

# PRIME OAKDALE CORRIDOR STABILIZED RETAIL ASSET – RESTAURANT & LIQUOR STORE



**1021 & 1023 E F ST**

Oakdale, CA 95361

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**FIRST COMMERCIAL**  
REAL ESTATE & ADVISORY SERVICES

# TABLE OF CONTENTS

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## TABLE OF CONTENTS

PROPERTY & LOCATION INFORMATION	3
INVESTMENT SUMMARY	4
OFFERING HIGHLIGHTS	5
FLOOR PLANS	6
ADDITIONAL PHOTOS	7
RETAILER MAP	8
FINANCIAL ANALYSIS	9
FINANCIAL SUMMARY	10
INCOME & EXPENSES	11
SALE COMPARABLES	12
SALE COMPS	13
SALE COMPS MAP & SUMMARY	15
CITY INFORMATION & DEMOGRAPHICS	16
CITY INFORMATION	17
DEMOGRAPHICS MAP & REPORT	18
BACK PAGE	19

# PROPERTY & LOCATION INFORMATION



**E. F ST. / HWY 120**

# INVESTMENT SUMMARY



## OFFERING DESCRIPTION

This is a rare opportunity to acquire a stabilized, essential-use retail asset in Oakdale, a market with extremely limited commercial inventory. The property consists of two freestanding, fully leased buildings located along the high-traffic F Street / Highway 120 corridor—Oakdale’s primary east-west thoroughfare and main route to the Sierra Foothills, serving strong commuter and tourist traffic. **The asset is occupied by a 2nd generation restaurant and a separately leased liquor store, providing immediate in-place cash flow with built-in rent growth and additional upside through below-market rents and reversion.** The Seller has completed meaningful capital improvements, including a new parking lot, enhancing curb appeal and reducing near-term capital expenditure requirements. This offering represents a compelling stabilized retail investment with durable, e-commerce resistant uses in a supply-constrained corridor.

## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$1,299,000</b>
<b>Cap Rate:</b>	<b>6.46%</b>
<b>NOI:</b>	<b>\$83,946.68</b>
<b>Building Size:</b>	<b>±6,784 SF (191.48/SF)</b>

## LOCATION DESCRIPTION

Situated along the high-visibility F Street/Highway 108–120 corridor, this property benefits from exceptional exposure on one of Oakdale’s most trafficked commercial thoroughfares—serving as the primary gateway to the Sierra Foothills, Sonora, and Yosemite-bound tourism. **The site sits at the epicenter of Oakdale’s dominant retail node, surrounded by national brands such as McDonald’s, Starbucks, Taco Bell, Holiday Inn, Save Mart, CVS, Raley’s, Tractor Supply Co., Dollar Tree, Big 5, and Ford/Chevrolet auto dealerships.** This concentration of daily-needs retail, fast food, hospitality, and automotive draws consistent local and regional traffic throughout the day. F Street/Highway 120 acts as Oakdale’s commercial spine, capturing both commuter flow and heavy weekend recreation traffic, providing unmatched visibility, access, and customer volume for any operator. **With limited competing inventory in the Oakdale market, this location offers a rare foothold in one of the region’s most desirable and supply-constrained corridors.**

DEMOGRAPHICS	0.5 MILES	1.5 MILES	3 MILES
Total Households	1,537	6,769	9,904
Total Population	4,142	18,697	27,771
Average HH Income	\$94,941	\$112,093	\$126,292

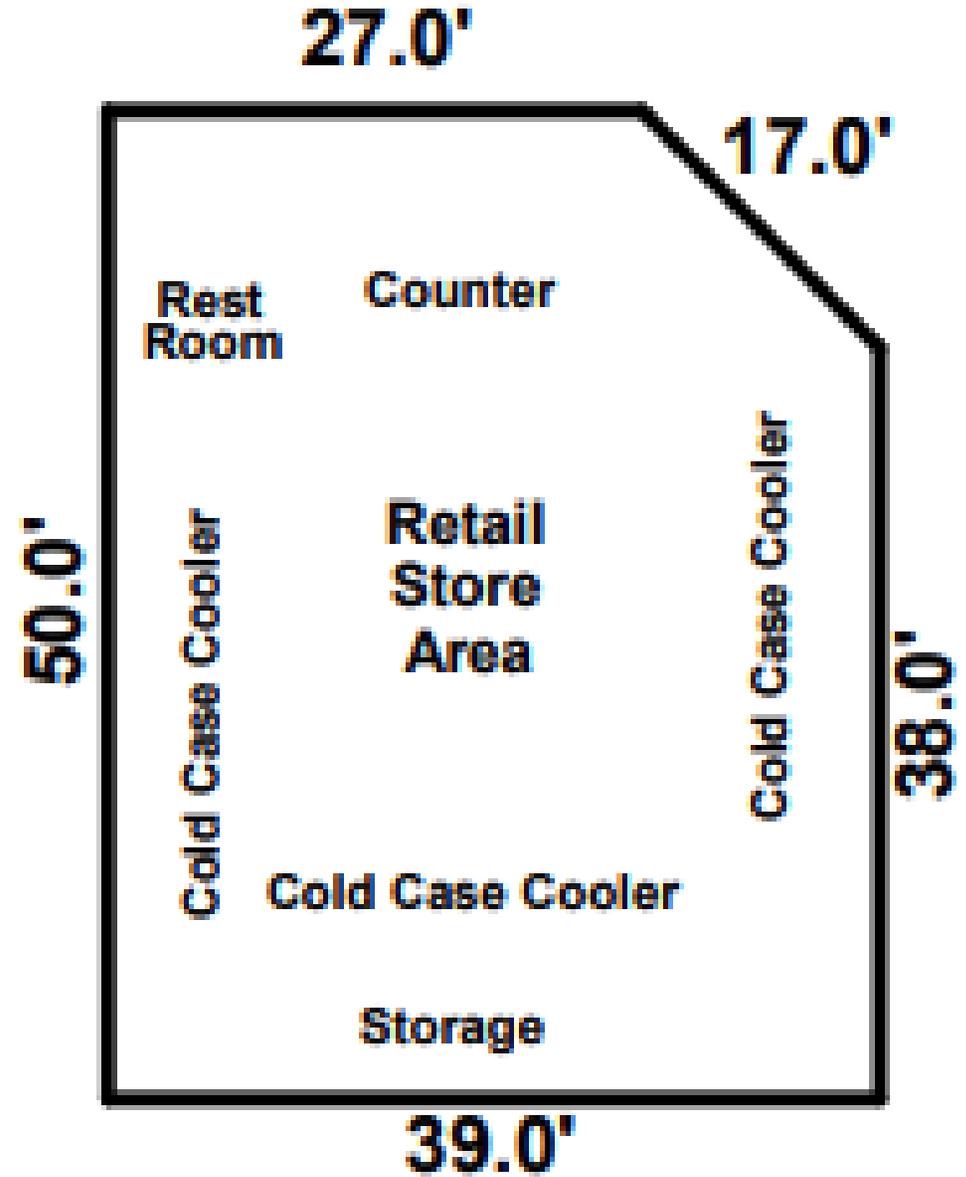
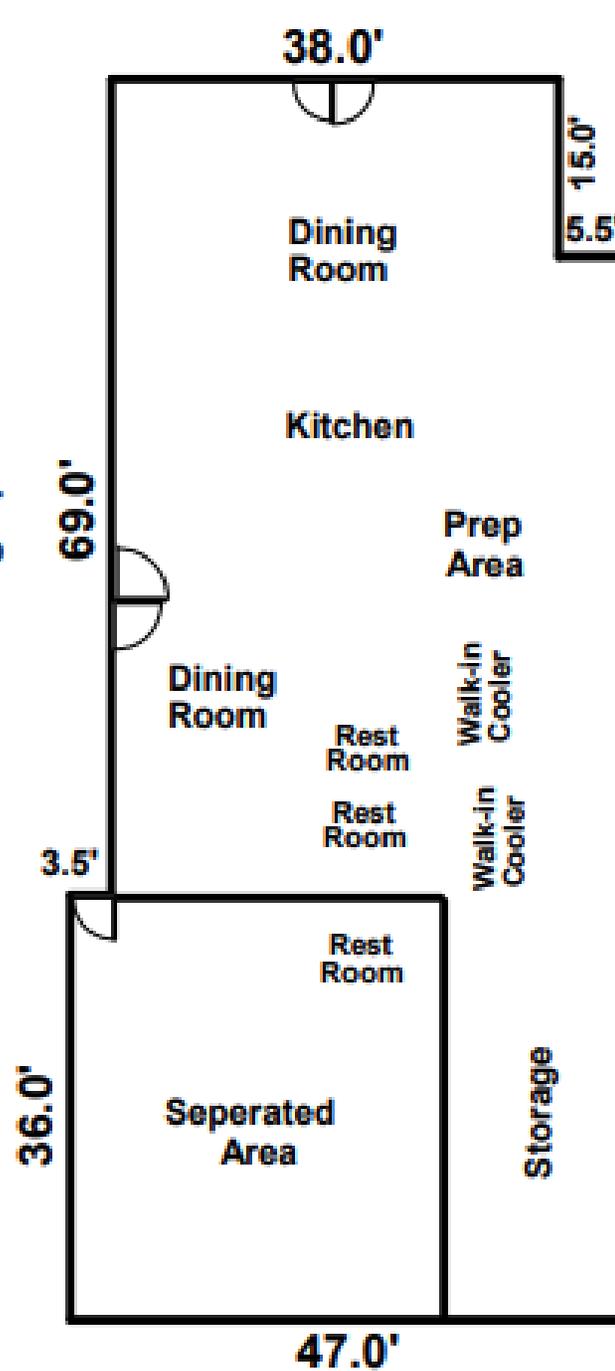
# OFFERING HIGHLIGHTS



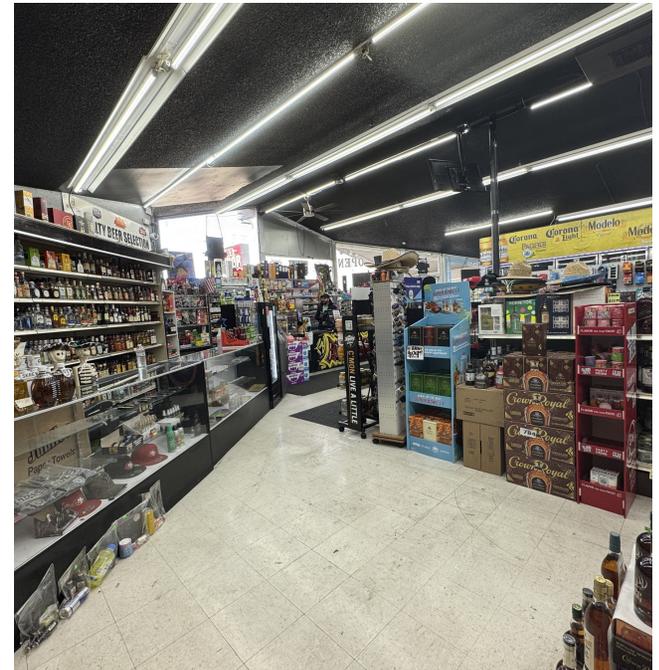
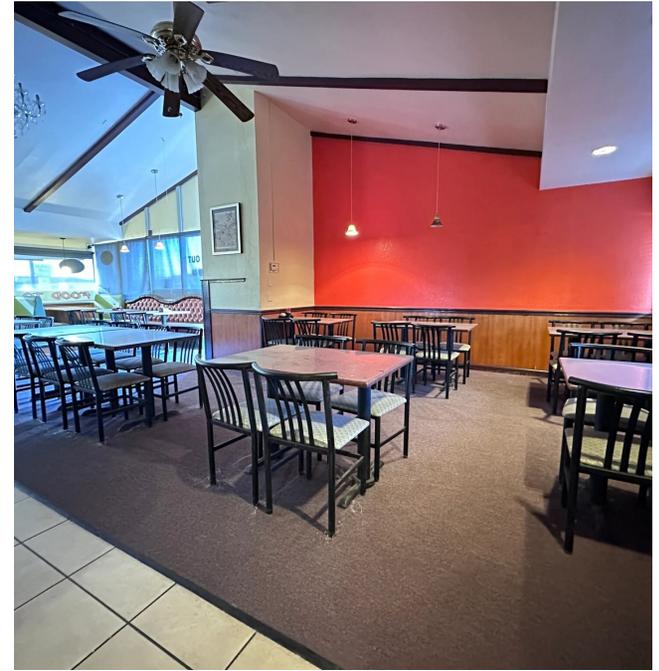
## HIGHLIGHTS

- **Stabilized, Plug-and-Play Retail Investment:** Two fully leased freestanding buildings situated on a ±24,021 SF lot, occupied by essential, e-commerce resistant tenants (2nd Generation Restaurant & Liquor Store), delivering immediate cash flow with long-term upside through rent growth and below-market reversion.
- **Strong In-Place Yield with Built-In Growth:** In-place cap rate of **6.46% at acquisition**, increasing to **6.98% in Year 2**, **7.51% in Year 3**, and **approximately 8.03% by Year 4** through contractual rent escalations.
- **2nd Generation Restaurant – ±4,611 SF (Leased):** Newly established 5-year Modified Gross lease to experienced BBQ operators currently paying \$6,000 per month, below market, with built-in \$500 annual rent escalations, providing immediate income with future upside.
- **Liquor Store – ±1,878 SF (Leased):** Tenant pays \$2,076.18 per month on a Modified Gross Lease with defined pass-throughs. The lease expires June 30, 2027, and includes a five-year renewal option under the same general terms. Current rent is below market, offering strong upside through renewal negotiations or by repositioning and re-tenanting the space.
- **Rare Oakdale Availability:** The city has extremely limited inventory, especially freestanding buildings along the high-demand Highway 108/120 corridor—opportunities like this are seldom available.
- **Prime High-Traffic Corridor:** Located directly on Oakdale's busiest commercial artery with exceptional visibility, benefiting from strong local activity and heavy regional traveler flow toward the Sierra Foothills and Yosemite gateway.
- **Significant Recent Improvements:** Seller has completed major upgrades including a brand-new parking lot, roof repairs, new façade materials, and fresh exterior paint on both buildings—reducing near-term capital demands.
- **Strong Visibility & Easy Access:** Prominent street frontage, convenient ingress/egress, and excellent signage opportunities enhance exposure along one of Oakdale's most trafficked routes.
- **Flexible Zoning & Functional Layout:** Supports restaurant, retail, and service-based uses, complemented by ample on-site parking.

FLOOR PLANS



# ADDITIONAL PHOTOS



RETAILER MAP



# FINANCIAL ANALYSIS

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# FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	YEAR 2	YEAR 3	YEAR 4
Price	\$1,299,000	\$1,299,000	\$1,299,000	\$1,299,000
Price per SF	\$191	\$191	\$191	\$191
<b>CAP Rate</b>	<b>6.46%</b>	<b>6.98%</b>	<b>7.51%</b>	<b>8.03%</b>
Total Return (yr 1)	\$83,947	\$90,716	\$97,509	\$104,326

OPERATING DATA	CURRENT	YEAR 2	YEAR 3	YEAR 4
Total Scheduled Income	\$102,446	\$109,216	\$116,009	\$122,826
Gross Income	\$102,446	\$109,216	\$116,009	\$122,826
Operating Expenses	\$18,500	\$18,500	\$18,500	\$18,500
Net Operating Income	\$83,947	\$90,716	\$97,509	\$104,326
Pre-Tax Cash Flow	\$83,947	\$90,716	\$97,509	\$104,326

# INCOME & EXPENSES

INCOME SUMMARY	CURRENT	YEAR 2	YEAR 3	YEAR 4
BBQ Restaurant	\$72,000	\$78,000	\$84,000	\$90,000
Paul's Liquor	\$25,662	\$26,431	\$27,224	\$28,041
Paul's Liquor (Reimbursement of 1/3 of Property Taxes)	\$4,785	\$4,785	\$4,785	\$4,785
<b>GROSS INCOME</b>	<b>\$102,446</b>	<b>\$109,216</b>	<b>\$116,009</b>	<b>\$122,826</b>

EXPENSES SUMMARY	CURRENT	YEAR 2	YEAR 3	YEAR 4
New Property Taxes	\$14,500	\$14,500	\$14,500	\$14,500
Property Insurance	\$4,000	\$4,000	\$4,000	\$4,000
<b>OPERATING EXPENSES</b>	<b>\$18,500</b>	<b>\$18,500</b>	<b>\$18,500</b>	<b>\$18,500</b>
<b>NET OPERATING INCOME</b>	<b>\$83,947</b>	<b>\$90,716</b>	<b>\$97,509</b>	<b>\$104,326</b>

# SALE COMPARABLES



# SALE COMPS



**★**  
**1021 & 1023 E F ST**  
Oakdale, CA 95361

**Subject Property**

Price: \$1,299,000 Bldg Size: 6,784 SF  
Price/SF: \$191.48



**1**  
**730 W F ST**  
Oakdale, CA 95361

**Sold 9/30/2025**

Price: \$850,000 Bldg Size: 3,827 SF  
Price/SF: \$222.11



**2**  
**136 N MAAG AVE**  
Oakdale, CA 95361

**Sold 5/20/2025**

Price: \$2,600,000 Bldg Size: 10,600 SF  
Price/SF: \$245.28



# SALE COMPS



**528 MCHENRY AVE**  
Modesto, CA 95354

Sold 10/15/2025

Price: \$900,000 Bldg Size: 3,450 SF  
Price/SF: \$260.87



**111 S GOLDEN STATE BLVD**  
Turlock, CA 95380

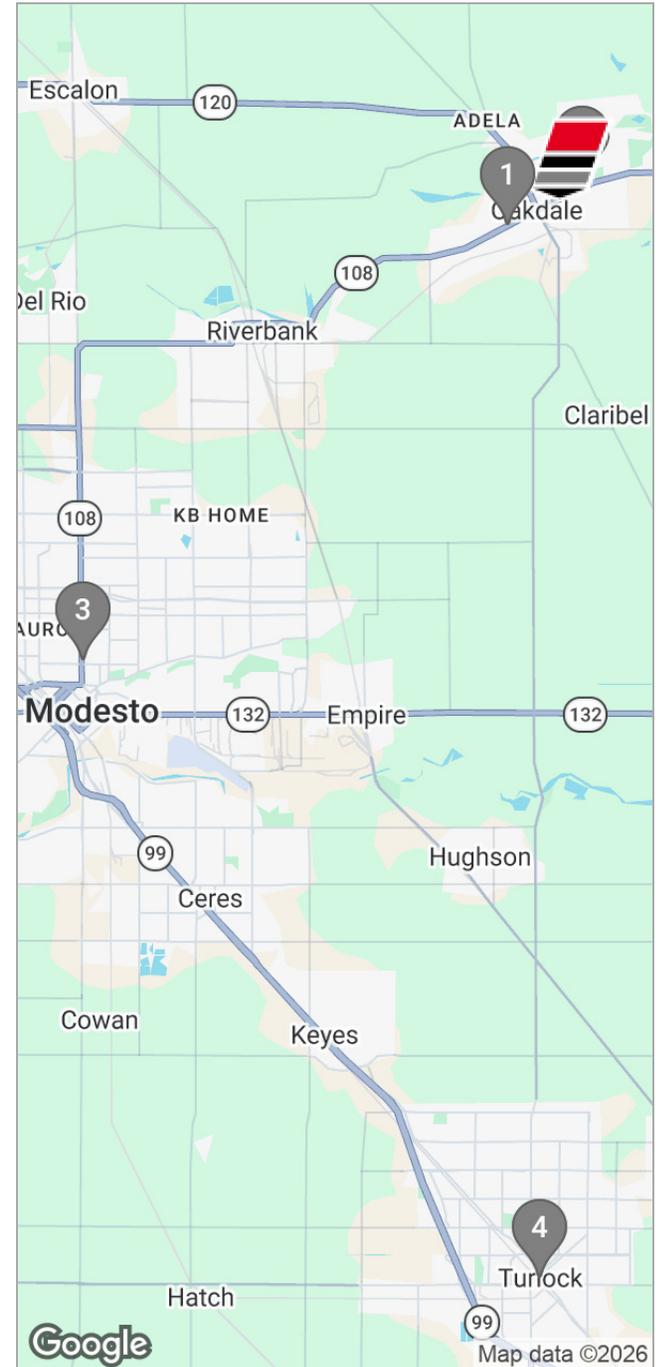
Sold 9/5/2025

Price: \$1,400,000 Bldg Size: 5,254 SF  
Price/SF: \$266.46



# SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF
★	<b>1021 &amp; 1023 E F St</b> Oakdale, CA	\$1,299,000	6,784 SF	\$191.48
1	<b>730 W F St</b> Oakdale, CA	\$850,000	3,827 SF	\$222.11
2	<b>136 N Maag Ave</b> Oakdale, CA	\$2,600,000	10,600 SF	\$245.28
3	<b>528 McHenry Ave</b> Modesto, CA	\$900,000	3,450 SF	\$260.87
4	<b>111 S Golden State Blvd</b> Turlock, CA	\$1,400,000	5,254 SF	\$266.46
<b>AVERAGES</b>		<b>\$1,437,500</b>	<b>5,783 SF</b>	<b>\$248.68</b>

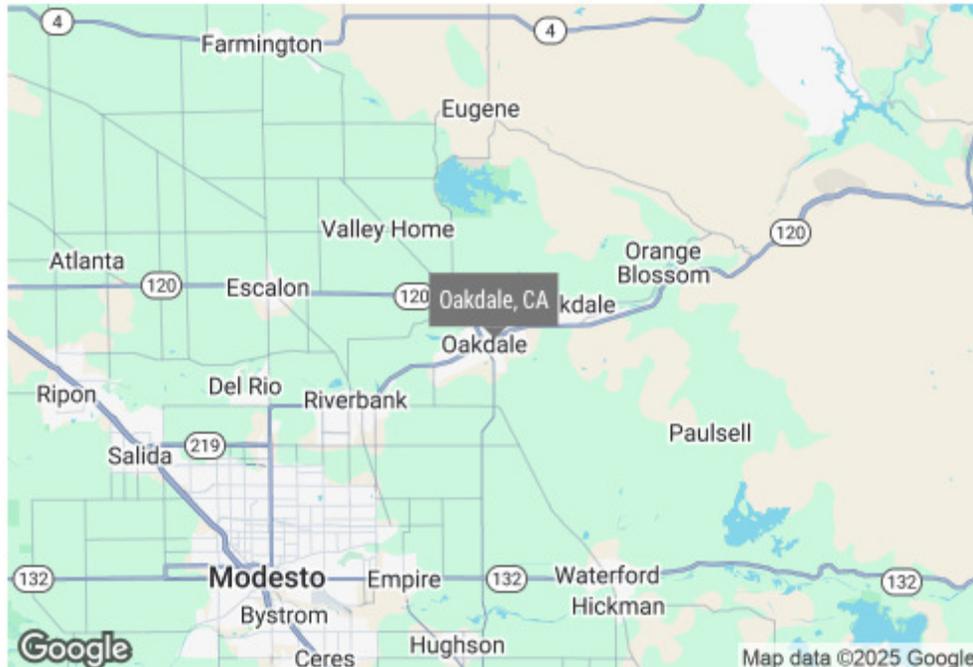


# CITY INFORMATION & DEMOGRAPHICS

# OAKDALE

SAMG DAIES  
MARKET

OAKDALE  
COWBOY  
MUSEUM



## DESCRIPTION

Oakdale is a historically rich and commercially active city in the Central Valley, best known as the “Cowboy Capital of the World” and as the **primary gateway to the Sierra Foothills and Yosemite via Highways 108 and 120**. The city draws consistent daily traffic from commuters, tourists, and recreational travelers heading to destinations such as Sonora, Jamestown, Pinecrest, and Yosemite National Park. This steady movement of people through Oakdale makes its main commercial corridor one of the most active stretches of highway between Modesto and the foothills.

Economically, Oakdale benefits from a diversified mix of agriculture, food processing, manufacturing, tourism, and local retail/services. Major employers in and around the city include food-production companies, dairies, agricultural businesses, distribution operations, and regional service providers. Tourism also plays a significant role in how money flows into the city: travelers passing through Oakdale frequent local restaurants, convenience stores, fuel stations, hotels, and retail centers before heading eastward into the mountain communities. This consistent influx of outside spending strengthens Oakdale’s commercial base and supports tenant demand along the main highway corridor.

For investors and owner-users, the business environment is shaped by **steady regional traffic, a supportive local government, and limited commercial inventory** – especially when it comes to freestanding buildings with prime visibility. Money flows outward primarily through local workforce commuting patterns and major suppliers connected to agriculture and food-processing operations; however, the strong inflow from tourism, recreation traffic, and local spending creates a balanced and resilient economic ecosystem. These characteristics make Oakdale a reliable, supply-constrained, and strategically positioned market for long-term commercial real estate investment.

## LOCATION DETAILS

County:

**Stanislaus**

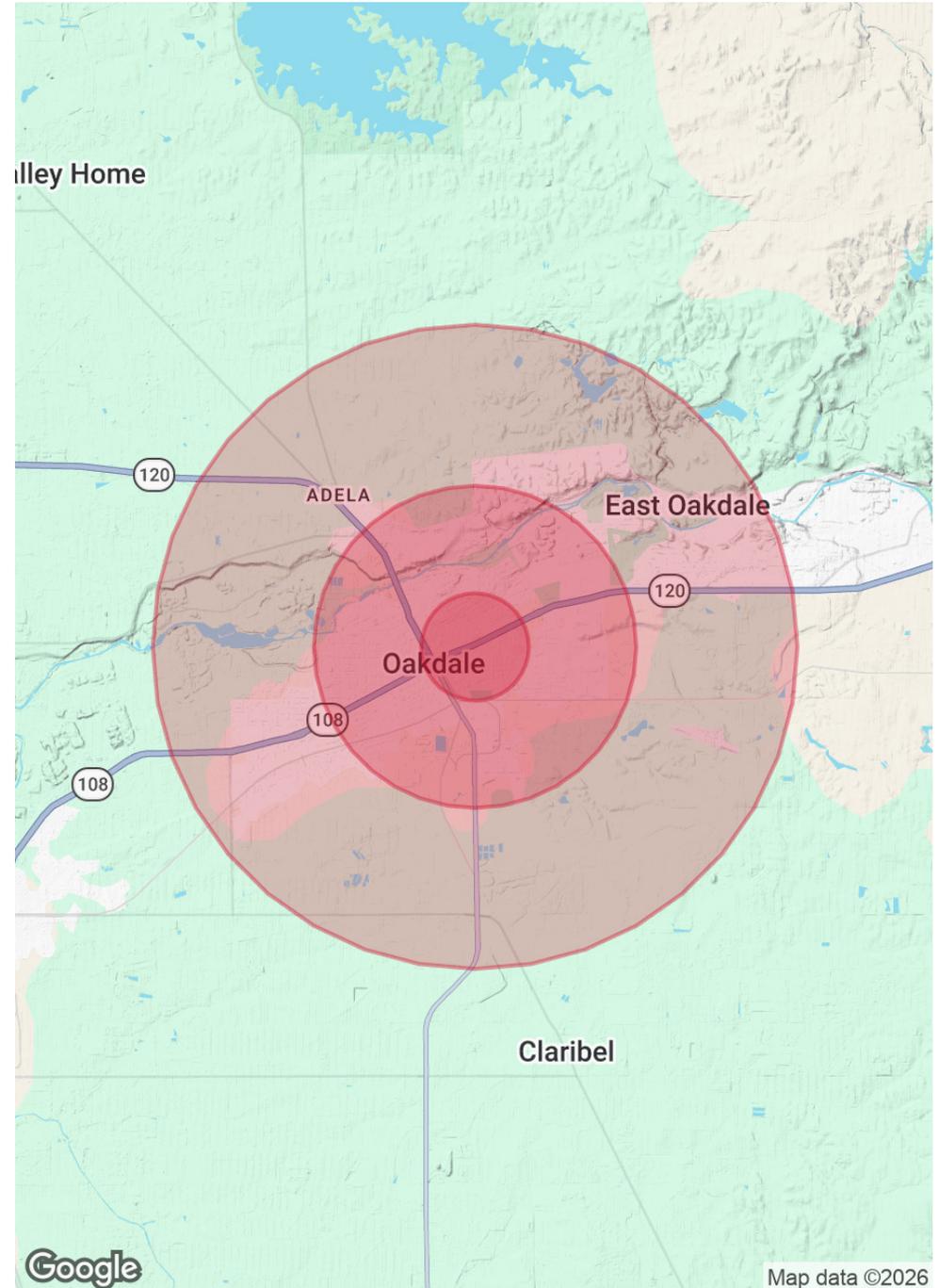
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	4,142	18,697	27,771
Average Age	39	40	40
Average Age (Male)	38	38	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	1,537	6,769	9,904
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$94,941	\$112,093	\$126,292
Average House Value	\$460,162	\$507,108	\$564,008

RACE	0.5 MILES	1.5 MILES	3 MILES
Total Population - White	2,255	11,782	18,098
% White	54.4%	63.0%	65.2%
Total Population - Black	52	190	246
% Black	1.3%	1.0%	0.9%
Total Population - Asian	82	401	710
% Asian	2.0%	2.1%	2.6%
Total Population - Hawaiian	17	72	112
% Hawaiian	0.4%	0.4%	0.4%
Total Population - American Indian	83	283	357
% American Indian	2.0%	1.5%	1.3%
Total Population - Other	937	3,124	4,186
% Other	22.6%	16.7%	15.1%

Demographics data derived from AlphaMap





**EXCLUSIVELY LISTED BY:**



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