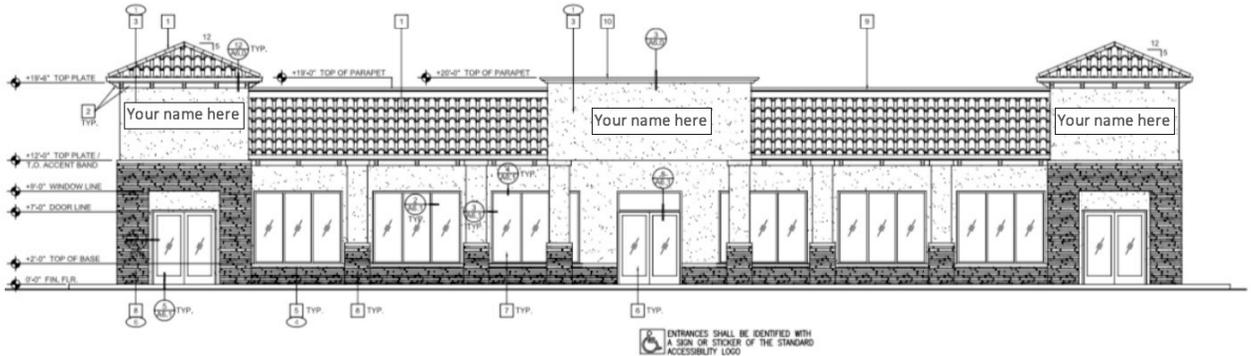


FOR LEASE

1,243 – 3,970 SF

2030 3RD ST OROVILLE, CA

CENTURY 21 COMMERCIAL
Select Real Estate, Inc.



LEASING NOW Three Retail Shops

Building will be ready in Summer 2019

3 UNITS: Unit A: 1,367 SF Unit B: 1,360 SF Unit C: 1243 SF

Contact Now to negotiate Lease:

JASDIP SINGH
 BROKER ASSOCIATE
 Lic. 01877559
 530.300.4387
 JSingh@C21SelectGroup.com



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Century 21 Select Real Estate, Inc. 409 Century Park Dr, Yuba City, CA 95991



PROPERTY HIGHLIGHTS

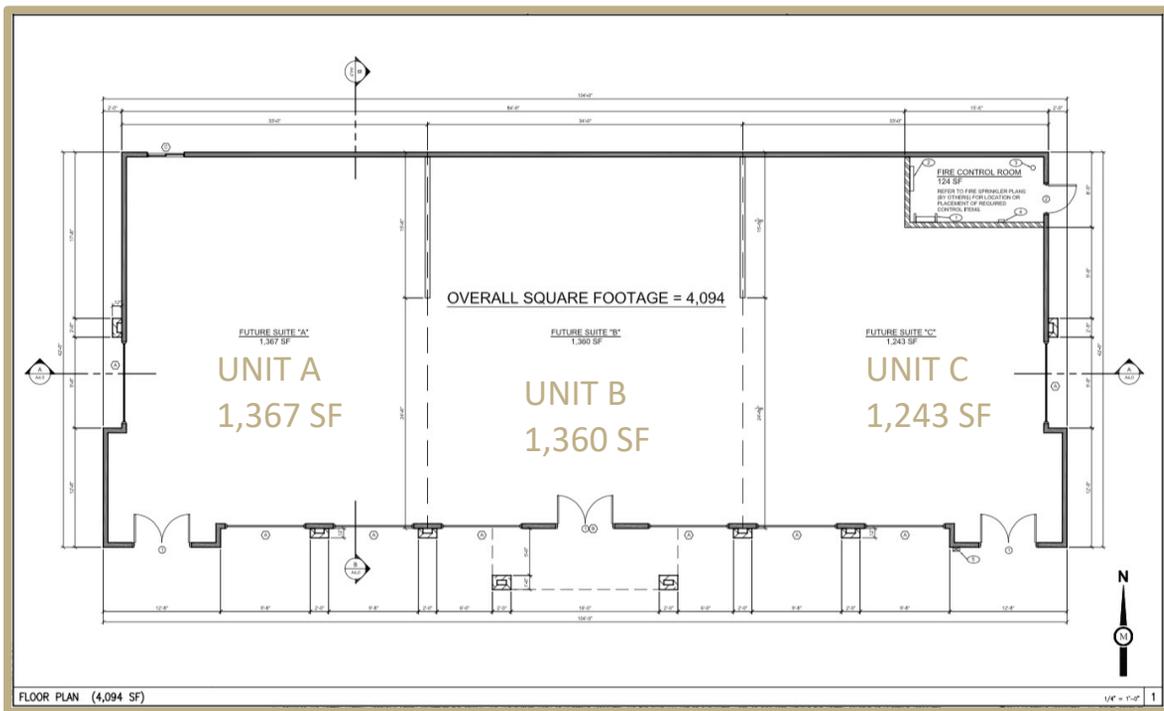
- ❖ Highway visibility and access
- ❖ Located at the corner of Grand Ave and 3rd St
- ❖ Easy to get in and out
- ❖ In Growing area of Oroville
- ❖ No competition
- ❖ State of art new building



- ❖ Attractive floor plans
- ❖ Busy Corner location
- ❖ Convenient location to homes and retailers
- ❖ 14 Parking spots adjacent to the building
- ❖ Total 29 parking spots on the parcel



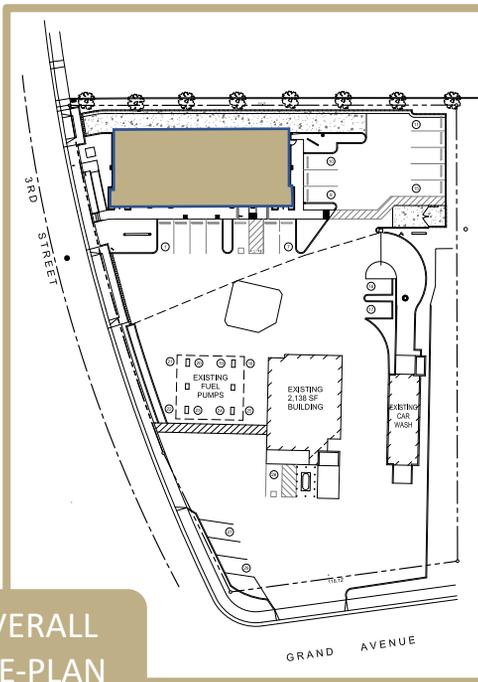
FLOOR PLAN



**2030 3rd St
Oroville, CA**

**1,243 to 3,970
RSF Available**

**OVERALL
SITE-PLAN**



LOT DATA

A.P.N.:	31-161-061
ZONED:	C-2 COMMERCIAL
EXISTING USE:	GAS STATION / VACANT
SITE AREA:	244,866 SF (±1.03 AC)
DEVELOPED AREA:	231,800 SF (±0.73 AC)
PROPOSED DEVELOPMENT:	213,068 SF (±0.3 AC)
PROPOSED USE:	SUITE A (1,367 SF) SUITE B (1,360 SF) SUITE C (1,243 SF)
COVERAGE:	
EXISTING BUILDING	1.8% (2,138 SF)
PROPOSED BUILDING	7.2% (4,094 SF)
COVERAGE:	9.7%

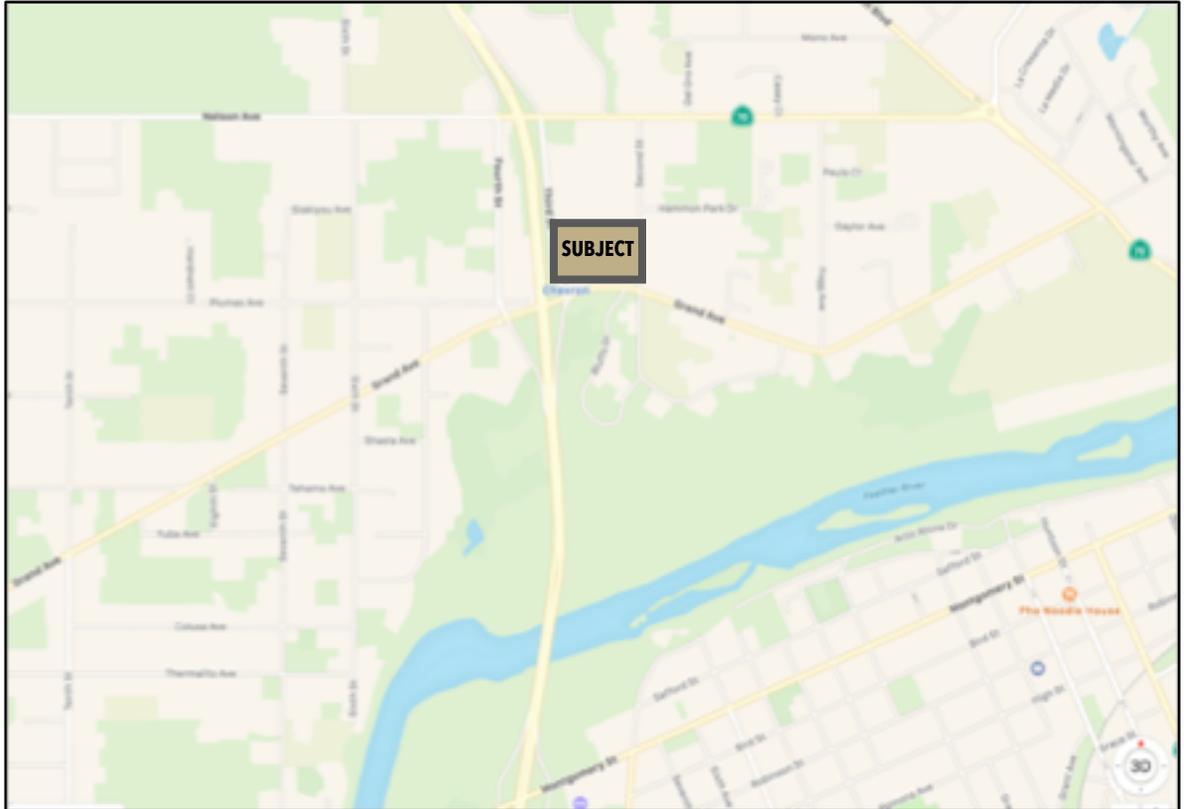
PARKING DATA

PARKING REQUIRED:	
SUITE A (RETAIL - 1,367 SF)	5
1 SPACE PER 300 SF =	
SUITE B (RETAIL - 1,360 SF)	5
1 SPACE PER 300 SF =	
SUITE C (RETAIL - 1,243 SF)	4
1 SPACE PER 300 SF =	
CONVENIENCE STORE / GAS (2,138 SF)	2
1 SPACE PER 300 SF =	
TOTAL PARKING REQUIRED:	21
PARKING PROVIDED:	
STANDARD (9' x 19')	17
ACCESSIBLE (9' x 19')	2
VACUUM SPACES (9' x 19')	2
FUEL PUMP SPACES	8
TOTAL PARKING PROVIDED:	29



2030 3RD ST

OROVILLE, CA 95965



<https://youtu.be/tklulzK6iwM>

FOR MORE INFORMATION

JASDIP SINGH

Broker Associate

530.300.4387

jsingh@c21selectgroup.com

Lic. 01877559



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The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

