

PRIME OAKDALE CORRIDOR ASSET: BUILT-OUT RESTAURANT & LEASED LIQUOR STORE



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FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

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PROPERTY & LOCATION INFORMATION



E. F ST./HWY 120

INVESTMENT SUMMARY



OFFERING DESCRIPTION

This is a rare opportunity in Oakdale, a market with extremely limited commercial inventory, featuring **two freestanding buildings** along the high-traffic F St/Highway 120 corridor—the main route to the Sierra Foothills and a major commuter and tourist path. **The property includes a fully built-out vacant restaurant ideal for an owner-user seeking immediate occupancy, alongside a separate liquor store generating steady income at \$2,076.18/month Modified Gross with defined pass-throughs through June 30, 2027.** Buyers can operate their own concept while benefiting from in-place cash flow, or re-tenant the restaurant to unlock additional upside. The Seller has completed meaningful improvements, including a new parking lot, enhancing curb appeal and reducing near-term capital needs. **This is a compelling, flexible investment for both operators and investors seeking visibility, traffic, and value-add potential in a supply-constrained corridor.**

OFFERING SUMMARY

Sale Price:	\$1,099,000
Building Size:	±6,784 SF
Price/SF:	\$162.00
Lot Size:	24,021 SF

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

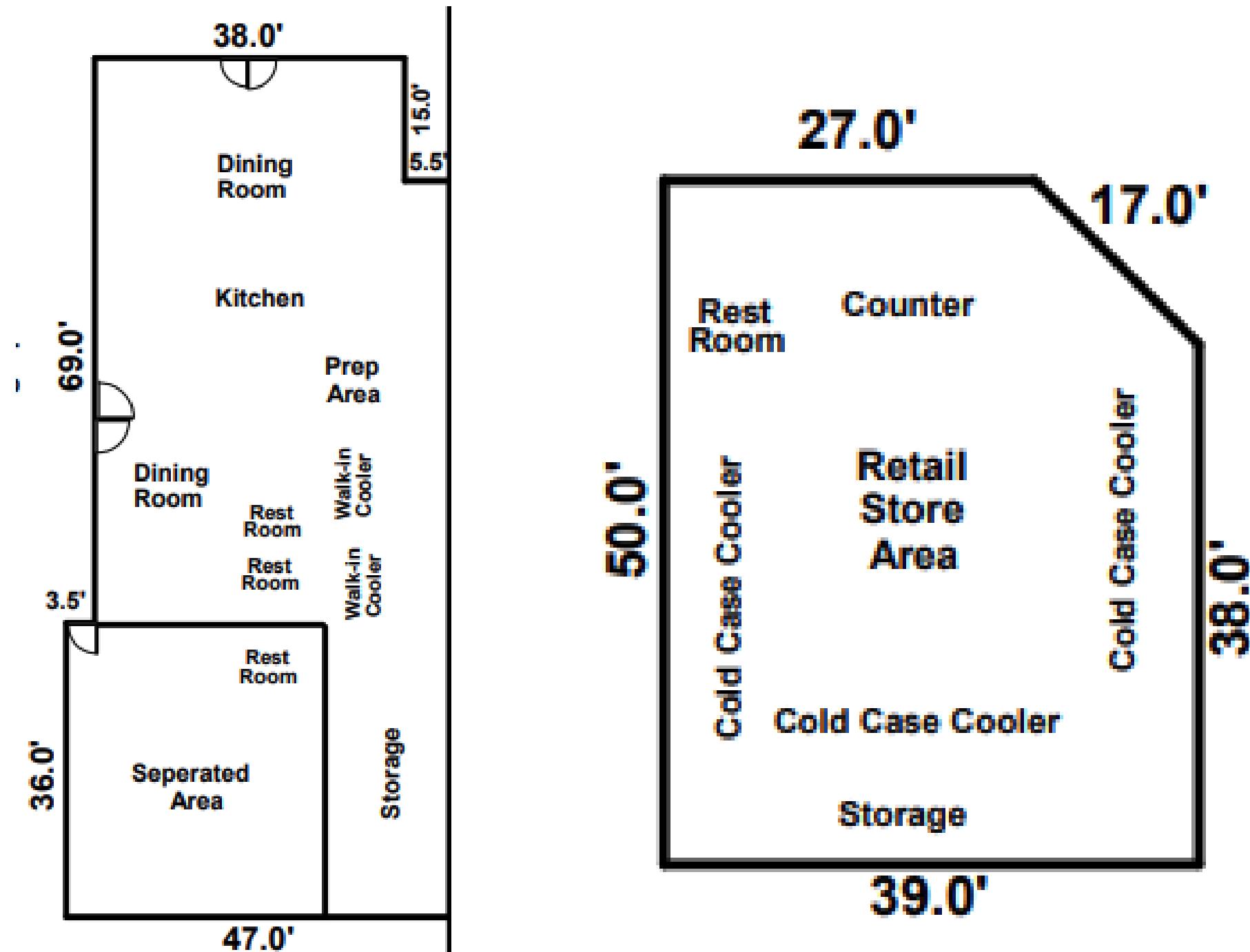
OFFERING HIGHLIGHTS



HIGHLIGHTS

- **Two Freestanding Buildings on One Lot** featuring a fully built-out restaurant and a separately leased liquor store, offering both immediate usability and stable income.
- **Turnkey Restaurant Space – ±4,611 SF (Vacant):** Fully built out with significant infrastructure already in place, allowing an owner-user or tenant to save substantially on start-up and build-out costs.
- **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.
- **Ideal for Owner-Users or Investors:** Operate your own concept in the restaurant while benefiting from liquor store income, or re-tenant both buildings to maximize value-add potential.
- **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



SALE COMPARABLES



SALE COMPS



1021 & 1023 E F ST

Oakdale, CA 95361

Subject Property

Price: \$1,099,000 Bldg Size: 6,784 SF

Price/SF: \$162.00



730 W F ST

Oakdale, CA 95361

Sold 9/30/2025

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

Price/SF: \$222.11



136 N MAAG AVE

Oakdale, CA 95361

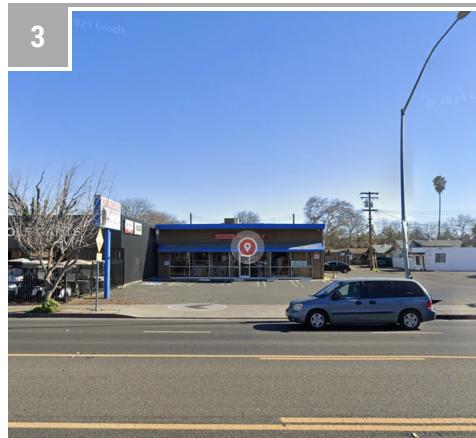
Sold 5/20/2025

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

Price/SF: \$245.28



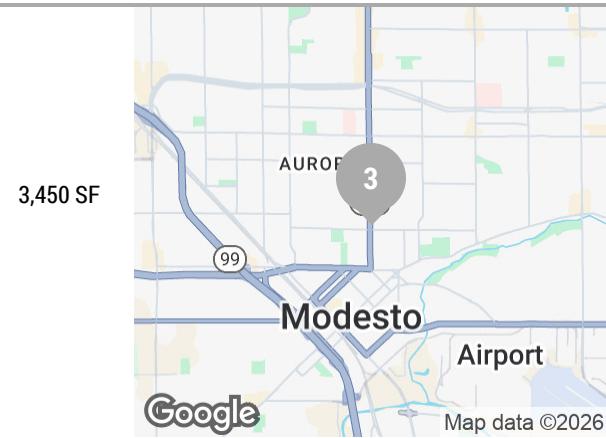
SALE COMPS



528 MCHENRY AVE
Modesto, CA 95354

Sold 10/15/2025

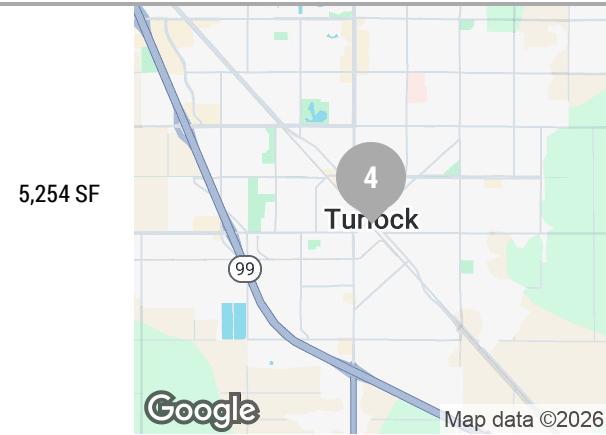
Price: \$900,000 Bldg Size: 3,450 SF
Price/SF: \$260.87



111 S GOLDEN STATE BLVD
Turlock, CA 95380

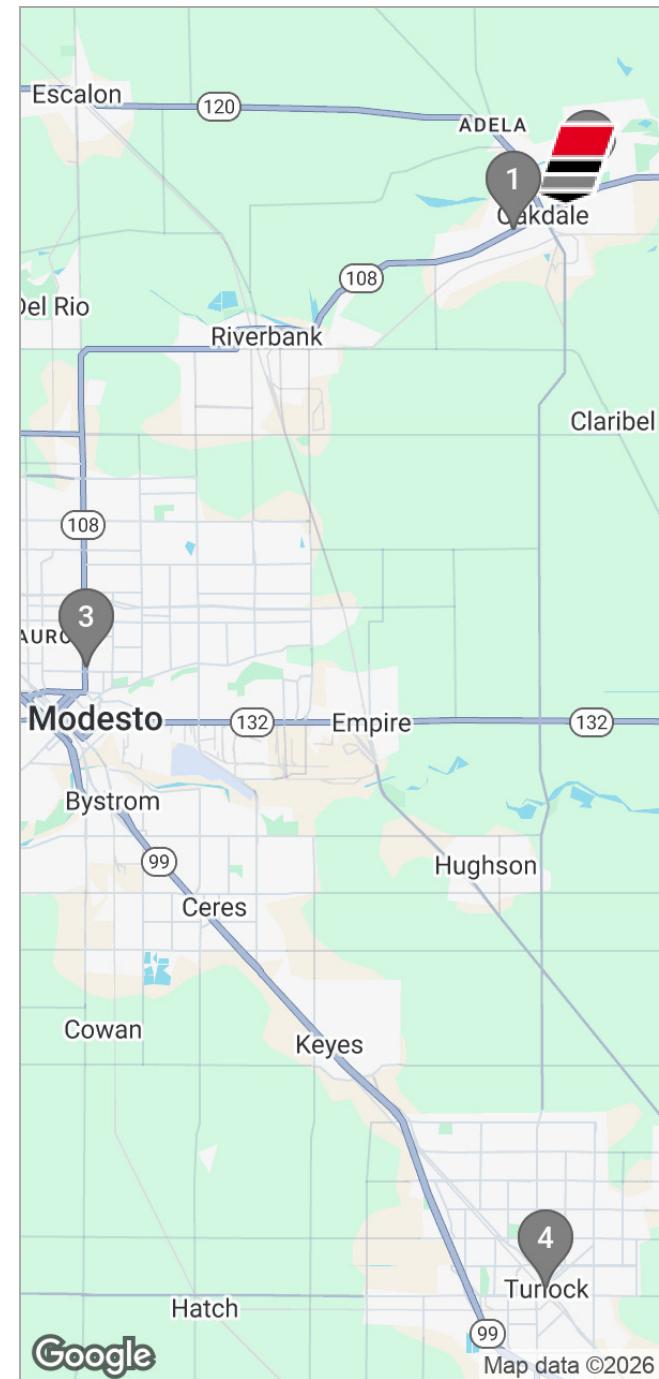
Sold 9/5/2025

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



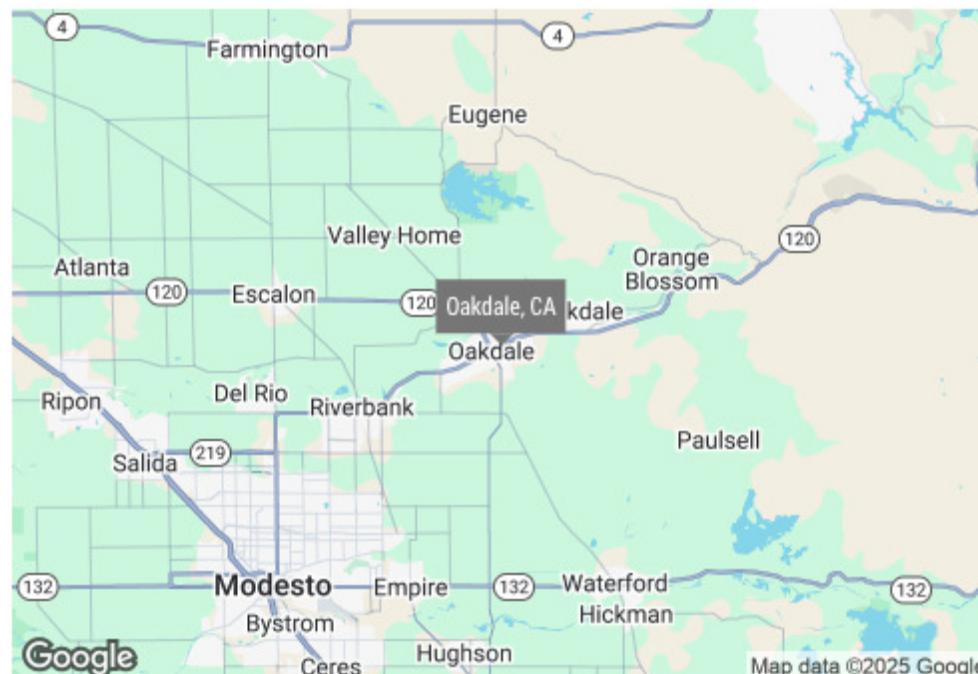
SALE COMPS MAP & SUMMARY

NAME/ADDRESS		PRICE	BLDG SIZE	PRICE/SF
★ 1 1021 & 1023 E F St	Oakdale, CA	\$1,099,000	6,784 SF	\$162.00
1 730 W F St	Oakdale, CA	\$850,000	3,827 SF	\$222.11
2 136 N Maag Ave	Oakdale, CA	\$2,600,000	10,600 SF	\$245.28
3 528 McHenry Ave	Modesto, CA	\$900,000	3,450 SF	\$260.87
4 111 S Golden State Blvd	Turlock, CA	\$1,400,000	5,254 SF	\$266.46
AVERAGES		\$1,437,500	5,783 SF	\$248.68



CITY INFORMATION & DEMOGRAPHICS





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

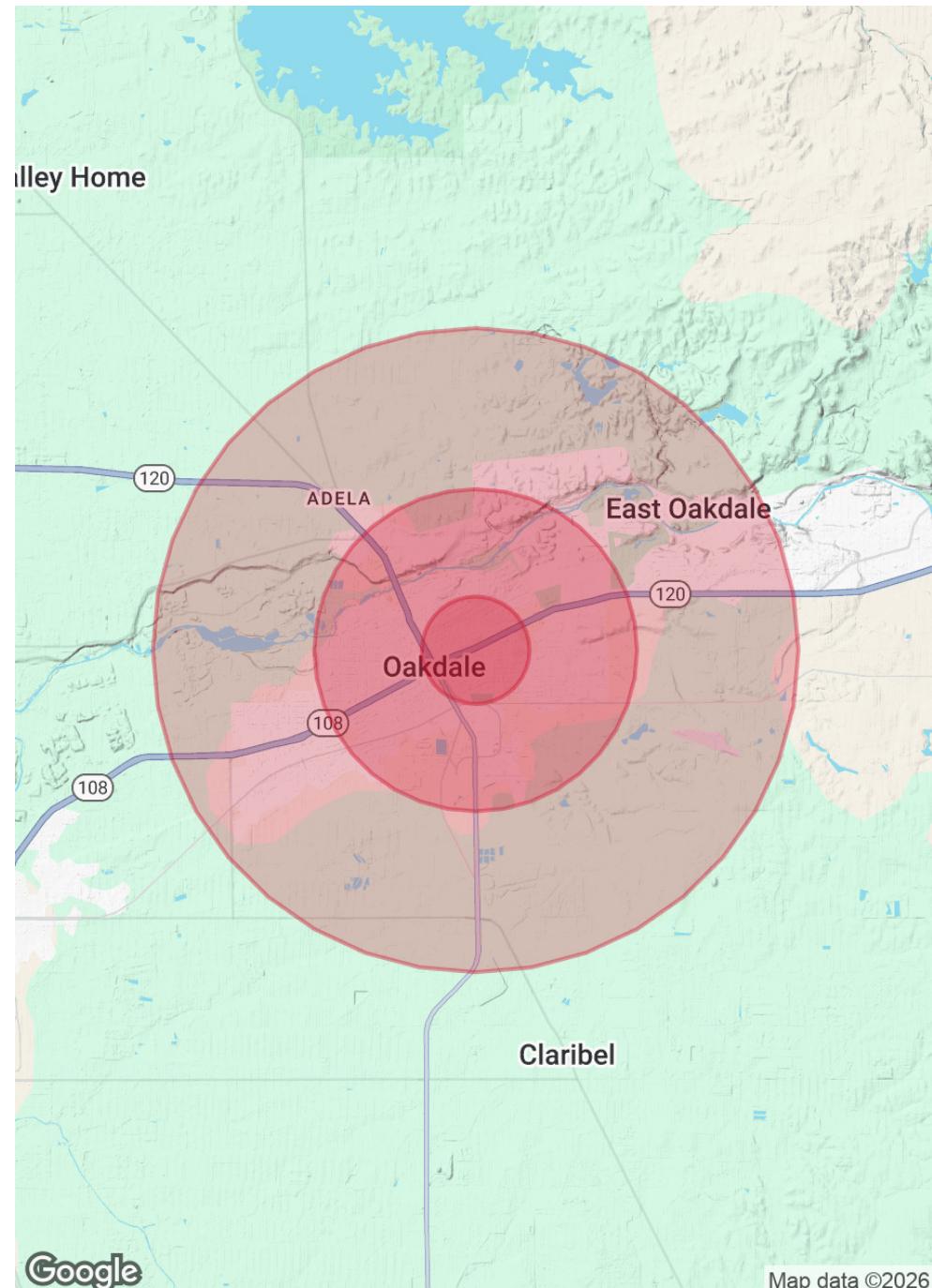
DEMOGRAPHICS MAP & REPORT

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





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