

Come Join
Save Mart & Ross Dress for Less



COMMERCIAL | RETAIL
ASSOCIATES



FOOTHILL OAKS

1449 East F Street | Oakdale, CA

SPACES FOR LEASE / 1,000-7,500 SF

Retail, Office, or Medical Spaces within Grocery Anchored Center

PROPERTY SUMMARY

LOCATION

Foothill Oaks Shopping Center – is located at 1449 E F Street at Foothill Oaks Shopping Center in Oakdale, CA. This center is grocery/drug anchored by Save Mart and Ross Dress for Less with multiple national tenancies such as: Carl's Jr., Cold Stone Creamery, Verizon, Subway, Round Table Pizza, BMO, and UPS. It is a highly visible center along E F Street, a major arterial that runs east to west through Oakdale, which has high daily traffic counts of over 30,000 vehicles. Foothill Oaks is also adjacent to Oak Ridge Plaza and other national tenants within the area including Dollar Tree, Raleys, Peets Coffee and Tea, Wendy's, CVS, Big 5 Sporting Goods, Tractor Supply Co., KFC, T-Mobile and many more.

BUILDING AREA

- Square Footage can be divisible, please see site plan on Page 3.
- Monument and Building signage available

PARKING

- Ample, Reciprocal Non-Exclusive per site plan on Page 3.

STREET FRONTAGE & ACCESS

- East F Street has daily traffic counts of $\pm 30,200$ and Maag Avenue has daily traffic counts of $\pm 8,900$ vehicles.
- The Property has direct full access from two points along E F Street, three points along Maag Avenue, and three along E G Street.

FOOTHILL OAKS

Oakdale, CA

AVAILABLE SF

1,000 – 7,500 SF

RENTAL RATE

Contact Broker

ZONING

Planned Development (PD)



1449

SITE PLAN



EAST F STREET ± 30,200 ADT

SOUTH MAAG AVENUE ± 8,900 ADT



AVAILIBILITIES

CENTER PHOTOS | Foothill Oaks Shopping Center



CLOSE-UP AERIAL



FOOTHILL OAKS
SHOPPING CENTER

Save Mart Valley Proud
ROSS DRESS FOR LESS
UPS
Round Table
JACKSON HEWITT
See's CANDIES
SUBWAY
verizon
COLD STONE

Vacant Land
Build-To-Suit or
Ground Lease

Vacant Land
Build-To-Suit or
Ground Lease

PMZ
REAL ESTATE

Edward Jones
MAKING SENSE OF INVESTING

Del Rio
CLEANERS
We Deliver Convenience

BMO

Car Wash

Walmart
Neighborhood Market

am
pm

BURGER KING

Denny's

MOUNTAIN MEATS
DOLLAR TREE

Wendy's

CHIPOTLE
MEXICAN GRILL

BW Best Western

Jazzie's
FINE MEXICAN FOOD RESTAURANT

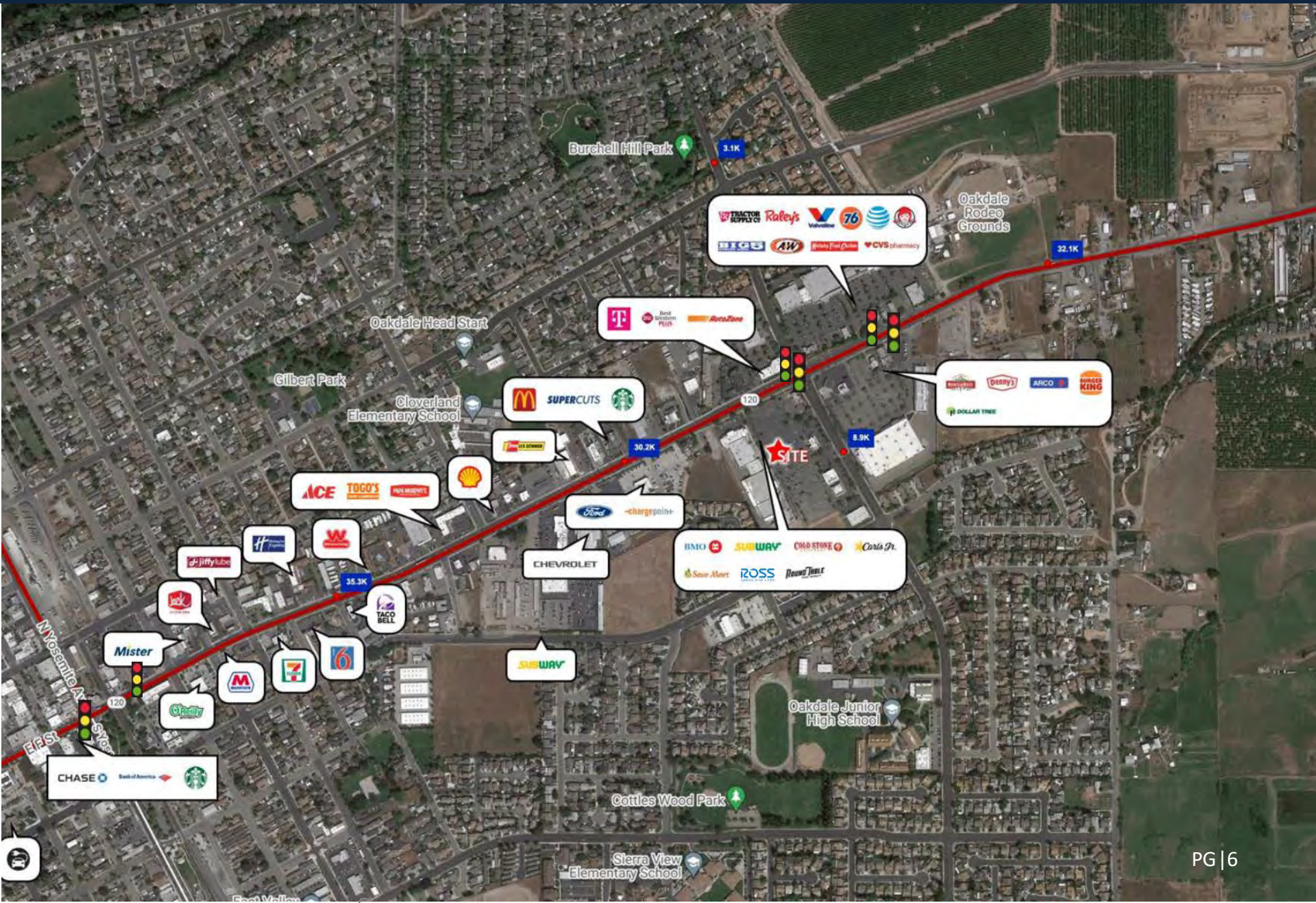
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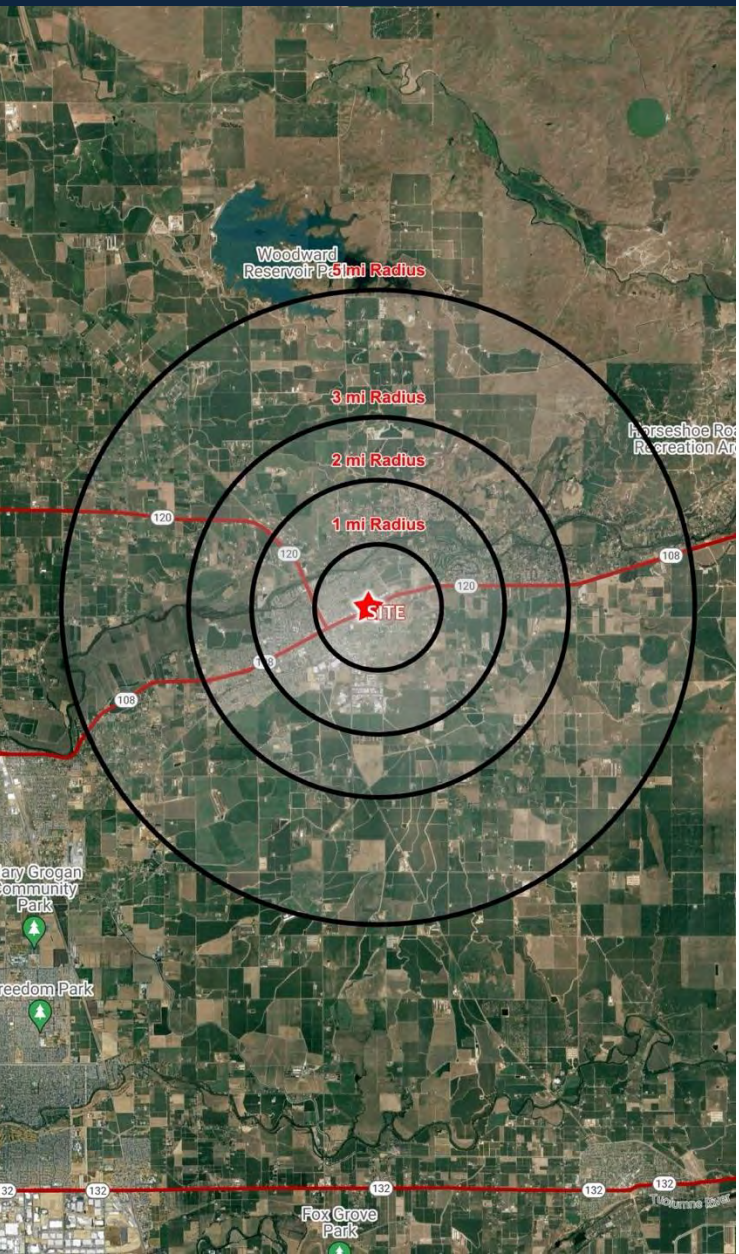
EAST F STREET ± 30,200 ADT

EAST G STREET

SOUTH MAAG STREET ± 8,900 ADT

MARKET AERIAL





DEMOGRAPHICS

| POPULATION | 1 Mi | 2 Mi | 3 Mi | 5 Mi |
|---------------------------|-------|--------|--------|--------|
| 2023 Estimated Population | 9,498 | 20,100 | 27,910 | 32,390 |
| 2028 Projected Population | 9,548 | 20,275 | 28,242 | 32,890 |
| 2020 Census Population | 9,281 | 19,947 | 27,656 | 32,146 |

HOUSEHOLDS

| | | | | |
|---------------------------|-------|-------|--------|--------|
| 2023 Estimated Households | 3,353 | 7,173 | 9,940 | 11,609 |
| 2028 Projected Households | 3,352 | 7,194 | 10,000 | 11,720 |
| 2020 Census Households | 3,323 | 7,173 | 9,868 | 11,413 |

AVERAGE HOUSEHOLD INCOME

| | | | | |
|---------------------------|-----------|-----------|-----------|-----------|
| 2023 Est Avg HH Income | \$102,622 | \$121,879 | \$124,351 | \$125,271 |
| 2023 Est Median HH Income | \$77,197 | \$93,056 | \$99,730 | \$99,589 |

DAYTIME DEMOGRAPHICS

| | | | | |
|---------------------------|-------|-------|-------|-------|
| 2023 Est Total Businesses | 425 | 900 | 969 | 1,044 |
| 2023 Est Total Employees | 3,337 | 7,355 | 7,828 | 8,359 |

BROKER CONTACT INFORMATION

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COMMERCIAL | RETAIL
ASSOCIATES

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