



RETAIL PROPERTY FOR LEASE

# 120 East F Street

Oakdale, CA 95361

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**PROPERTY DESCRIPTION**

This distinctive retail property at 120 East F Street offers an adaptable storefront that emphasizes frontage and visibility in Oakdale’s primary commercial mix. The building accommodates a variety of merchandising concepts with ample glazing for impactful displays, and interior finishes suited to immediate occupancy. A convenient entry sequence and flexible floor plan support tenant-specific buildouts, while existing mechanical systems are positioned for efficient operation. Well-maintained exterior treatments and signage zones reinforce the building’s professional presentation, creating an inviting environment for customers and ensuring a polished retail brand presence in this established retail node.

**PROPERTY HIGHLIGHTS**

- Retail building with prominent frontage on East F Street
- Interior optimized for quick tenant improvements
- Exterior façade maintained for professional curb appeal
- Defined signage opportunities facing the street
- Mechanical systems positioned for efficient operation

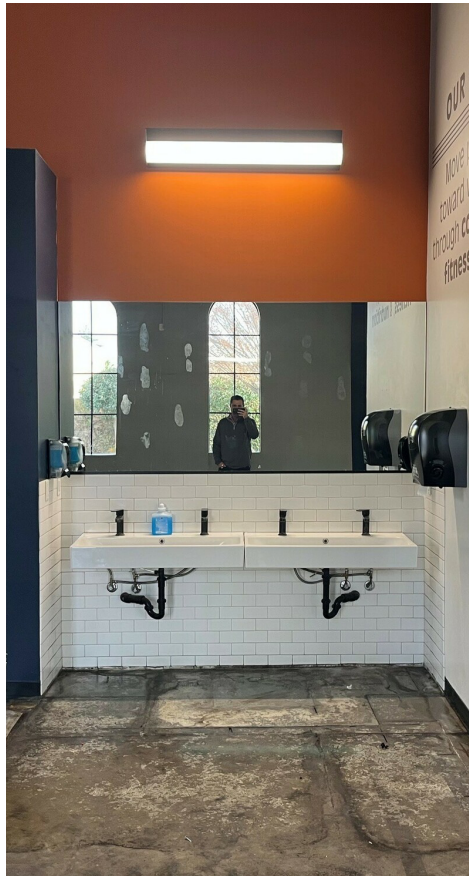
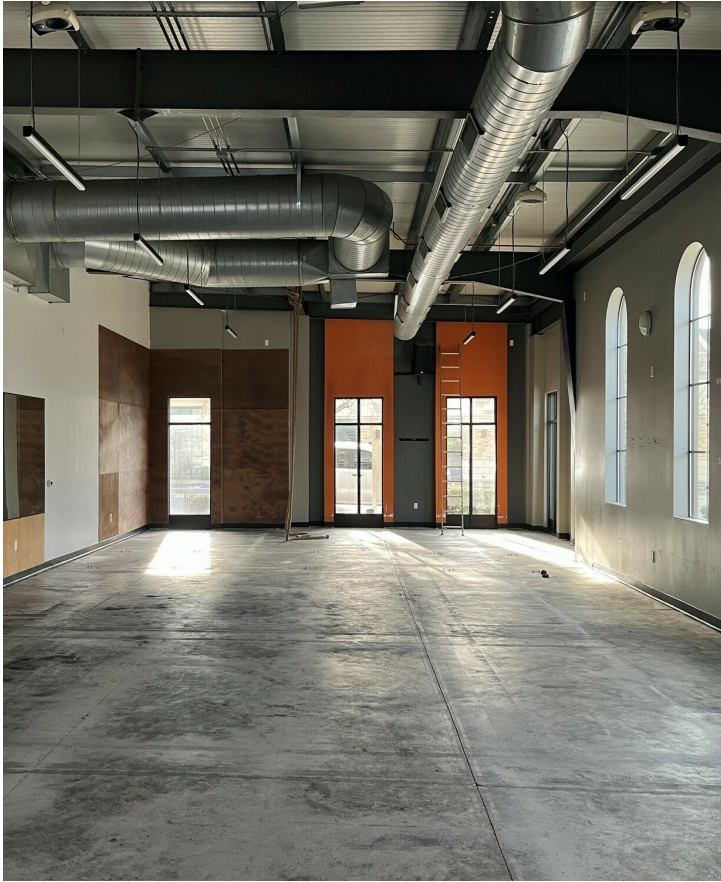
**OFFERING SUMMARY**

Lease Rate:	\$0.80 SF/yr (NNN)
Number of Units:	1
Available SF:	3,300 SF
Building Size:	4,800 SF

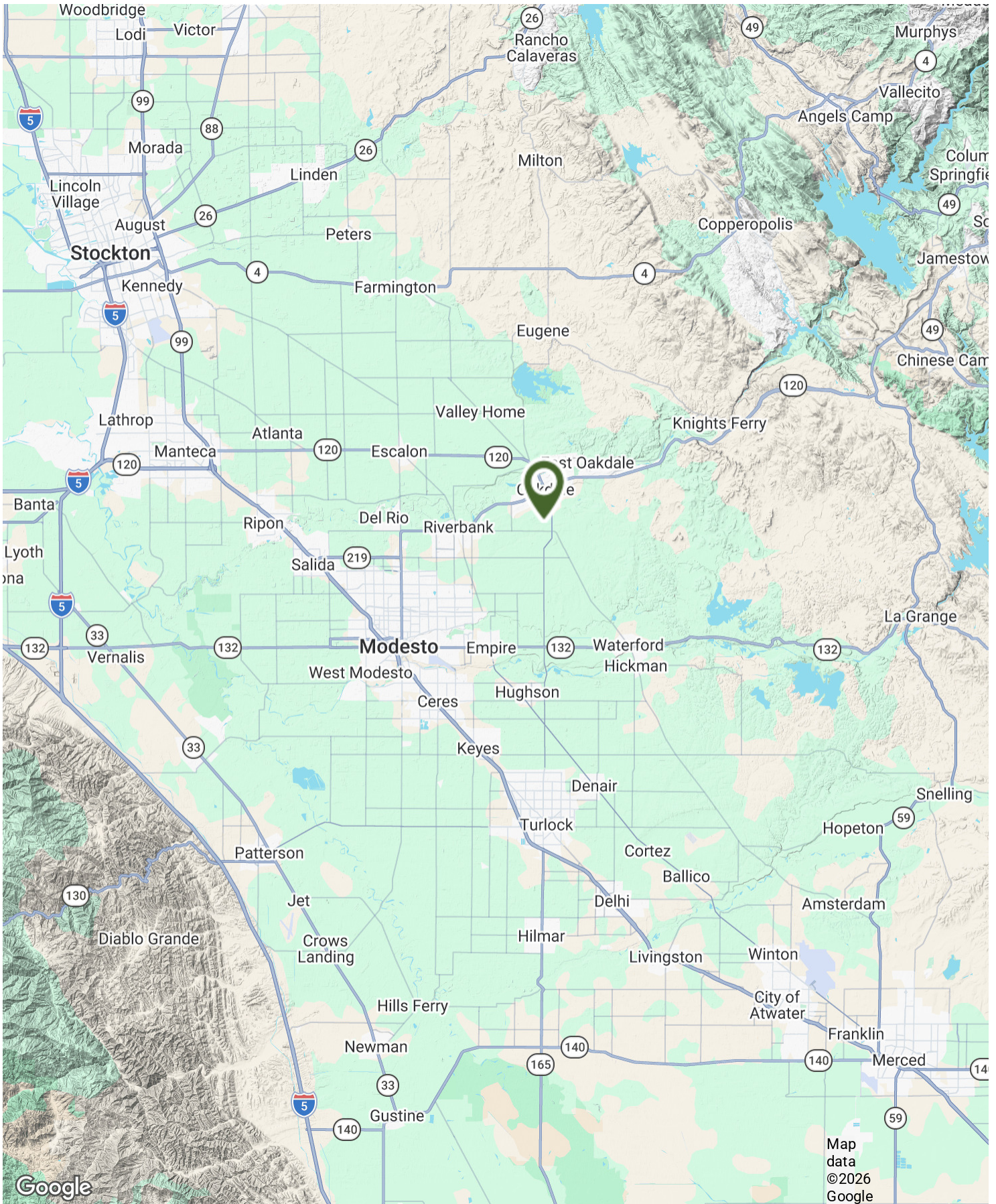
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	442	1,664	4,679
Total Population	905	3,905	12,644
Average HH Income	\$80,861	\$76,744	\$92,208

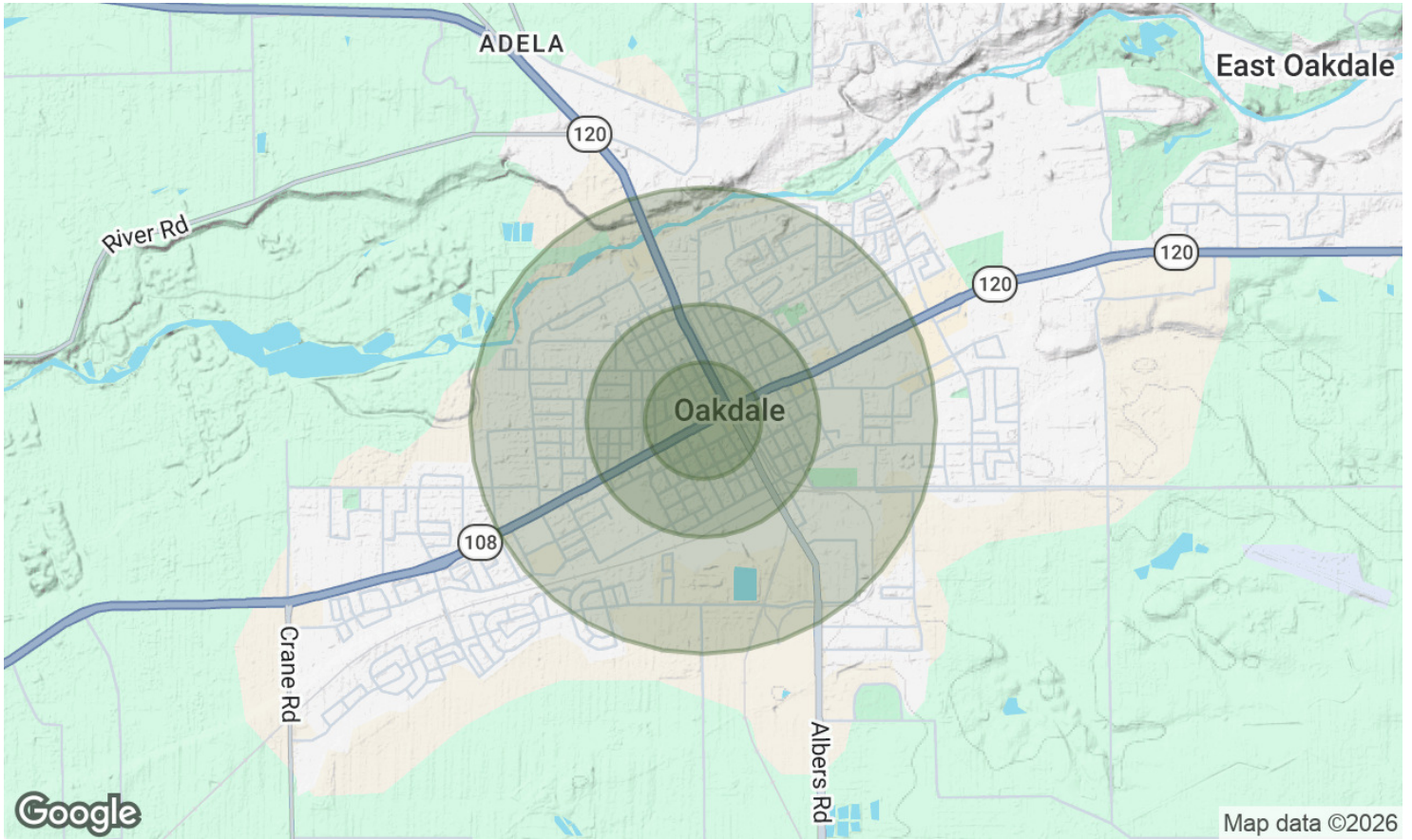
**IDEAL USES:**

- Gym, Fitness studio
- Medical user
- Furniture showroom, mattress retailer, appliance store
- Other retail/service concepts needing open floor area.









POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	905	3,905	12,644
Average Age	38.3	37.7	37.5
Average Age (Male)	42.5	40.7	38.0
Average Age (Female)	34.3	35.4	36.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	442	1,664	4,679
# of Persons per HH	2.0	2.3	2.7
Average HH Income	\$80,861	\$76,744	\$92,208
Average House Value	\$321,555	\$323,455	\$392,975

2023 American Community Survey (ACS)