

The Plaza

1484 EAST F STREET | OAKDALE, CA



FOR LEASE

2,895 ± SF PRIME END-CAP RETAIL SPACE

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.





SUITE DETAILS

- 2,895± sf (End Cap)
- \$2.00 psf/mo. (NNN)
- Former T-Mobile location
- Large open area w/ 2 restrooms
- Excellent corner signage
- Prominent hard corner location

PROPERTY & FEATURES

- Prime frontage on Hwy 120/108
- Signalized intersection
- Well maintained property
- Easy ingress /egress from two streets
- On state route to Yosemite National Park, Historic Jamestown & Sierra Mountains
- Co-Tenants: AutoZone, Wingstop, Javi's Mexican Restaurant, The Fit Yoga Studio, Remax, Ability Mortgage, 'Ike Loa Candle Co., Physical Therapist & Dentist
- Nearby Retailers: Raley's, Save Mart, Ross, Walmart (coming soon), Dollar Tree, Big 5, Tractor Supply, CVS, Rite Aid, ACE, Chipotle, Taco Bell, Starbucks, McDonalds, Mtn. Mikes Pizza, Subway, Carls Jr., Wendy's, Burger King, Round Table & more

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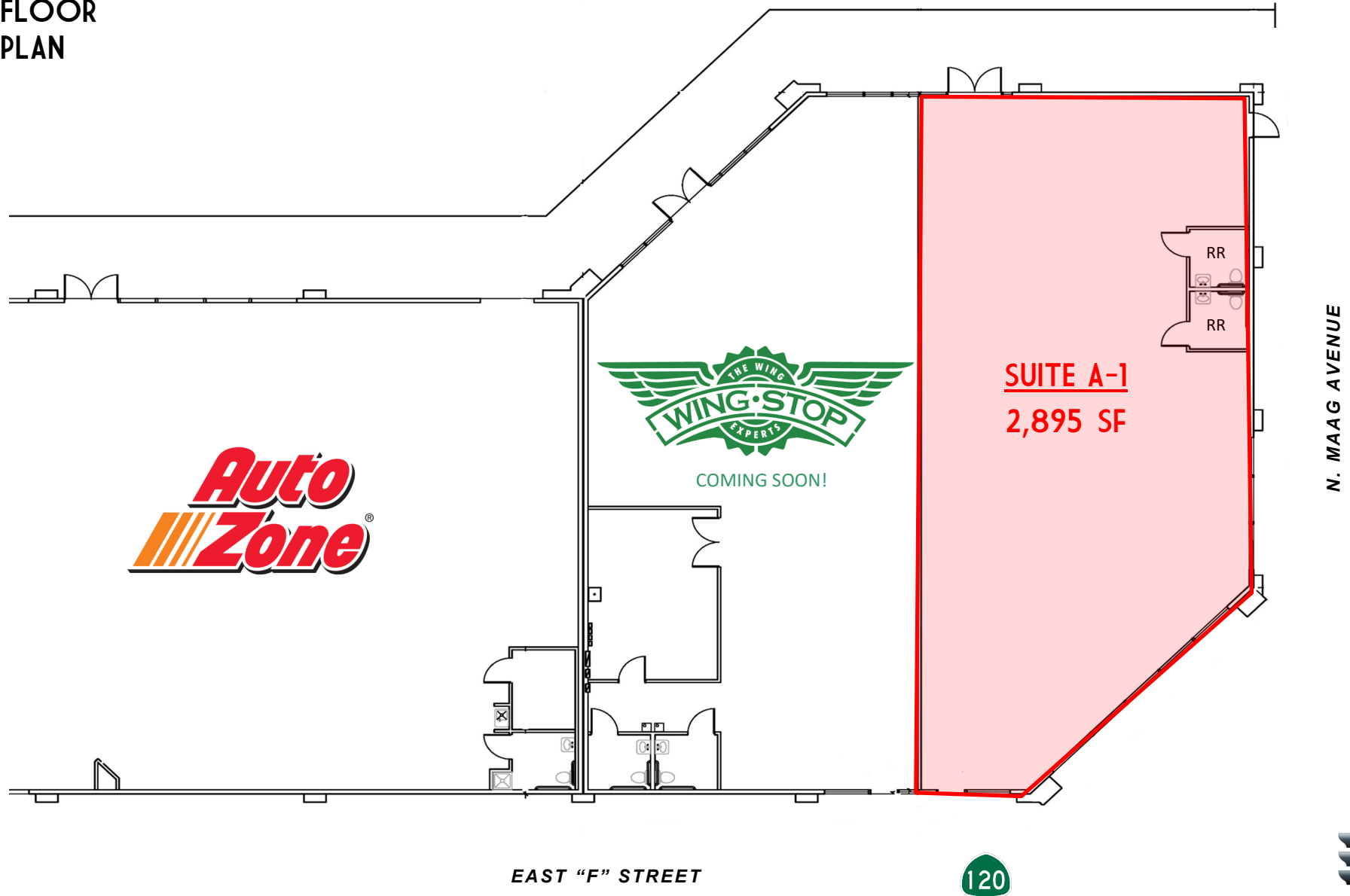
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FLOOR PLAN



SITE PLAN





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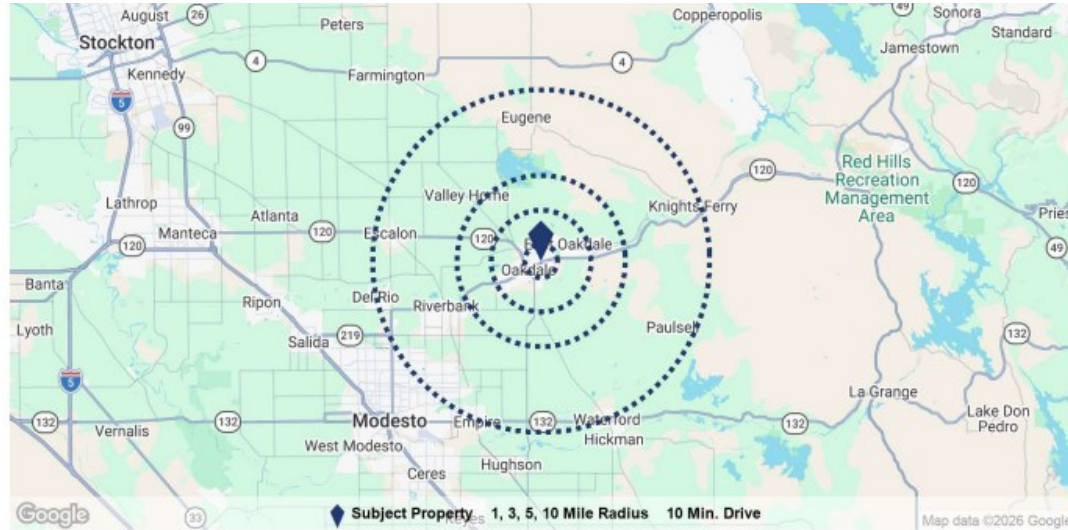
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	9,125	28,021	32,188	137,205	
5 Yr Growth	1.3%	1.1%	0.8%	0.7%	
Median Age	39	39	39	38	
5 Yr Forecast	39	40	40	39	
White / Black / Hispanic	59% / 1% / 36%	64% / 1% / 31%	64% / 1% / 31%	51% / 2% / 40%	
5 Yr Forecast	59% / 1% / 36%	64% / 1% / 31%	64% / 1% / 31%	51% / 2% / 40%	
Employment	3,458	9,142	9,875	27,858	
Buying Power	\$295.7M	\$940.7M	\$1.1B	\$4.3B	
5 Yr Growth	3.7%	2.9%	2.5%	2.1%	
College Graduates	14.9%	22.6%	22.9%	19.8%	
Household					
Households	3,407	10,025	11,447	46,100	
5 Yr Growth	1.2%	1.1%	0.8%	0.7%	
Median Household Income	\$86,799	\$93,831	\$93,965	\$93,970	
5 Yr Forecast	\$88,896	\$95,511	\$95,552	\$95,283	
Average Household Income	\$108,825	\$117,225	\$117,779	\$115,817	
5 Yr Forecast	\$111,386	\$118,754	\$119,154	\$116,897	
% High Income (>\$75K)	58%	61%	61%	60%	
Housing					
Median Home Value	\$442,995	\$488,425	\$505,237	\$488,535	
Median Year Built	1993	1988	1987	1987	
Owner / Renter Occupied	63% / 37%	67% / 33%	68% / 32%	68% / 32%	

CENTRAL VALLEY MAP



DISTANCES

- To Modesto..... 16 miles
- To Manteca..... 21 miles
- To Stockton..... 32 miles
- To Sonora..... 35 miles
- To Turlock 19 miles
- To Sacramento..... 75 miles
- To San Francisco 100 miles

TRAFFIC COUNTS

- State Hwy 120 (E. F Street)..... 45,775 ADT
- N. Maag Avenue 6,820 ADT
- S. Maag Avenue 8,928 ADT