2470 ORO DAM

OROVILLE | CA

For Lease

Two Retail Suites

Multi-tenant center with restaurant and end-cap space in Oroville, CA.

- ±3,897 SF former restaurant space with drive-thru capabilities.
- ±2,114 SF end-cap retail space plus ±721 SF mezzanine.
- High-visibility signalized intersection at Olive Highway and Oro Dam Boulevard.



CARRIE WELCH, CCIM
Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS
Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244

CAPITAL RIVERS COMMERCIAL

EXECUTIVE SUMMARY

2470 ORO DAM
OROVILLE | CA

PROPERTY OVERVIEW

2470 Oro Dam Boulevard in Oroville, CA is a multi-tenant retail property offering restaurant and retail opportunities in a highly visible commercial corridor. The center provides functional suite layouts, strong street exposure, and ample on-site parking to support daily customer traffic, with a neighboring ±68,000 SF building that serves as an annex to Oroville Hospital. Available spaces include a former restaurant with drive-thru capabilities and a prominent end-cap retail suite, with co-tenants including Dutch Bros and AT&T.

Suite A consists of ±2,114 SF of open retail space plus an additional ±721 SF mezzanine. The end-cap configuration, high ceilings, and open floor plan allow for flexible retail, showroom, or service uses, along with strong signage visibility along Oro Dam Boulevard.

Suite A Price: $1.20/Sf/Mo + NNNs

Suite C-D totals ±3,897 SF and is a former Denny's restaurant configured for food service use. The space includes drive-thru capabilities, a commercial kitchen, walk-in refrigerator and freezer, multi-stall restrooms, and an efficient back-of-house layout. It's located at the signalized intersection of Olive Highway and Oro Dam Boulevard.

Suite C-D Price: $1.50/Sf/Mo + NNNs



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

CARRIE WELCH, CCIM
Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS
Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244

CRC CAPITAL RIVERS COMMERCIAL

FLOOR PLAN

Suite A

2470 ORO DAM
OROVILLE | CA



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

PHOTOS

Suite A

2470 ORO DAM
OROVILLE | CA







CARRIE WELCH, CCIM
Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS
Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244

CAPITAL RIVERS COMMERCIAL

FLOOR PLAN

Suite C-D

2470 ORO DAM
OROVILLE | CA



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

PHOTOS

Suite C-D

2470 ORO DAM
OROVILLE | CA











CARRIE WELCH, CCIM
Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS
Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244

CRC CAPITAL RIVERS COMMERCIAL

LOCATION



CARRIE WELCH, CCIM
Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS
Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244

CAPITAL RIVERS
COMMERCIAL

LOCAL AREA



CARRIE WELCH, CCIM
Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS
Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244

CRC
CAPITAL RIVERS
COMMERCIAL

RETAIL AREA



CARRIE WELCH, CCIM
Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

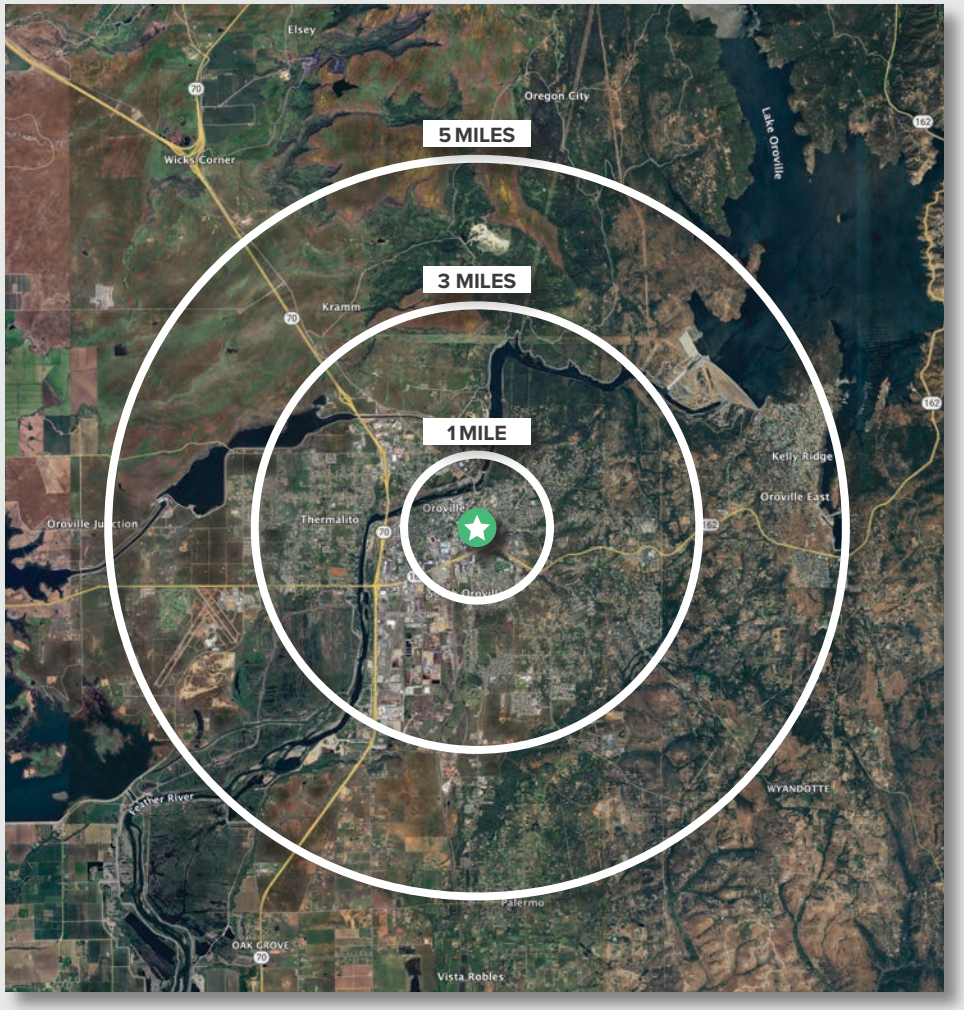
KELSEY WATT, MS
Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244

CAPITAL RIVERS COMMERCIAL

REGIONAL DEMOGRAPHICS

2470 ORO DAM
OROVILLE | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	9,238	32,384	44,374
2030 Projected Population	9,234	33,530	45,604
2020 Census Population	9,496	32,213	44,261
2010 Census Population	8,837	30,473	41,530
2025 Median Age	34.2	35.1	37.3
HOUSEHOLDS			
2025 Estimated Households	3,387	11,576	16,134
2030 Projected Households	3,535	12,451	17,218
2020 Census Households	3,489	11,408	16,095
2010 Census Households	3,280	10,787	15,228
INCOME			
2025 Estimated Average Household Income	$69,194	$82,023	$86,614
2025 Estimated Median Household Income	$55,112	$63,204	$65,208
2025 Estimated Per Capita Income	$25,785	$29,517	$31,666
BUSINESS			
2025 Estimated Total Businesses	568	1,028	1,224
2025 Estimated Total Employees	6,768	11,641	13,385



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

CARRIE WELCH, CCIM
Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS
Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244

CAPITAL RIVERS COMMERCIAL

ABOUT OROVILLE, CA

2470 ORO DAM
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

© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

CARRIE WELCH, CCIM
Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS
Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244

CRC CAPITAL RIVERS COMMERCIAL

ABOUT CAPITAL RIVERS

2470 ORO DAM
OROVILLE | CA

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.

Learn more at capitalrivers.com

PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.
Learn more about Property Management

COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.
Learn more about Commercial Brokerage

DEVELOPMENT

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

SACRAMENTO, CA:
MAIN OFFICE
1821 Q Street
Sacramento, CA 95811
916.514.5225

CHICO, CA:
250 Vallombrosa Ave.
Suite 450
Chico, CA 95926
530.570.5107

REDDING, CA:
280 Hemsted Drive
Suite 104
Redding, CA 96002
530.221.1127

© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

CARRIE WELCH, CCIM
Director of Sales & Leasing
530.570.5107
carrie@capitalrivers.com
DRE #01926238

KELSEY WATT, MS
Director of Sales & Leasing
530.908.4905
kelsey@capitalrivers.com
DRE #02035244

CRC CAPITAL RIVERS COMMERCIAL