

**3rd and
NELSON**
OROVILLE | CA

Available ±0.77 Acre Parcel

Busy corner ground lease or build to suit opportunity in front of Home Depot in Oroville, CA.

- Located in front of Home Depot near the Highway 70 and Nelson Avenue interchange.
- Close to Butte County Courthouse, Health and Human Services, and other key government offices.
- Central access to Oroville's commercial district with connections to Feather River Blvd. and Highway 162.

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REALTY
RESOURCES
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CAPITAL RIVERS
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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

This ±0.77 acre parcel offers a ground lease or build-to-suit opportunity at the intersection of 3rd Street and Nelson Avenue in Oroville, CA. Positioned in front of Home Depot and adjacent to the Highway 70 and Nelson Avenue interchange, the site provides excellent visibility and access for potential customers. Zoned C2, it supports a variety of commercial uses, making it ideal for retail, service, or hospitality businesses. The corner lot layout and level topography offer flexibility for development and design.

LOCATION HIGHLIGHTS

Situated in a high-traffic commercial corridor, this parcel benefits from its proximity to major roadways and local destinations. The Highway 70 on/off ramp connects to Feather River Boulevard and Oro Dam Boulevard East (Highway 162), providing seamless access for both local and regional traffic. Nearby, the Butte County government complex on County Center Drive draws consistent activity from administrative offices, health services, and the courthouse. Surrounded by major retailers and essential government functions, the location ensures steady visibility and customer traffic for future commercial ventures.



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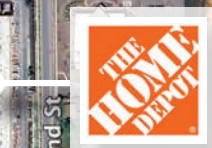
LOCAL AREA

3rd and NELSON
OROVILLE | CA

CALIFORNIA
70



3rd and NELSON
OROVILLE | CA

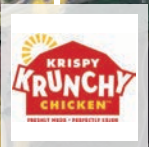


DOLLAR GENERAL

CALIFORNIA
70



PROSPECT HIGH SCHOOL



THE GROVE
174 UNITS



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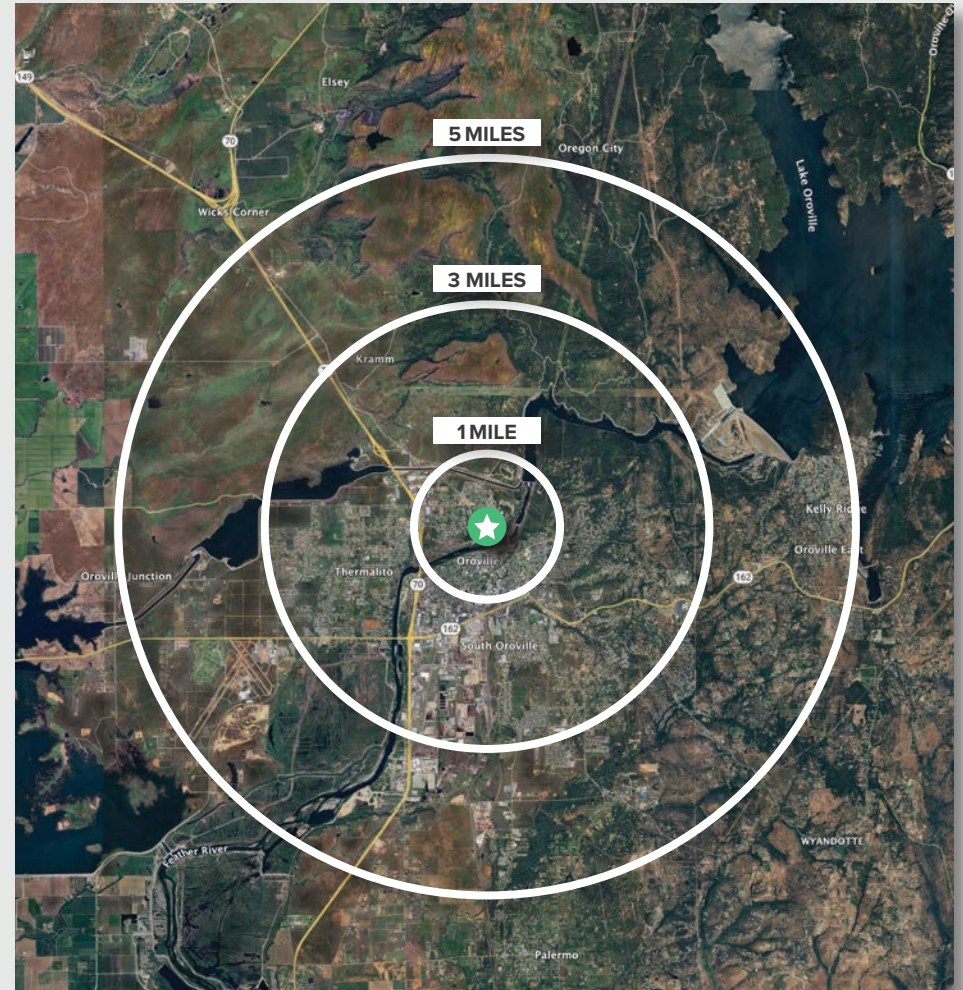


CAPITAL RIVERS
COMMERCIAL

REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	6,367	26,952	36,085
2029 Projected Population	6,570	27,712	36,783
2020 Census Population	6,526	26,910	36,216
2010 Census Population	6,210	25,148	34,035
2024 Median Age	32.0	33.9	35.3
HOUSEHOLDS			
2024 Estimated Households	2,048	9,520	12,844
2029 Projected Households	2,194	10,118	13,538
2020 Census Households	1,995	9,401	12,852
2010 Census Households	1,882	8,805	12,093
INCOME			
2024 Estimated Average Household Income	\$73,156	\$72,998	\$81,352
2024 Estimated Median Household Income	\$47,701	\$52,933	\$59,582
2024 Estimated Per Capita Income	\$23,694	\$26,000	\$29,138
BUSINESS			
2024 Estimated Total Businesses	89	914	1,114
2024 Estimated Total Employees	1,027	10,013	12,499



Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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ABOUT OROVILLE, CA



Located in Northern California, Oroville is the county seat of Butte County, with a population of approximately 20,000. It's situated along the Feather River, near the foothills of the Sierra Nevada Mountain range. As an emerging real estate market, Oroville offers several investment opportunities for those looking to tap into its growth potential.

Strategic Location: Oroville's position along State Route 70 offers excellent connectivity to key markets such as Sacramento, Chico, and Yuba City. Its proximity to these major economic centers makes it an attractive option for businesses seeking a centralized location.

Diverse Economy: Oroville's economy is anchored by healthcare, agriculture, manufacturing, and tourism. The diversified economic base provides stability for the commercial real estate market.

Infrastructure Improvements: The city has been making significant investments in infrastructure, including road improvements and utility upgrades, to support future growth and development. These improvements are expected to attract new businesses and bolster the commercial real estate market.



Historic Downtown Oroville, CA

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ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

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COMMERCIAL BROKERAGE

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DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

[Learn more about Development](#)

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