

**ALL TENANTS ARE OPEN  
AND OPERATING AS OF  
JUNE 2020**



# FEATHER RIVER CROSSINGS

**DOMINANT GROCERY ANCHORED SHOPPING CENTER AT  
TOP RETAIL INTERSECTION**

**OROVILLE, CA**



**CAPITAL PACIFIC**



# Contact the team

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## FEATHER RIVER CROSSINGS

355 ORO DAM BLVD, OROVILLE, CA 95965

**\$14,250,000**      **7.70%**  
**PRICE**                      **CAP**

NOI: **\$1,096,752**

PRICE/SF: **\$157.32**

LEASE TYPE: **NNN**

LEASABLE AREA: **90,580 SF**

LAND AREA: **8.90 AC**

YEAR DEVELOPED: **2018**

PARKING SPACES: **492**

**NATIONAL TENANT LINEUP IN GROCERY  
ANCHORED RETAIL STRIP CENTER**

# Investment Highlights

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## THE OFFERING

**THE OFFERING** is a newly constructed Smart & Final anchored retail shopping center located in Oroville, California, just 65 miles north of Sacramento. The center offers a strong tenant mix of grocery, fitness, hardware, and clothing. The center sits comfortably adjacent to Feather River and just off of highway 70, Northern California's designated north-south highway. It is also only a short drive from Lake Oroville Recreational Area. Its hard corner location at the highly trafficked intersection of Feather River Blvd and Oro Dam Blvd E boasts combined traffic counts of over 38,000 VPD. The shopping center across the street provides additional daily needs draw, as well as two Inns only a short block away. The four tenants feature new 10 and 15 year leases, all with several options to extend.

**OROVILLE** is nestled against the banks of the Feather River where it flows from the Sierra Nevada into California's Central Valley. Over 55,000 residents call the Greater Oroville Area home. Just 65 miles north of Sacramento, Oroville is located adjacent to Highway 70, (Northern California's designated north-south highway) which makes transportation to most Northern California cities easily accessible and also provides a direct link to California's major freeways. Oroville is home to Lake Oroville and surrounding recreational areas, which attract approximately one million visitors annually.

## HIGHLIGHTS

- **100% leased newly redeveloped Smart & Final anchored center servicing large rural trade area**
- **Near Lake Oroville Recreational Area, with approximately 1,000,000 visitors annually**
- **Just off of Highway 70 (Northern California's designated north south highway)**
- **Hard Corner Location boasts over 38,000 VPD**
- **Smart & Final has 300+ locations across 15 U.S. states**

# Income & Expense

		CURRENT
Price:		\$14,250,000
Capitalization Rate:		7.70%
Price Per Square Foot:		\$157.32
Down Payment	31%	\$4,450,000
Loan Amount	69%	\$9,800,000
Total Leased (SF):	100.00%	90,580
Total Vacant (SF):	0.00%	0
Total Rentable Area (SF):	100.00%	90,580
INCOME		P/SF
Scheduled Rent	\$12.11	\$1,096,752
Property Tax Recoveries	\$1.73	\$156,750
Insurance Recoveries	\$0.20	\$18,116
CAM Recoveries	\$1.10	\$99,638
CAM Admin Fee	\$0.11	\$9,964
EFFECTIVE GROSS INCOME		\$1,381,220
EXPENSE		P/SF
Property Taxes (1.1% of PP)	(\$1.73)	(\$156,750.00)
Insurance (Estimated)	(\$0.20)	(\$18,116.00)
CAM (Estimated)	(\$1.10)	(\$99,638.00)
Management Fee	(\$0.11)	(\$9,963.80)
TOTAL OPERATING EXPENSES		(\$3.14) (\$284,468)
NET OPERATING INCOME		\$1,096,752

## ASSUMABLE FINANCING/CASH FLOW

MUST BE ASSUMED	
Proposed Loan Amount	\$9,800,000
Loan To Value	66%
Interest Rate	5.44%
Lender Type	CMBS
Status	Assumable
Third Parties	Completed
Term	10 Year
Amortization	30 Year
Due Date	12/13/2018
Lender	12/6/2028
Net Operating Income	\$1,096,752
Debt Service	(\$668,015)
Cash Flow	\$428,737
Cash on Cash	9.63%
Principal Pay down	\$145,940
Total Return	\$574,677
Yield	12.91%
Debt Coverage Ratio	1.64

The above financing must be assumed.  
For More information, please contact Dean Sparks at  
Altoma Real Estate Advisors.  
(831) 999-8000



# Rent Roll

			LEASE TERMS		RENT SUMMARY			
TENANT	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT	RECOV/SF
Smart & Final	29,580	32.66%	10/01/18	09/30/33	\$44,370.00	\$532,440.00	\$18.00	\$0.77
		Increase*	10/01/21	09/30/23	\$44,370.00	\$532,440.00	\$18.00	
		Increase	10/01/23	09/30/33	\$48,807.00	\$585,684.00	\$19.80	
		Option 1	10/01/33	09/30/38	\$53,687.70	\$644,252.40	\$21.78	
		Option 2	10/01/38	09/30/43	\$59,061.40	\$708,736.80	\$23.96	
		Option 3	10/01/43	09/30/48	\$64,952.75	\$779,433.00	\$26.35	
		Option 4	10/01/48	09/30/53	\$71,460.35	\$857,524.20	\$28.99	
<i>*Seller will credit difference in rent prior to increase</i>								
Ross	18,000	19.87%	10/01/18	09/30/28	\$12,000.00	\$144,000.00	\$8.00	\$1.79
		Increase	10/01/23	09/30/28	\$12,750.00	\$153,000.00	\$8.50	
		Option 1	10/01/28	09/30/33	\$13,500.00	\$162,000.00	\$9.00	
		Option 2	10/01/33	09/30/38	\$14,250.00	\$171,000.00	\$9.50	
		Option 3	10/01/38	09/30/43	\$15,000.00	\$180,000.00	\$10.00	
		Option 4	10/01/43	09/30/48	\$15,750.00	\$189,000.00	\$10.50	
Harbor Freight	15,000	16.56%	03/01/18	02/28/28	\$11,250.00	\$135,000.00	\$9.00	\$1.79
		Increase	03/01/23	02/28/28	\$11,925.00	\$143,100.00	\$9.54	
		Option 1	03/01/28	02/28/33	\$12,640.50	\$151,686.00	\$10.11	
		Option 2	03/01/33	02/28/38	\$13,398.93	\$160,787.16	\$10.72	
		Option 3	03/01/38	02/28/43	\$14,202.87	\$170,434.39	\$11.36	
		Option 4	03/01/43	02/28/48	\$15,055.04	\$180,660.45	\$12.04	
		Option 5	03/01/48	02/28/53	\$15,958.34	\$191,500.08	\$12.77	
Fit Republic	28,000	30.91%	06/01/18	05/31/33	\$23,776.00	\$285,312.00	\$10.19	\$1.79
		Increase	06/01/23	05/31/28	\$25,670.00	\$313,332.00	\$11.19	
		Increase	06/01/28	05/31/33	\$28,235.00	\$344,112.00	\$12.29	
		Option 1	06/01/33	05/31/38	\$31,058.50	\$372,702.00	\$13.31	
		Option 2	06/01/38	05/31/43	\$34,164.35	\$409,972.20	\$14.64	
<b>CURRENT TOTALS</b>	<b>90,580</b>	<b>100.00%</b>	<b>TOTAL CURRENT</b>		<b>\$91,396.00</b>	<b>\$1,096,752.00</b>	<b>\$12.11</b>	
<b>VACANT</b>	<b>0</b>	<b>0.00%</b>						
<b>CURRENT TOTALS</b>	<b>90,580</b>	<b>100.00%</b>						

TENANT	SQ. FT.	CAM			PROPERTY TAX			INSURANCE			ADMIN FEE		TOTAL PAYMENT
		PRO RATA %	TOTAL CAM	SHARE	PRO RATA %	TOTAL PROP TAX	PRO RATA SHARE	PRO RATA %	TOTAL INSURANCE	PRO RATA SHARE	FEE %	FEE PAID	
<sup>1</sup> Smart & Final	29,580	32.66%	\$99,638	\$32,538	32.66%	\$156,750	\$51,189	32.66%	\$18,116	\$5,916	10%	\$3,253.80	\$92,896
<sup>2</sup> Ross	18,000	19.87%	\$99,638	\$19,800	19.87%	\$156,750	\$31,149	19.87%	\$18,116	\$3,600	10%	\$1,980.00	\$56,529
<sup>3</sup> Harbor Freight	15,000	16.56%	\$99,638	\$16,500	16.56%	\$156,750	\$25,958	16.56%	\$18,116	\$3,000	10%	\$1,650.00	\$47,108
<sup>4</sup> Fit Republic	28,000	30.91%	\$99,638	\$30,800	30.91%	\$156,750	\$48,454	30.91%	\$18,116	\$5,600	10%	\$3,080.00	\$87,934
<b>CURRENT TOTALS</b>	<b>90,580</b>	<b>100.00%</b>	<b>TOTAL: \$99,638</b>			<b>TOTAL: \$156,750</b>			<b>TOTAL: \$18,116</b>			<b>\$9,963.80</b>	<b>\$284,467.80</b>
<b>OCCUPIED</b>	<b>90,580</b>	<b>100.00%</b>											
<b>VACANT</b>	<b>0</b>	<b>0.00%</b>											

<sup>1</sup>CAM estimated at \$2.68/SF first year with 4% annual increases on a non-cumulative basis. Taxes estimated at \$1.30/SF first year with no cap thereafter. Insurance capped at \$0.27/SF for first year with no cap thereafter. Tenant does not reimburse for management, but does pay a 10% CAM Admin fee.

<sup>2</sup>No cap on CAM. No cap on Taxes. No cap on Insurance. Tenant does not reimburse for management fees, but does pay a 10% CAM Admin fee.

<sup>3</sup>CAM estimated at \$2.50/SF first year. Taxes estimated at \$0.24/SF first year. Insurance estimated at \$0.24/SF for first year. CAM may not increase by more than 5% annually exclusive of common area

<sup>4</sup>No cap on CAM for first year. Thereafter CAM is capped at 5% over the previous year on a non-cumulative basis excluding taxes, insurance, utilities. No cap on Taxes or insurance.

# Lease Abstract



## EXPENSES

## PREMISE & TERM

<b>TENANT</b>	Smart & Final Stores, LLC
<b>LANDLORD</b>	Feather River 350, LLC
<b>BUILDING SF</b>	29,580 SF
<b>LEASE TYPE</b>	NNN
<b>TERM</b>	15 Years
<b>GRAND OPENING</b>	October 1, 2018
<b>EXPIRATION</b>	September 30, 2033
<b>OPTIONS</b>	Four 5-year options

## LEASE PROVISIONS

**ASSIGNMENT/SUBLETTING:** Requires written consent of landlord. Tenant can assign or sublet without consent if entity is the same as tenant or tenant owns/is owned by assignee.

**EARLY TERMINATION:** None

**RIGHT OF FIRST REFUSAL:** The tenant shall have the right of first refusal to lease additional space adjacent to the premises which shall never exceed 35,000 square feet. At time space becomes available, landlord shall give the tenant written notice to exercise right of first refusal in writing within 30 days from receipt of aforementioned notice.

**ESTOPPELS:** Within fifteen (15) days following landlord's written request, tenant shall execute and deliver estoppel certificate. If landlord requests more than one (1) in any twelve (12) month period, landlord shall reimburse tenant for costs incurred.

**EXCLUSIVE USE:** Exclusive right to grocery store, exclusive right to sell beer wine and spirits. If tenant occupies less than 5,000 square feet or are incidental, this exclusivity is waived.

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

## TAXES

Tenant shall pay pro Rata share of 29.4% for real estate taxes, which shall not increase due to transfer of ownership more than once per 5-year period. Tenant shall pay personal property taxes.

## INSURANCE

Tenant must pay pro rata share of landlord insurance which shall not exceed \$0.27 PSF but shall not be capped thereafter.

## UTILITIES

Tenant shall pay separately metered utilities.

## CAM

Tenant pays pro rata share equal to 29.4%, after the first year of the lease term the actual Common Area Charges shall not increase by more than four percent (4%).

## TENANT'S OBLIGATIONS

Tenant at sole cost and expense shall maintain interior of premises, plumbing, wiring, painting interior premises.

## LANDLORD'S OBLIGATIONS

Landlord shall reimburse tenant for tenant improvements equal to \$25 PSF. Landlord shall furnish, install, and maintain electric, water, gas, telephone, sanitary and storm sewer lines to premises and equipment required to provide service. Landlord shall provide separate meters to tenant at landlord's sole cost and expense. Landlord is responsible for roof, structure, and interior walls. Regular repair and maintenance is included in CAM.







## PREMISE & TERM

<b>TENANT</b>	Ross Dress for Less, Inc.
<b>LANDLORD</b>	Feather River 350, LLC
<b>BUILDING SF</b>	18,000 SF
<b>LEASE TYPE</b>	NNN
<b>TERM</b>	10 Years
<b>GRAND OPENING</b>	October 1, 2018
<b>EXPIRATION</b>	September 30, 2028
<b>OPTIONS</b>	Four 5-year options

## LEASE PROVISIONS

**ASSIGNMENT/SUBLETTING:** Requires written landlord consent unless transferred to Related Entity.

**EARLY TERMINATION:** If co-tenancy conditions are not met for one (1) year, tenant may terminate.

**RIGHT OF FIRST REFUSAL:** None

**RIGHT OF FIRST OFFER:** If this lease is terminated and landlord elects to rebuild the store or a substantially similar building in Landlord's Parcel within three (3) years after Casualty Date, Landlord shall first offer space in building to tenant on terms no less favorable than those that would be offered on the open market.

**ESTOPPELS:** Within twenty (20) business days after request for estoppel certificates, either party shall deliver said certificates. Each subsequent request for estoppels, the requesting party shall pay to the other \$1,000.

**CO-TENANCY:** Required co-tenants smart & Final and Harbor Freight. Smart & Final may be replaced by nationally or regionally recognized anchor tenant in no less than 80% of the sf area. Harbor freight may be replaced by one nationally or regionally recognized anchor tenant in no less than sf area in same location. If conditions are not met, then tenant's total rent will be replaced by substitute rent, the lesser of (a) minimum rent, or (b) 2% of tenant's gross sales, and reimbursements are ignored. If this lasts over a year, the tenant may terminate.

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## TAXES

Tenant shall reimburse landlord for pro rata share of the tax bill.

## INSURANCE

Tenant shall reimburse landlord for pro rata share of the premium, excluding i) management or administrative fees; ii) earthquake flood or terrorism insurance. Tenant shall, at its sole cost and expense, keep a policy of commercial general liability insurance.

## UTILITIES

Tenant shall pay for metered utilities, Landlord installs at sole cost and expense.

## CAM

Tenant shall pay pro rata share of store size divided by leasable floor area. Note: 10% admin fee.

## TENANT'S OBLIGATIONS

Tenant shall maintain the interior of the store, ordinary wear and tear excepted. Tenant shall at its expense maintain (not repair) HVAC. Tenant responsible for floor covering.

## LANDLORD'S OBLIGATIONS

On or before delivery date, landlord shall at its sole cost and expense i) remove all hazardous materials; ii) complete any roof replacement work or roof repair; iii) complete all construction listed in lease. Landlord shall maintain all common areas in first class condition, repair and cleanliness, including ice and snow removal, and sidewalk steam cleaning and shall keep the common areas well-lit until 11pm.

# Lease Abstract

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**HARBOR  
FREIGHT**

Quality Tools at Ridiculously Low Prices

## EXPENSES

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## PREMISE & TERM

<b>TENANT</b>	Harbor Freight Tools USA, Inc.
<b>LANDLORD</b>	Feather River 350, LLC
<b>BUILDING SF</b>	15,000 SF
<b>LEASE TYPE</b>	NNN
<b>TERM</b>	10 Years
<b>GRAND OPENING</b>	March 1, 2018
<b>EXPIRATION</b>	February 28, 2028
<b>OPTIONS</b>	Five 5-year options

## LEASE PROVISIONS

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**ASSIGNMENT/SUBLETTING:** Tenant must provide written notice but does not require landlord's consent. Landlord may terminate the lease after tenant wishes to transfer within 10 days.

**RIGHT OF FIRST REFUSAL:** None

**RIGHT OF FIRST OFFER:** Tenant has right of first offer on adjacent space.

**ESTOPPELS:** Each party must provide estoppel certificates within fifteen (15) days of written notice from other party at any time.

**EXCLUSIVE USE:** There can be no education facilities, businesses servicing motor vehicles, or a gym except for Suite D. Tenant has exclusive right to operate as a general tool and tool accessories merchandise retailer. If landlord breaches, tenant may terminate.

## TAXES

Tenant shall pay personal property and business taxes attributed to the tenant's business.

## INSURANCE

Tenant must maintain commercial general liability and personal property insurance.

## UTILITIES

Tenant Pays for all utilities, and can store trash receptacle outside premise.

## CAM

Tenant Pays Pro Rata Share.

## TENANT'S OBLIGATIONS

At tenant's sole expensive, repair and maintenance of non-structural interior and HVAC. Tenant makes improvements at its sole expense.

## LANDLORD'S OBLIGATIONS

Landlord's sole expense, shall repair, maintain and replace structure, roof, foundations, and utility pipes. Landlord also responsible for utility meters, pest control and extermination except in interior.

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# Lease Abstract



## EXPENSES

### PREMISE & TERM

<b>TENANT</b>	NS Fit Inc. (Personal Guarantee) -- 7 Locations
<b>LANDLORD</b>	Feather River 350, LLC
<b>BUILDING SF</b>	28,000 SF
<b>LEASE TYPE</b>	NNN
<b>TERM</b>	15 Years
<b>GRAND OPENING</b>	September 1, 2018
<b>EXPIRATION</b>	August 31, 2033
<b>OPTIONS</b>	Two 5-year options

### LEASE PROVISIONS

**ASSIGNMENT/SUBLETTING:** Lessor Consent Required

**EARLY TERMINATION:** None

**RIGHT OF FIRST REFUSAL:** None

**RIGHT OF FIRST OFFER:** None

**ESTOPPELS:** Each party shall within ten days after written notice from the other party execute, acknowledge, and deliver estoppel certificates.

### TAXES

Lessee shall pay all taxes assessed against property to the landlord as reimbursement within 10 days. Lessor shall pay taxes applicable to shopping center, to be included in CAM.

### INSURANCE

Lessee shall obtain and keep in force a general commercial liability policy.

### UTILITIES

Tenant shall pay for utility repair and use, together with any taxes thereon.

### CAM

Tenant pays 28% Pro Rata share

### TENANT'S OBLIGATIONS

Tenant shall at sole expense keep premises, utilities, and alterations in good order, condition, and repair.

### LANDLORD'S OBLIGATIONS

Subject to reimbursement from tenant, shall keep in good order, condition, and repair the foundations, roof, and structure as well as common areas.

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# Subject Property





# Signage



CHIPOTLE OPENED NOVEMBER 20, 2019





# Signage Plan

## FEATHER RIVER BOULEVARD MONUMENT SIGN



## HIGHWAY 70 80 FT PYLON SIGN



## ORO DAM BOULEVARD E MONUMENT SIGN





# Site Plan



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# Tenant Overview



# Smart & Final *extra!*

## ABOUT SMART & FINAL

Smart & Final offers grocery store convenience and low warehouse prices in one stop. The concept combines the high quality fresh produce of a farmer's market, the low prices of a discount grocer and the large club size products of a traditional club store. But you don't need to buy large sizes or multi-packs when you shop at Smart & Final. With low warehouse prices and no membership fees, Smart & Final is known for providing great value.

320+

LOCATIONS ACROSS  
15 STATES

In 2017, Smart & Final opened 17 new locations, increasing the total to 323 stores. 2017 provided a net sales increase of 6.7% and a sales revenue of \$4.57 billion, showing a 3.2% sales increase from 2016. Smart & Final offers delivery and in-store pickup options to over 85% of their stores, providing an increase in traffic to the locations. For the second consecutive year, Smart & Final was named one of Fortune's "Most Admired Companies".

\$4.57 B

2017 SALES  
REVENUE

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# Tenant Overview

# ROSS

Ross Stores, Inc., also referred to as Ross Dress for Less, is the largest off-priced retailer in the United States. Initially started as a six-store chain, Ross is now a Fortune 500 company with a net worth of \$12.9 billion. Due to the popularity of the store offering up to 60% off department store brands and bargain shopping, there are over 1,412 locations in 37 U.S. states, the District of Columbia, and Guam.

1,400+

LOCATIONS ACROSS 37 STATES,  
DISTRICT OF COLUMBIA, AND  
GUAM

## HARBOR FREIGHT TOOLS

Quality Tools at Ridiculously Low Prices

Harbor Freight Tools, founded in 1977, began as a small family-owned discount tool and equipment retailer in Calabasas, California. Over the past 40 years, the privately held company has grown to become a \$4 Billion business with 900+ locations in 47 states, and a customer base that exceeds 40 million.

Harbor Freight offers more than 7,000 quality tools and accessories that match or exceed competing brands, but at prices that are up to 80% less. They sell power tools, air tools, hand tools, tool storage, automotive and motorcycle materials, engine and generator materials, material handling, and much more.





# Tenant Overview

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## ABOUT FIT REPUBLIC

Fit Republic was created with the intent of modeling a fitness concept that has the basic amenities with a special focus on large group training. The company has over 50 locations throughout California and Washington, and is run by a team of former VP's of some of the largest fitness companies in the world such as Gold's Gym, LA Fitness, and 24 Hour Fitness. Since 2009, the company's revenues & net income have grown year over year and operate at a strong margins (Speak with Agent for Details).

350,000+

TOTAL MEMBERSHIPS  
IN 2017

Fit Republic offers a state of the art facility at an affordable price. In addition they have a strong group training model that allows them to charge more to increase their average ticket per customer. The low cost high quality model is what propels them to be the dominant player in each market they serve.

54

LOCATIONS THROUGHOUT  
CALIFORNIA AND  
WASHINGTON



# Retail Aerial



30,000  
VPD

8,173  
VPD

SECOND  
DRIVE-THRU  
CHIPOTLE  
IN CALIFORNIA

ORO DAM BOULEVARD E

FEATHER RIVER BOULEVARD



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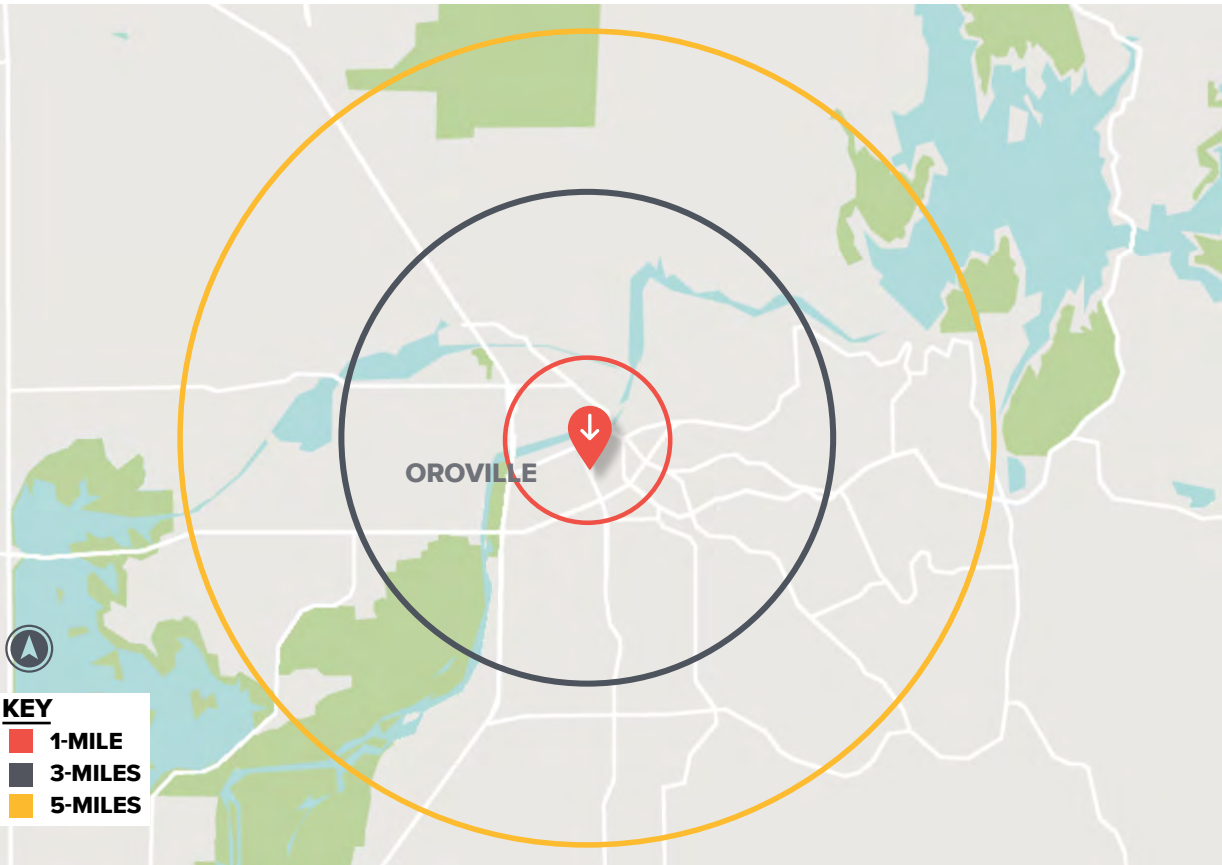


# Submarket Overview

## RETAILERS IN CLOSE PROXIMITY INCLUDE:

- Applebee's
- Dollar General
- Sonic Drive-In
- AutoZone
- FoodMaxx
- Starbucks
- Bank of America
- Grocery Outlet
- Taco Bell
- Big 5 Sporting Goods
- Jack in the Box
- Tractor Supply Co.
- Big Lots
- McDonald's
- Walgreens
- Burger King
- Popeyes
- Walmart Supercenter
- CVS Pharmacy
- Rite Aid
- Wendy's

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**KEY**


- 1-MILE
- 3-MILES
- 5-MILES

## BUSINESS SUMMARY

TOTAL	3-MILES	5-MILES
Businesses	1,325	1,481
Employees	15,604	16,959
Residential Population	30,186	39,766


# Demographics

## POPULATION

	1-MILE	3-MILES	5-MILES
2010	1,401	28,957	38,287
2018	1,398	30,186	39,766
2023	1,415	31,077	40,881

SOURCE: ESRI

## 2018 HH INCOME

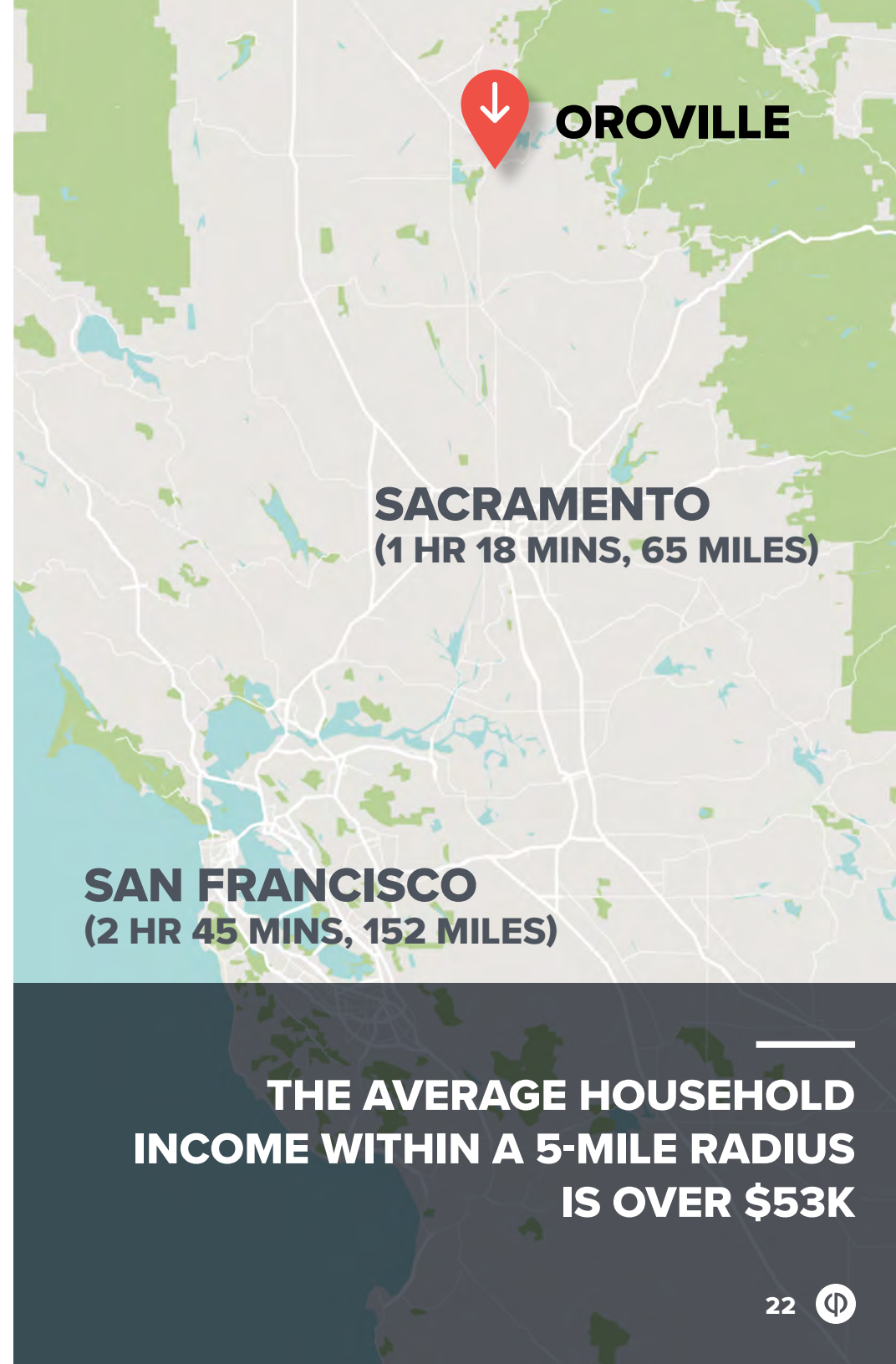
	5-MILES	TRADE AREA
Average	\$53,005	\$60,334
Median	\$39,495	\$44,124

SOURCE: CLARITAS

## TOP EMPLOYERS

EMPLOYER	
Pacific Coast Producers	1,200
Butte County Comm Employment	400
County Sheriff	325
Butte County Social Welfare	300

SOURCE: CALTRANS; BUTTE COUNTY ASSOCIATION OF GOVERNMENTS



 **OROVILLE**

**SACRAMENTO**  
(1 HR 18 MINS, 65 MILES)

**SAN FRANCISCO**  
(2 HR 45 MINS, 152 MILES)

**THE AVERAGE HOUSEHOLD  
INCOME WITHIN A 5-MILE RADIUS  
IS OVER \$53K**



# Location Overview



# OROVILLE, CALIFORNIA



LAKE OROVILLE

**OROVILLE** is the gateway to Lake Oroville at the base of the Sierra Nevada Mountains, which draws over one million recreational visitors each year. Oroville is the county seat of Butte County, California. It is located off of Highway 70, and is in close proximity to Highway 99, which connects Butte County with Interstate 5. Chico, California is located about 25 minutes north of the city, and Sacramento lies about an hour south. Historic downtown Oroville is at the heart of the city. The downtown has numerous boutiques, shoe stores, bike shops, yoga studios, candy shops, salons, coffee shops, antique stores, gift shops, and museums.

## OROVILLE ECONOMY

Downtown Oroville is at the heart of the city and offers visitors and locals a variety of restaurants, boutiques, and more. The Oroville Dam, one of Oroville’s most famous sites, is one of the 20 largest dams in the world, the largest earth filled dam in the U.S., and the tallest dam in the U.S. The lake offers many sporting activities throughout the year, such as skiing, sailing, swimming, fishing, camping, and picnicking.

**OROVILLE** has a population exceeding 19,000+ residents but serves a wider trade area of 69,000 people. The population has been steadily growing at about 1% per year.

19,000+



**OROVILLE  
POPULATION  
(ESTIMATED)**

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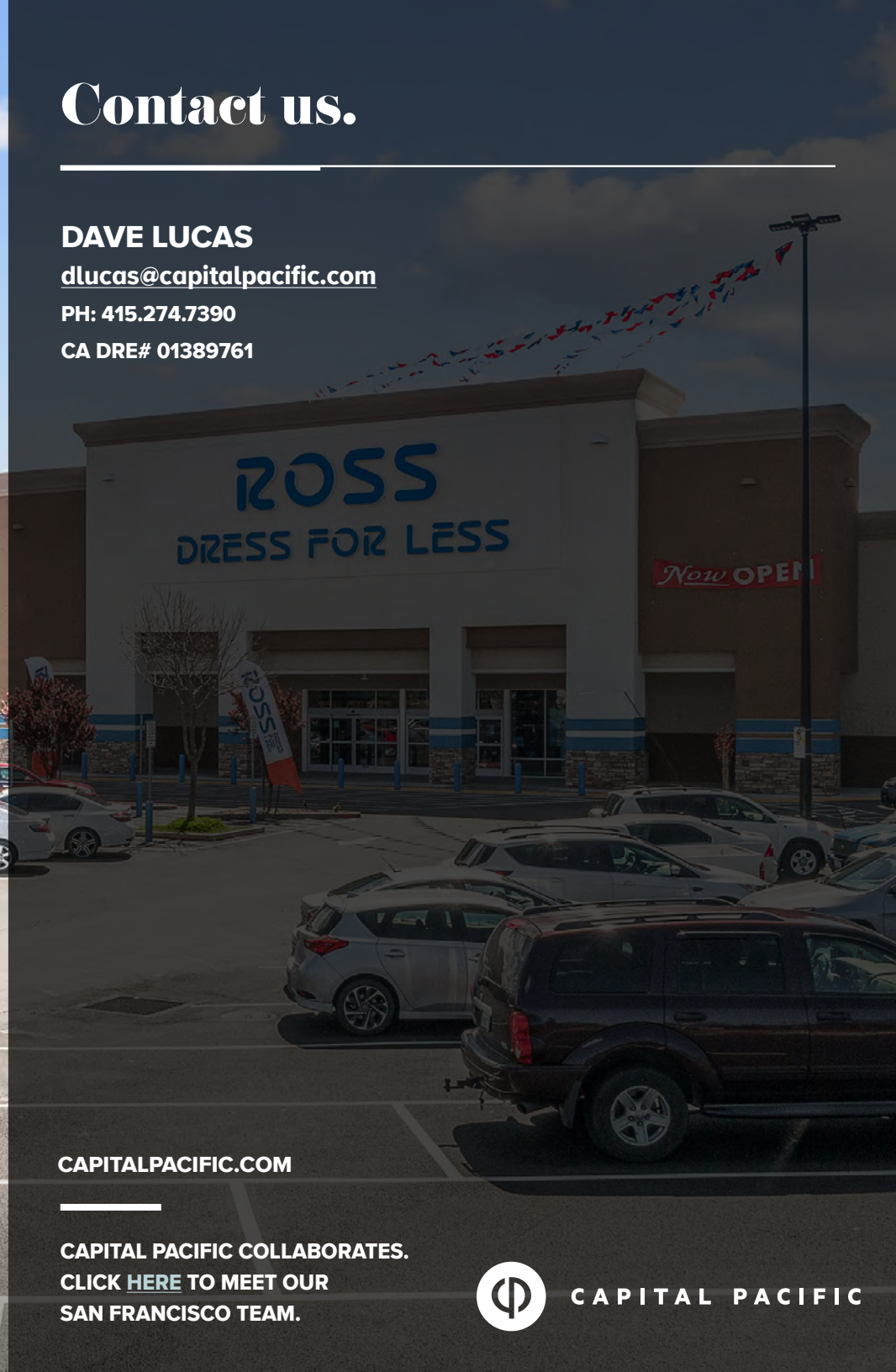
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