



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 Rite Aid 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, Sears Repair Services, 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

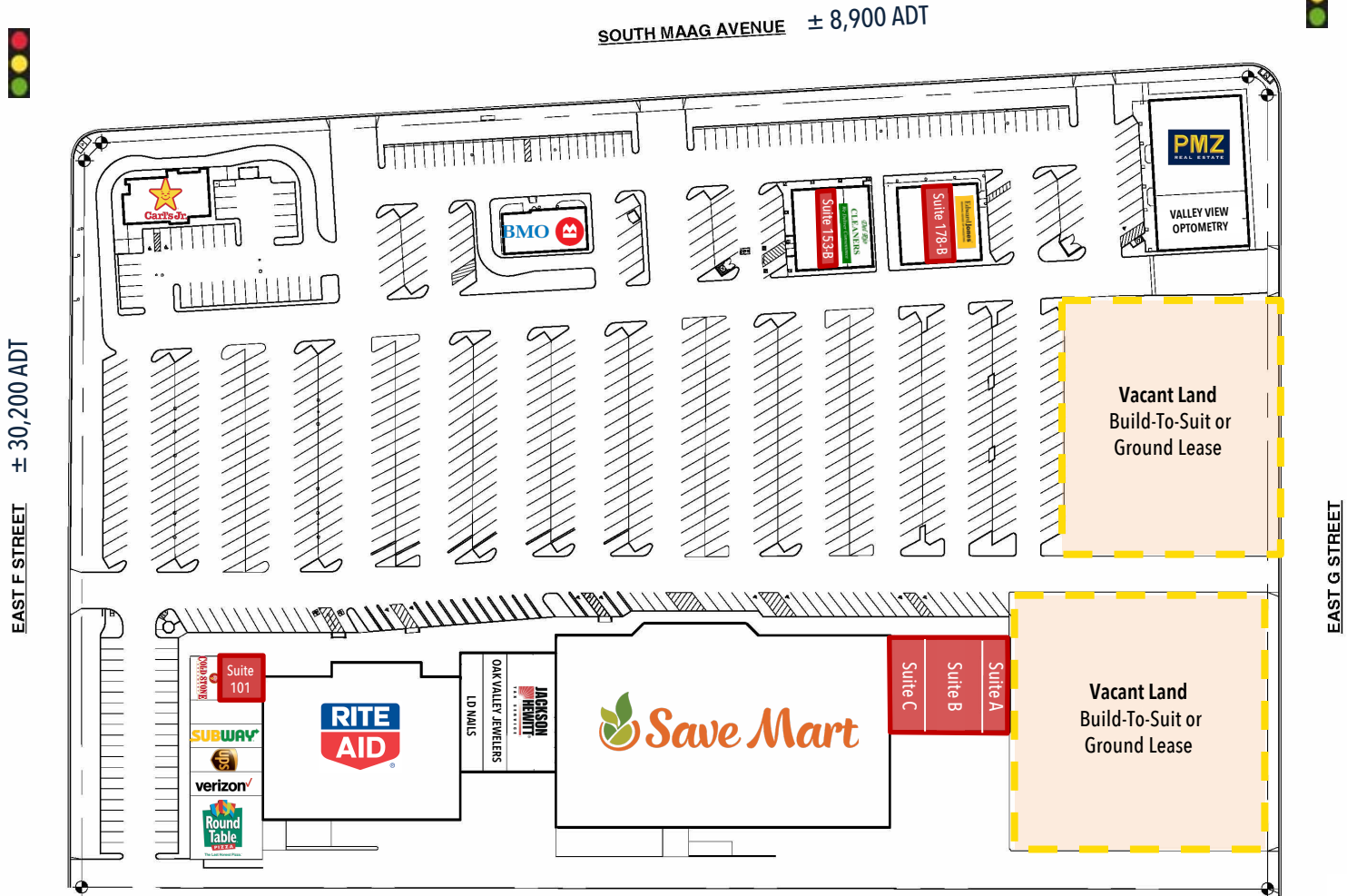
Planned Development (PD)



1449



# SITE PLAN



 AVAILIBILITIES

# CENTER PHOTOS | Foothill Oaks Shopping Center





# CLOSE-UP AERIAL



**FOOTHILL OAKS SHOPPING CENTER**

Save Mart Valley Pressed  
RITE AID  
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

CarMax

BW Best Western

Janni's  
FINE MEXICAN FOOD RESTAURANT

T

Wendy's

am  
pm

BURGER KING

Denny's

sears  
HOME SERVICES

MOUNTAIN MEATS  
DOLLAR TREE

SOUTH MAAG STREET ± 8,900 ADT

EAST F STREET ± 30,200 ADT

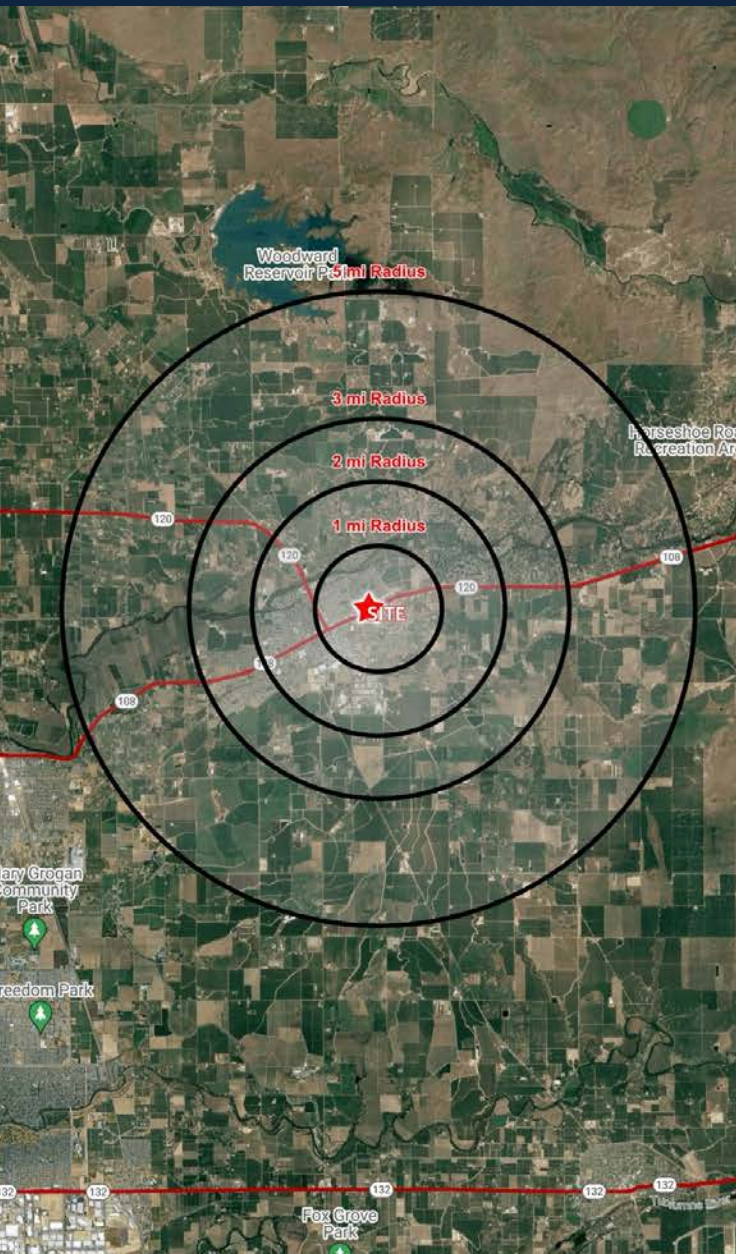
EAST G STREET







# 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	1 Mi	2 Mi	3 Mi	5 Mi
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	1 Mi	2 Mi	3 Mi	5 Mi
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	1 Mi	2 Mi	3 Mi	5 Mi
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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C O M M E R C I A L | R E T A I L  
A S S O C I A T E S

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