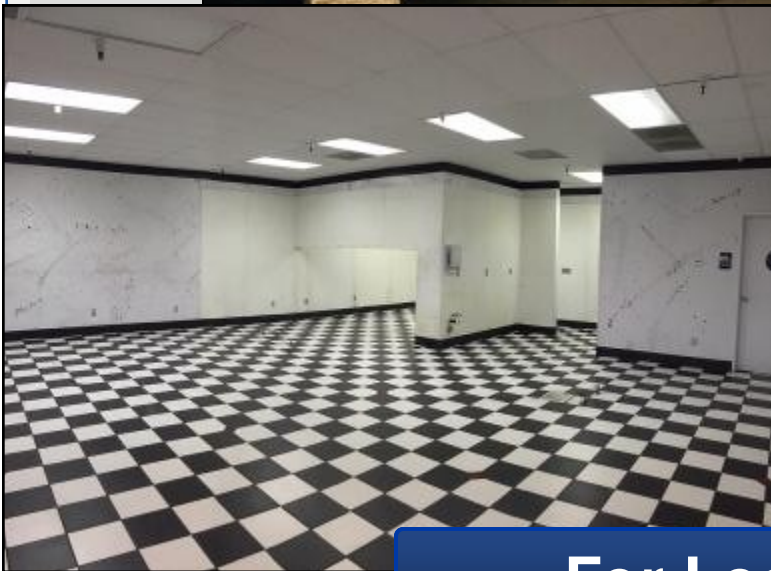


# Las Plumas Plaza - 1,530 sq. ft. Oroville, California



**For Lease**

Prepared by:

**Mike Donnelly**  
530-828-0011  
mike@californianorthern.com



DuFour Realty

# Las Plumas Plaza Shopping Center

## The Offering:

One of the best quality in-line restaurant/retail units in Oroville and Butte County. Former Yogurt Store next to Radio Shack in Las Plumas Plaza Shopping Center. Rare vacancy.

Ready to go for food or other retail use.

## Highlights:

- Excellent Condition
- High Traffic Location
- 30,000 + AADT
- Quality Anchor Tenants
- Strong Center
- Good Tenant Mix

## Neighbors:

- Food Maxx
- Big 5 Sporting Goods
- Round Table Pizza
- Anytime Fitness
- Sierra Central Credit Union
- Payless Shoes
- Radio Shack
- Check n Go
- Tri Counties Bank
- CVS Pharmacy

## Executive Summary



### The Property

1124 Suite A & B, Oro Dam Blvd., Suite F, Oroville, CA

Floor Plan Attached

### Property Specifications

Property Type:	Retail
Available Units:	1
Unit Size:	1,530 SF
Anchor Tenants:	Food Max, Big 5, Grocery Outlet
Nearby Tenants:	Radio Shack, Round Table Pizza
Traffic:	30,000 + Cars Per Day (AADT)
Signage:	Channel Letters & Street Monument Signage

### Price

Lease Rate:	\$1.50 per sq. ft. per month (\$2,295)
Type of Lease:	Net Lease (NNN) Estimated \$0.35 per sq. ft.

### Additional Information

The Las Plumas Plaza Shopping Center has a long track record of sustaining successful national and local businesses. Ideally located on Busy Oro Dam Blvd. (HWY 162), the center is a key location on the route to the Lake Oroville Recreation Area and the primary center of commerce for local residents and visitors alike.

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Las Plumas Plaza Shopping Center



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# Property Overview

## Photos



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**Las Plumas Plaza Shopping Center**



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# Property Overview

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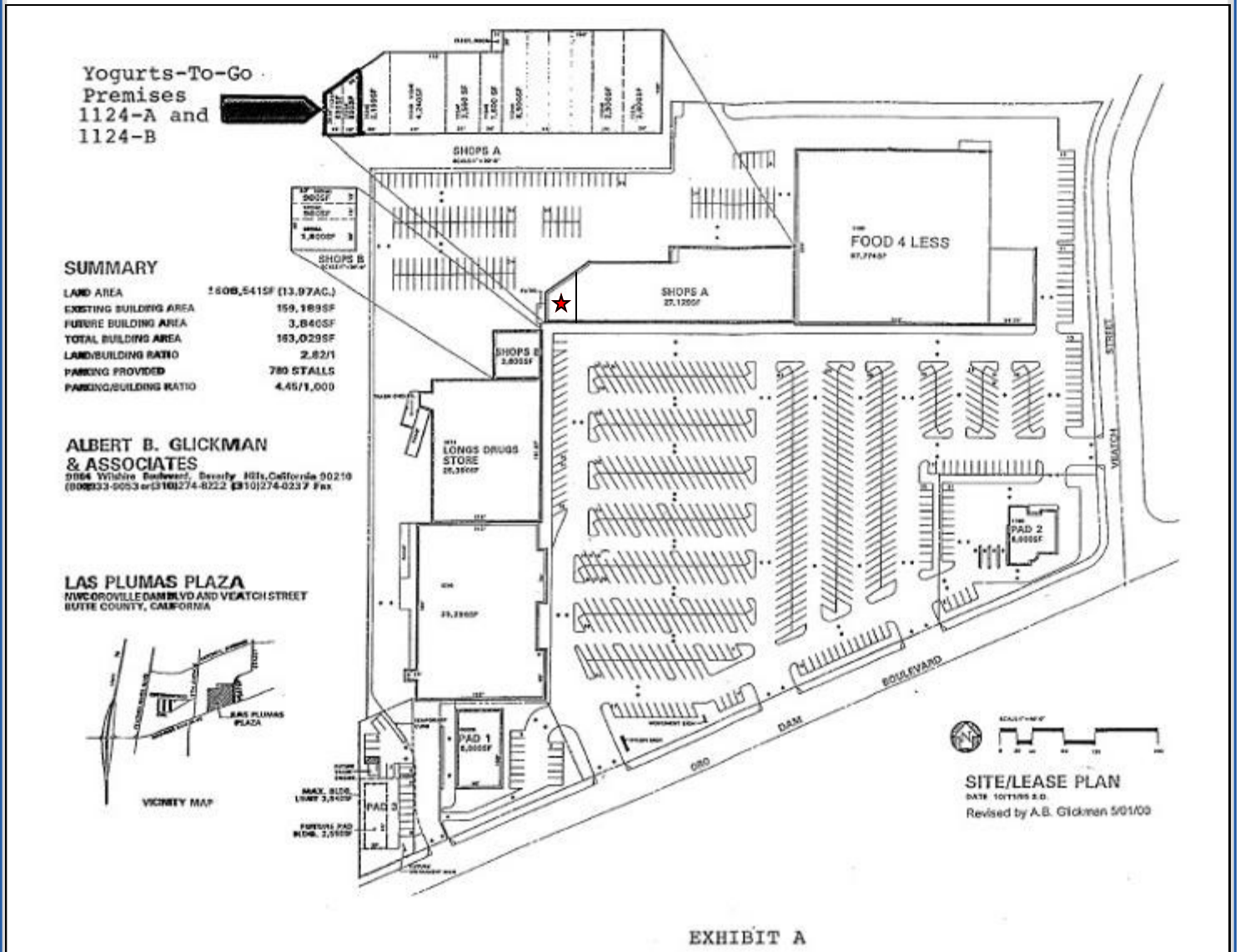
**Las Plumas Plaza Shopping Center**



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# Property Overview

## Site Plan



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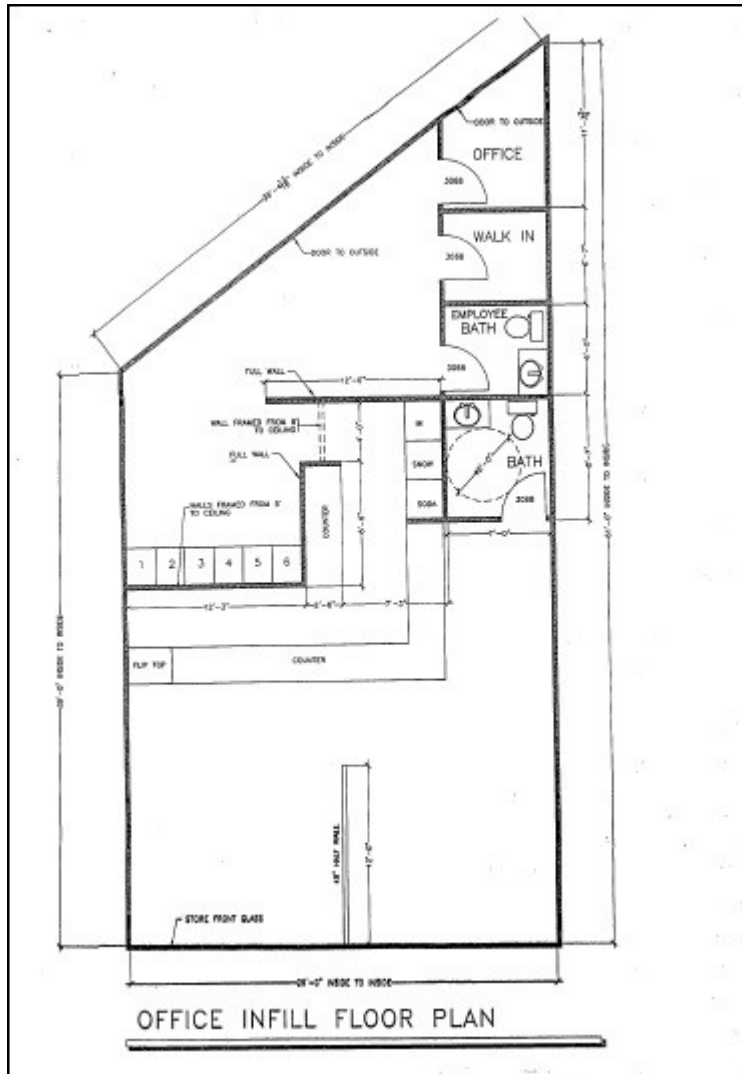
Las Plumas Plaza Shopping Center



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# Property Overview

## Floor Plan



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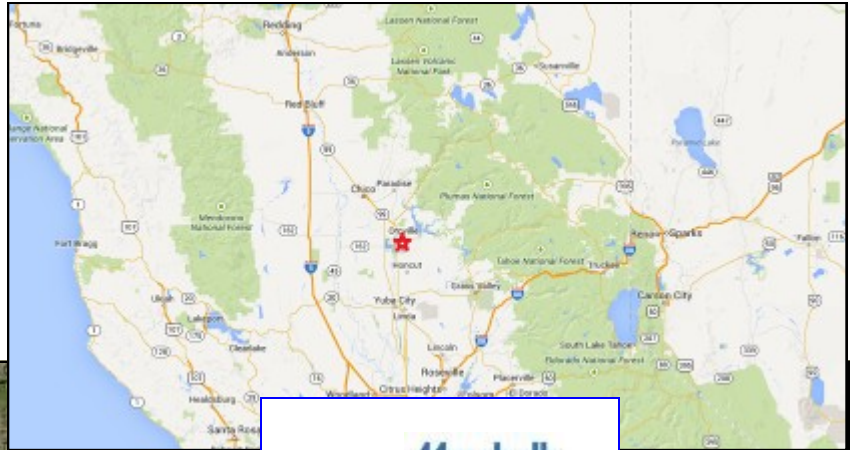
Las Plumas Plaza Shopping Center



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# Property Overview

## The Property



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Las Plumas Plaza Shopping Center



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## Contact Information

### Contact Info

For more information, please contact:

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