

21

COMMERCIAL.

LAND FOR SALE

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# VACANT LAND AVAILABLE IN QUALIFIED OPPORTUNITY ZONE

## HIGHLIGHTS

- Properties are across the street from the new Walmart Supercenter
- 15 miles to Gridley
- 21 miles to Paradise
- 24 miles to Chico
- 26 miles to Marysville
- 27 miles to Yuba City



Ampm  
 Applebee's Bar & Grill  
 Big 5 Sporting Goods  
 Burger King  
 Butte County Farm Bureau  
 Community Action Agency  
 CVS  
 Foodmaxx  
 Gamestop

Grocery Outlet  
 Holiday Inn Express  
 Huntingtons Sportmans  
 iStorage Oroville  
 Mcdonald's  
 Motel 6  
 Napa Auto Parts  
 Oroville Auto Center  
 Panda Express

Pizza Hut  
 Round Table Pizza  
 Sierra Central Credit Union  
 Sonic Drive In  
 Starbucks  
 Taco Bell  
 Tractor Supply  
 Walmart Super Center  
 ..... & more!

**PARCELS CAN BE PURCHASED SEPARATELY OR COMBINED**

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0 7th AVE EAST  
OROVILLE, CA

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0 7th AVE EAST  
OROVILLE, CA

#### SUMMARY

- ASKING PRICE: \$164,657
- LOT SIZE: 1.26 ACRES
- SQFT: 54,886
- LISTING ID: SN18244440
- ZONING: M2
- PARCEL #: 035380058000

#### HIGHLIGHTS

- GREAT VISIBILITY
- ALL PARCELS IN LINE WITH NEW SUPER WALMART CENTER

#### LOCATION HIGHLIGHT

- UP AND COMING AREA WITH NEW DEVELOPMENT UNDER CONSTRUCTION
- LARGE POPULATION DENSITY



1.29 acres located in the Enterprise/Business zone of Oroville. Great investment opportunity.

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**0 RAILROAD AVE  
OROVILLE, CA**

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**0 RAILROAD AVE  
OROVILLE, CA**

**SUMMARY**

- ASKING PRICE: \$179,249
- LOT SIZE: 8.52 ACRES
- SQFT: 371,131
- LISTING ID: SN18244635
- ZONING: M1
- PARCEL #: 078030012000

**HIGHLIGHTS**

- UP AND COMING AREA WITH NEW DEVELOPMENT UNDER CONSTRUCTION
- LARGE POPULATION DENSITY
- ALL PARCELS IN LINE WITH NEW SUPER WALMART CENTER

**SUMMARY**

- ASKING PRICE: \$208,217
- LOT SIZE: 9.56 ACRES
- SQFT: 416,434
- LISTING ID: SN18244625
- ZONING: M1
- PARCEL #: 078030003000



Great rural property with plenty of room for all kinds of different business types. 8.52 acres located in the Enterprise Zone.



Great rural property with plenty of room for all kinds of different business types. 9.56 acres located in the Enterprise Zone.

**PRICED TO SELL AT \$0.50 PSF**

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0 S 7TH AVE WEST  
OROVILLE, CA

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0 S 7TH AVE WEST  
OROVILLE, CA

**SUMMARY**

- ASKING PRICE: \$182,952
- LOT SIZE: 1.4 ACRES
- SQFT: 60,984
- LISTING ID: SN18244540
- ZONING: M2
- PARCEL #: 035360010000

**HIGHLIGHTS**

- GREAT VISIBILITY
- ALL PARCELS IN LINE WITH NEW SUPER WALMART CENTER

**LOCATION HIGHLIGHT**

- UP AND COMING AREA WITH NEW DEVELOPMENT UNDER CONSTRUCTION
- LARGE POPULATION DENSITY
- HIGH TRAFFIC AREA



Great location adjacent to the Super Walmart and in the Enterprise/Business zone of Oroville. 1.40 acres and zoned M2 this is a perfect investment opportunity in a high traffic area.

**QUALIFIED OPPORTUNITY ZONE**

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# 0 S 7TH AVE WEST OROVILLE, CA

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## 0 S 7TH AVE WEST OROVILLE, CA

### SUMMARY

- ASKING PRICE: \$209,088
- LOT SIZE: 1.6 ACRES
- SQFT: 69,696
- LISTING ID: SN18244512
- ZONING: M2
- PARCEL #: 035360009000

### HIGHLIGHTS

- GREAT VISIBILITY
- ALL PARCELS IN LINE WITH NEW SUPER WALMART CENTER

### LOCATION HIGHLIGHT

- UP AND COMING AREA WITH NEW DEVELOPMENT UNDER CONSTRUCTION
- LARGE POPULATION DENSITY
- HIGH TRAFFIC AREA



Great location adjacent to the Super Walmart and in the Enterprise/Business zone of Oroville. 1.60 acres and zoned M2 this is a perfect investment opportunity in a high traffic area.

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**COMMERCIAL.****0 S 7TH AVE EAST  
OROVILLE, CA**

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**0 S 7TH AVE EAST  
OROVILLE, CA****SUMMARY**

- ASKING PRICE: \$220,849
- LOT SIZE: 1.69 ACRES
- SQFT: 73,616
- LISTING ID: SN18244430
- ZONING: M2
- PARCEL #: 035380057000

**HIGHLIGHTS**

- GREAT VISIBILITY
- ALL PARCELS IN LINE WITH NEW SUPER WALMART CENTER

**LOCATION HIGHLIGHT**

- UP AND COMING AREA WITH NEW DEVELOPMENT UNDER CONSTRUCTION
- LARGE POPULATION DENSITY
- HIGH TRAFFIC AREA



1.69 Acres... great location adjacent to the new Super Walmart and in the Enterprise/Business zone of Oroville.

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# S 5TH AVENUE OROVILLE, CA

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## S 5TH AVENUE OROVILLE, CA

### SUMMARY

- ASKING PRICE: \$291,416
- LOT SIZE: 6.69 ACRES
- SQFT: 291,416
- LISTING ID: SN18244381
- ZONING: M2
- PARCEL #: 035440023000

### HIGHLIGHTS

- GREAT VISIBILITY
- PRELIMINARY DESIGN DONE FOR A WAREHOUSE WITH A SECURE YARD
- APPROX. 80 K SF BUILD
- LOCATED WITHIN CLOSE PROXIMITY TO THE NEW SUPER MARKET AND LOCATED IN THE "ENTERPRISE ZONE"

### LOCATION HIGHLIGHT

- UP AND COMING AREA WITH NEW DEVELOPMENT UNDER CONSTRUCTION
- LARGE POULATION DENSITY
- HIGH TRAFFIC AREA



Great location property with preliminary design done for warehouse with secure yards. Approx 80K feet of building pad. Located in the Enterprise Zone.



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## 0 CAL OAK OROVILLE, CA

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## 0 CAL OAK OROVILLE, CA

### SUMMARY

- ASKING PRICE: \$450,000
- LOT SIZE: 1.72 ACRES
- SQFT: 74,923
- LISTING ID: CH16098725
- ZONING: M2
- PARCEL #: 035380055000

### HIGHLIGHTS

- UP AND COMING AREA WITH NEW DEVELOPMENT UNDER CONSTRUCTION
- LARGE POULATION DENSITY
- HIGH TRAFFIC AREA

### SUMMARY

- ASKING PRICE: \$500,000
- LOT SIZE: 1.7 ACRES
- SQFT: 74,488
- LISTING ID: CH16098678
- ZONING: M2
- PARCEL #: 035380056000



One of two parcels on the corner of 7th Ave and Cal Oak. Parcel is located across from new Walmart Super Store.



Corner lot across from New Walmart Super Center. Can be purchased with adjacent lot.



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# 0 GEORGIA PACIFIC WAY OROVILLE, CA

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## 0 GEORGIA PACIFIC WAY OROVILLE, CA

### SUMMARY

- ASKING PRICE: \$718,304
- LOT SIZE: 16.49 ACRES
- SQFT: 718,304
- LISTING ID: SN18244611
- ZONING: M2
- PARCEL #: 035440019000

### HIGHLIGHTS

- GREAT VISIBILITY
- LARGE POULATION DENSITY
- ALL PARCELS IN LINE WITH NEW SUPER WALMART CENTER

### LOCATION HIGHLIGHT

- UP AND COMING AREA WITH NEW DEVELOPMENT UNDER CONSTRUCTION
- HIGH TRAFFIC AREA

**RAIL SIDING ON SITE**

**QUALIFIED OPPORTUNITY ZONE**



This property is located off of HWY 70 and in the Enterprise Zone. One of the few properties in Oroville offering rail access... this has Rail Siding that wraps around the back. At 16.69 acres and zoned M2 this is a perfect investment property.

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2865 S 5TH AVE  
OROVILLE, CA

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## 2865 S 5TH AVE OROVILLE, CA

### SUMMARY

- ASKING PRICE: \$775,000
- LOT SIZE: 8.89 ACRES
- SQFT: 387,248
- LISTING ID: CH16110051
- ZONING: M2
- PARCEL #: 035410004000

### HIGHLIGHTS

- GREAT VISIBILITY
- HIGH TRAFFIC AREA
- LOCATED WITHIN CLOSE PROXIMITY TO THE NEW SUPER MARKET AND LOCATED IN THE "ENTERPRISE ZONE"
- **LOCATION HIGHLIGHT**
- UP AND COMING AREA WITH NEW DEVELOPMENT UNDER CONSTRUCTION
- LARGE POPULATION DENSITY



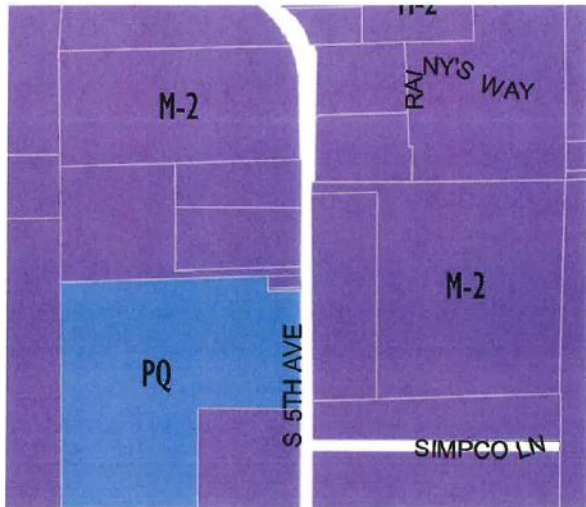
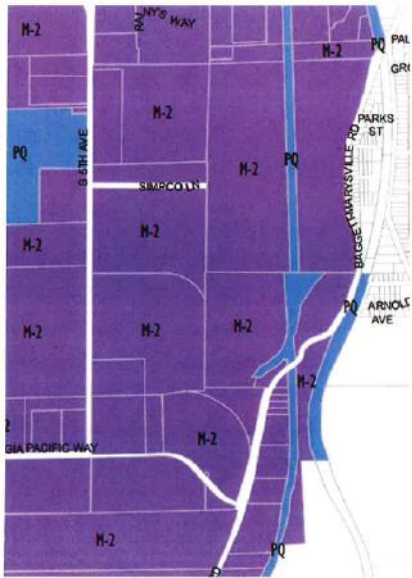
8.89 acres of prime industrial property.  
Ready for construction. Utilities in street.

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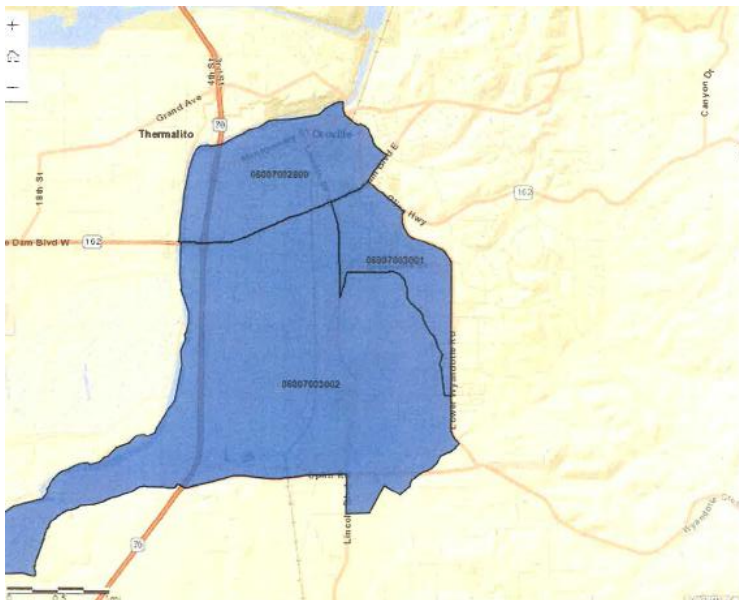
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# OPPORTUNITY ZONE



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# CITY OVERVIEW

## CITY OF **OROVILLE**

Oroville had a recent 20% population increase. Home prices are up a massive 27.8% (approximately \$63,500) in the second quarter of 2019 compared to the third quarter of 2019 compared to the third quarter of 2018 due to the camp fire. These are the highest Oroville's home quarters have been since they began providing economic snapshots in 2010. Employment in Oroville has increased in six of the last eight quarters. Over 14.4 million in building permits were issued in the second quarter of 2019 (the highest level since 2010). Oroville Hospital has a \$200 million expansion underway which will provide employment for over 700 new employees.



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FOR MORE INFORMATION,  
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