



# CITY OF OROVILLE

## ECONOMIC DEVELOPMENT

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

The Oroville Redevelopment Agency is offering a **PRIME DEVELOPMENT** opportunity for **SALE** within the Gateway Redevelopment Project Area.

## Property Profile

### LOCATION:

Northwest corner of Montgomery Street and Feather River Blvd, Oroville, Ca, 95965

### PROPERTY DETAIL

Approximately 12.2 acres comprised of two parcels.

APN # 035-290-039 & 003 – 12.2 ac (Orange)

APN # 012-060-001 & 002 – 0.55 ac (Grey)

Located along Hwy. 70 (ADT 30,000 CPD).

Adjacent to the Feather River.

Direct street access along Feather River Blvd to Oro Dam Blvd, which has over 30,000 CPD.

## 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

\* Hwy. 162 is approximately 0.75 mile south of this site.



## Gateway Site Property

UNIQUE DEVELOPMENT OPPORTUNITY

Oroville, California

\* This is a conceptual rendering of what could be done at this site

Economic Development Department  
**FOR MORE INFORMATION, PLEASE CONTACT**  
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### PROPERTY INCENTIVES

- Ground lease with favorable terms
- Disposition of Property (ENA & DDA)
- Employee tax credits and a low interest loan program (up to \$35,000 in operating capital for every job created for new businesses).
- Enterprise Zone Incentives
- Redevelopment incentives & more ...

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

