

2041 BIRD

OROVILLE | CA

For Sale/Lease
±1,882 Square Feet

**Downtown two-unit
commercial building with
flexible space in Oroville, CA**

- Two-unit commercial building with renovated front suite and two-story rear unit
- Two large illuminated display windows provide strong street presence and merchandising visibility
- New roof and flexible layout accommodate retail, office, or creative commercial uses

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EXECUTIVE SUMMARY

**2041
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PROPERTY OVERVIEW

2041 Bird Street, Oroville, CA is a versatile two-unit commercial property offering ±1,882 square feet in the renovated front suite, along with a two-story rear unit ready for future occupancy or customization. A recently installed roof, fresh interior paint, new flooring, and upgraded electrical enhance the property's functionality for a variety of commercial uses, including retail, office, or creative studio space. The front unit features two large street-facing display windows with integrated lighting, providing excellent merchandising and branding opportunities in a highly visible downtown setting.

Located in the heart of Historic Downtown Oroville, the property benefits from strong street visibility and convenient access to surrounding retail, dining, and professional services. The rear entrance opens to a gated alleyway with direct access to a public parking lot, providing convenient off-street parking for customers and employees. The central downtown location offers excellent accessibility while placing businesses within an established commercial district that serves the greater Oroville community.

OFFERING SUMMARY

For Lease: \$1,500/mo/MG lease (Unit 1 only)

For Sale: \$259,000



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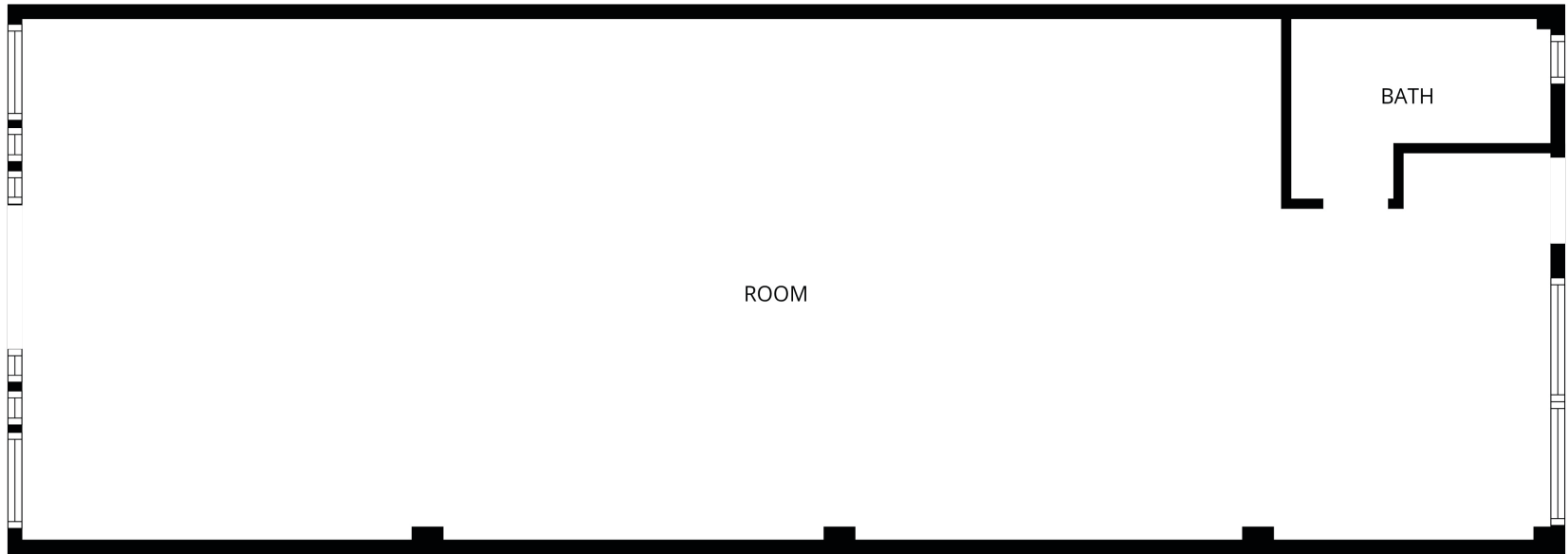
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FLOOR PLAN

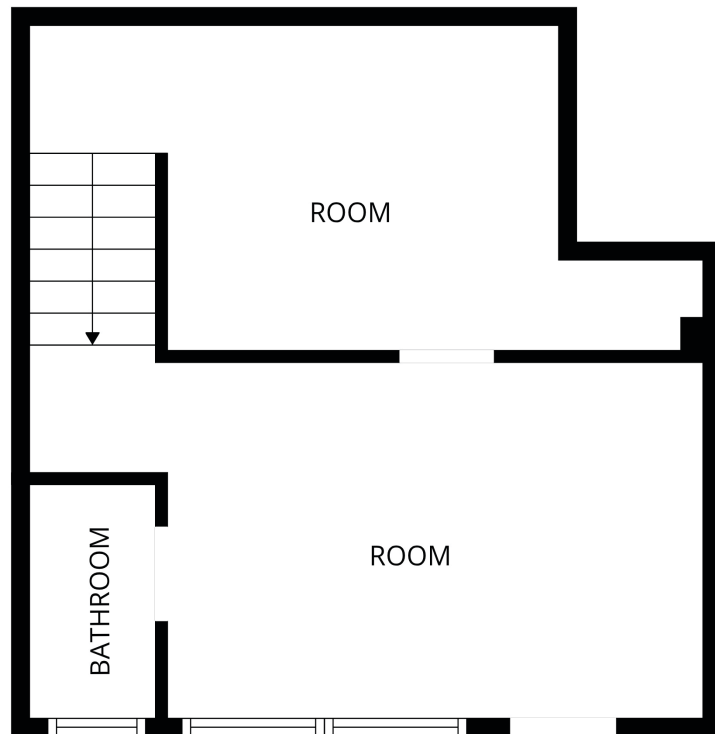
Unit 1



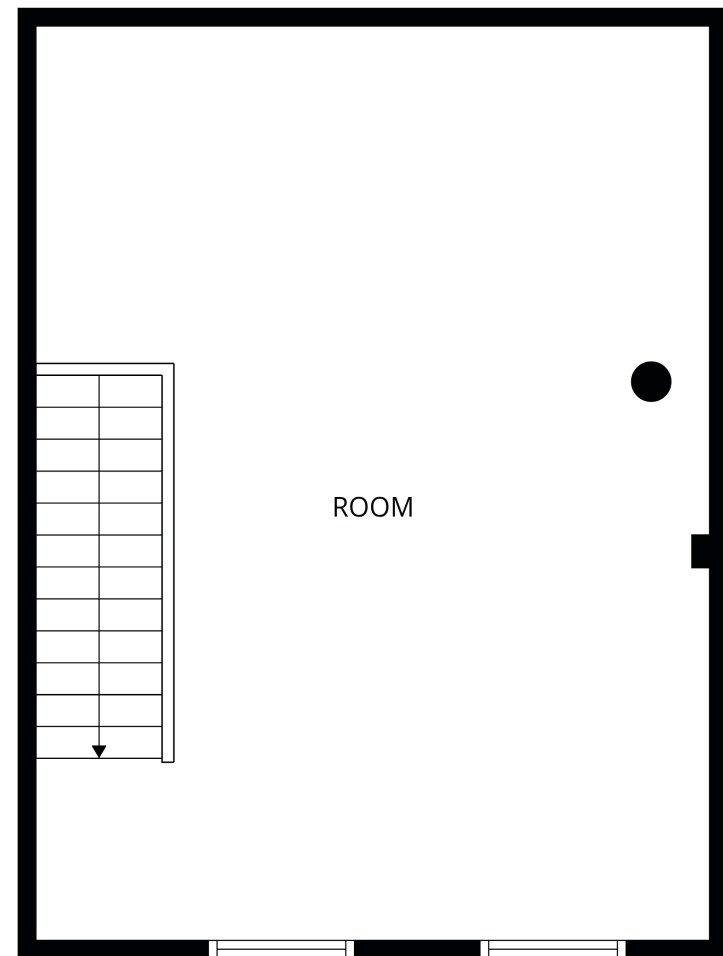
FLOOR PLAN

Unit 2

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1st floor



2nd floor

PROPERTY PHOTOS

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LOCAL AREA

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RESTAURANTS

- Ms. Zee's Kitchen
- Provisions
- The Italian Kitchen
- Tong Fong Low
- Pho Noodle House
- Uncle Ping's
- The Boss Burger
- Union
- VillaVino

COFFEE, CAFÉS & SPECIALTY DRINKS

- Union Coffee Club
- Mug Shots Coffee House
- JC Java
- Live Life Juice Co.
- Shake Tea

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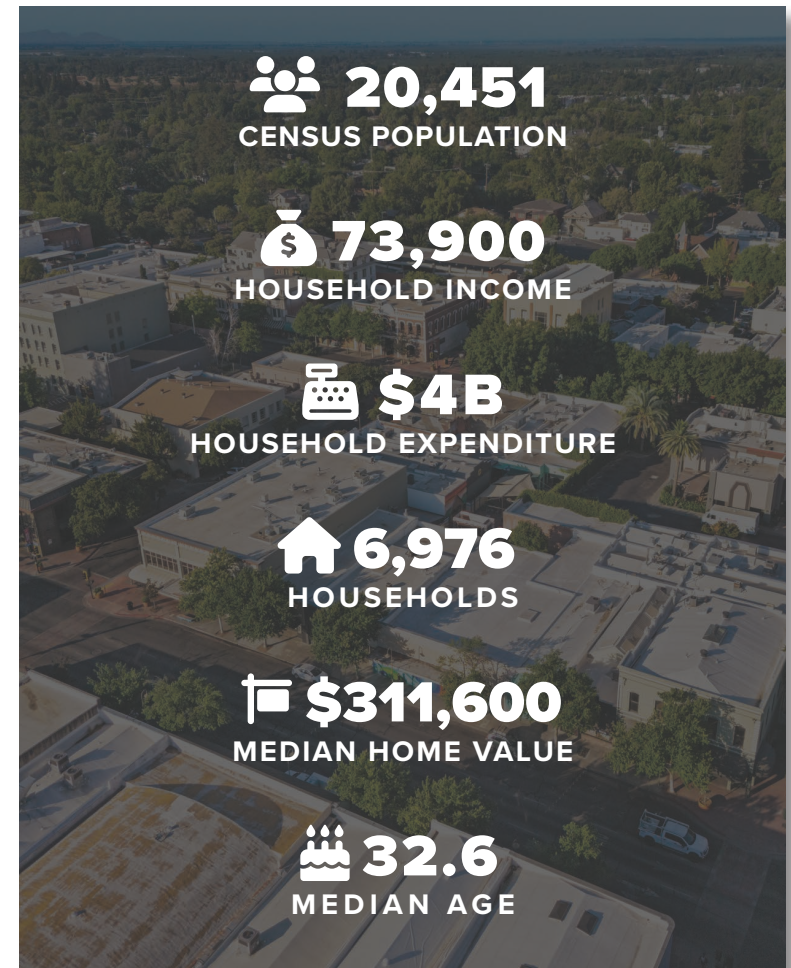
ABOUT OROVILLE, CA

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Oroville is the county seat of Butte County and serves as the civic, commercial, and recreational hub for the surrounding region in Northern California. Located approximately 70 miles north of Sacramento and 25 miles east of Chico, the city offers a blend of historic character, established neighborhoods, and convenient access via State Route 70 and State Route 162. Its economy is supported by government services, healthcare, education, agriculture, retail, and tourism, creating a stable environment for businesses and residents.

Known as the “City of Gold,” Oroville was founded during the California Gold Rush and continues to celebrate its rich history through its preserved downtown district, local businesses, restaurants, and cultural attractions. Community events, seasonal festivals, and farmers markets contribute to an active downtown while supporting local commerce. The city also serves as the gateway to Lake Oroville, one of California’s largest reservoirs, offering year-round recreation including boating, fishing, camping, hiking, and water sports.

Oroville’s central location and diverse mix of retail, industrial, healthcare, and professional services make it an important commercial center for Butte County and the surrounding communities. Ongoing investment in downtown revitalization, infrastructure, and business development continues to strengthen the city’s appeal for commercial investment while its combination of historic charm, recreational amenities, and regional accessibility supports long-term economic growth.



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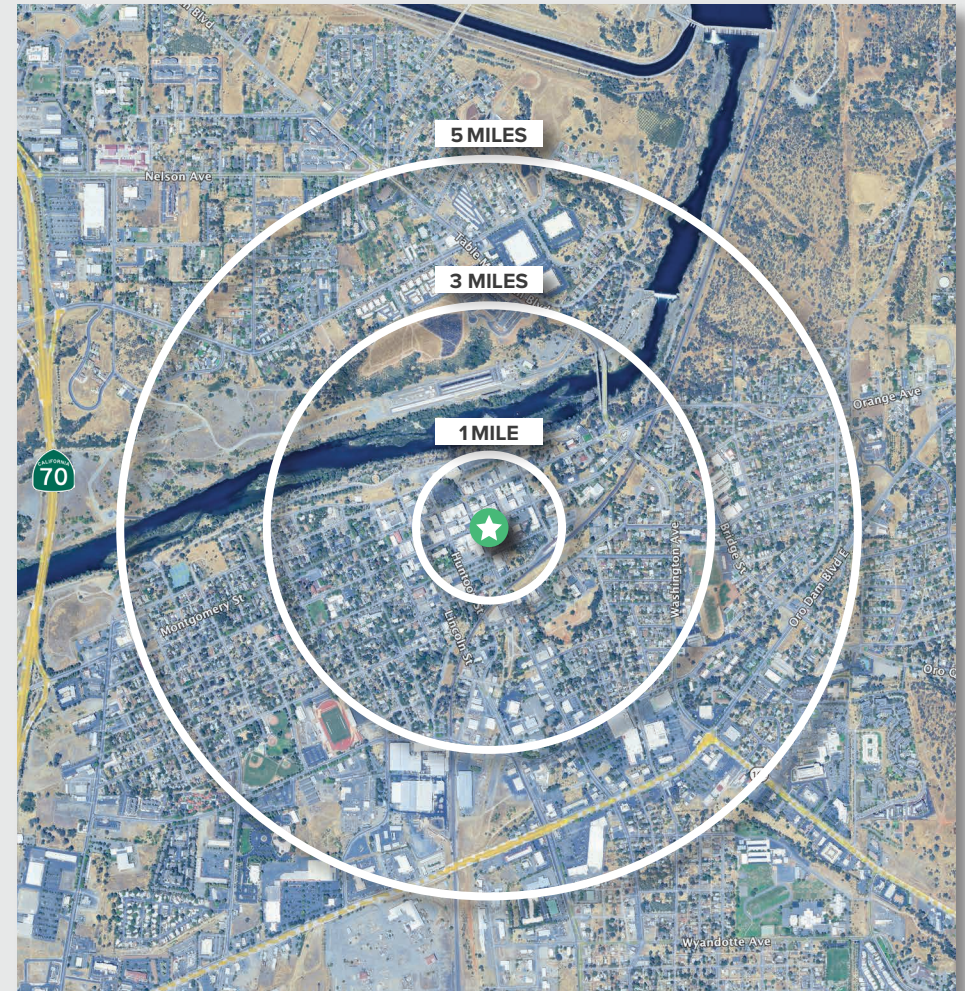
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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	9,966	33,012	42,000
2020 Census Population	10,155	32,995	41,762
2010 Census Population	9,338	31,070	39,135
2026 Median Age	32.6	34.8	36.9
HOUSEHOLDS			
2026 Estimated Households	3,741	11,768	15,291
2020 Census Households	3,742	11,630	15,146
2010 Census Households	3,501	10,949	14,303
INCOME			
2026 Estimated Average Household Income	\$69,199	\$84,633	\$89,158
2026 Estimated Median Household Income	\$51,631	\$62,170	\$64,923
BUSINESS			
2026 Estimated Total Businesses	577	977	1,183
2026 Estimated Total Employees	6,275	11,457	13,369

Source: Applied Geographic Solutions 05/2026, TIGER Geography - RS1



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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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We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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COMMERCIAL BROKERAGE

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