

# OFFERING MEMORANDUM



## Owner User Opportunity

For Sale | Property + RCFE Business

431 W J Street Oakdale, CA 95361

Sunayana (Sue) Bedi  
[sunayana.bedi@yahoo.com](mailto:sunayana.bedi@yahoo.com)  
650.669.3466

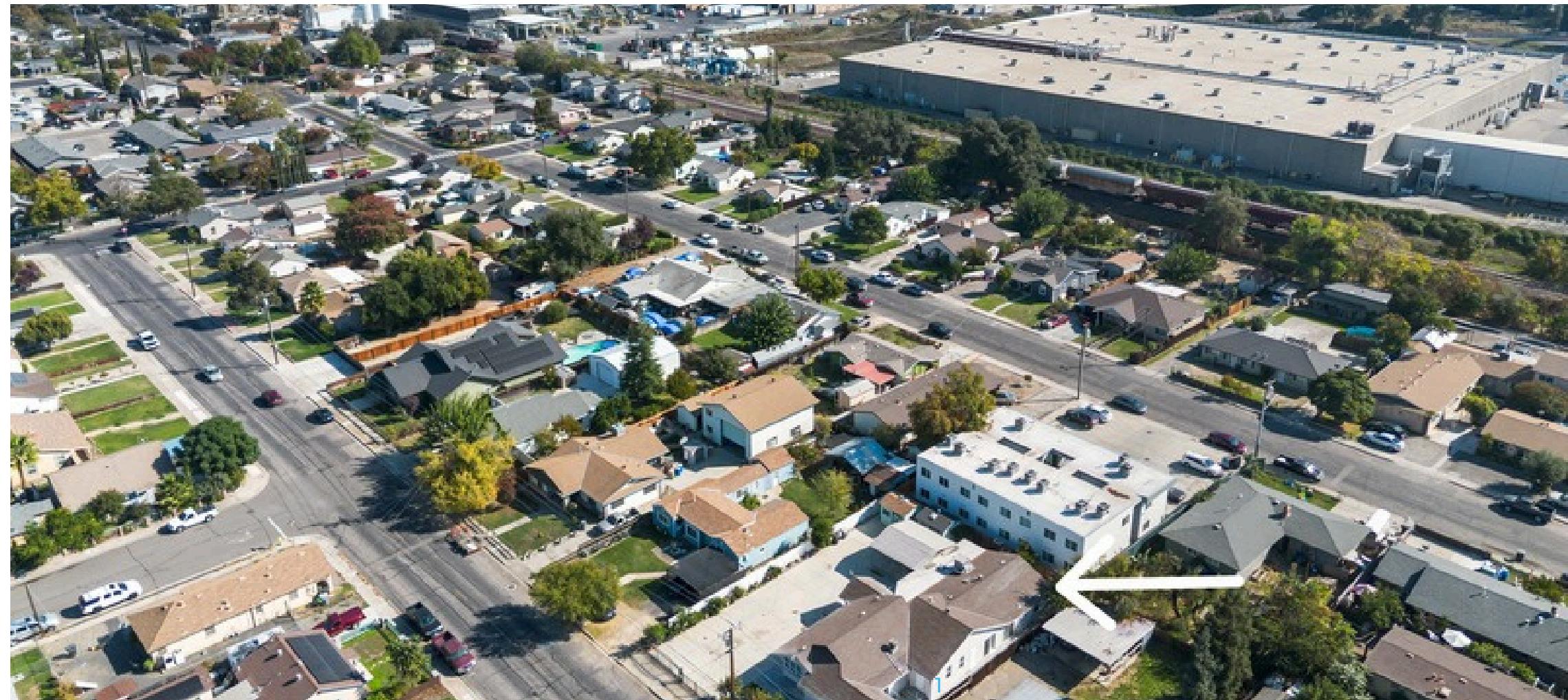


# The Property Highlights

- Licensed for 15 residents
- Waiver for 2 bedridden residents, with potential to increase to 8 (City approval letter available).
- Approved for up to 8 hospice residents.
- Dementia care waiver for specialized memory care services.
- Fully furnished and equipped - truly turnkey operation.

## SUMMARY

Address	431 W J Street, Oakdale, CA 95361
Nearest Intersection	J Street & Gilbert Avenue
Metro Market	Stainsalaus County
Sale Price	\$2,850,000
Building Size	3,514 sq.ft
Parcel Size	12,0000 sq.ft
Real Estate & Business. As-Is, Where-is with all improvements & materials	



# Floor Plan

## Building Snapshot



Building Size  
3013 sq.ft



Total Bedrooms  
8



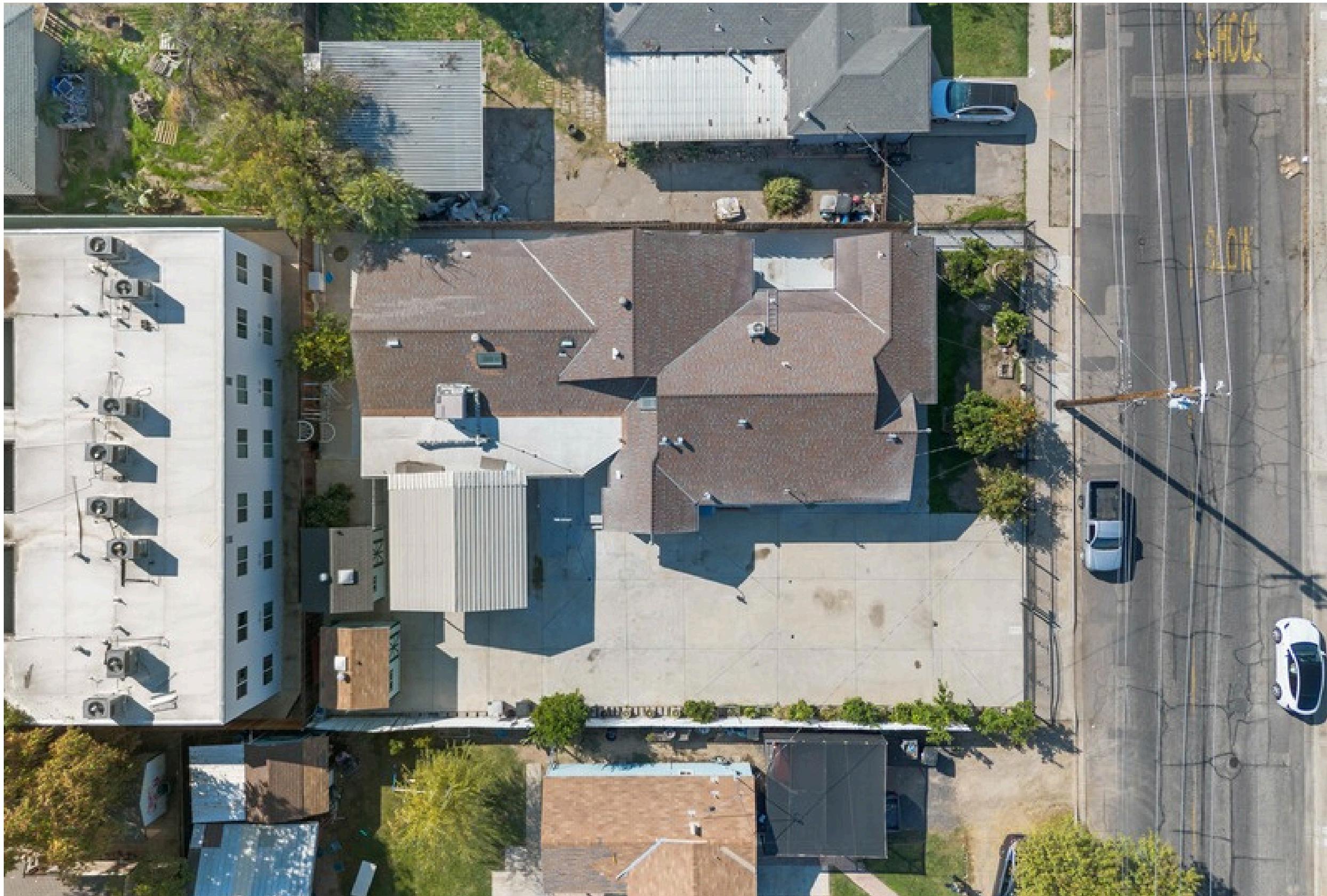
Resident Capacity  
15



9 Bedrooms  
3.5 Bathrooms  
3,159 sq. ft.  
15 Residents Permit



431 W J Street, Oakdale, CA



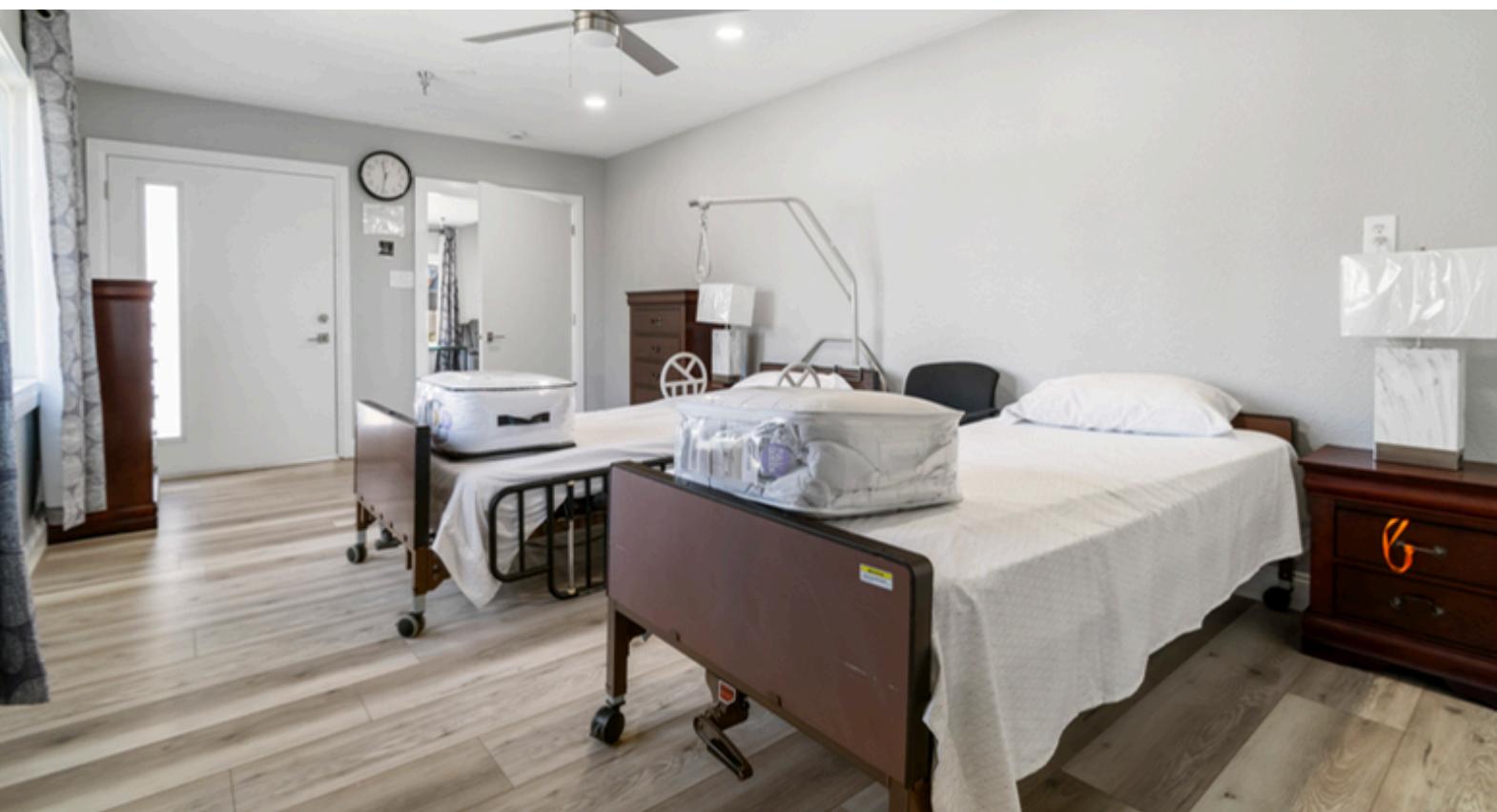
# Interior Photos

431 W J Street,  
Oakdale, CA



# Property Photos

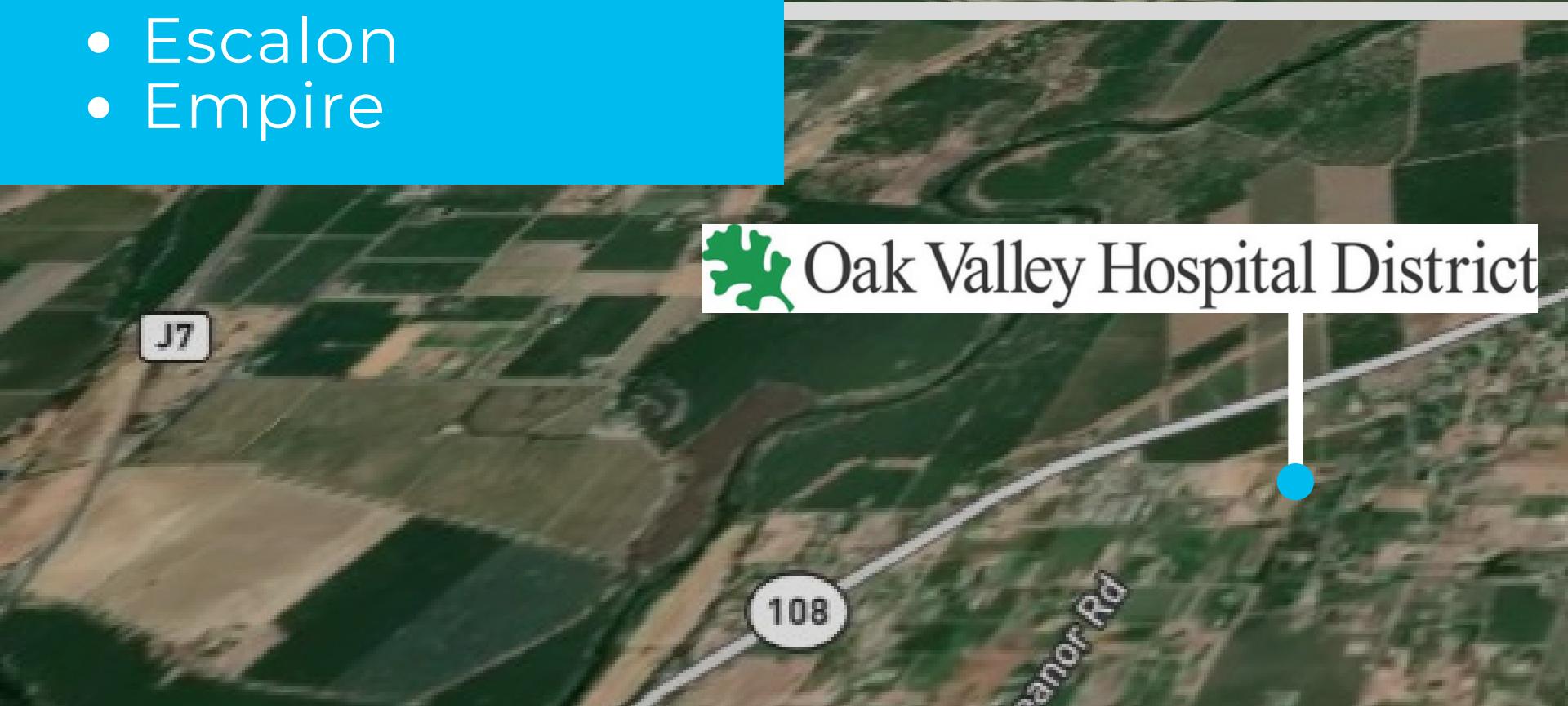
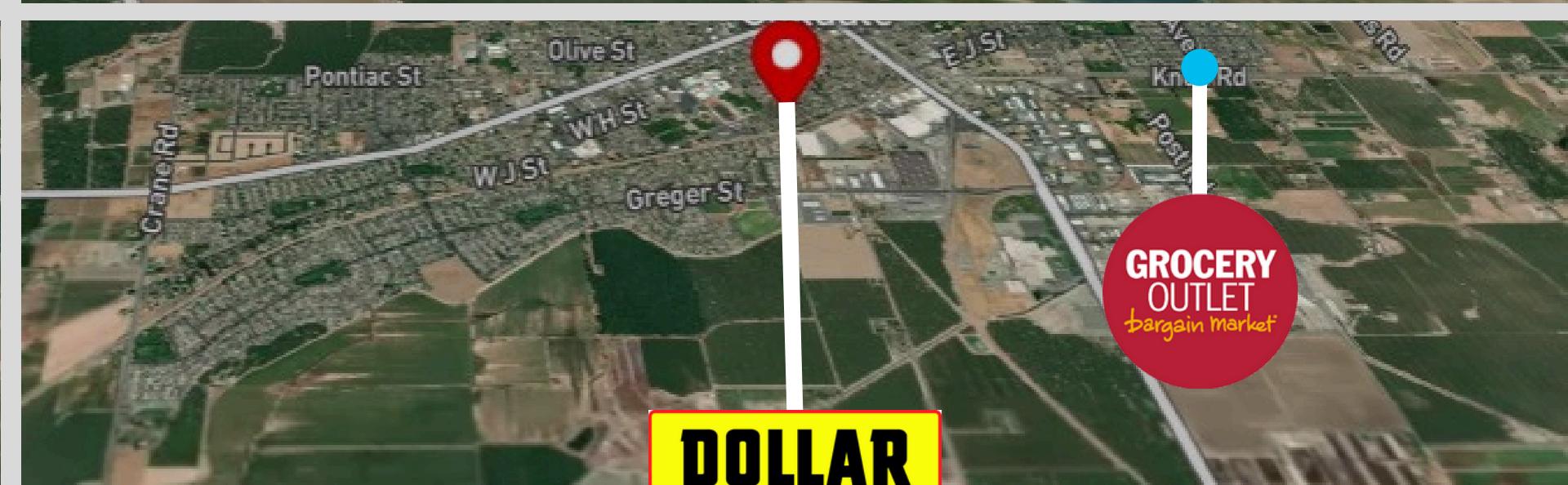
431 W J Street,  
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# NEARBY

# Cities

- Modesto
- Manteca
- East Oakdale
- Valley Home
- Riverbank
- Escalon
- Empire



# Demographic Executive Summary

RACE	POPULATION	PERCENT
White	15,291	66.04%
Two or more races	4,410	19.05%
Other race	2,607	11.26%
Asian	456	1.97%
Black or African American	241	1.97%
Native American	150	0.65%

## CITIZENSHIP

US citizens: 94.4%  
Foreign-born: 10.5%

## MEDIAN AGE

35

## Sources

- 1.US Census State Population Estimates - Most recent state estimates from the Census Bureau's Population Estimates Program
- 2.US Census County Population Estimates - Most recent county estimates from the Census Bureau's Population Estimates Program
- 3.American Community Survey (2009 - 2013)
- 4.Census QuickFacts
- 5.Historical Populations of States and Counties (1790 - 1990)

Median  
Earning

\$66K=Men  
\$38K=Women

Employment  
Growth YOY

1.10%

# Employment Occupations in Oakdale, CA



Median Household Income

\$86K

1 year growth  
4.05%

Industry Growth YOY

2.63%

# Employment Industries in Oakdale, CA



# 431 W J St, Oakdale

## TURNKEY OPPORTUNITY

**FOR SALE: \$2,850,000**

**PROPERTY: Fully remodeled**

**BUSINESS: Equipped for an RCFE**

Own a beautiful property, set up to run a profitable RCFE. For an experienced operator & a new investor in senior care, this property offers all the infrastructure, bells & whistles. With outstanding potential to run a long-term stable RCFE business, make this yours.

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