



CITY OF OROVILLE

ECONOMIC DEVELOPMENT

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

Proposed Oroville Ranch and Multi-Use Facility.

This property and facility can accommodate equestrian, rodeo, athletic, exhibition, agriculture, livestock, stage, exhibition, banquet, and private events. Additionally, this property has access to the Feather River via boat launch. Property could potentially feature a river-front restaurant.

Property Profile

LOCATION:

West of Highway 70, bordering the Feather River in beautiful Oroville, Ca, 95966

PROPERTY DETAIL

- Approximately a 46.89 acre parcel
- APN # 035-480-050
- Zoning = Consistent with Recreational Overlay Zoning (retail and restaurants are permitted)
- Located on the Feather River off Hwy.70 in Butte County
- Not Permitted

Area Demographics

OROVILLE 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

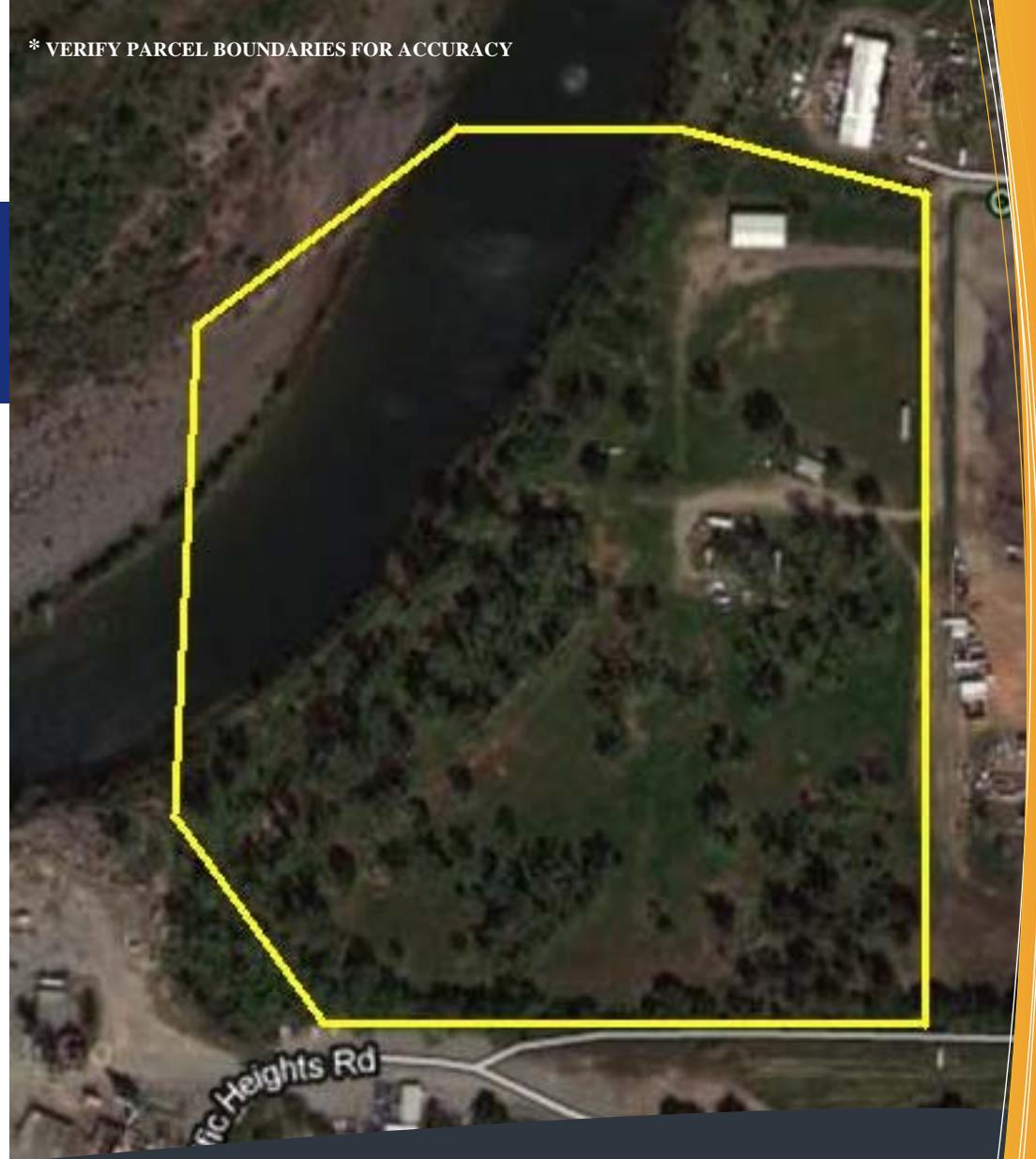
TRAFFIC COUNTS

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.

* VERIFY PARCEL BOUNDARIES FOR ACCURACY

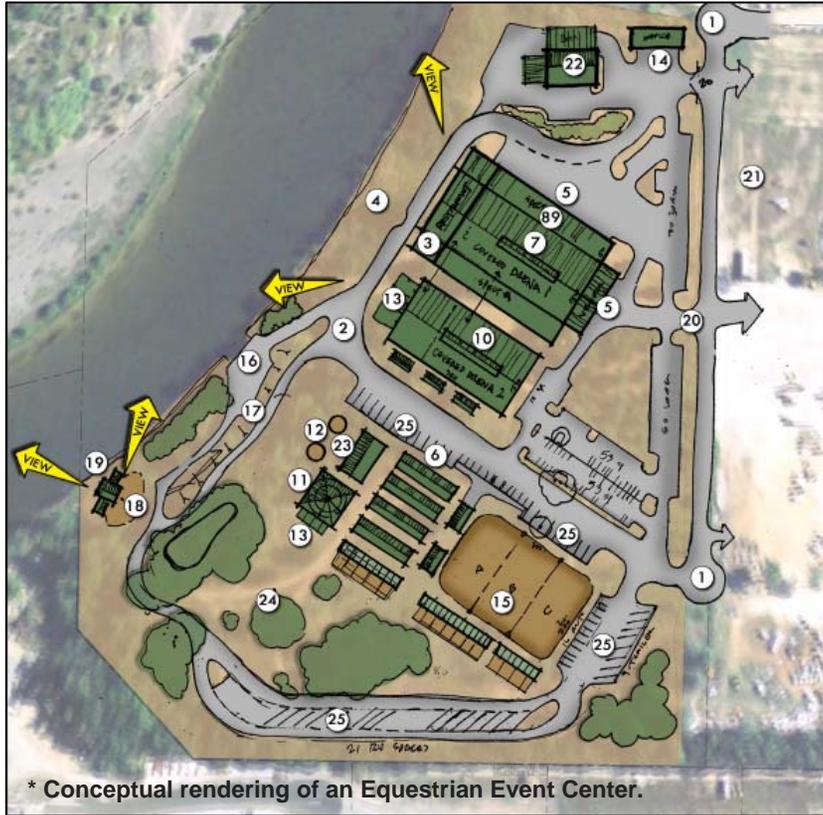


Harmon Property

DEVELOPMENT OPPORTUNITY

Oroville, California

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



Economic Development Department
FOR MORE INFORMATION, PLEASE CONTACT
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SITE ATTRIBUTES

Lot shape = Large enough for multiple buildings, parking, access and site circulation

Proximity to Parking = On site with adjacent 14 acre parcel available for lease or purchase

Ease of Accessibility = Just off Hwy 70; recent expansion zone under construction and good access off and on the Feather River

Proximity to Existing Lodging & Restaurants = Close to Feather Falls Casino and Lodge and other Oroville and Butte County amenities

Visibility / Attractiveness of Site = Scenic Oak studded with varying terrain and 1,000 linear feet of Feather River frontage; visibility from Hwy 70

Zoning = Site is properly zoned for a major event center, business, recreational use

Oroville Top Employers

NAME OF COMPANY	PRODUCTS	EMPLOYEES
Butte County	Public Administration	2,250
Oroville Hospital	Health Administration	950
Butte College	Public Administration	450
Pacific Coast Producers*	Fruit canning	Seasonal 1,200 (300)
Sierra Pacific Packaging, Inc.	Folding cartons	157
Sierra Pacific Industries	Cedar fencing	110

Oroville Recreational Opportunities

Lake Oroville SRA receives over 1,000,000 annual visitors	Oroville Forebay and Afterbay
Feather River	Table Mountain
Various City Museums	State Wildlife Area

Oroville Schools

Oroville Union High School District	Oroville City Elementary School District
Palermo Union School District	Thermalito Union School District

