

Miners Ranch Reservoir

FOR SALE

LAKESIDE MARKET &
GAS SHOPPING CENTER

PARCEL 2 - ±2.88 AC
APN 072-050-034

CALIFORNIA
162

OLD OLIVE HWY

PARCEL 3 - ±3.4 AC
APN 072-050-035

MINERS RANCH RD

±6.28 ACRE PARCEL OF MULTIFAMILY LAND

\$3,000,000 (\$10.97 PSF)

5318 OLIVE HWY, OROVILLE, CA 95966

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KIDDER MATHEWS
OVERVIEW

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

±6.28 AC OF LAND

Site Address	5318 Olive Hwy, Oroville, CA 95966 ±6.28 Acre Development Site
Sale Price	\$3,000,000 (\$10.97 PSF)
APNs	072-050-034-000 = ±2.88 acres 072-050-035-000 = ±3.40 acres
Zoning	MU-3 & PUD
Water	Located near the intersection of Hwy 162 and Miners Ranch Road
Sewer	Located near the intersection of Hwy 162 and Miners Ranch Road
Power	Poles located onsite

PROPERTY DETAILS

- The Subject Parcels are designated in the General Plan as MU (Mixed-Use) which supports a mixture of residential and commercial land uses. MU zoning allows for up to 15-20 residential units per acre; in addition to retail, restaurants, personal services and offices which may also be supported under the PUD zone.
- The Subject Parcels are strategically located in the path of progress and only one-off the major intersection of Olive Highway (162) and the intersections of Kelly Ridge Road and Miners Ranch Road. In addition to multifamily development the parcels offer strong potential for commercial or mixed-use repositioning, subject to Butte County review and approvals.



ABOUT THE LOCATION

The Subject Property is located in East Oroville at the gateway to Kelly Ridge/Lake Oroville.

The Kelly Ridge/Lake Oroville area presents a compelling long-term development opportunity driven by a unique combination of recreational amenities, housing affordability, and lifestyle appeal. Situated at the gateway to Lake Oroville, the intersection of Kelly Ridge Road, Highway 162, and Miners Ranch Road serves as a strategic corridor connecting residents and visitors to one of Northern California's premier outdoor recreation destinations.

Lake Oroville attracts boating, fishing, camping, hiking, and year-round tourism, while Kelly Ridge offers a desirable foothill lifestyle characterized by scenic views, outdoor access, and a stable residential base. Although Kelly Ridge itself is home to approximately 3,000 residents, the property benefits from its location within the East Oroville submarket, which serves approximately 8,000 residents, as well as the broader Oroville trade area of more than 30,000 residents, and is supplemented by significant seasonal tourism and recreational visitation to Lake Oroville.

The area's relatively affordable housing costs, growing retiree population, and increasing demand for recreation-oriented living create a strong foundation for future mixed-use, retail, hospitality, senior housing, workforce housing, or residential development. With excellent visibility, proximity to established neighborhoods, and access to one of California's largest recreational lakes, the site is well-positioned to capitalize on the region's continued growth and evolving lifestyle-driven demand.



PROPERTY OVERVIEW



Lake
Oroville

THERMALITO
AFTERBAY

THERMALITO
FOREBAY

OROVILLE
DAM

KELLY RIDGE

EAST
OROVILLE

OROVILLE

OROVILLE
HOSPITAL

MINERS RANCH
RESERVOIR

GOLD COUNTRY
CASINO RESORT

SUBJECT
PROPERTY

OROVILLE MUNICIPAL AIRPORT

FEATHER RIVER

FEATHER FALLS
CASINO & LODGE



DEVELOPMENT HIGHLIGHTS

Development Opportunity in East Oroville / Kelly Ridge, CA

Located one parcel off the intersection of Hwy 162 at Kelly Ridge and Miners Ranch Road is a special opportunity to make your mark on a premium site located at the footprint of Lake Oroville State Recreation Area

Only 2.8 miles from Bidwell Canyon Marina

Ideal location to develop housing, mixed-use, or even a village to support the East Oroville | Kelly Ridge Submarket

Potential Development Concepts

Lake Oroville Village Base Camp

Cottage housing

Boat sales, service & repair

Mixed-use

Leisure/Lifestyle Development

Hospitality/Recreation Development

Immediate Nearby Recreation Opportunities

Camping, Hiking

Swimming

Sailing, House boating, Power boating

Horseback riding

Fishing

Location Stats

8,000 PEOPLE	Total population East Oroville
3,000 PEOPLE	Kelly Ridge - Submarket of East Oroville
2.8 MILES	To Bidwell Canyon Arena
3.5 MILLION ACRE FEET	Lake Oroville capacity
167 MILES	Of forested shoreline
110' HIGH & 6,920 ACRES	The tallest earth-filled dam in the country



LAKE OROVILLE RECREATION AREA

ZONING DETAILS

MU ZONING:

Mixed Use (MU). The purpose of the MU zone is to allow for a mixture of residential and commercial land uses located close to one (1) another, either within a single building, on the same parcel, or on adjacent parcels. Standards in the MU zone are intended to reduce reliance on the automobile, create pedestrian-oriented environments, and support social interaction by allowing residents to work or shop within walking distance to where they live. Permitted commercial uses include general retail, personal services, restaurants, professional offices, and other similar uses. Permitted residential density in the MU zone ranges from a minimum of six (6) dwelling units per acre to a maximum of twenty (20) dwelling units per acre. The maximum permitted floor area ratio in the MU zone ranges from three-tenths (0.3) to five-tenths (0.5). The MU zone implements the Mixed Use land use designation in the General Plan.

Mixed Use-3 (MU-3) is the least intensive mixed-use classification. It is often found in foothill, rural community, or gateway areas where the County wants to allow a blend of residential and commercial uses while maintaining a lower-density character. Projects tend to be more campus-style, village-style, or clustered developments rather than traditional urban mixed-use centers.

In summary, Mixed Use-3 (MU-3) zoning provides flexibility for a variety of residential, commercial, hospitality, office, and neighborhood-serving uses within an integrated development environment. The designation is intended to support lower-density mixed-use projects that complement surrounding residential and recreational uses, making it particularly well-suited for lifestyle-oriented, tourism-supporting, senior housing, workforce housing, and neighborhood commercial development opportunities.

PUD ZONING:

The Planned Unit Development (PUD) designation provides exceptional flexibility for the creation of a comprehensively planned, master-designed community that may integrate residential, commercial, hospitality, recreational, and open space uses within a single unified development. Unlike conventional zoning districts, a PUD allows for customized development standards, innovative site planning, and phased implementation tailored to the property's unique characteristics and market opportunities. This flexibility enables developers to create cohesive, lifestyle-oriented projects that maximize land value while preserving community character, making the designation particularly well-suited for mixed-use village concepts, resort-oriented development, residential neighborhoods, and recreation-focused communities in the Lake Oroville area.

For a property near Kelly Ridge and Lake Oroville, a PUD could potentially be very powerful because it would allow a developer to create something much more sophisticated than a standard subdivision. For example, a PUD could combine the following all under one approved master plan:

- Single-family homes
- Cottage housing
- Multifamily units
- Neighborhood retail
- Restaurants
- Medical offices
- Resort lodging
- Parks and trails
- Open space preservation

AREA OVERVIEW

The Oroville and Lake Oroville area represents a unique opportunity because it sits at the intersection of affordability, recreation, lifestyle migration, and long-term Northern California housing demand. The area surrounding Kelly Ridge Road, Highway 162, and Miners Ranch Road functions as a natural gateway corridor into Lake Oroville recreation areas and the Kelly Ridge residential community. Traffic moving toward the lake, marinas, campgrounds, hiking areas, and foothill destinations naturally converges through this intersection, creating visibility and strategic positioning for future commercial or mixed-use development.

Lake Oroville itself is one of Northern California's largest recreational assets. As California's second-largest reservoir, it attracts boating, fishing, wakeboarding, camping, hiking, kayaking, mountain biking, and outdoor tourism throughout much of the year. The lake contains approximately 167 miles of shoreline and supports multiple marinas, recreation facilities, campgrounds, and visitor destinations. Recreational tourism creates a steady flow of seasonal visitors and supports businesses tied to hospitality, food service, fuel, marine recreation, and convenience retail.

The Kelly Ridge area already has many characteristics of a desirable lifestyle-oriented community. Residents are drawn to the scenic foothill setting, access to outdoor recreation, quieter surroundings, and comparatively affordable housing when compared to Chico, Sacramento suburbs, or Bay Area foothill markets. The area particularly appeals to retirees, remote workers, boating enthusiasts, second-home owners, and households looking for a lower-cost

lifestyle with outdoor amenities nearby. This type of demand has become increasingly important as housing affordability pressures continue across California.

From a development standpoint, the area near Kelly Ridge Road and Highway 162 has several characteristics that support future mixed-use, retail, or housing projects. The corridor already serves as a neighborhood and recreation service node, making it well suited for neighborhood commercial uses such as restaurants, coffee shops, convenience retail, small grocery concepts, breweries, medical offices, wellness services, outdoor recreation retail, fuel stations, and tourism-serving businesses. Existing nearby businesses demonstrate that there is already an established recreation and service economy supporting lake users and local residents.

There is also a compelling case for additional housing in the area. A developer could position new projects as workforce housing, retirement-oriented housing, cottage-style communities, townhomes, or small-lot detached homes designed around recreation and foothill living. The broader Oroville market benefits from regional affordability advantages compared to many Northern California communities, while still maintaining access to employment centers, healthcare services, recreation, and transportation corridors. As Chico and other nearby markets become more expensive, Oroville may continue attracting residents seeking value-oriented housing alternatives.

One of the strongest long-term arguments for development is that the area does not necessarily need to become a dense urban center to succeed.

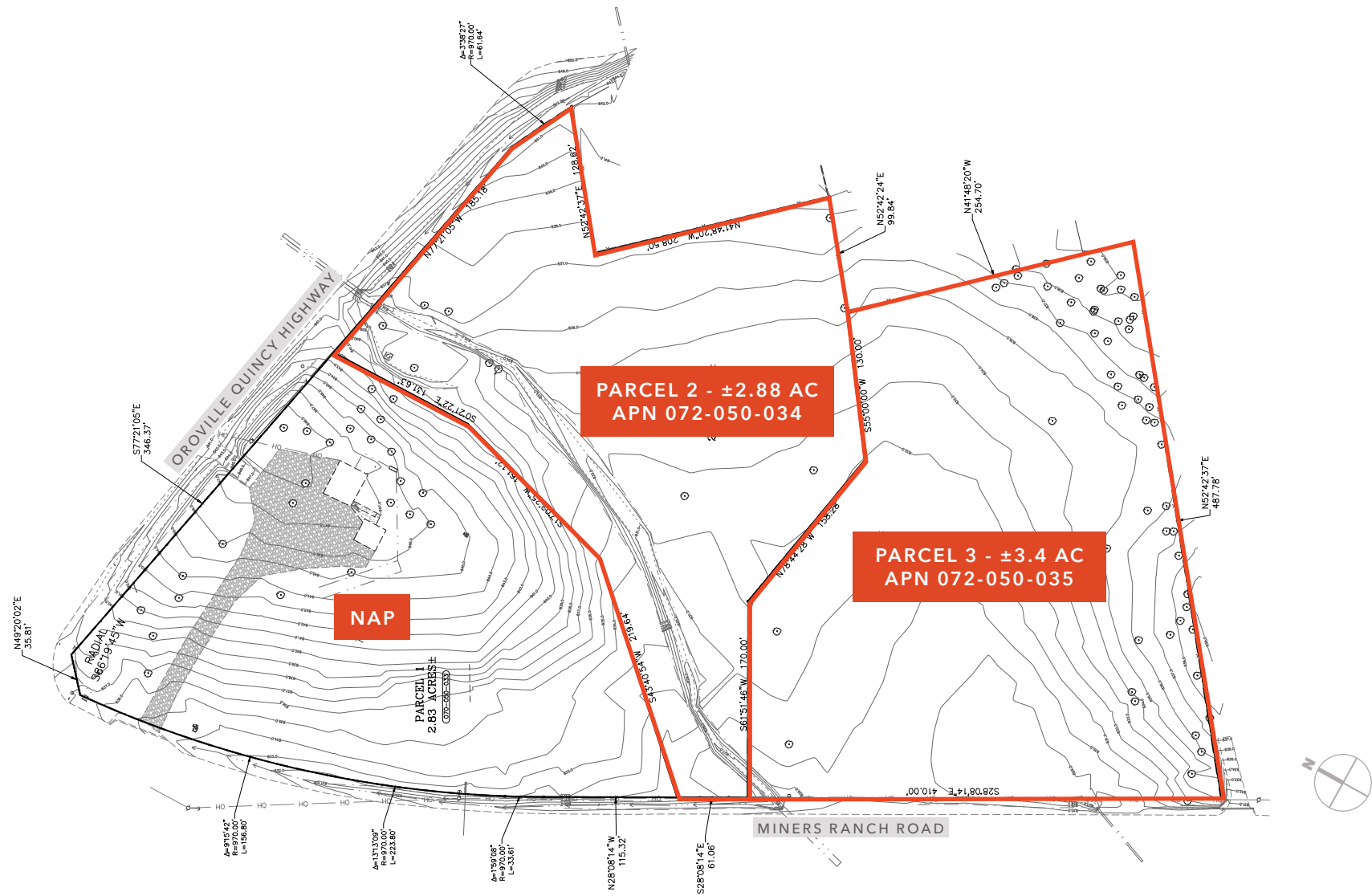
Instead, the most realistic and financeable vision may be a recreation-oriented foothill lifestyle community that gradually grows over time. A thoughtfully planned mixed-use project could combine housing, neighborhood retail, food and beverage uses, and recreation-support services into a cohesive gateway-style development serving both residents and visitors to Lake Oroville.

The location also benefits from lower land acquisition costs relative to larger Northern California markets. This can make mixed-use or residential development financially more achievable, particularly for projects targeting workforce or moderate-income buyers and renters. In many California markets, lower land basis is becoming increasingly important as construction and financing costs continue to rise.

Retail development would need to be carefully scaled to match local purchasing power and visitor demand. The strongest projects would likely focus on convenience, lifestyle, outdoor recreation, and service-oriented uses rather than traditional large-scale retail.

Overall, the Oroville and Kelly Ridge area presents a credible long-term development story centered around recreation, affordability, lifestyle migration, and Northern California housing demand. For the right developer, the intersection of Kelly Ridge Road, Highway 162, and Miners Ranch Road could represent an opportunity to create a well-positioned gateway project that serves residents, visitors, retirees, and outdoor recreation users for years to come.

PARCEL MAP



DISTANCE MAP

74 MILES

TO SACRAMENTO

133 MILES

TO RENO

158 MILES

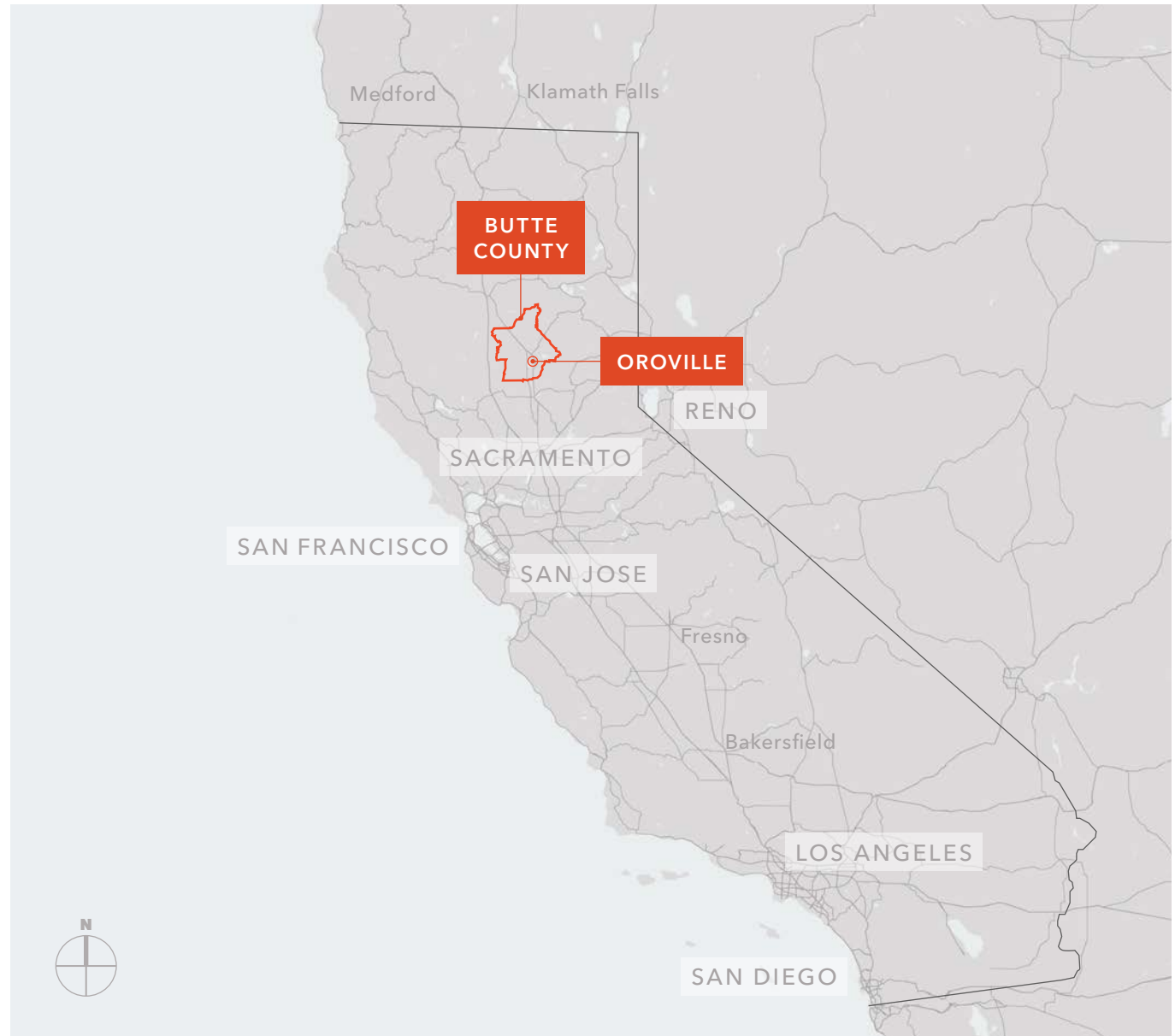
TO SAN FRANCISCO

190 MILES

TO SAN JOSE

245 MILES

TO MEDFORD



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For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest privately held commercial real estate firm on the West Coast.

Our team boasts over 900 local market specialists and top-producing professionals — serving out of 19 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

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We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, asset services, consulting, and debt and equity finance services for all property types.



COMMERCIAL BROKERAGE

\$10B

3-YEAR AVERAGE
TRANSACTION VOLUME

500+

NO. OF BROKERS

ASSET SERVICES

53M SF

MANAGEMENT PORTFOLIO SIZE

750+

ASSETS UNDER MANAGEMENT

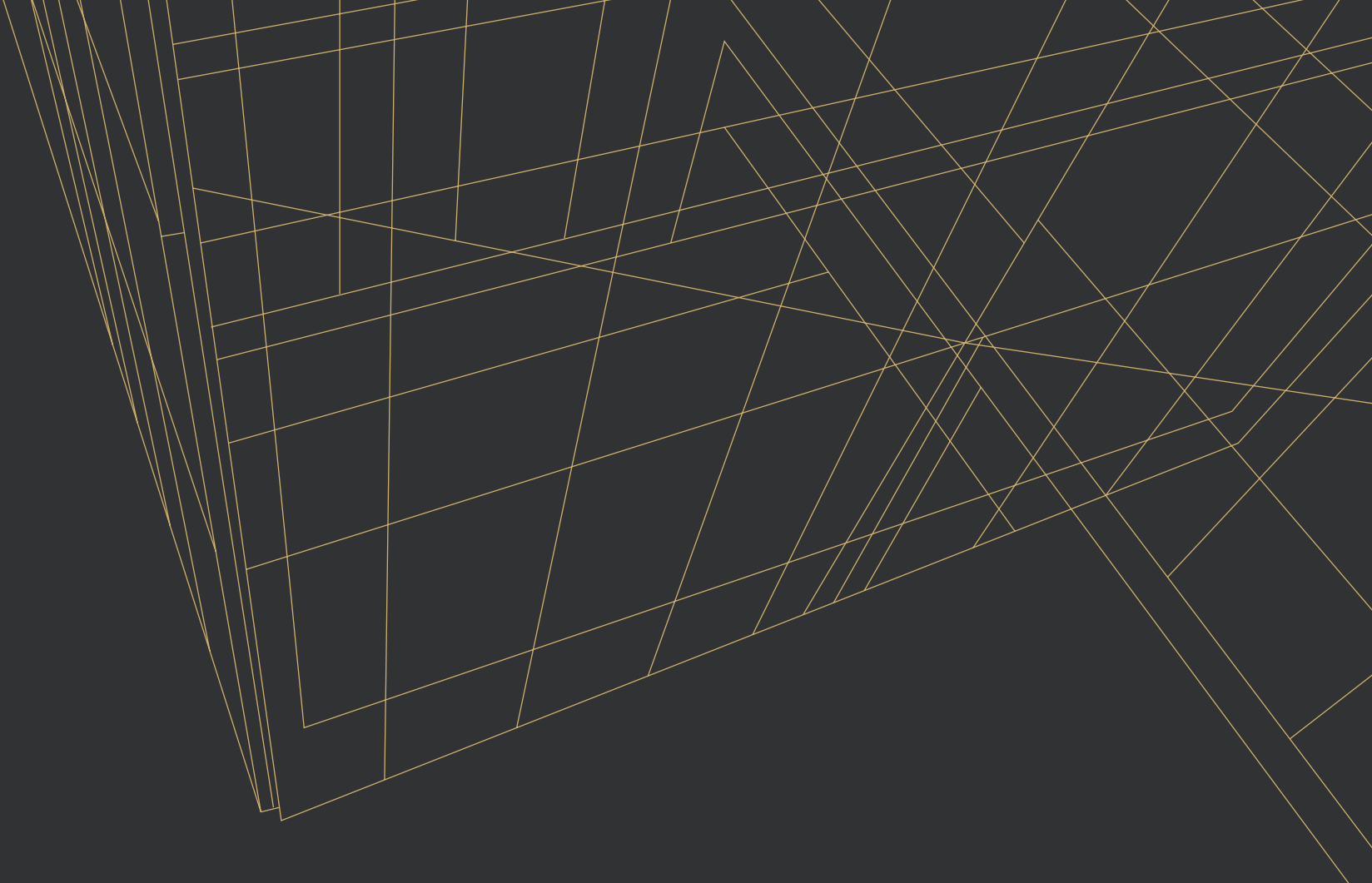
VALUATION ADVISORY

2,600

3-YEAR AVERAGE ASSIGNMENTS

41/26

TOTAL NO. OF APPRAISERS/MAI'S



Exclusively listed by

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