

CARQUEST AUTO & TRUCK PARTS

412



Former CARQUEST Oakdale

412 S Yosemite
Oakdale CA 95361

Former CARQUEST Oakdale

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4306 Sisk Rd, Suite 10, Modesto, CA 95356



01 Executive Summary
Investment Summary

FORMER CARQUEST OAKDALE

OFFERING SUMMARY

ADDRESS	412 S Yosemite Oakdale CA 95361
COUNTY	Stanislaus
MARKET	Stockton/Modesto
SUBMARKET	Hughson/Oakdale/Waterford
BUILDING SF	6,200 SF
LAND ACRES	.23
LAND SF	9,949 SF
YEAR BUILT	1959
YEAR RENOVATED	2019
APN	130-005-072-000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$713,000
PRICE PSF	\$115.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	13,157	27,849	35,414
2026 Median HH Income	\$81,939	\$94,435	\$94,914
2026 Average HH Income	\$104,530	\$123,483	\$125,116

INVESTMENT DESCRIPTION

- Rare opportunity to acquire a turnkey auto parts or similar retail/flex building.

Building is currently broken up in the following sections;

Sales - +/- 1,750 SF
Racking - +/- 1,750 SF
Storage - +/- 1,980 SF
Office - +/- 720 SF

Total - +/- 6,200 SF

- Fire sprinklers have been modified to accommodate the built in racking.

Racking can stay or be removed.
Retail shelving can stay or be removed.

- Two 12x14 grade level rollup doors with high pitched roof would allow for a wide variety of uses.

INVESTMENT HIGHLIGHTS

- Rare Corner Building with Parking.
- Large Rollup Doors with High Ceilings.
- Prime Yosemite Traffic Location
- Priced Below Replacement Cost



02

Location

Location Summary

Aerial View Map

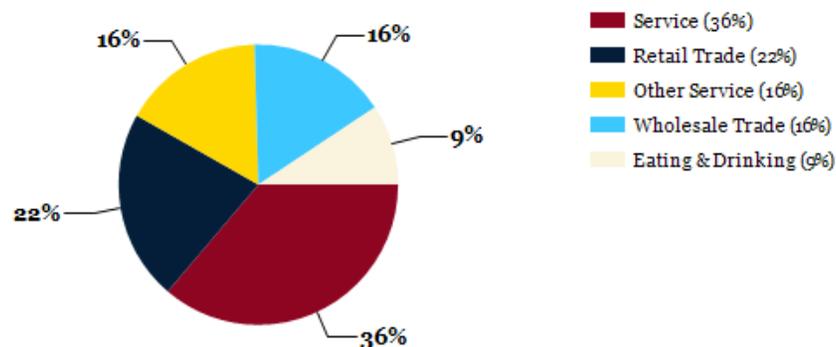
Oakdale

- Proudly known as the “Cowboy Capital of the World,” Oakdale exudes a small-town atmosphere while offering residents and visitors a taste of the Old West. Situated in the San Joaquin Valley, Oakdale offers a wide range of options for outdoor recreation with close proximity to the Stanislaus River, Woodward Reservoir, and the Sierra Nevada foothills.
- Established in 1871, Oakdale honors its heritage with the Oakdale Museum and the Cowboy Museum. The close-knit community in Oakdale comes together for a variety of events, including the Chocolate Festival, Western Days Festival, Taste of Oakdale, and the Oakdale Rodeo. Oakdale Cheese and Specialties is one of Oakdale’s top attractions, presenting handcrafted cheese, wine, and gourmet goods along with a host of farm animals. Destinations like San Francisco, San Jose, and Sacramento are all within a two-hour drive from Oakdale as well.

Stanislaus County

- The Oakdale, CA MSA is located in the central valley of the state of California. Stanislaus County comprises the Modesto Metropolitan Statistical Area. Based on 2014 American Community Survey Statistics, the county had 531,997 residents. The Stanislaus County population is expected to reach 611,376 by 2025 according to state estimates.
- Two of California’s major north-south transportation routes, Interstate 5 and Highway 99, intersect the area and the county has become one of the dominant logistics center locations on the west coast. North County Corridor which is currently under construction will connect Oakdale to Highway 99.
- Stanislaus County is situated 80 miles east of San Francisco, 300 miles north of Los Angeles, and 80 miles south of Sacramento. The region is noted for its agriculture and food processing. The county is situated in the agricultural heart of California’s Central Valley.

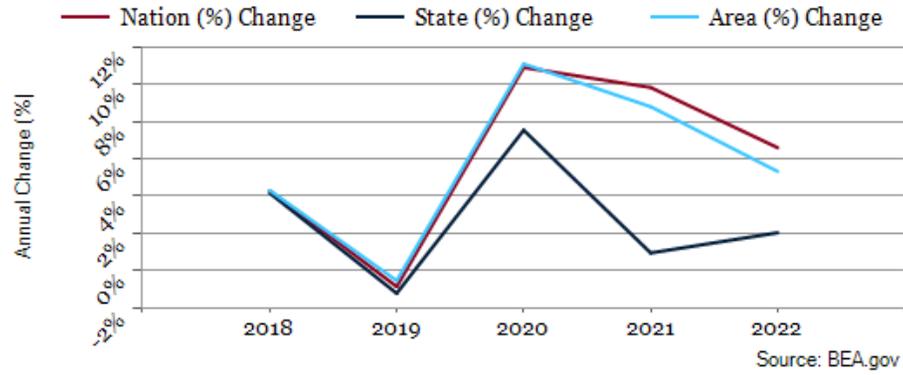
Major Industries by Employee Count

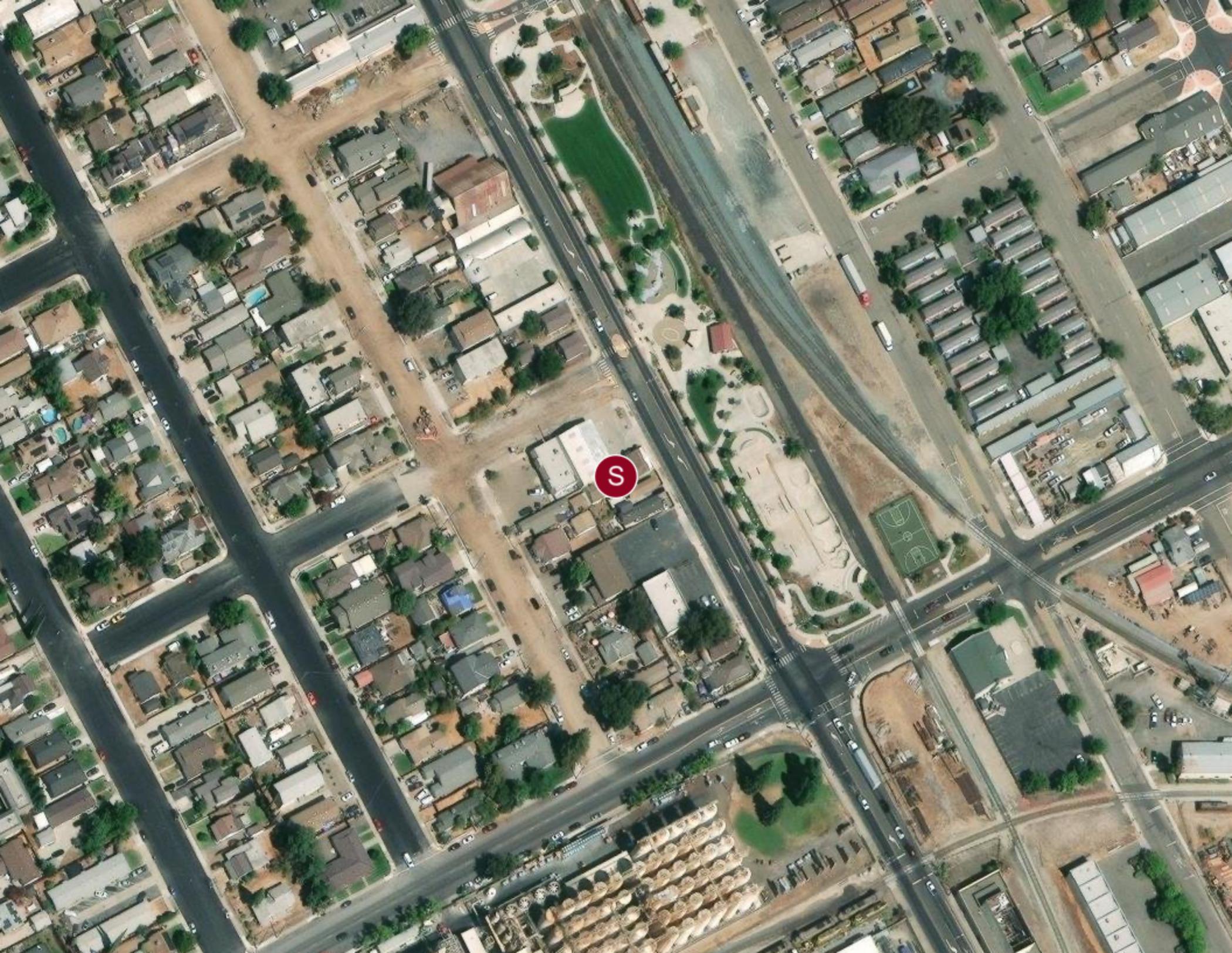


Largest Employers

ConAgra Brands	1,000
Oakdale Joint Unified School District	555
Oak Valley Hospital District	500
Ball Corporation	200
Gilton Solid Waste Management Inc.	165
Sconza Candy Company	140
A.L. Gilbert Company	120
Oakdale Irrigation District	70

Stanislaus County GDP Trend





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03

Property Description

Property Features

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	6,200
LAND SF	9,949
LAND ACRES	.23
YEAR BUILT	1959
YEAR RENOVATED	2019
# OF PARCELS	1
ZONING TYPE	"C-C" Central Commercial.
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	Various
GRADE LEVEL DOORS	2 - 12x14
RESTROOMS	2
OFFICE SF	700
OFFICE TO WAREHOUSE RATIO	10

NEIGHBORING PROPERTIES

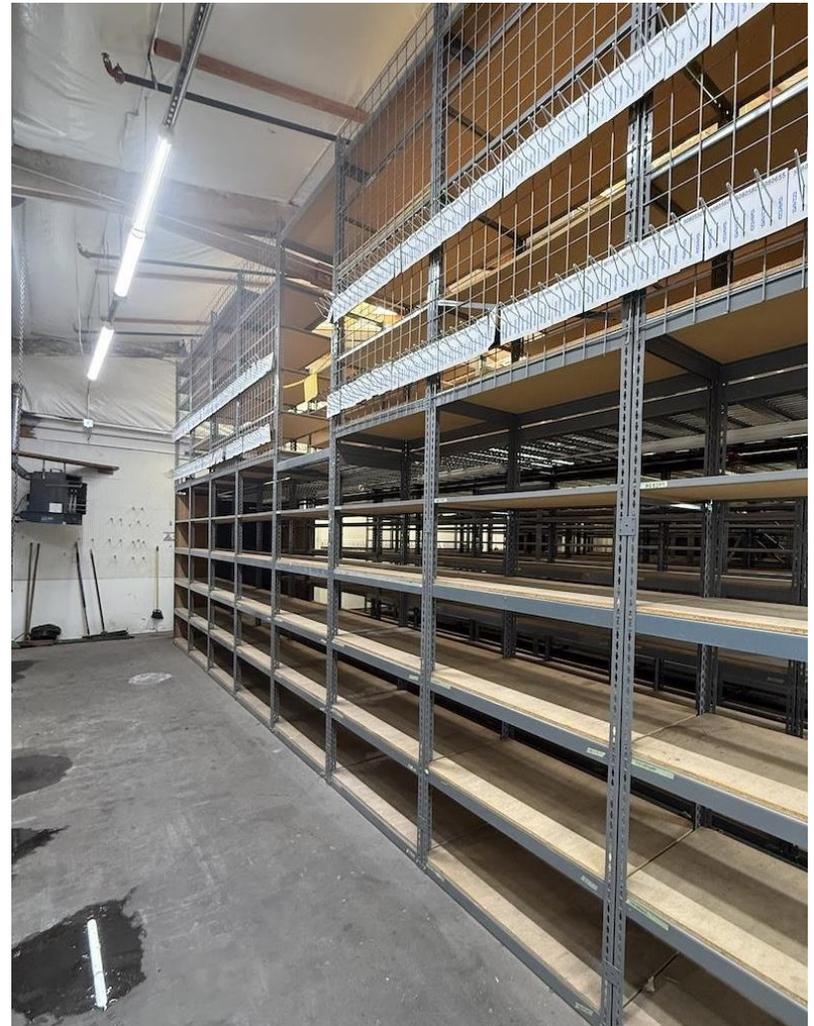
NORTH	Residential
SOUTH	Residential
EAST	Park
WEST	Retail

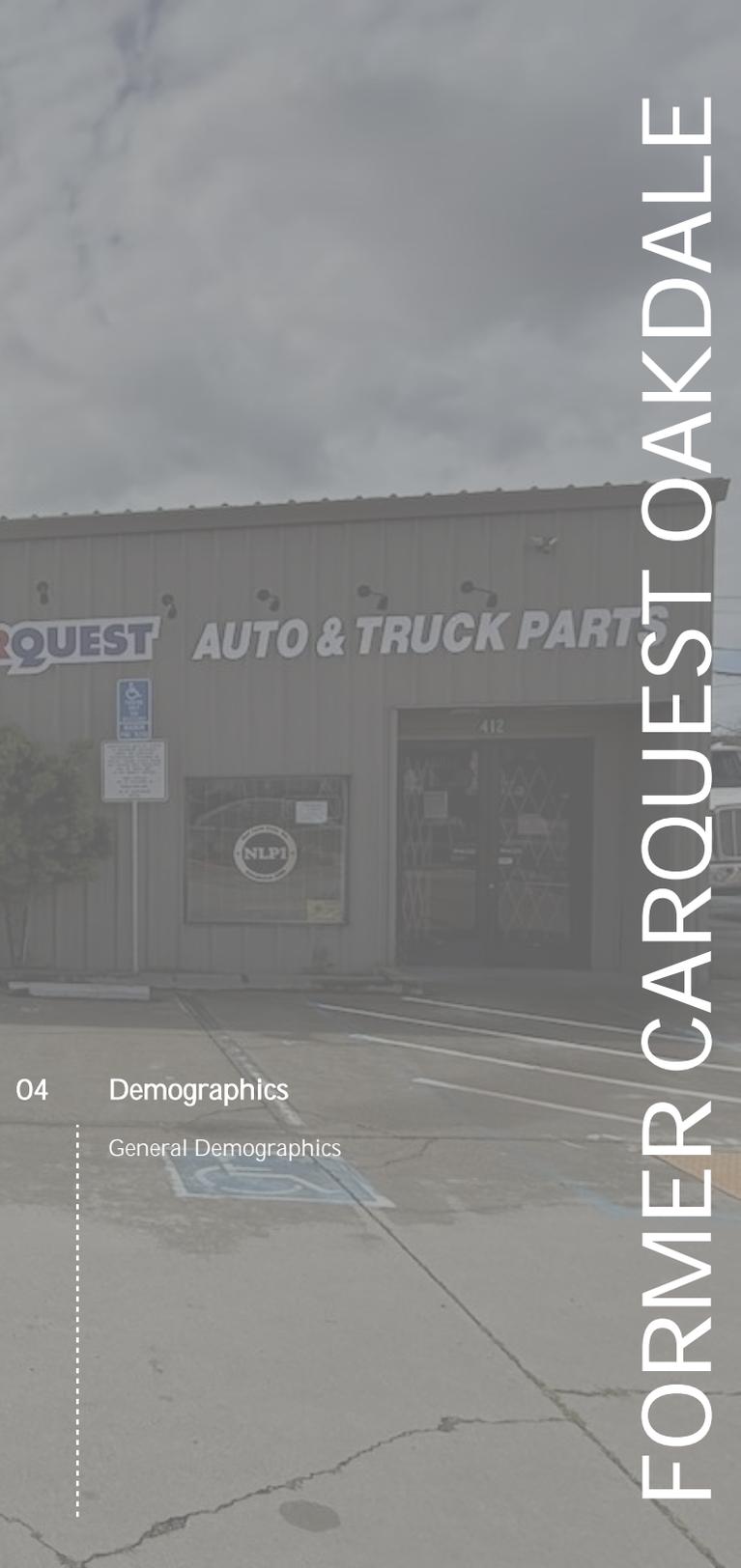
MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yed

CONSTRUCTION

FOUNDATION	concrete
FRAMING	Wood
EXTERIOR	Stucco/Metal
PARKING SURFACE	Asphalt
ROOF	Metal/Comp
LANDSCAPING	Finished





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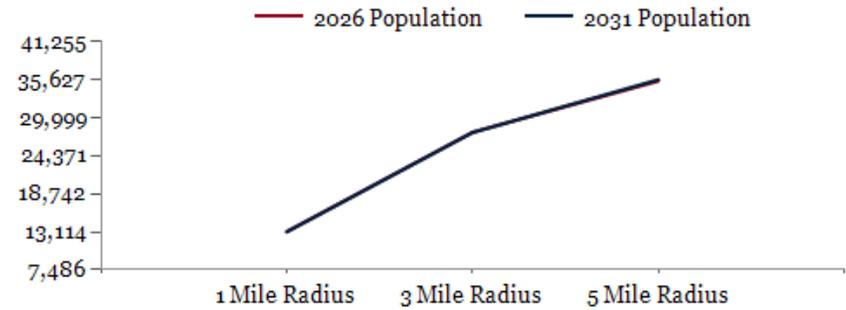
Demographics

General Demographics

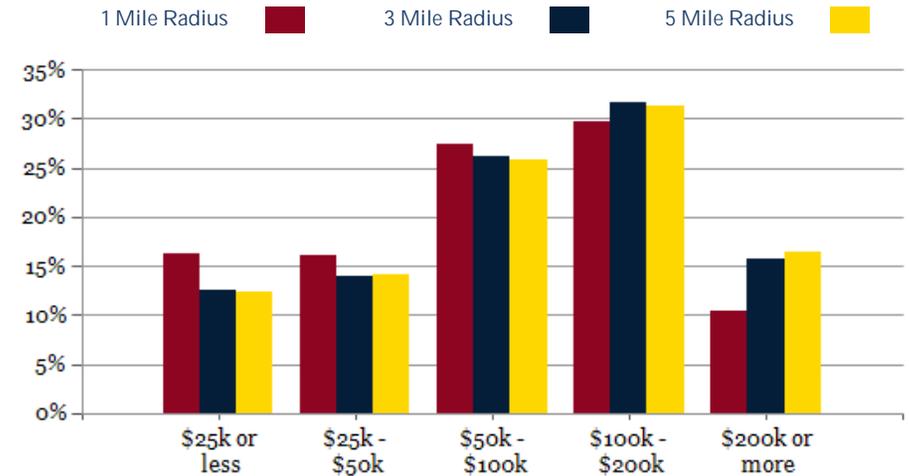
FORMER CARQUEST OAKDALE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,144	19,489	25,228
2010 Population	11,823	24,845	30,871
2026 Population	13,157	27,849	35,414
2031 Population	13,114	27,813	35,627
2026 African American	140	246	328
2026 American Indian	202	340	452
2026 Asian	315	777	943
2026 Hispanic	5,008	9,048	12,216
2026 Other Race	2,528	4,346	6,122
2026 White	7,892	17,980	22,275
2026 Multiracial	2,028	4,054	5,175
2026-2031: Population: Growth Rate	-0.35%	-0.15%	0.60%

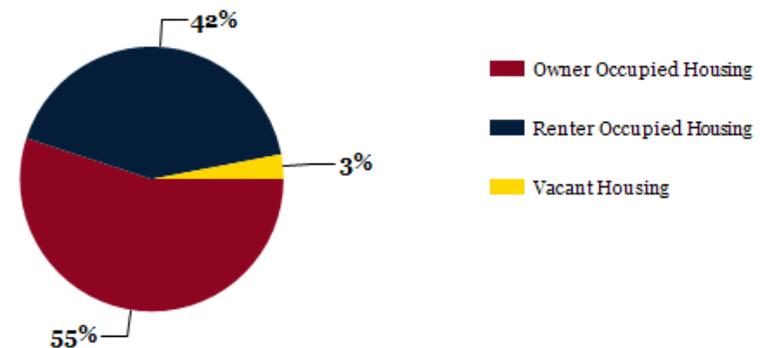
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	637	967	1,186
\$15,000-\$24,999	130	279	369
\$25,000-\$34,999	256	424	555
\$35,000-\$49,999	505	965	1,215
\$50,000-\$74,999	593	1,174	1,502
\$75,000-\$99,999	697	1,434	1,745
\$100,000-\$149,999	904	1,945	2,503
\$150,000-\$199,999	501	1,214	1,435
\$200,000 or greater	495	1,571	2,064
Median HH Income	\$81,939	\$94,435	\$94,914
Average HH Income	\$104,530	\$123,483	\$125,116



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

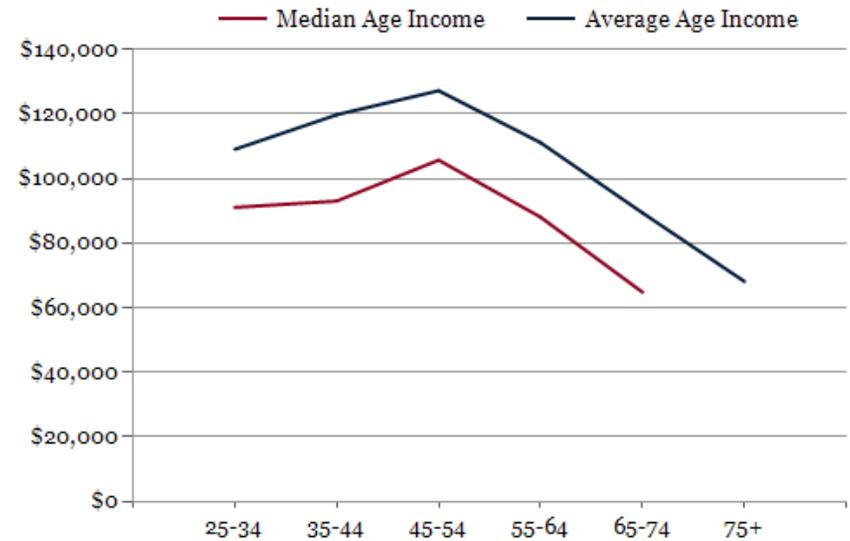
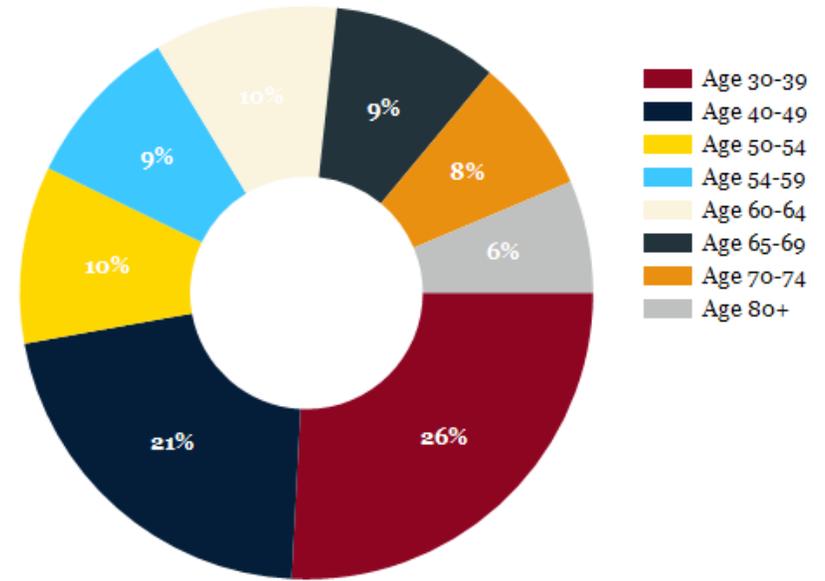


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	915	1,776	2,243
2026 Population Age 35-39	954	1,856	2,294
2026 Population Age 40-44	836	1,792	2,210
2026 Population Age 45-49	708	1,617	2,062
2026 Population Age 50-54	724	1,586	2,045
2026 Population Age 55-59	664	1,553	2,018
2026 Population Age 60-64	750	1,695	2,163
2026 Population Age 65-69	676	1,553	2,044
2026 Population Age 70-74	551	1,299	1,651
2026 Population Age 75-79	459	1,107	1,426
2026 Population Age 80-84	285	680	882
2026 Population Age 85+	291	602	751
2026 Population Age 18+	9,813	21,249	27,049
2026 Median Age	37	39	39
2031 Median Age	38	40	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,102	\$100,198	\$100,775
Average Household Income 25-34	\$109,086	\$124,474	\$125,869
Median Household Income 35-44	\$93,061	\$112,010	\$113,407
Average Household Income 35-44	\$119,807	\$145,580	\$148,383
Median Household Income 45-54	\$105,744	\$119,630	\$121,134
Average Household Income 45-54	\$127,248	\$150,688	\$155,369
Median Household Income 55-64	\$88,080	\$105,910	\$105,884
Average Household Income 55-64	\$111,161	\$135,638	\$136,576
Median Household Income 65-74	\$64,808	\$78,535	\$79,628
Average Household Income 65-74	\$89,418	\$106,498	\$108,087
Average Household Income 75+	\$68,147	\$77,782	\$77,396

Population By Age



Former CARQUEST Oakdale

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