

CITY OF OROVILLE

ECONOMIC DEVELOPMENT

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

THE CITY OF OROVILLE IS OFFERING PRIME RETAIL SPACE FOR LEASE WITHIN THE NEWLY \$1 MILLION DOLLAR RENOVATED STATE THEATRE IN THE HISTORIC DOWNTOWN DISTRICT.

property profile

LOCATION:

1489 Myers Street, Oroville, Ca, 95965

SPACE AVAILABLE

Approximately 1,640 total sq. ft

1, 500 sq. ft unit and 2, 600 sq. ft units.

Space can be leased separately and/or combined to meet tenant needs.

PROPERTY HIGHLIGHTS

- Located in the commercial core of the Historic Downtown area.
- Excellent visibility and plenty of free public parking.
- Direct street access to Oro Dam Blvd with a traffic count over 30,000 cars per day.
- Conveniently located near Raley's, the highest grossing grocer in the area.

PROPERTY INCENTIVES

- Attractively priced Short or Long term leases
- Assistance with tenant improvements.
- Employee tax credits and a low interest loan program (up to \$35,000 in operating capital for every job created).
- Enterprise Zone Incentives
- Redevelopment incentives & more ...

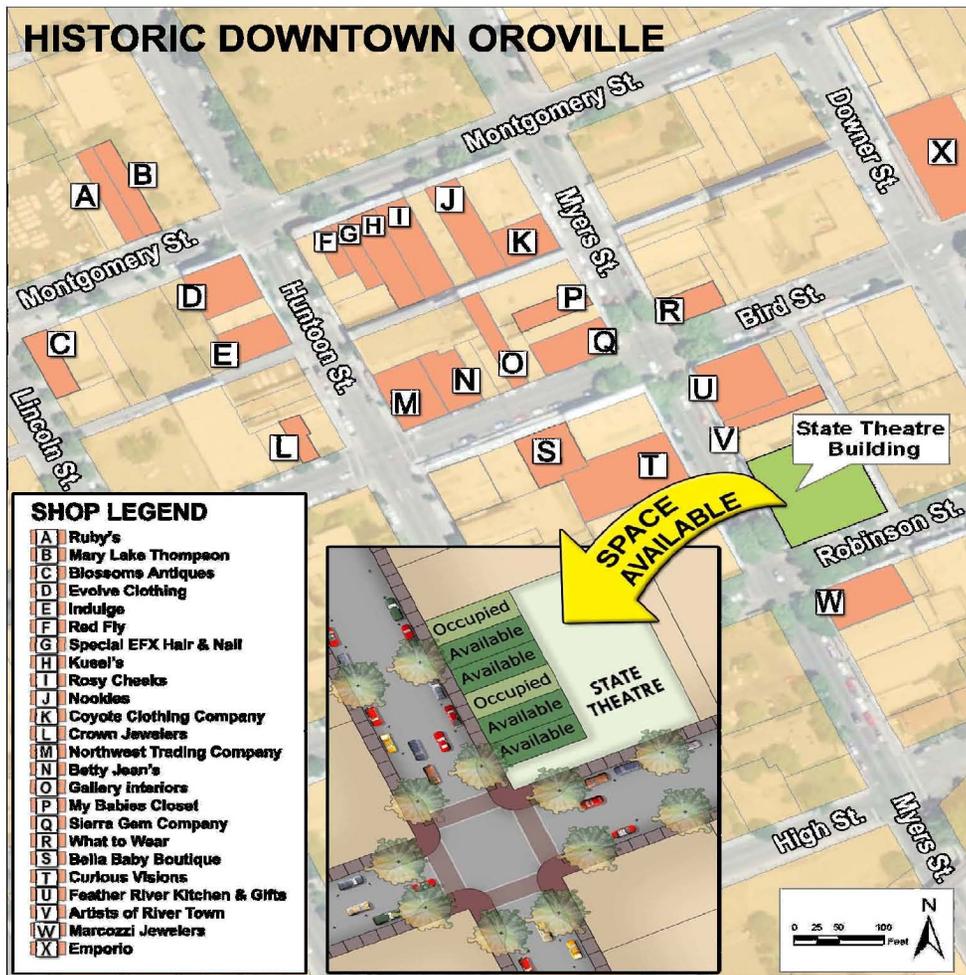


Oroville State Theatre

UNIQUE RETAIL OPPORTUNITY

Oroville, California

HISTORIC DOWNTOWN OROVILLE



SHOP LEGEND

- A Ruby's
- B Mary Lake Thompson
- C Blossoms Antiques
- D Evolve Clothing
- E Indulge
- F Red Fly
- G Special EFX Hair & Nail
- H Kuehl's
- I Rosy Cheeks
- J Noodles
- K Coyote Clothing Company
- L Crown Jewelers
- M Northwest Trading Company
- N Betty Jean's
- O Gallery Interiors
- P My Babies Closet
- Q Sierra Gem Company
- R What to Wear
- S Bella Baby Boutique
- T Curious Visions
- U Feather River Kitchen & Gifts
- V Artists of River Town
- W Marcozzi Jewelers
- X Emporio

CITY OF OROVILLE

Economic Development Department
 FOR MORE INFORMATION, PLEASE CONTACT
 Tom Fitzpatrick, Redevelopment Coordinator
 Email: marciniakb@cityoforoville.org
 1735 Montgomery Street
 Oroville, CA 95965
 Phone: (530) 538-2405
 Fax: (530) 538-2468



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

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

Consumer Spending Gap

