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Retail 24/7.

# FEATHER RIVER CROSSINGS

**355 ORO DAM BOULEVARD EAST  
AT HIGHWAY 70** OROVILLE :: CA

ANCHOR & SHOP  
SPACE AVAILABLE



FOR MORE INFORMATION  
PLEASE CONTACT:

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## AREA MAP



## LOCATION MAP



MAPS NOT TO SCALE

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.

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## 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 ±95,869 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 three anchor tenants. A new pad is available with the potential for drive-thru.

## FEATURES

- :: Anchor space available from ±20,000–50,000 SF
- :: Future pad up to ±6,000 SF available with possibility of drive-thru
- :: Pylon signage available
- :: 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 Boulevard
- :: One million visitors to Lake Oroville State Recreation Area pass the site annually

## DEMOGRAPHICS (2010 EST.)

### Population

5-mile	36,549
Trade-area	69,203

### Average HH Income

5-mile	\$43,599
Trade-area	\$50,098

### Median HH Income

5-mile	\$32,814
Trade-area	\$37,278

### Daytime Employment (3-mile)

Employees	15,299
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### Significant Employers (3-mile)

Pacific Coast Producers	1,200
Butte County Community Employment	400
County Sheriff	325

Source: Claritas

## TRAFFIC COUNTS (2008)

Highway 70	23,000 ADT
Oro Dam Blvd	30,000 ADT
Feather River (2006)	9,447 ADT

Source: Caltrans; Butte County

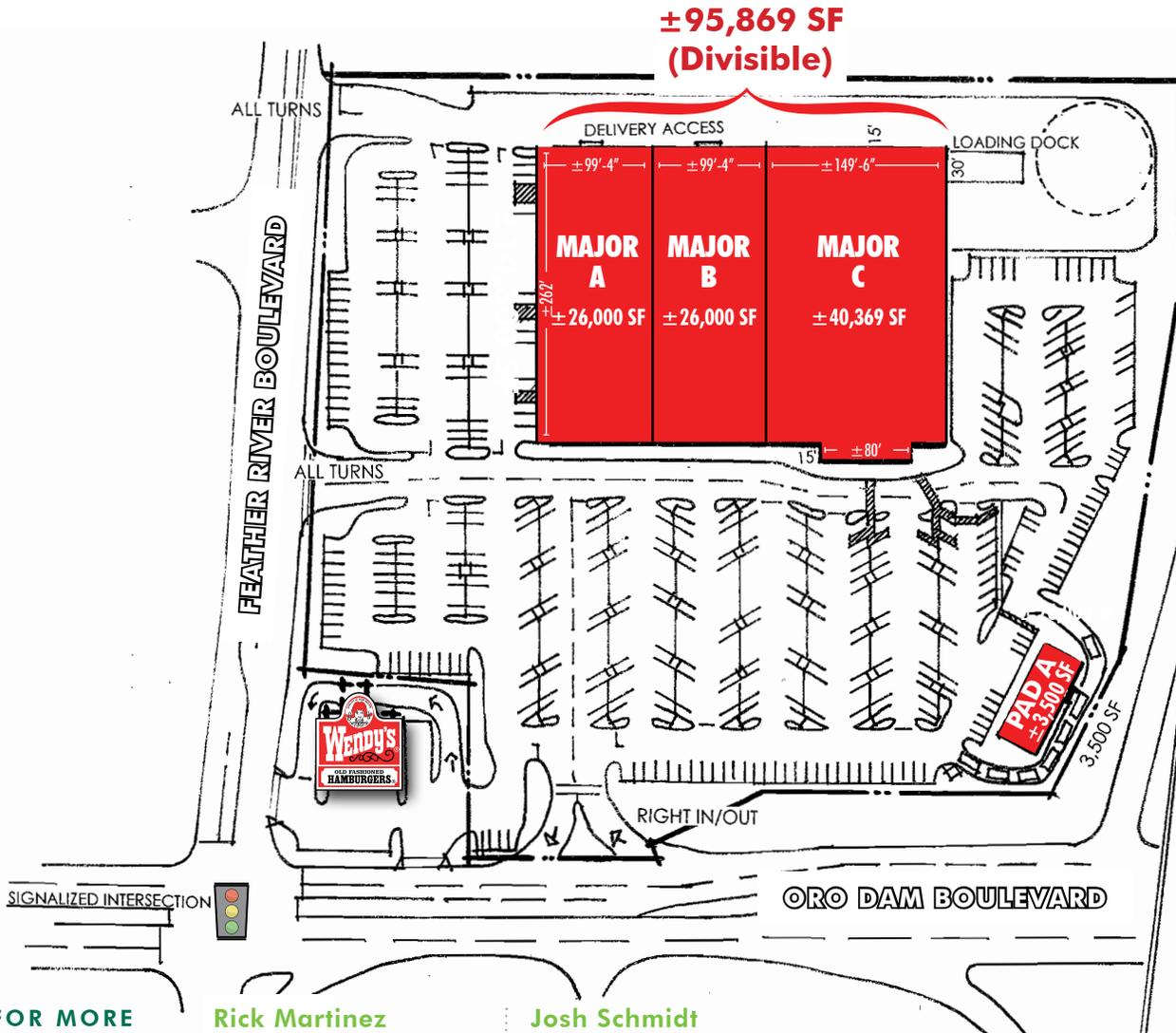
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## POTENTIAL DEMISING PLAN



### PROJECT SUMMARY

LAND:	±10.00 AC; ±435,600 SF
BLDG AREA:	±95,869 SF
LAND/BLDG:	3.54/1
BLDG%:	22%
PARK'G PROV'D:	571 STALLS
PARK'G RATIO:	5.95/1000 SF

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TSC TRACTOR SUPPLY CO  
SEARS  
Applebee's  
STAPLES

Holiday Inn

CHEVROLET

162

FOOD MAXX  
CVS pharmacy  
BIG 5 SPORTING GOODS  
RadioShack.  
tri counties bank  
Round Table PIZZA  
The Last Honest Pizza.

ORO DAM BOULEVARD

SITE

Wendy's  
OLD FASHIONED HAMBURGERS

McDonald's

America's Best Value Inn

BURGER KING

70

FEATHER RIVER BOULEVARD

Future Walmart Supercenter

S 7TH AVE

S 5TH AVE

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