

NOW LEASING

Feather River Crossings

355 ORO DAM BOULEVARD, EAST AT HIGHWAY 70, OROVILLE, CA 95965

ANCHOR, PAD & SHOP SPACE AVAILABLE



RETAIL

CONTACT US

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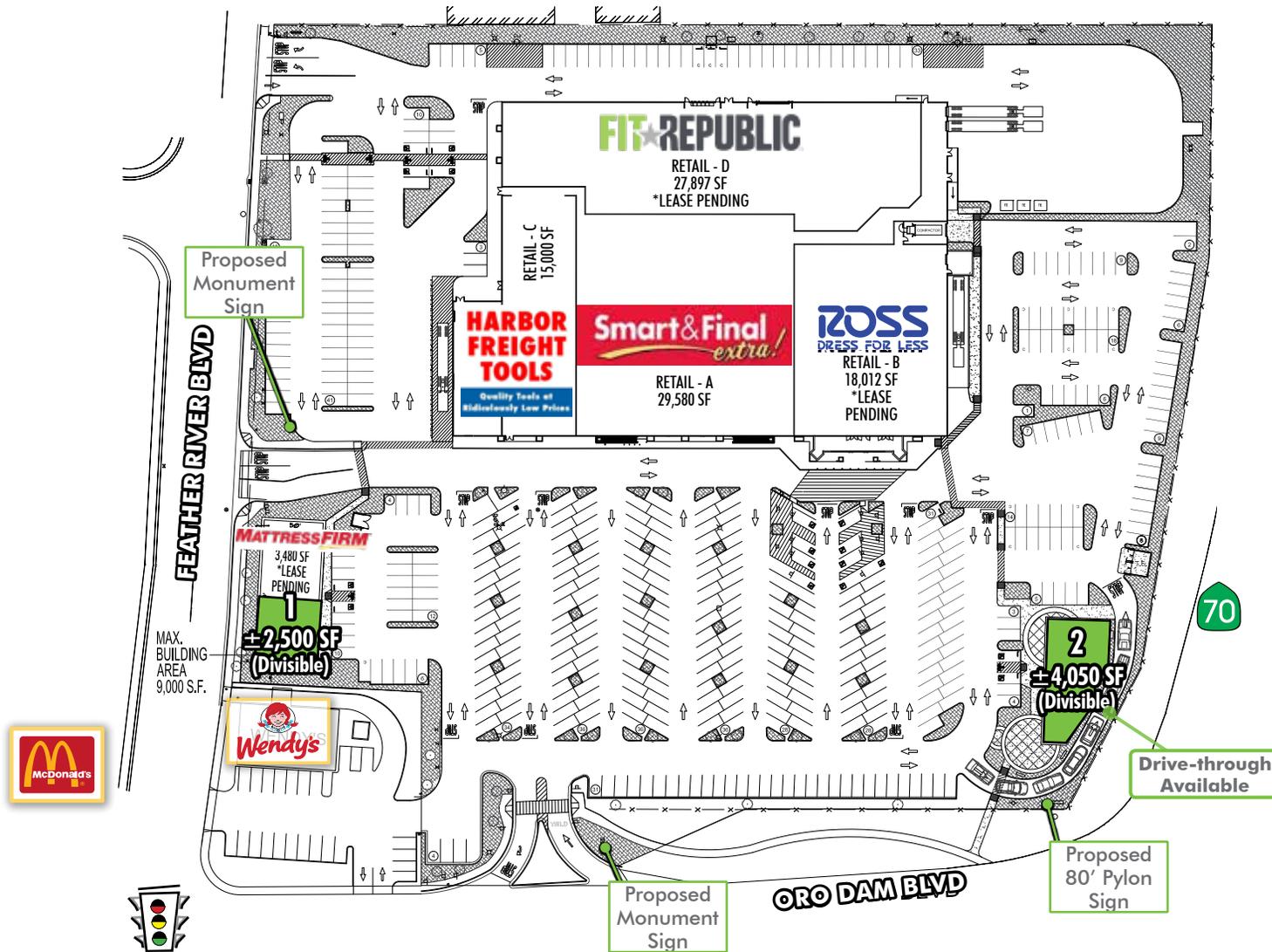
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CONCEPTUAL SITE PLAN (SUBJECT TO CHANGE)



SITE PLAN NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

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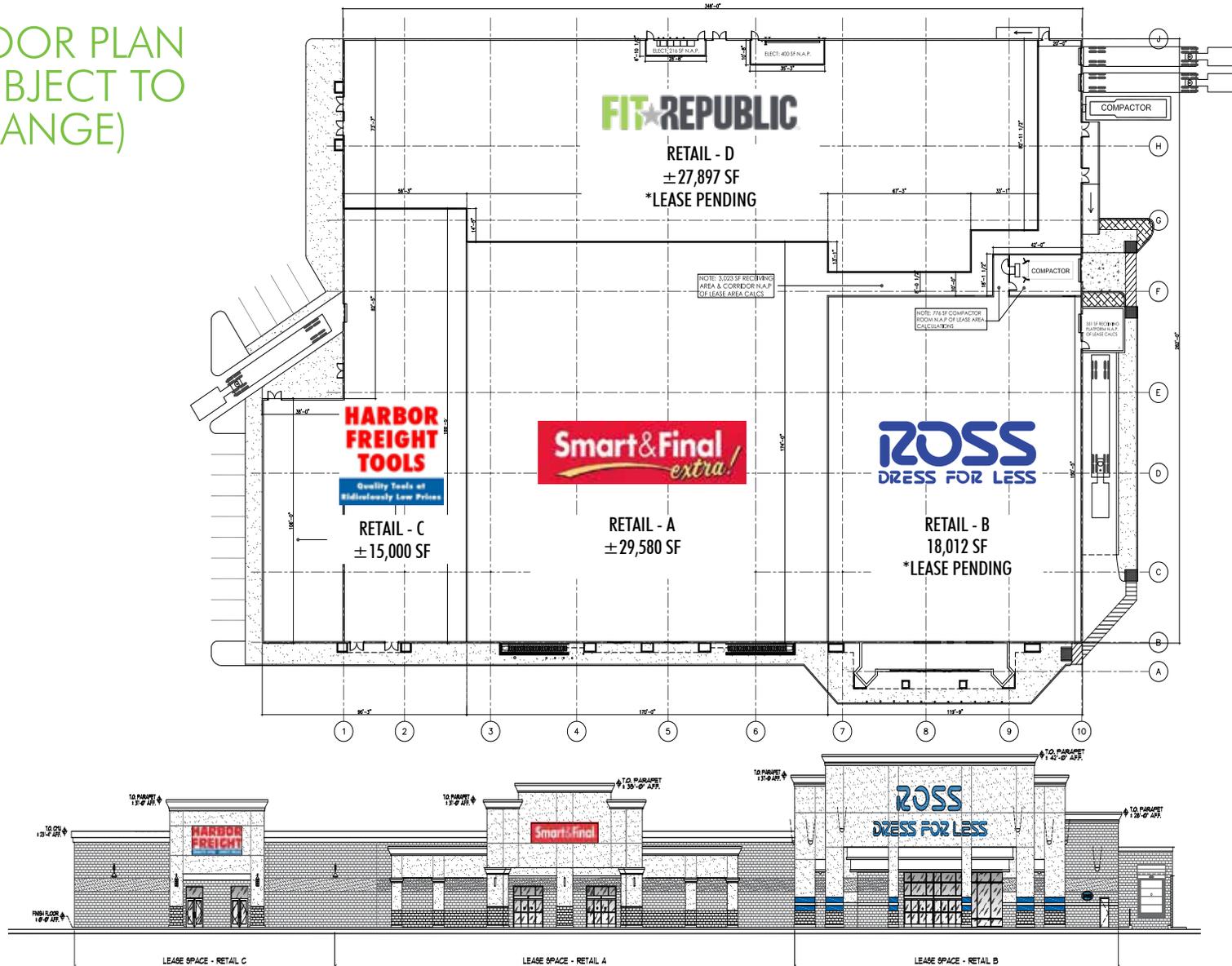
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FLOOR PLAN
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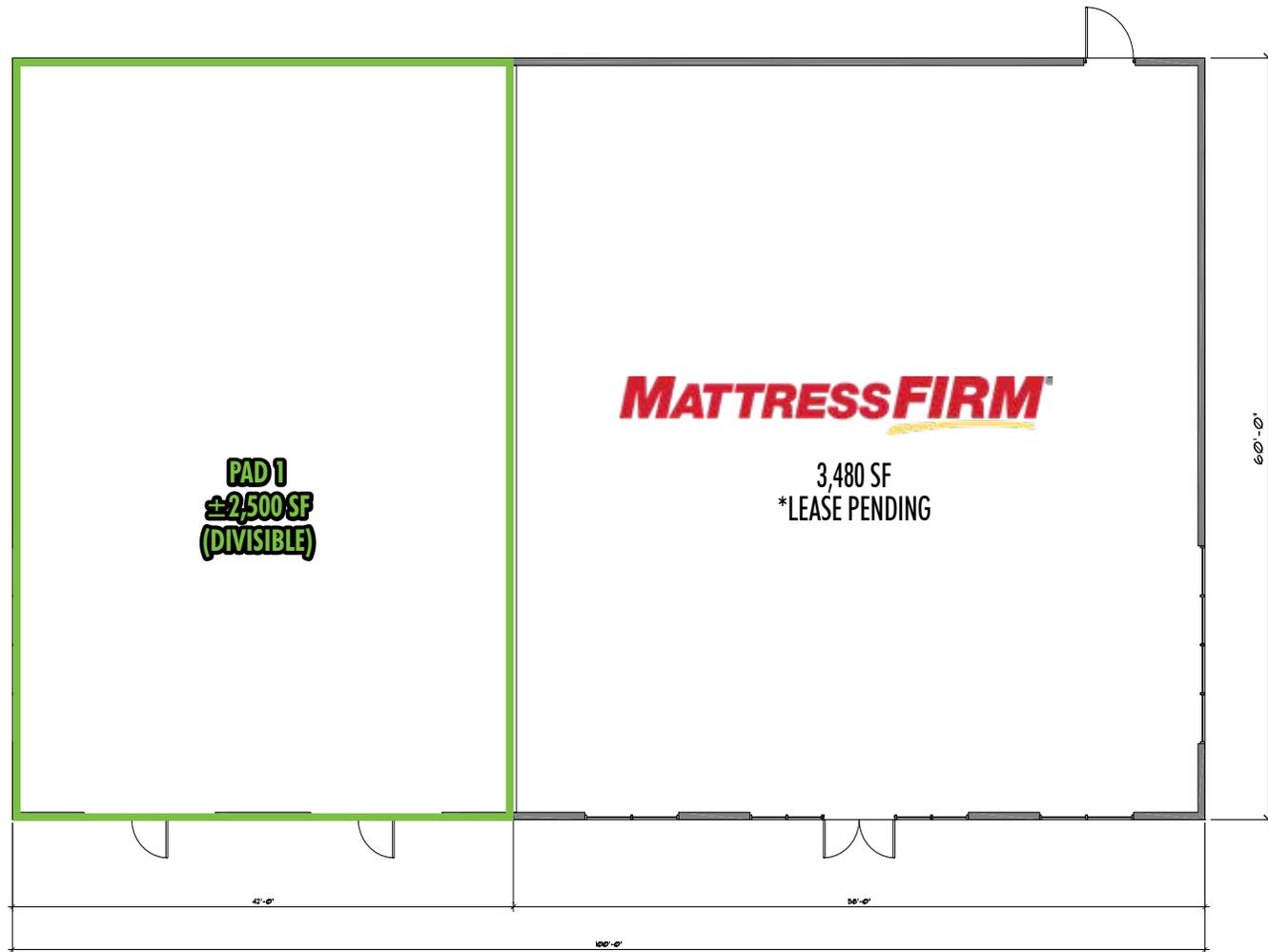
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PAD 1 FLOOR PLAN (SUBJECT TO CHANGE)



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PROPERTY FEATURES

- + Anchor space available
- + Future shops and pads with possibility of drive-through
- + Excellent Highway 70 visibility
- + Easy Highway 70 access
- + Easily accessible via three access points
- + Signalized at the busy intersection of Oro Dam Blvd and Feather River Blvd
- + One million visitors to Lake Oroville State Recreation Area pass the site annually

OVERVIEW

The City of Oroville is considered the gateway to Lake Oroville and Feather River recreational areas. Lake Oroville, which is adjacent to the City, is the second largest lake in California. Lake Oroville was created with the construction of the Oroville Dam, the tallest earthen dam in the United States, and offers many sporting activities throughout the year.

The recreation areas in the greater Oroville area are some of the most significant attractions in the Oroville region. The California Department of Parks and Recreation reported over one million visitors to Lake Oroville State Recreation Area annually. The number of visitors has increased significantly over the last decade.

PROPERTY INFORMATION

The City of Oroville—made famous when Ishi, the last of the Yahi Indians came out of the wilderness and into western civilization—is the county seat of Butte County located in the Sierra Nevada Foothills in the Northern Sacramento Valley. The Oroville trade area has a population of over 69,000, and is the third largest municipality in Butte County, followed by Chico and Paradise.

Recently, as Chico has grown as a regional commercial giant, more people have been drawn to Oroville for close shopping, and lower property prices. It has been speculated that Oroville has undergone more construction of homes in the last ten years than it has in the last 40 before it. A possible reason for this could be that the skyrocketing of property values in the San Francisco Bay Area has caused migration of new families to the area.

The Feather River Crossings is a ±101,316 SF proposed retail center located at Highway 70 on Oro Dam Boulevard. This project has a ±92,869 SF former Walmart building being retrofitted for up to four anchor tenants. Two new pads/shop buildings are available with drive-through.

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DEMOGRAPHICS (2017 est.)

Population

5-mile radius	38,910
Trade Area	84,803

Average Household Income

5-mile radius	\$53,005
Trade Area	\$60,334

Median Household Income

5-mile radius	\$39,495
Trade Area	\$44,124

Daytime Employment (3-mile radius)

Employees	15,655
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Significant Employers (3-mile radius)

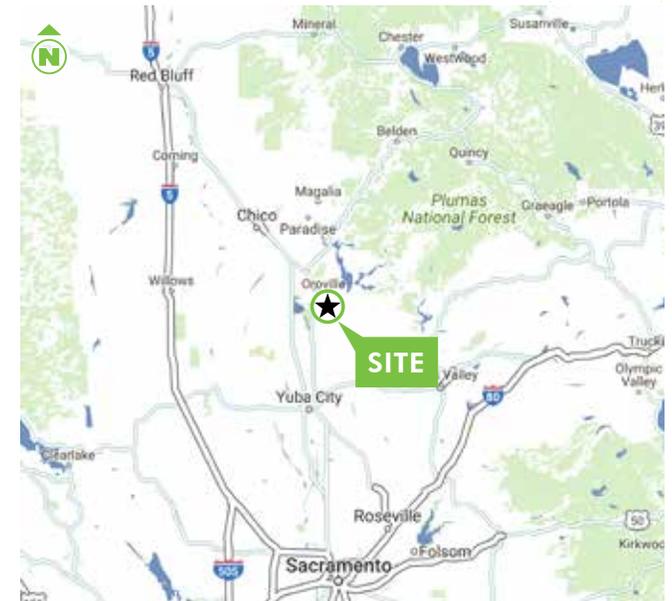
Employers	# Employees
Pacific Coast Producers	1,200
Butte County Comm Employment	400
County Sheriff	325
Butte County Social Welfare	300

Source: Esri

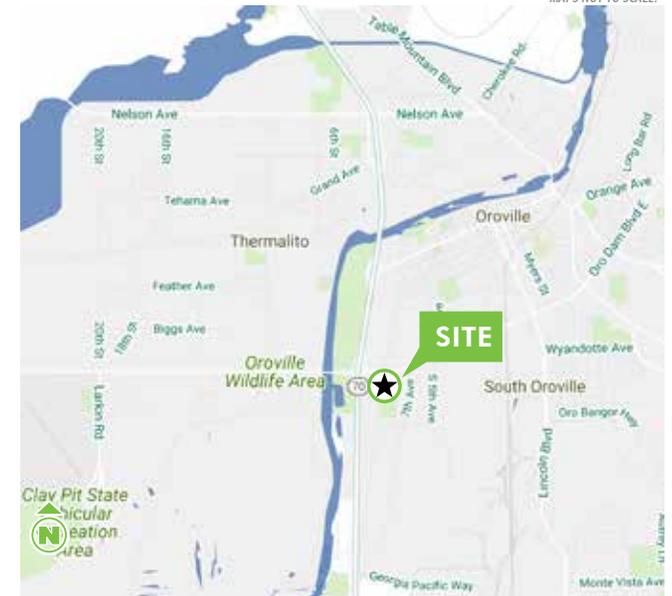
Traffic Counts (2016)

Highway 70	21,000 ADT
Oro Dam Blvd / Highway 162	31,500 ADT
Feather River Boulevard (2013/2014)	8,173 ADT

Source: Caltrans; Butte County Association of Governments



MAPS NOT TO SCALE.



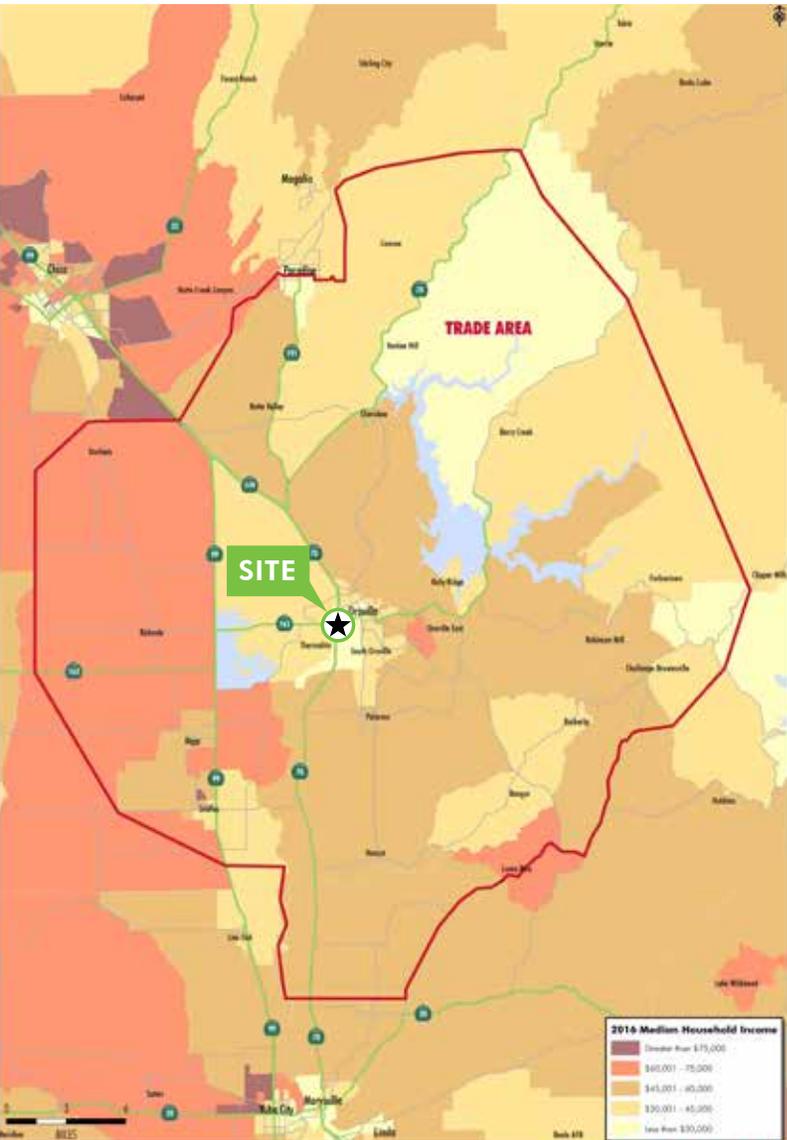
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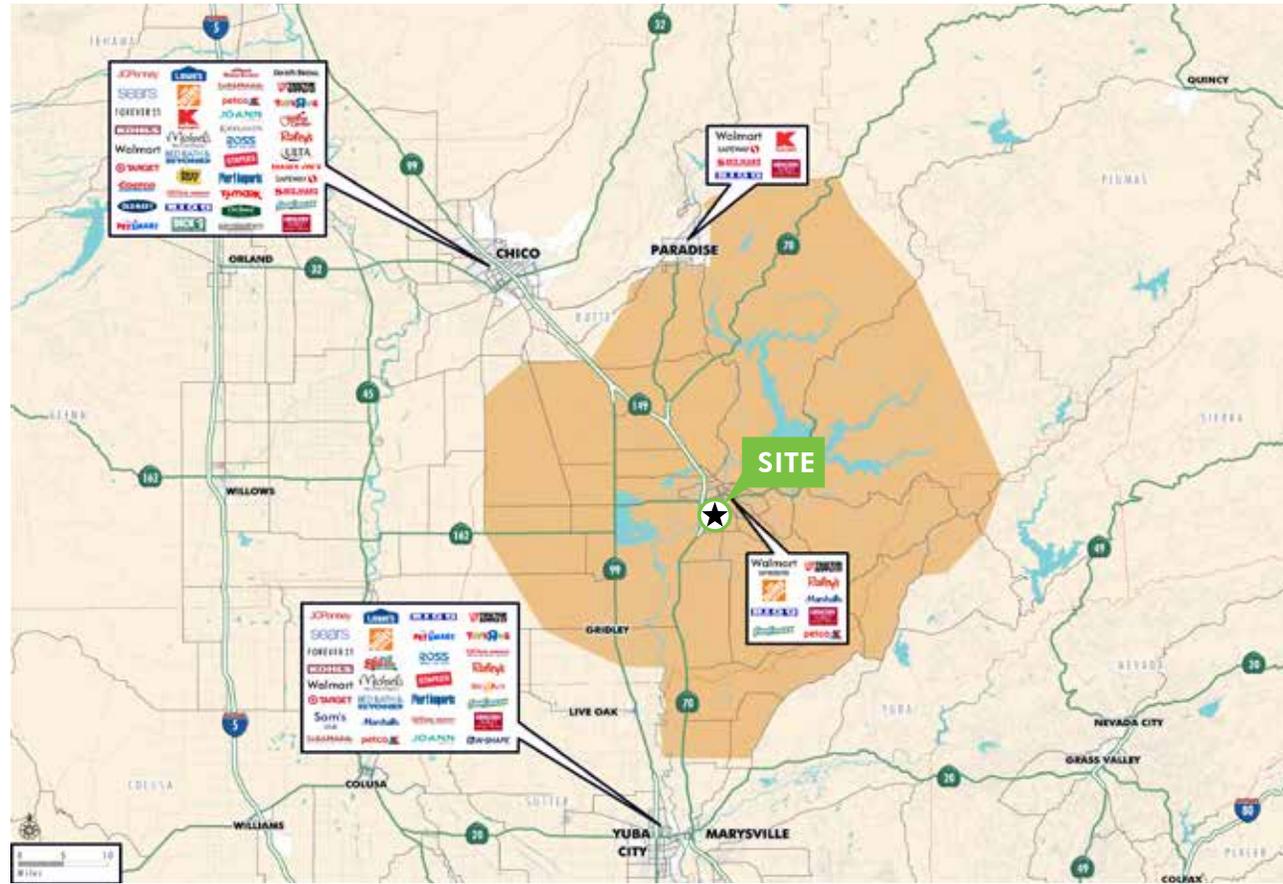
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TRADE AREA DEMOGRAPHIC MAP



TRADE AREA RETAIL MAP



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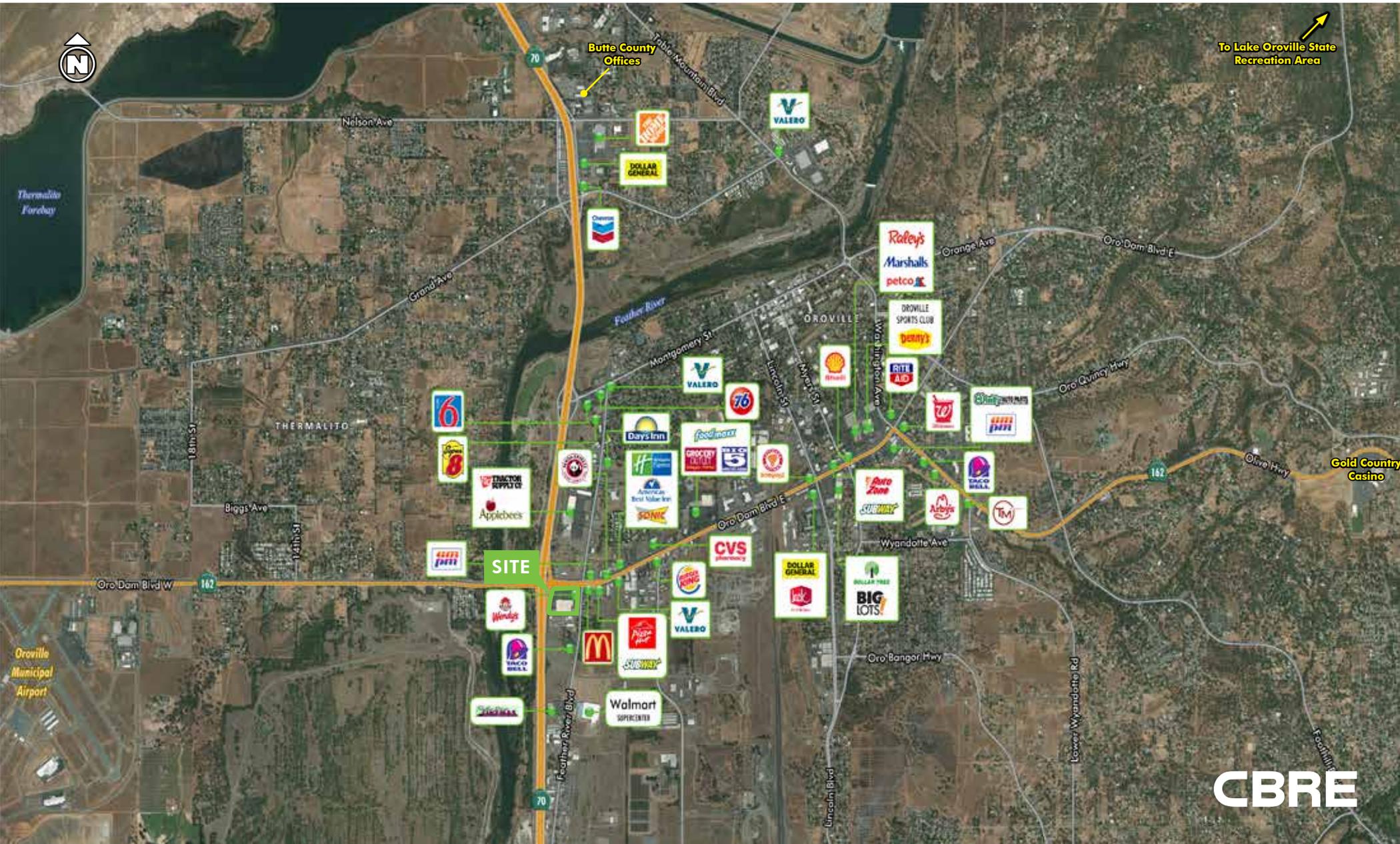


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