

OAKMORE PLAZA: RETAIL ANCHOR SPACE FOR LEASE

1717 Oakdale Road Suite K | Modesto, CA 95355



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EXCLUSIVELY LISTED BY: JORDAN AMARANT

Realtor® / DRE# 01911219

209.345.8209 / jamarant@pmz.com

Dave Bates

Realtor® | DRE# 02167895

209.417.7271 | dbates@pmz.com



1120 Scenic Drive / Modesto, CA 95350

PMZCommercial.com





EXECUTIVE SUMMARY

Welcome to Oakmore Plaza, 1717 Oakdale Rd Modesto, CA.

Anchor Lease opportunity offers up to 35,226SF of retail white box space. Space can also be demised down to as small as 5,251SF to help accommodate a variety of business needs. The flexible square footage allows for customization based on specific tenant requirements.

Located at the signalized intersection of E. Briggsmore Avenue and Oakdale Road, a high traffic main and main intersection in East Modesto.

The location provides excellent visibility and accessibility, with multiple entry points and ample parking. Surrounding businesses include a mix of national and regional retail establishments, professional offices, and financial services, contributing to the strength of the shopping center.

The property benefits from its position in an established retail hub in East Modesto, supported by strong demographics and density of nearby residential neighborhoods.

PROPERTY DETAILS

AVAILABLE SUITES

Suite K

5,251-35,226 SF - Retail Anchor

TRIPLE NET LEASE

Price Negotiable

LOT SIZE

± 6.65 AC

ZONING

General Commercial

HIGHLIGHTS

- Household income @\$77,630 in a 5-mile radius
- Retail Anchor Space Available
- Located at high traffic signalized intersection of Oakdale Rd and Briggsmore





DEMOGRAPHICS

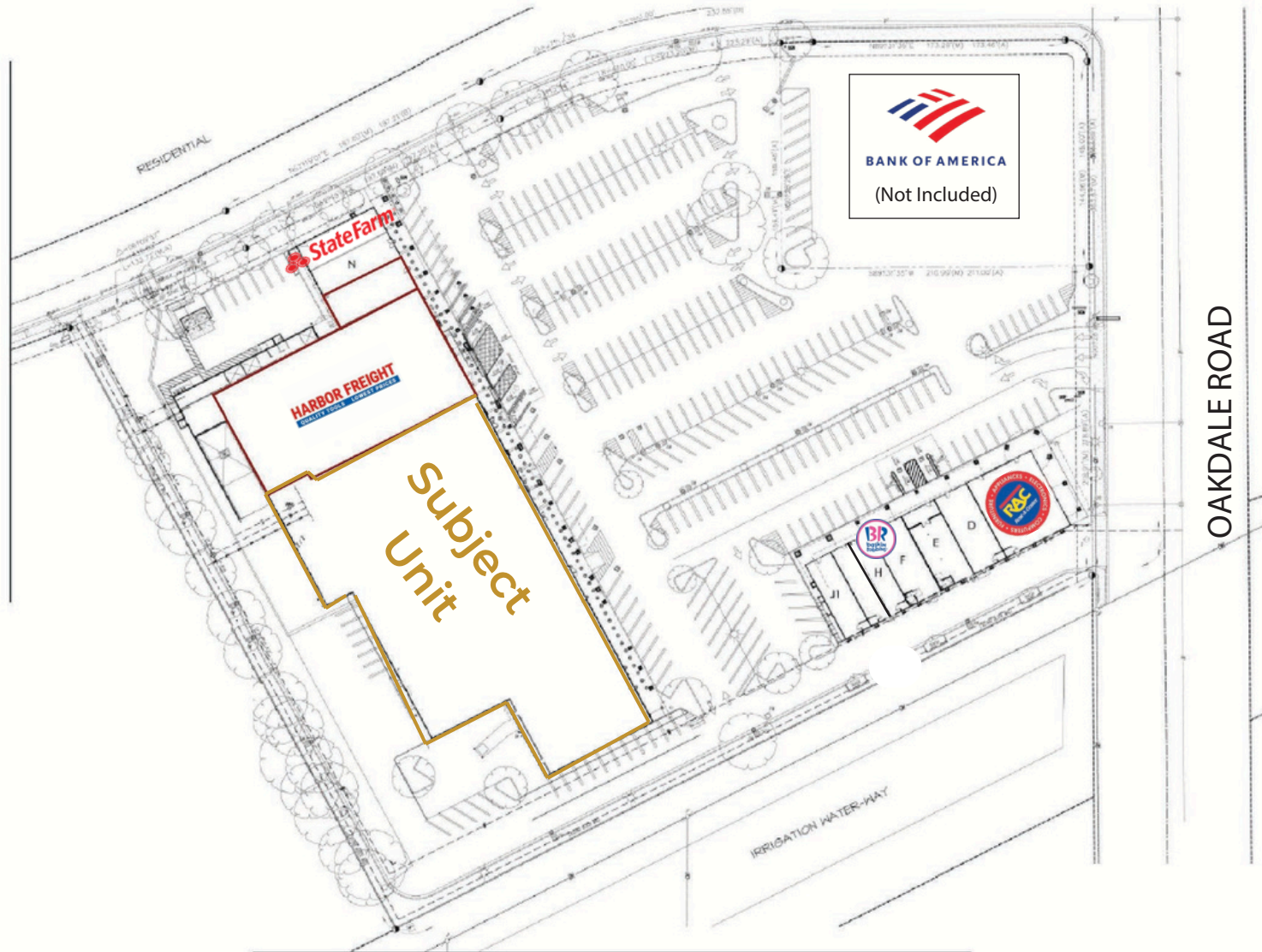
POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	23,970	133,310	281,852
Growth 2022 - 2027	1.88%	2.34%	2.35%
Growth 2010 - 2022	5.13%	8.03%	8.12%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,970	49,428	95,176
Growth 2022 - 2027	1.83%	2.25%	2.32%
Growth 2010 - 2022	4.78%	7.41%	7.86%
Average HH Income	\$78,124	\$84,842	\$80,449

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
Oakdale Road	Lancey Road	2022	37,259	.10
Oakdale Road	Lancey Road	2021	37,789	.10
Oakdale Road	Saint Pauls Way	2022	34,528	.19
Oakdale Road	Saint Pauls Way	2018	32,697	.19

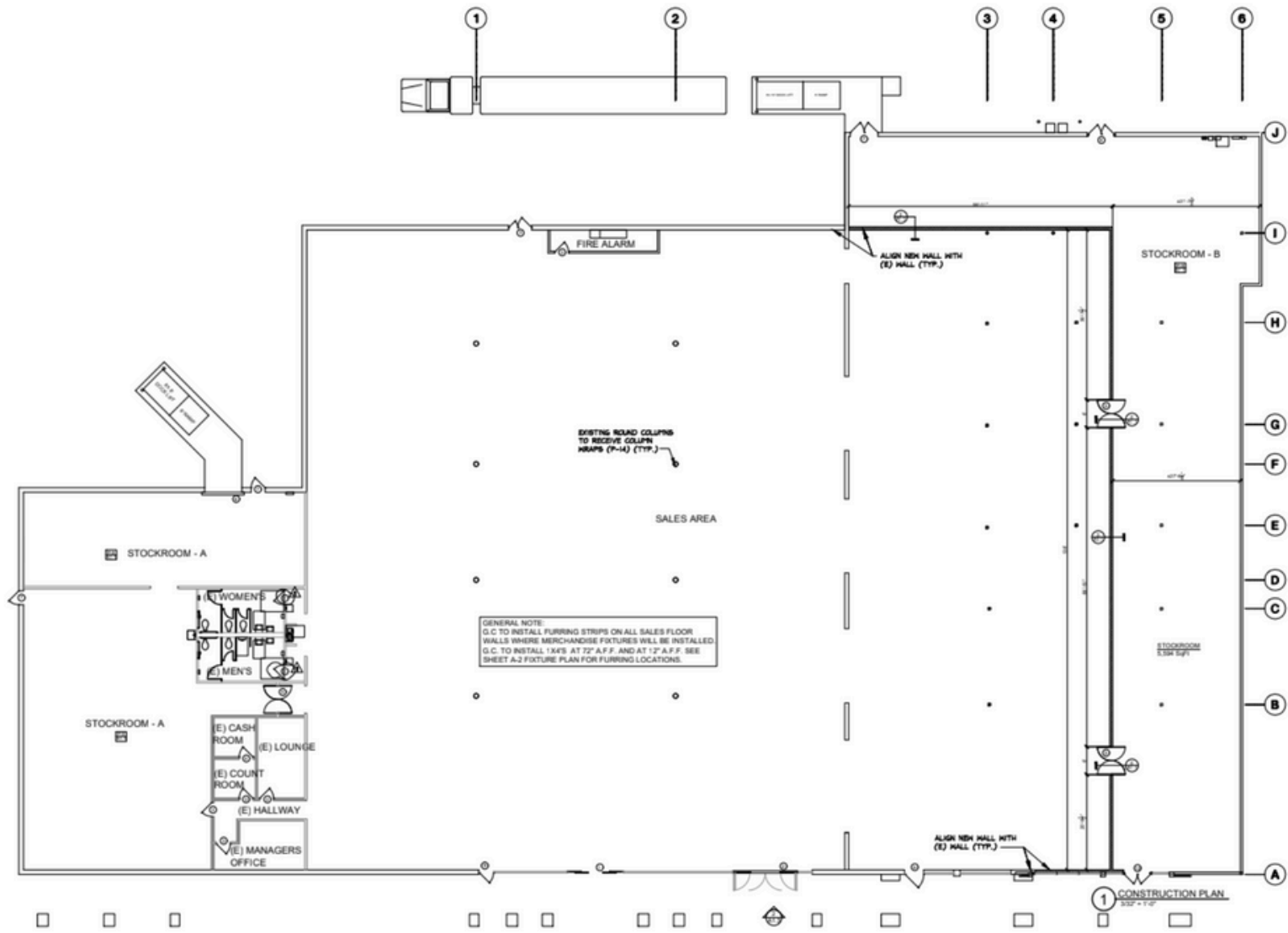


SITE MAP





Floor Plan





AERIAL



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SINCE 1957 REAL ESTATE



Exterior Photos





Interior Photos

