

# Oakdale Plaza

950 OAKDALE ROAD • MODESTO, CALIFORNIA



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Recent Exterior Renovation!



**Oakdale Plaza** is newly remodeled project located near numerous national and regional tenants, making it an ideal choice for a business location.

**Neighboring Tenants:** Join the ranks of successful businesses like CVS, Rite Aid, Ross, Save Mart, Grocery Outlet, Walgreens, Jack in the Box, Starbucks, Dunkin', Panda Express, McDonald's, Subway, Baja Fresh, El Pollo Loco, HR Block, Auto Zone, O'Reilly Auto Parts, and many more.

**Project Tenants:** Our diverse mix of project tenants includes Rocket convenience store, 76 gas station, KFC, The Standard Pub, Gialai Asian Cuisine, Aspen Fitness, Brow, Lash & Hair Salons, Tax Services, Flower Gallery, Massage, Lapita's Homestyle Cocina, Moore's Karate, and more.

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### SPACE AVAILABLE & RENT

- Suite N: 2,400± sf
- Suite S: 1,220± sf

### RENT & LEASE TYPE

- \$1.25 - \$1.50 per sf/month
- Triple Net (NNN) Lease







Recently Renovated Exterior • Nearby Major Retailers • Surrounded by Residential





# RETAIL SPACE FOR LEASE



## POPULATION

1 MILE	3 MILE	5 MILE
17,231	132,359	290,558



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$103,420	\$102,241	\$95,883



## NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
6,451	46,350	93,350



## TRAFFIC COUNTS (Average Daily Total)

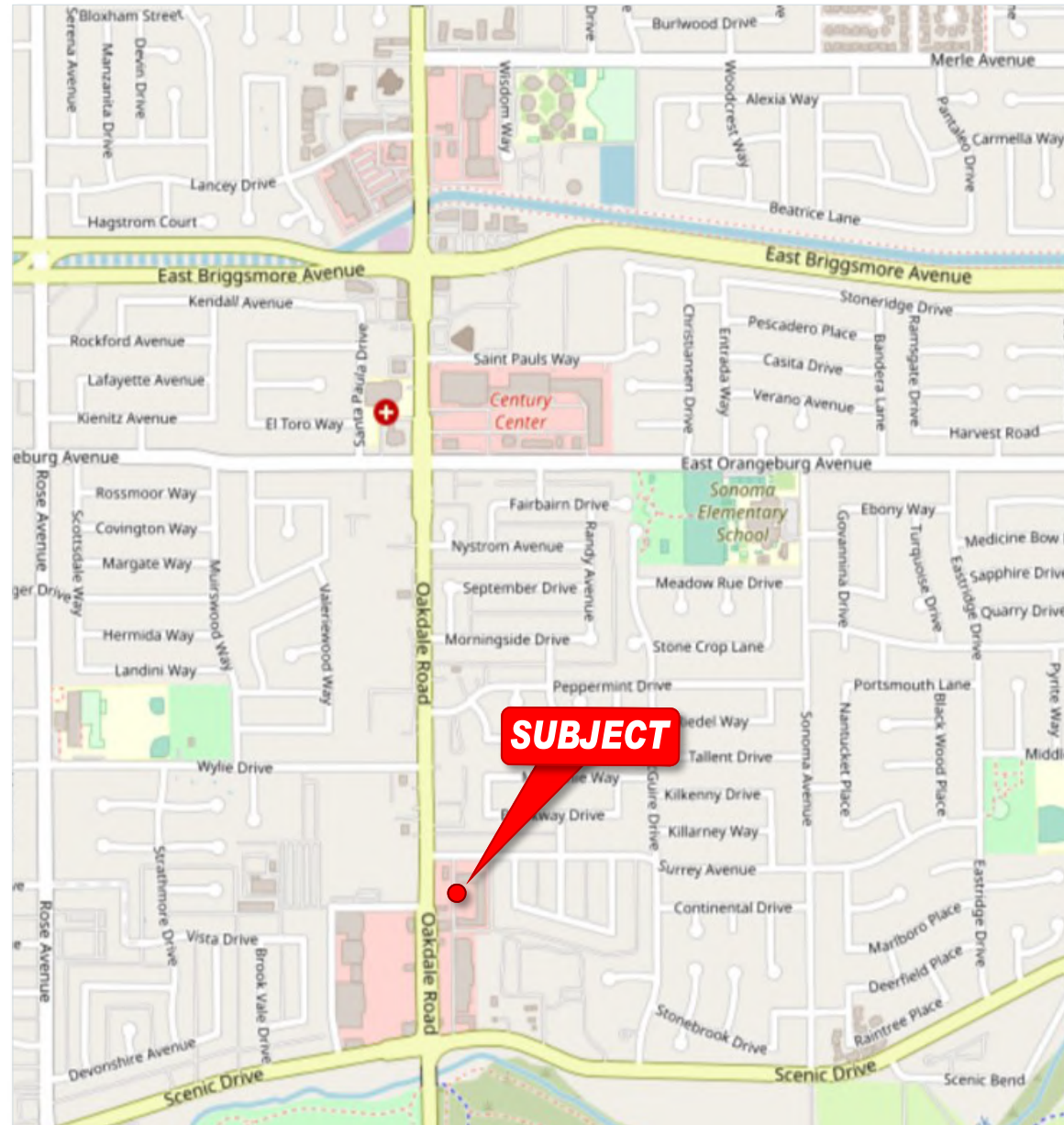
Oakdale Rd. @ Scenic Dr. ....	32,896 ADT
Scenic Dr. West of Oakdale Rd.....	23,861 ADT



## DISTANCES

To Hwy 99 .....	6 miles
To Riverbank .....	7 miles
To Oakdale .....	14 miles
To Turlock .....	14 miles

## LOCATION MAP





# RETAIL SPACE FOR LEASE



Google Earth

Any, or all, tenants/occupants named on a building, or buildings, depicted on this flyer are for reference purposes only and in no way constitute a representation or warranty by Owner, or Owner's Broker, as to the continued occupancy of such tenant(s)/occupant(s).

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# RETAIL SPACE FOR LEASE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,758	114,931	246,069
2010 Population	16,134	123,654	270,841
2023 Population	17,231	132,359	290,558
2028 Population	17,009	131,707	290,554
2023 African American	664	5,243	9,970
2023 American Indian	311	2,433	5,886
2023 Asian	900	9,820	22,288
2023 Hispanic	6,478	54,549	148,705
2023 Other Race	3,040	28,014	82,780
2023 White	9,477	65,024	120,597
2023 Multiracial	2,689	20,477	46,227
2023-2028: Population: Growth Rate	-1.30 %	-0.50 %	0.00 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	489	3,561	8,311
\$15,000-\$24,999	379	2,936	5,870
\$25,000-\$34,999	345	2,760	6,291
\$35,000-\$49,999	618	5,022	10,163
\$50,000-\$74,999	1,480	8,334	17,906
\$75,000-\$99,999	726	5,916	12,390
\$100,000-\$149,999	1,278	10,042	18,713
\$150,000-\$199,999	608	4,054	7,605
\$200,000 or greater	528	3,726	6,282
Median HH Income	\$72,914	\$76,827	\$71,568
Average HH Income	\$103,420	\$102,241	\$95,883

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,416	42,337	83,937
2010 Total Households	6,218	43,657	87,525
2023 Total Households	6,451	46,350	93,530
2028 Total Households	6,387	46,236	93,751
2023 Average Household Size	2.65	2.82	3.08
2000 Owner Occupied Housing	3,900	24,785	48,508
2000 Renter Occupied Housing	2,360	16,185	32,448
2023 Owner Occupied Housing	3,681	26,740	52,938
2023 Renter Occupied Housing	2,770	19,610	40,592
2023 Vacant Housing	154	1,506	2,877
2023 Total Housing	6,605	47,856	96,407
2028 Owner Occupied Housing	3,649	26,907	53,580
2028 Renter Occupied Housing	2,738	19,330	40,171
2028 Vacant Housing	164	1,594	3,074
2028 Total Housing	6,551	47,830	96,825
2023-2028: Households: Growth Rate	-1.00 %	-0.25 %	0.25 %

# RETAIL SPACE FOR LEASE

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,164	9,952	23,038
2023 Population Age 35-39	1,014	8,909	19,775
2023 Population Age 40-44	973	8,075	17,799
2023 Population Age 45-49	909	7,279	15,396
2023 Population Age 50-54	931	7,636	16,048
2023 Population Age 55-59	1,005	7,918	16,143
2023 Population Age 60-64	1,224	8,066	16,100
2023 Population Age 65-69	1,185	7,303	14,120
2023 Population Age 70-74	1,056	6,084	11,387
2023 Population Age 75-79	698	3,904	7,541
2023 Population Age 80-84	400	2,452	4,640
2023 Population Age 85+	485	2,566	4,540
2023 Population Age 18+	13,625	102,000	217,007
2023 Median Age	41	37	35

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,757	\$79,892	\$75,380
Average Household Income 25-34	\$97,923	\$99,603	\$94,279
Median Household Income 35-44	\$90,656	\$94,080	\$84,101
Average Household Income 35-44	\$120,141	\$118,362	\$109,612
Median Household Income 45-54	\$99,870	\$97,069	\$86,357
Average Household Income 45-54	\$125,620	\$119,955	\$110,335
Median Household Income 55-64	\$81,811	\$83,720	\$76,174
Average Household Income 55-64	\$109,568	\$109,534	\$100,420
Median Household Income 65-74	\$66,305	\$63,770	\$60,590
Average Household Income 65-74	\$98,631	\$90,848	\$86,417
Average Household Income 75+	\$80,306	\$72,080	\$69,328

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,179	10,153	23,192
2028 Population Age 35-39	1,122	9,950	22,863
2028 Population Age 40-44	978	8,655	19,096
2028 Population Age 45-49	971	7,776	16,811
2028 Population Age 50-54	879	6,965	14,474
2028 Population Age 55-59	887	7,100	14,696
2028 Population Age 60-64	978	7,189	14,323
2028 Population Age 65-69	1,122	7,128	13,883
2028 Population Age 70-74	1,065	6,449	12,012
2028 Population Age 75-79	868	4,954	9,079
2028 Population Age 80-84	559	3,105	5,790
2028 Population Age 85+	476	2,772	4,968
2028 Population Age 18+	13,419	101,658	216,808
2028 Median Age	41	38	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,035	\$89,231	\$84,044
Average Household Income 25-34	\$109,150	\$112,432	\$107,249
Median Household Income 35-44	\$103,550	\$103,969	\$95,411
Average Household Income 35-44	\$136,398	\$133,636	\$124,140
Median Household Income 45-54	\$107,681	\$105,446	\$97,377
Average Household Income 45-54	\$142,995	\$135,766	\$124,317
Median Household Income 55-64	\$96,509	\$98,775	\$86,678
Average Household Income 55-64	\$125,151	\$126,876	\$115,691
Median Household Income 65-74	\$74,830	\$76,284	\$71,759
Average Household Income 65-74	\$112,072	\$106,620	\$101,074
Average Household Income 75+	\$101,003	\$88,372	\$83,956