

OAKDALE STATION



1214 W F Street, Oakdale, CA 95361



Available Space:

**211-1,515 SF, 2nd Floor, Ste A208
Triple Net (NNN) Leases.
Call for Pricing.**

Property Highlights:

**Newly Renovated Exterior,
Established Tenant Mix**

LOCATION

Prime Oakdale Location

**Established
Shipping
Center**

TRAFFIC

High Customer Traffic

Anchored by



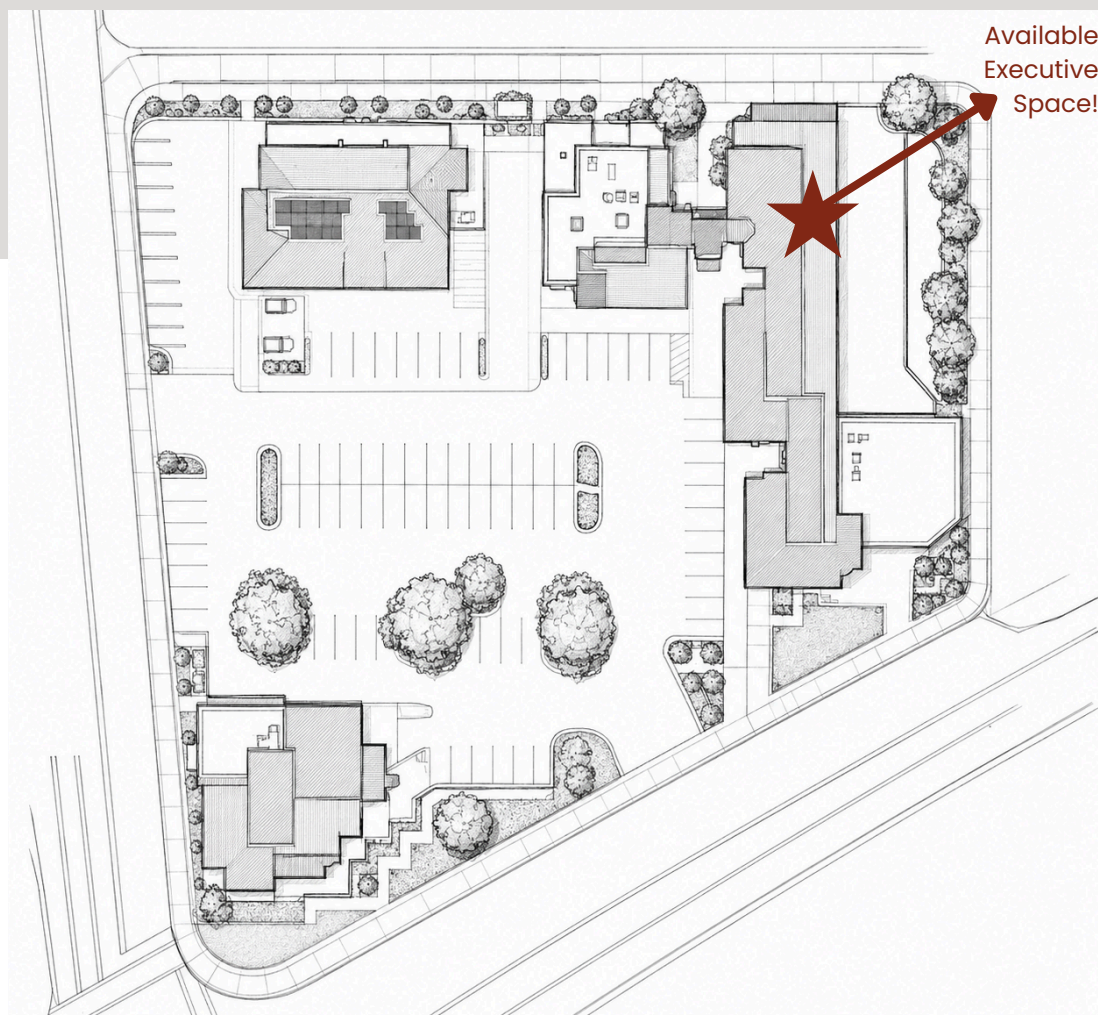
SPACE

Executive Suites Available

**655 - 1500
SQFT Options**

PRESTIGIOUS CLASS A OFFICE ENVIRONMENT LOCATED IN THE HEART OF OAKDALE'S THRIVING COMMERCIAL DISTRICT.

LOCATION HIGHLIGHTS



35,000 Residents within a 5-mile radius

Median **Household Income: \$86,478**

29,700 Daily Vehicles at Hwy 108 & Oak

Less than **1 Mile from Oak Valley Hospital**

Minutes to Downtown Oakdale

Surrounded by **Retail, Dining & Services**

NEARBY ATTRACTIONS



NEARBY MEDICAL & HEALTHCARE

- Oakdale Highschool
- High End Community Complexes
- Multiple medical, dental, and professional healthcare providers throughout the surrounding area

AREA ATTRACTIONS & AMENITIES

- Oakdale Cowboy Museum
- Oakdale Museum & History Center
- Dorada Park
- Downtown Oakdale Shopping & Dining District
- Stanislaus River Recreation Areas
- Numerous local restaurants, cafés, and service businesses



PRIME OFFICE OPPORTUNITY

Position your business in one of Oakdale's most established commercial corridors, offering convenient access to healthcare, retail, dining, and professional services. Located in the heart of Oakdale, this property serves a growing trade area with strong demographics and excellent visibility.

THANK YOU!



Every property has a story, and every vacancy is an opportunity. Our goal is to connect the right tenants with the right space while maximizing value for ownership through strategic marketing, qualified leasing, and exceptional service.

RACHELLE SOUZA

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