



CITY OF OROVILLE

ECONOMIC DEVELOPMENT

| Enterprise Zone | Redevelopment Agency |
CDBG Financing | Streamlined Permitting

The City of Oroville is promoting a **PRIME DEVELOPMENT** opportunity for retail development along the busiest corridor in Oroville.

Property Profile

LOCATION:

Located at 480 Oro Dam Blvd on the North side of the corridor between La Esmeralda and Sonic Burger.

PROPERTY DETAIL

- Approximately a 2.88 acre parcel.
- APN # 035-030-013
- Zoning – C2 – Heavy Commercial
- Located along Hwy. 162, busiest corridor in Oroville.
- Utilities in Right-of-Way
- Direct street access along Oro Dam Blvd.
- Caltrans Approval required

Area Demographics

AVG. HOUSEHOLD INCOME

10 minutes	15 minutes	25 minutes
\$51,319	\$51,846	\$55,899

DAYTIME POPULATION

10 minutes	15 minutes	25 minutes
35,354	41,835	54,533

TRAFFIC COUNTS

High way 70 ~ ADT 30,000 CPD

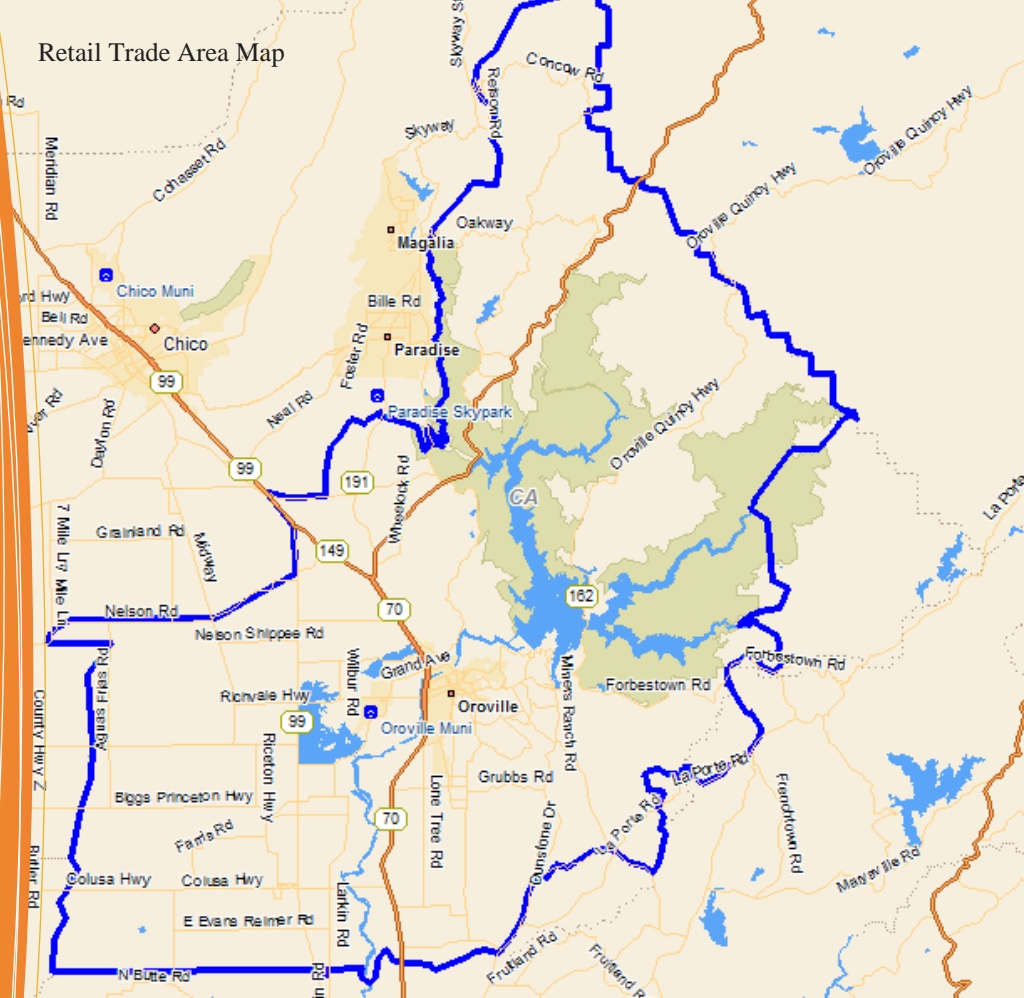
High way 162 ~ ADT 33,000 CPD



Key Development Opportunity

ORO DAM BLVD
Oroville, California

Retail Trade Area Map



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PROPERTY INCENTIVES

- Employee tax credits (Enterprise Zone)
- Low interest loan program (up to \$35,000 in operating capital for every job created for new businesses) (CDBG).
- Other Enterprise Zone Incentives
- Redevelopment incentives
- Hub Zone
- RMDZ Zone

For further business development incentives, please call Sam Driggers, Economic Development Manager, at 530-538-2422

RETAIL SALES LEAKAGE FOR OROVILLE AREA IS \$291,474,693

