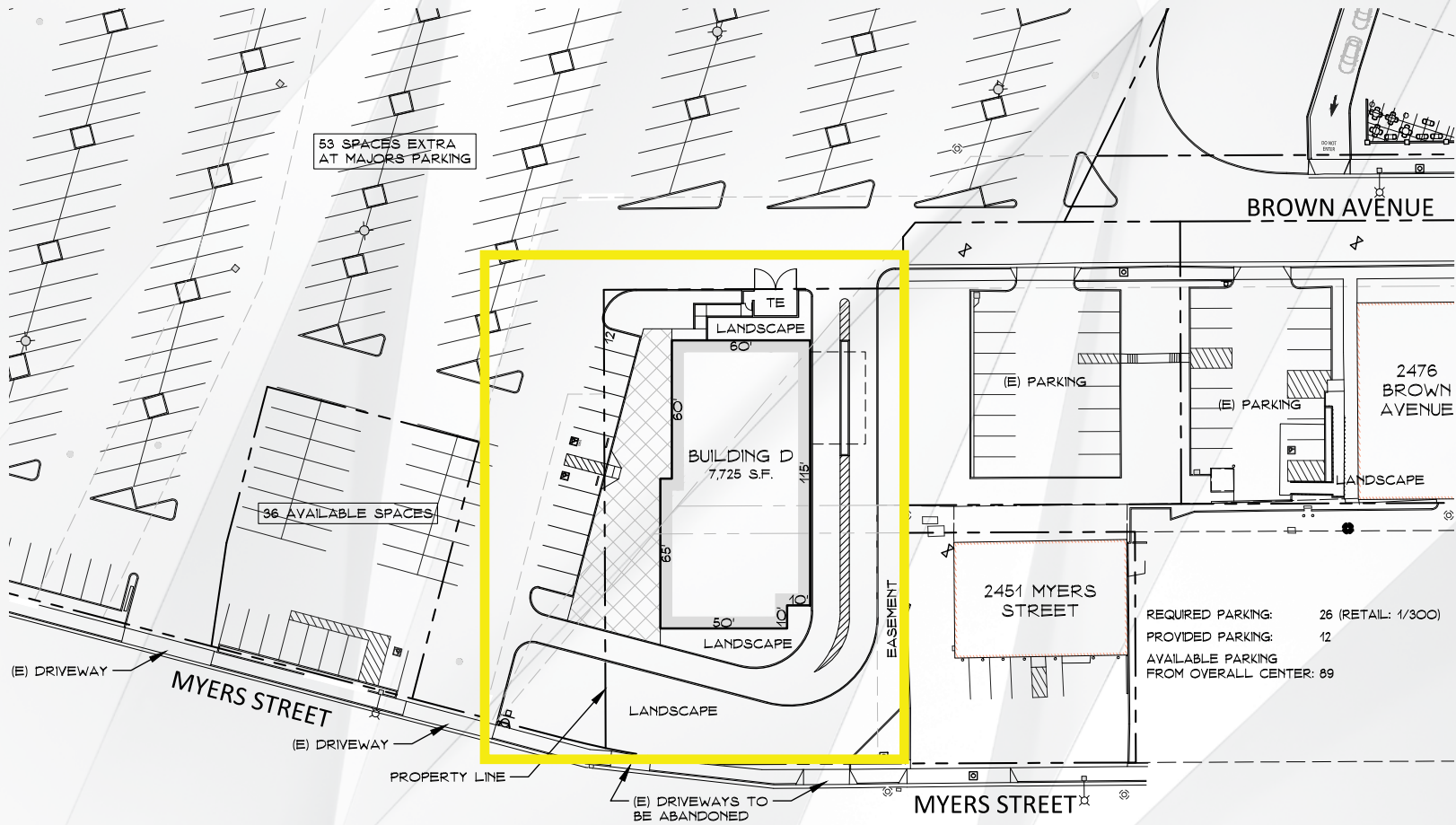


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PAD 1

BUILD TO SUIT - OPTION #3

7,725 SF WITH DRIVE THRU



REQUIRED PARKING:	26 (RETAIL: 1/300)
PROVIDED PARKING:	12
AVAILABLE PARKING FROM OVERALL CENTER:	89

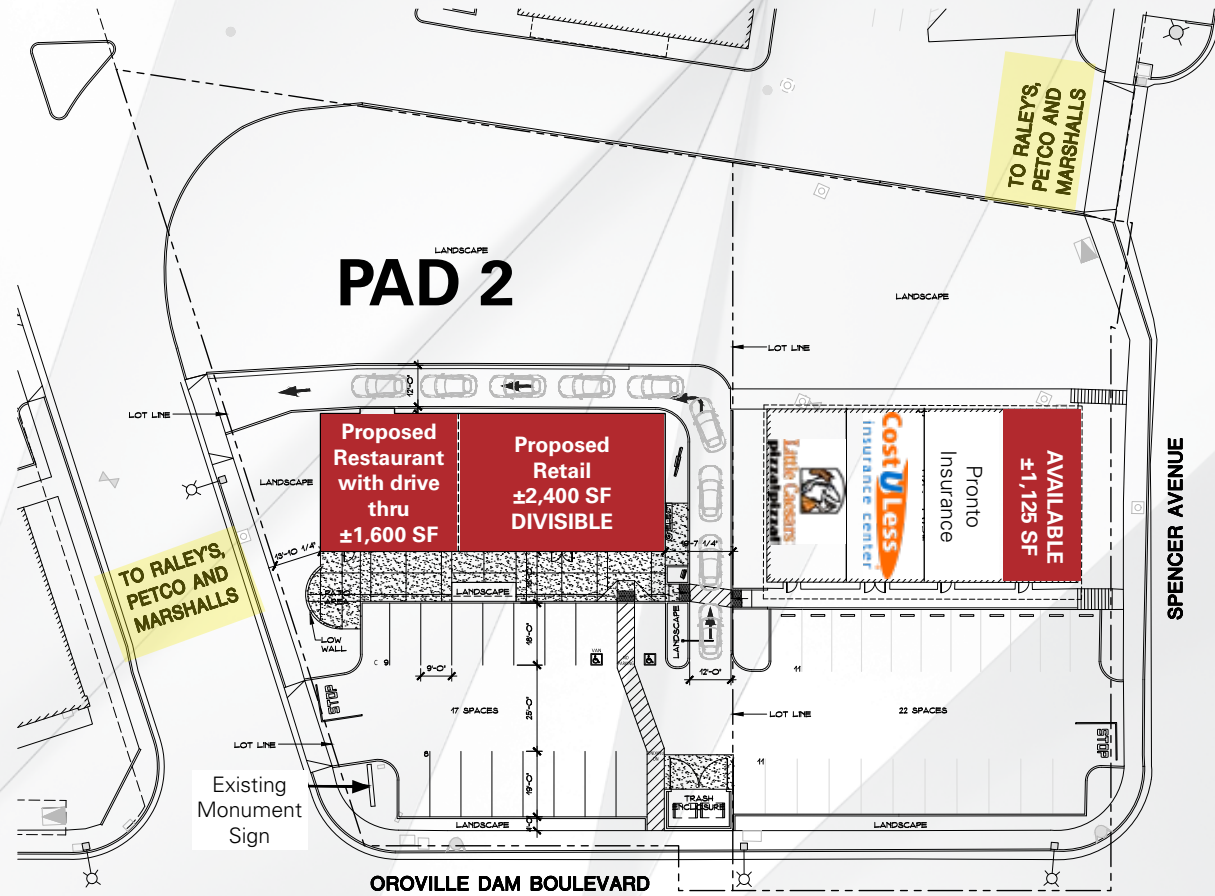
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NEC Oro Dam Blvd. E & Myers St., Oroville, CA



PAD 2

Construction Complete



Conceptual Site Plan

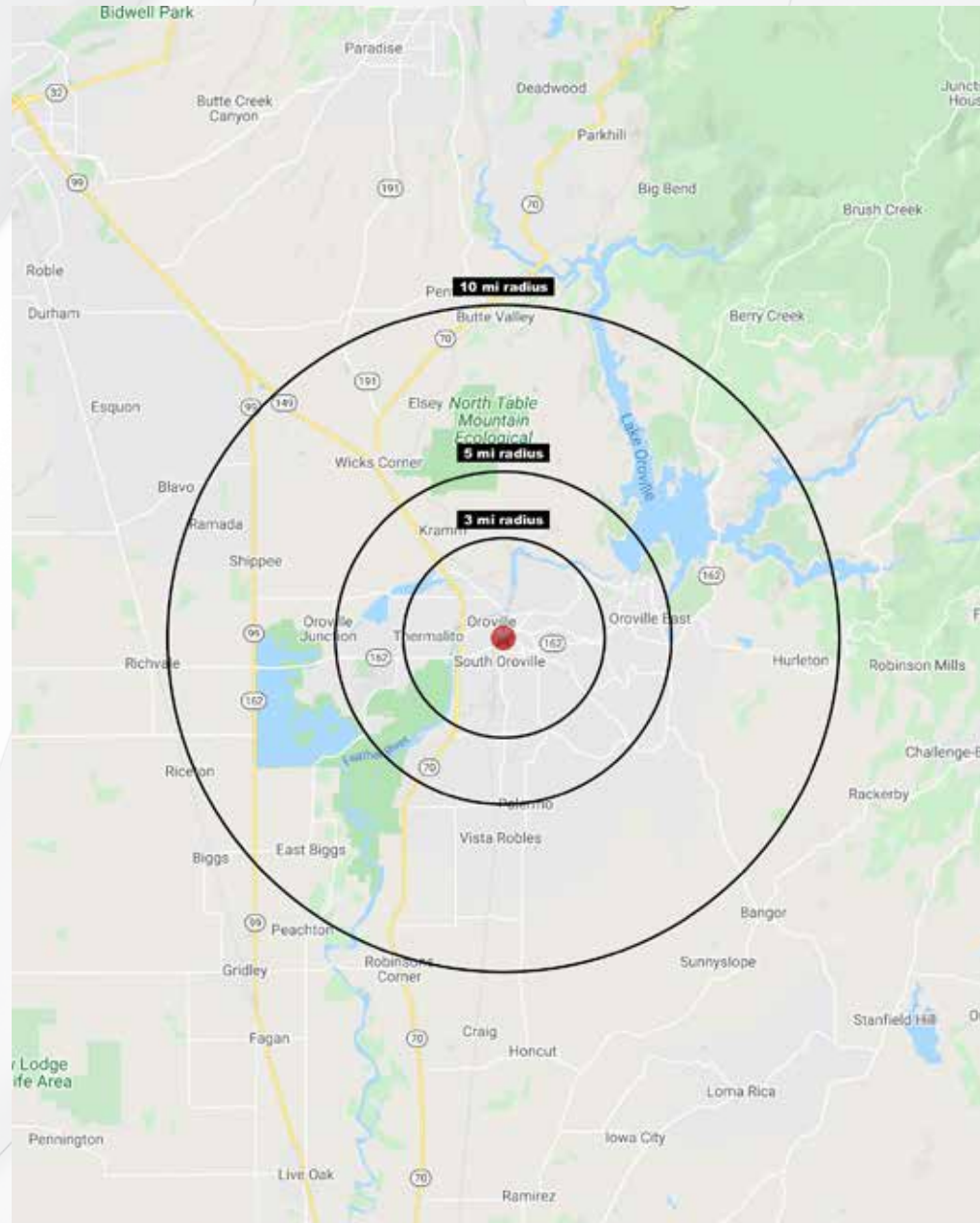
SCALE: 1/16" = 1'-0"



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- Excellent visibility, easy access and plenty of parking
- The ±131,204 SF neighborhood center benefits from tourist traffic on Oro Dam Blvd./ Highway 162
- Notable traffic generators in the trade area are the Gold Country Casino & Hotel, Feather Falls Casino & Lodge, Tractor Supply Co., Wal-Mart Super Center and more

Miles	3 Mile	5 Mile	10 Mile
Population	33,142	42,362	49,395
Avg. HH Income	\$60,362	\$65,417	\$69,658
Daytime Population	30,179	36,705	40,782
Median Age	36.1	39.2	40.1
White Collar Workers	4,542	5,848	7,034
Blue Collar Workers	5,552	7,232	8,395



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Location Aerial





Ken Noack, Jr.

Senior Managing Director

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YEARS OF EXPERIENCE

45

AREAS OF SPECIALTY

Land

Retail

Tenant Representation

Landlord Representation

Ken Noack, Jr. is a land and retail specialist with Newmark in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Four-time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOC 78
- President/Board of Directors – Headwaters Basin Project

Partial List of Sale Transactions

Location	Value
5,500 Acres, Amador County	\$5,000,000
4,200 Acres, Placer County	\$36,000,000
3,300 Acres, Amador County	\$7,000,000
16,100 Acres, Amador County	\$90,000,000
516 Acres, Yolo County	\$4,700,000
250 Acres, Folsom, CA	\$22,500,000
Blue Oaks Marketplace, Rocklin, CA	\$30,000,000
Nimbus Village, Rancho Cordova, CA	\$11,250,000

Education

- University of Denver
- University of California, Berkeley
- University of San Francisco – Bachelor of Science Degree in Human Relations Organizational Behavior

Personal Information

In his spare time, he is an avid skier. He is also a retired soccer player and pilot, cyclist and mountaineer having climbed 40 major peaks in the world (and counting) including Mt. Aconcagua; Argentina, the highest peak in the Western hemisphere; Mt. Kilimanjaro, the highest peak on the African continent; the Matterhorn; and Mt. Blanc, the highest peak in Europe. Mr. Noack has also completed the Markleyville Death Ride twice (1992 and 2008), one of the most difficult bicycle marathons in the world.

“There is no limit to what you can accomplish if you don’t care who gets the credit”