



OFFERING MEMORANDUM

Oakdale Starbucks-Adjacent Development Site

\$399K
PRICE

Oakdale, CA 95361
2 properties · 982 SF

Sumanjeet Singh
6264505450 (Direct)
suman@soldbysumanjeet.com

HomeSmart PV & Associates
802 W Pinedale Ave #101
Fresno, CA 93711
6264505450
www.soldbysumanjeet.com
Lic# 01400749



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PRICE

\$399,000

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PRESENTED BY



Sumanjeet Singh

6264505450

suman@soldbysumanjeet.com

Lic # 02107827

HomeSmart PV & Associates

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Executive Summary

The Oakdale Starbucks-Adjacent Development Site presents a compelling opportunity to acquire two contiguous C-1 zoned commercial parcels totaling approximately 19,470 square feet in Oakdale, California. Strategically positioned along West F Street/SR-108 and immediately adjacent to a newly constructed Starbucks, the property offers strong visibility, convenient access, and meaningful redevelopment potential.

The offering includes two parcels located at 1425 W F Street and 115 Ash Avenue. The seller previously pursued a laundromat and food-truck development concept and has completed substantial preliminary planning, including site plans, floor plans, exterior elevations, and entitlement-related work with the City of Oakdale. The current concept illustrates an approximately 1,945-square-foot commercial building, 18 parking spaces, outdoor seating, landscaping, and a dedicated food-truck area.

While the existing plans provide a valuable head start, the site may also be suitable for a range of neighborhood commercial uses, subject to City approval. Potential uses may include retail, restaurant, café, medical office, professional services, or other commercial development.

Offered at \$399,000, the property provides developers, investors, and owner-users with an opportunity to acquire a well-located infill development site with existing planning work, national retail adjacency, and flexibility for future commercial use.



2

PROPERTIES



982

TOTAL SF



\$399,000

ASKING PRICE

Investment Highlights

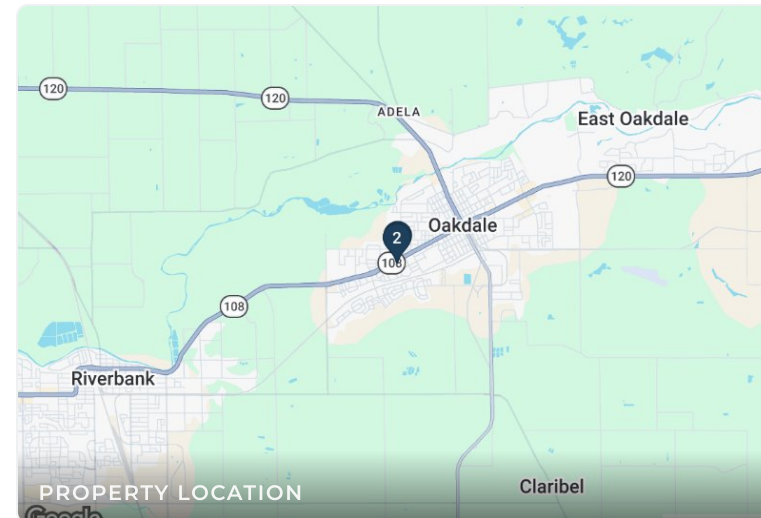
- Prime infill commercial development opportunity located in the growing City of Oakdale, California.
- Two contiguous C-1 zoned parcels totaling approximately **19,470 SF (±0.45 acres)** offering flexibility for future commercial development.
- Offered at an attractive asking price of **\$399,000**.
- Highly visible location along **West F Street (SR-108)** with excellent accessibility and strong traffic exposure.
- Adjacent to a newly developed **Starbucks** providing a proven retail anchor and increased consumer traffic.
- Existing conceptual development package included with the sale, featuring a preliminary site plan, approximately **1,945 SF** building design, floor plans, and architectural elevations.
- Seller has completed substantial preliminary planning and entitlement-related work, providing a potential head start for future development.
- Suitable for a variety of neighborhood commercial uses, including retail, restaurant, café, medical office, professional services, and other commercial concepts, subject to City approval.
- Excellent opportunity for developers, investors, or owner-users seeking a strategically located commercial site with redevelopment potential.
- Development-ready location with nearby established retailers, residential neighborhoods, and continued commercial growth supporting long-term value.

KEY METRICS

 Properties	2
 Total SF	982
 Vintage	1941
 Total Acres	0.45

Location Highlights

- Strategically located along **West F Street/SR-108** one of Oakdale's primary commercial corridors, providing strong visibility and convenient regional access.
- Immediately adjacent to a newly developed **Starbucks** creating strong retail adjacency and consistent consumer activity.
- Positioned near established residential neighborhoods, schools, service businesses, and community amenities that support a variety of neighborhood-commercial uses.
- The surrounding area includes nearby educational facilities, veterinary services, local businesses, and established commercial activity within the Oakdale market.
- Dual frontage and access potential from **West F Street and Ash Avenue** offering flexibility for site circulation, visibility, and future development planning.
- The preliminary site plan includes proposed drive access from both adjoining streets, supporting convenient ingress and egress, subject to final City approval.
- Located in an established infill setting rather than a remote undeveloped area, allowing a future project to benefit from existing surrounding development and nearby consumer traffic.
- Well suited for retail, food service, professional services, medical office, or other neighborhood-commercial concepts, subject to City of Oakdale approval.



LOCATION

Properties	2
State	CA
City	Oakdale

TRANSIT

W. F St. & Oak Ave.	0.1 mi
W F St & Lee Ave	403 ft
W F St & N Oak Ave	0.1 mi

AIRPORTS

Stockton Metropolitan Airport	23.2 mi
Modesto City-County Airport	10.4 mi
Valley Crop Dusters	23.5 mi

Portfolio Properties

PROPERTIES

2

TOTAL SF

982

TOTAL ACRES

0.45

1425 West F Street

Oakdale, CA 95361

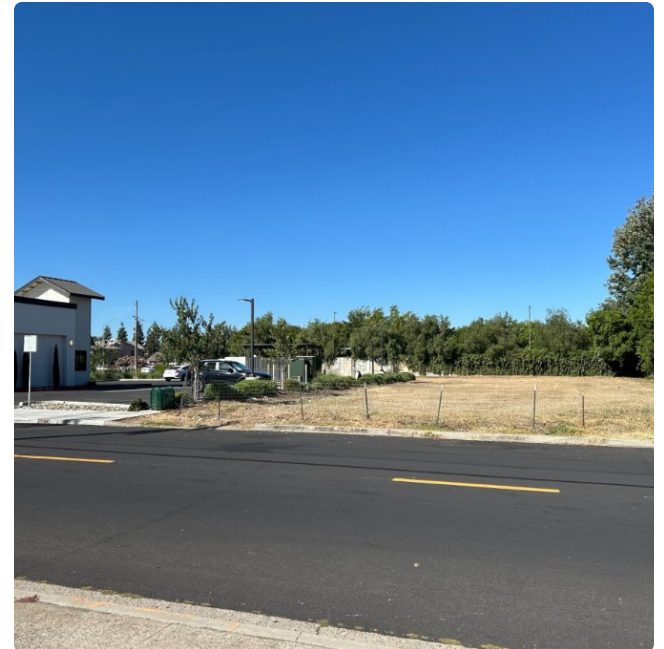
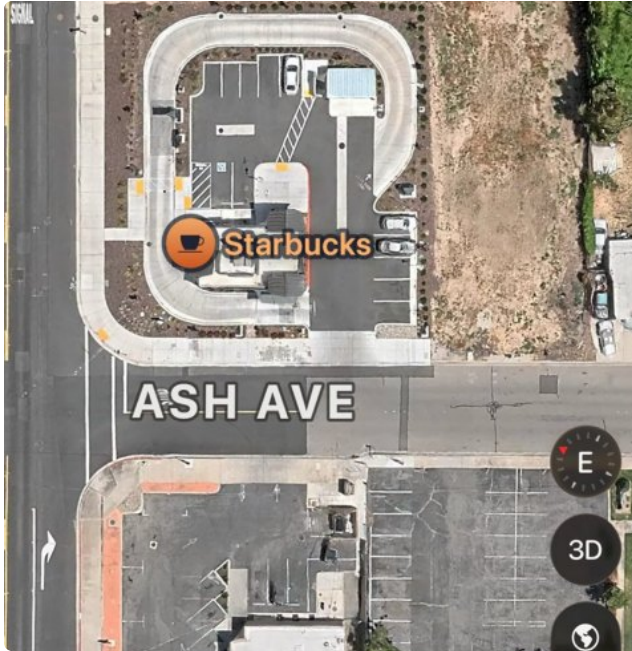
Lot (Acres)	0.240	Parcel ID	063018009000	County	Stanislaus
Coords	37.75925,-120.863446				

115 Ash Avenue

Oakdale, CA 95361

Building SF	982	Year Built	1941	Lot (Acres)	0.206
Parcel ID	063018007000	County	Stanislaus	Frontage	386
Coords	37.758896,-120.863768				

Photo Gallery



Market Overview

Market Overview: Oakdale, CA

Oakdale is a city in the San Joaquin Valley and Stanislaus County, California, United States. As of 2020 census, its population was 23,181. edit Welcome sign on North Yosemite Avenue The Oakdale economy centers on agriculture, food manufacturing, and tourism. Oakdale was the home to the Oakdale Hershey Plant, a satellite plant of Hershey Chocolate , that closed in January 2008 and moved to Mexico. It opened in May 1965, operated the Hershey's Oakdale Visitor Center and Shop in town, and employed about 575 local people. The plant was purchased by Sconza Chocolates, which began production in October 2008. Many other large food manufacturing operations are nearby, including a ConAgra Foods Hunt's plant, which is one of the largest tomato processing plants in the world. Cattle ranching is common in the surrounding areas, adding to the diversity and character of the local economy. ^...



KEY FACTS

Population	23,181
Area	6.1 sq mi
Elevation	157 ft
County	Stanislaus County
State	California

DEMOGRAPHIC SNAPSHOT

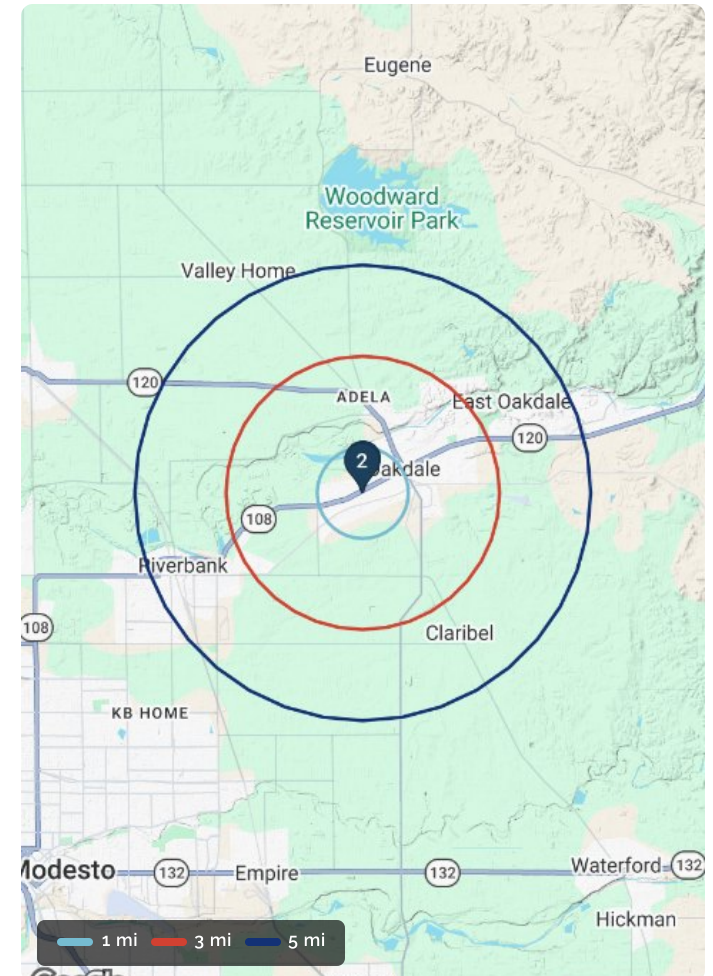
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	13,683	Population	27,190	Population	46,216
Median HH Income	\$96,594	Median HH Income	\$90,320	Median HH Income	\$88,597
Households	4,693	Households	9,744	Households	15,828

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,594	18,731	35,146
2010 Population	11,590	23,941	41,233
2026 Population	13,683	27,190	46,216
2031 Population	13,875	27,581	46,776
2026-2031 Growth Rate	0.28 %	0.29 %	0.24 %
2026 Daytime Population	11,416	25,329	40,313
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,118	6,760	11,744
2010 Total Households	4,059	8,427	13,771
2026 Total Households	4,693	9,744	15,828
2031 Total Households	4,789	9,964	16,163
2026 Avg. Household Size	2.88	2.77	2.9
2026 Owner Occupied Housing	3,012	6,421	10,676
2031 Owner Occupied Housing	3,103	6,655	11,026
2026 Renter Occupied Housing	1,681	3,323	5,152
2031 Renter Occupied Housing	1,685	3,309	5,137
2026 Vacant Housing	128	244	490
2026 Total Housing	4,821	9,988	16,318
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	511	1,046	1,706
\$15,000-\$24,999	165	389	650
\$25,000-\$34,999	195	380	664
\$35,000-\$49,999	450	1,061	1,569
\$50,000-\$74,999	600	1,222	2,144
\$75,000-\$99,999	479	1,152	1,941
\$100,000-\$149,999	859	1,676	2,685
\$150,000-\$199,999	602	1,127	1,613
\$200,000 or greater	831	1,691	2,854
Median HH Income	\$96,594	\$90,320	\$88,597
Average HH Income	\$129,556	\$125,400	\$124,926

Source: ESRI / ArcGIS Business Analyst



\$96,594
MEDIAN HH INCOME (1-MI)

\$129,556
AVG HH INCOME (1-MI)

64.2%
OWNER OCCUPIED (1-MI)

35.8%
RENTER OCCUPIED (1-MI)

2.7%
VACANCY RATE (1-MI)

0.28 %
2026-2031 GROWTH (1-MI)

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