



# DRIVE-THRU FOR SUBLEASE

1525 EAST F STREET | OAKDALE, CA 95361

FLYER



ALPHA  
REAL ESTATE ADVISORS

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EXCLUSIVELY LISTED BY

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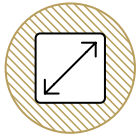
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# EXECUTIVE SUMMARY

1525 East F St.  
Oakdale, CA 95361



GLA  
3,582 SF



LOT SIZE  
0.91 AC

## PROPERTY HIGHLIGHTS

- **Building**  
3,582 SF GLA freestanding established Burger King QSR Drive Thru on 0.91 Acres. Outdoor patio seating with plenty of private parking.
- **Location**  
Located in major retail corridor in City of Oakdale. Off the CA-120-East F Street near Foothill Oaks Shopping Mall.
- **Cotenants**  
Arco, Denny's, Mountain Mike's Pizza, Dollar Tree, Raley's Grocery, Tractor Supply Co, CVS Pharmacy, KFC, Wendy's, Carl's Jr., Cold Stone Creamery, Verizon, Rite Aid, Best Western Plus, and Oakdale Rodeo Grounds.
- **Signage**  
Monument Sign.
- **Access**  
Eastbound F Street access.



# PROPERTY PHOTOS



AERIAL



# RETAIL MAP



# DEMOGRAPHIC SUMMARY

POPULATION	3 MILE	5 MILES	10 MILES
2023 Population	27,026	31,506	133,999
2028 Population Projection	27,412	31,917	135,649
Annual Growth 2010-2023	0.9%	0.8%	0.7%
Annual Growth 2023-2028	0.3%	0.3%	0.2%
Median Age	38	38.3	36.9

HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2023 Households	9,582	11,130	44,673
2028 Household Projection	9,704	11,260	45,202
Annual Growth 2023-2028	0.3%	0.2%	0.2%

INCOME	3 MILE	5 MILES	10 MILES
Avg Household Income	\$94,364	\$95,779	\$99,190
Median Household Income	\$66,052	\$66,423	\$75,611
< \$25,000	1,828	2,148	5,675
\$25,000 - 50,000	1,986	2,218	8,779
\$50,000 - 75,000	1,490	1,744	7,747
\$75,000 - 100,000	1,030	1,167	5,543
\$100,000 - 125,000	928	1,059	5,212



## MARKET OVERVIEW

# Oakdale, CA

Oakdale, California, in Stanislaus county, is 12 miles NE of Modesto, California and 64 miles NE of San Jose, California. The city is in the Modesto area. The primary occupations remain agriculture, food manufacturing, and tourism. The city was once home to a satellite plant of the Hershey Chocolate company. Oakdale is also known as "The Gateway to Yosemite" mainly because of its location next to the California Central Valley's edge.

Located along the confluence of the Stanislaus and Tuolumne Rivers. Oakdale offers a delightful blend of small-town charm, natural beauty, and a thriving community. The city offers a variety of recreational activities such as watersports on both rivers, hiking in nearby parks like Knights Ferry Recreation Area, horseback riding, and golfing at Woodward Reservoir Regional Park.

### ECONOMY

The economy of Oakdale, CA employs 10k people. Oakdale is sometimes referred to as the "Cowboy Capital of the World" due to its rich cowboy and western heritage. The city attracts tourists through events like the Oakdale Rodeo, which is one of the largest rodeos in California. Tourism-related activities contribute to the local economy. The city has a variety of small businesses, including retail stores, restaurants, and service providers, which play a role in supporting the local economy.

### POPULATION

Galt, CA is home to 25,990 residents. Galt has grown 28.8% since the 2000. Galt, California is growing somewhat quickly; it is growing faster than 69% of similarly sized cities since 2000. The City understands that economic development is essential to providing an exceptional quality of life for residents of Galt. The City's adopted Vision is to "... be a premier family-oriented community united to create a unique city with diverse shopping, dining, entertainment, and employment opportunities within a small town atmosphere." With this Vision in mind, the City has placed economic development amongst its highest priorities.





# DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the "Property").

**Purpose and Intent.** This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

**Information Provided As An Opinion:** The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

**Forward-Looking Statements and Financial Projections.** All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

**COVID-19 Pandemic.** The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States and NC, as a pandemic (the "Pandemic"). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

**Owner's/Seller's Reserved Rights.** Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

**Confidentiality:** The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



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