

**NELSON
AVENUE**

OROVILLE | CA

For Sale

±56.45 Acres

Development land along
Thermalito Forebay in
Oroville, CA

- Expired tentative subdivision map once approved for ±190 single-family lots
- 8-inch sewer line in Nelson Avenue with water service available from Thermalito Water District
- Previous design layouts, engineering estimates, and development studies available for reference

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±56.45 Acres



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EXECUTIVE SUMMARY

**NELSON
AVENUE**
—
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PROPERTY OVERVIEW

Nelson Avenue, Oroville, CA offers ± 56.45 acres of development land situated along the Thermalito Forebay. A former Tentative Subdivision Map was conditionally approved for approximately 190 single-family residential lots averaging ± 0.25 acres. An 8-inch sewer line is located in Nelson Avenue, with water service available from the Thermalito Water District. Previous design layouts, engineering estimates, and supporting studies are available for reference, providing useful background for evaluating future development opportunities.

The property is located along Nelson Avenue with convenient access to Highway 70, connecting the site to Oroville and the greater Butte County region. Its setting along the Thermalito Forebay provides proximity to established residential neighborhoods, recreation, and community amenities. Access to key transportation routes, area infrastructure investment, and prior subdivision planning support the property's potential for residential development, subject to current agency requirements, entitlements, and approvals.

OFFERING

Price: \$495,000
Size: ± 56.45 acres
APN: 031-020-043-000



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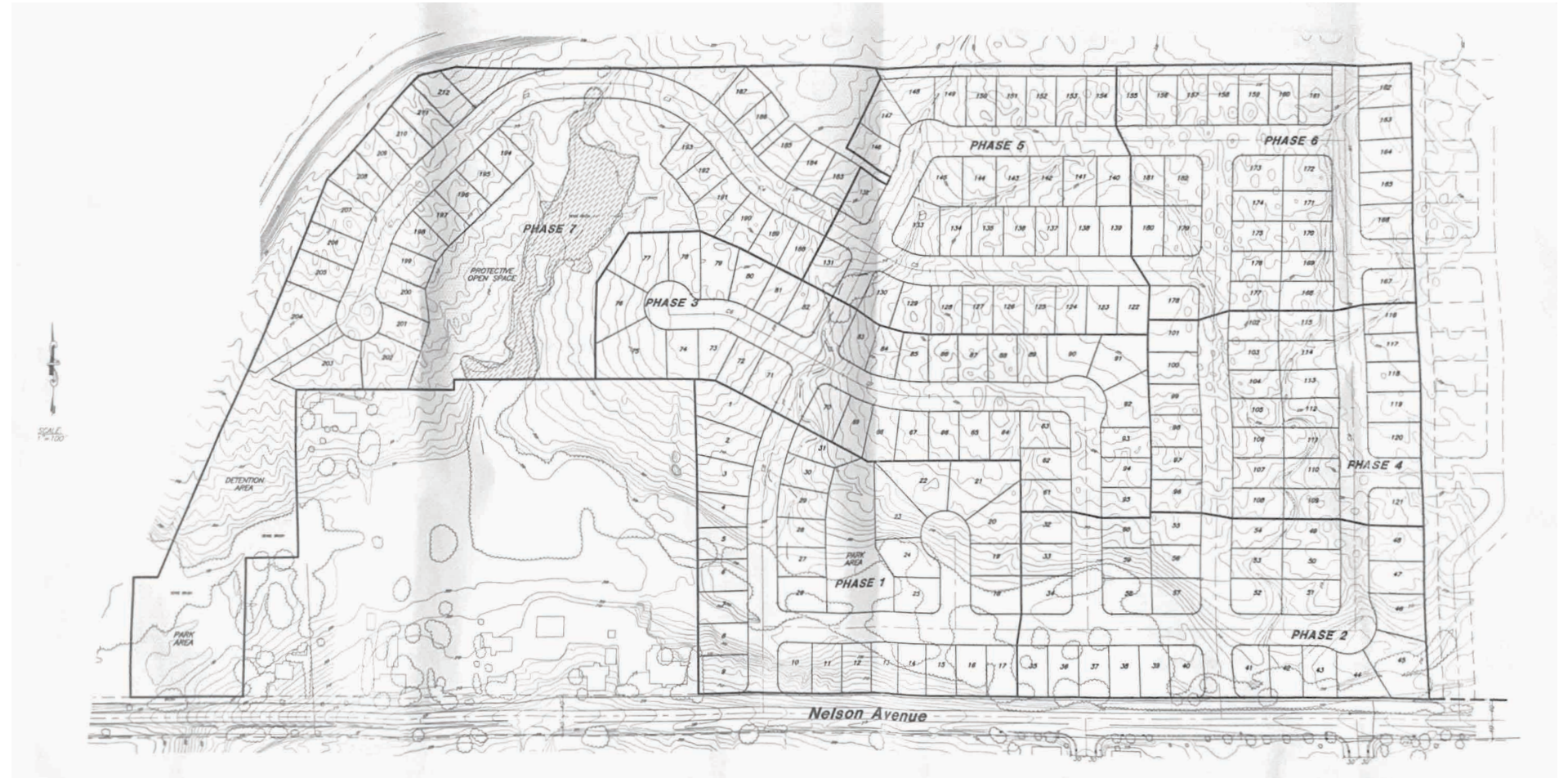
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PROPOSED SUBDIVISION

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Shown for reference purposes only. Conceptual layout is based on prior planning and does not represent current approvals or entitlements.

LOCAL AREA

**NELSON
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**NELSON SOFTBALL
COMPLEX**

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**NELSON MIDDLE
SCHOOL**

**DOLLAR
GENERAL**



**PROSPECT
HIGH SCHOOL**

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PARCEL MAP

**NELSON
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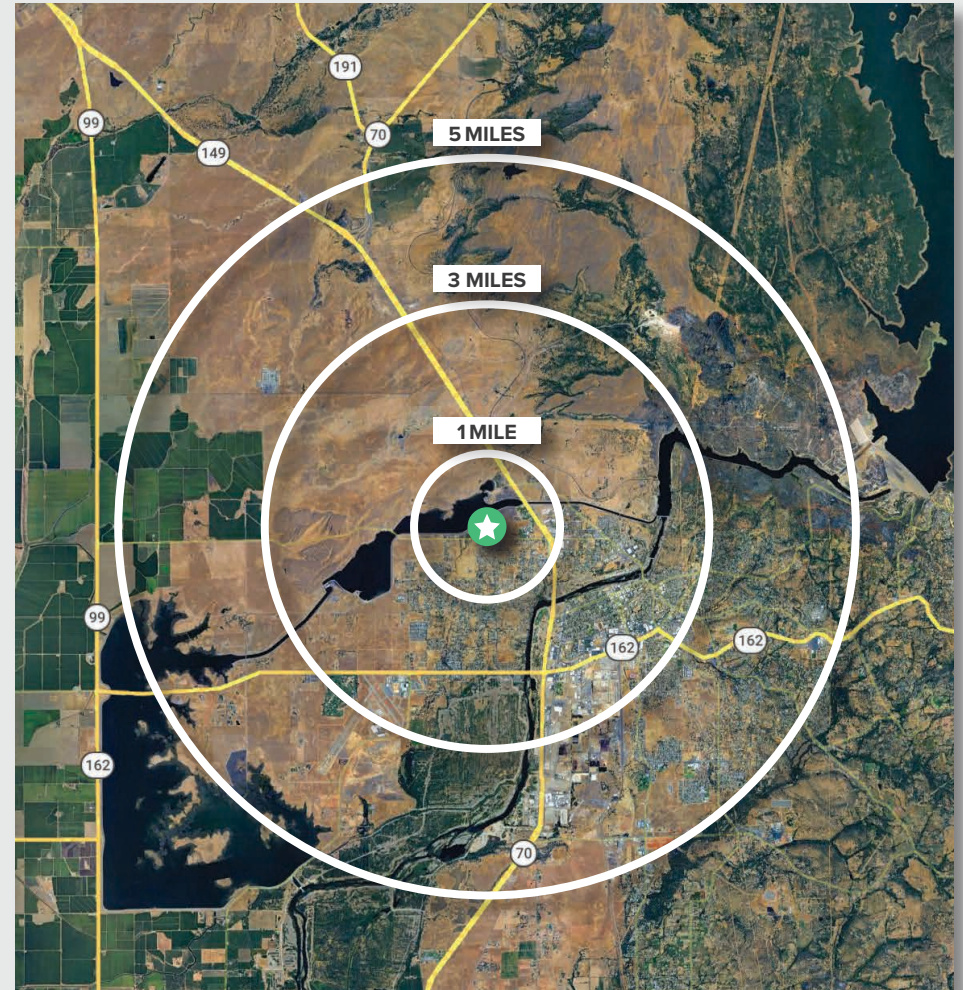


REGIONAL DEMOGRAPHICS

**NELSON
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	3,331	21,391	34,086
2020 Census Population	3,725	20,744	33,710
2010 Census Population	3,526	19,127	31,662
2026 Median Age	33.5	33.7	34.7
HOUSEHOLDS			
2026 Estimated Households	1,035	7,518	12,133
2020 Census Households	1,066	7,221	11,888
2010 Census Households	998	6,706	11,161
INCOME			
2026 Estimated Average Household Income	\$88,393	\$76,775	\$84,032
2026 Estimated Median Household Income	\$55,328	\$54,590	\$61,623
BUSINESS			
2026 Estimated Total Businesses	37	822	1,073
2026 Estimated Total Employees	392	9,528	12,431

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



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ABOUT CAPITAL RIVERS

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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.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

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

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COMMERCIAL BROKERAGE

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[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](#)

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