

RETAIL SPACE FOR LEASE

SEC HIGHWAY 120 • 111 S. MAAG AVENUE • OAKDALE, CA



SPACE AVAILABLE & MONTHLY RENT:

- Suite L: 1,260± sf
- Monthly Rent: \$1.75 per sf (NNN)

DETAILS & FEATURES:

- Proposed Walmart Neighborhood Market in former Kmart building
- Near signalized intersection
- Busy retail area
- Surrounded by growing neighborhoods
- Located on Hwy 108/120
- Tenants in center include: Denny's, Burger King, Arco/AM PM, Dollar Tree, Mtn. Mike's Pizza, M&M Indoor Playground & Bamboo Garden Restaurant



RANDY BREKKE DRE# 00856863

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BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D, Modesto, CA 95350

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.

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TRAFFIC COUNTS

Hwy. 108/120 (West): 28,500 Average Daily Total
Hwy. 108/120 (East): 30,500 Average Daily Total

DISTANCES

To Modesto14 miles
To Stockton.....34 miles
To Sonora.....34 miles
To Sacramento.....82 miles
To San Francisco99 miles

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population			
2020	7,608	25,401	29,361
2025 (projected)	7,870	26,187	30,00
Households			
2020	2,689	9,052	10,427
2025 (projected)	2,782	9,330	10,722
Median HH Income	\$61,256	\$76,268	\$76,582
Avg. Age	37.6	38.2	38.4

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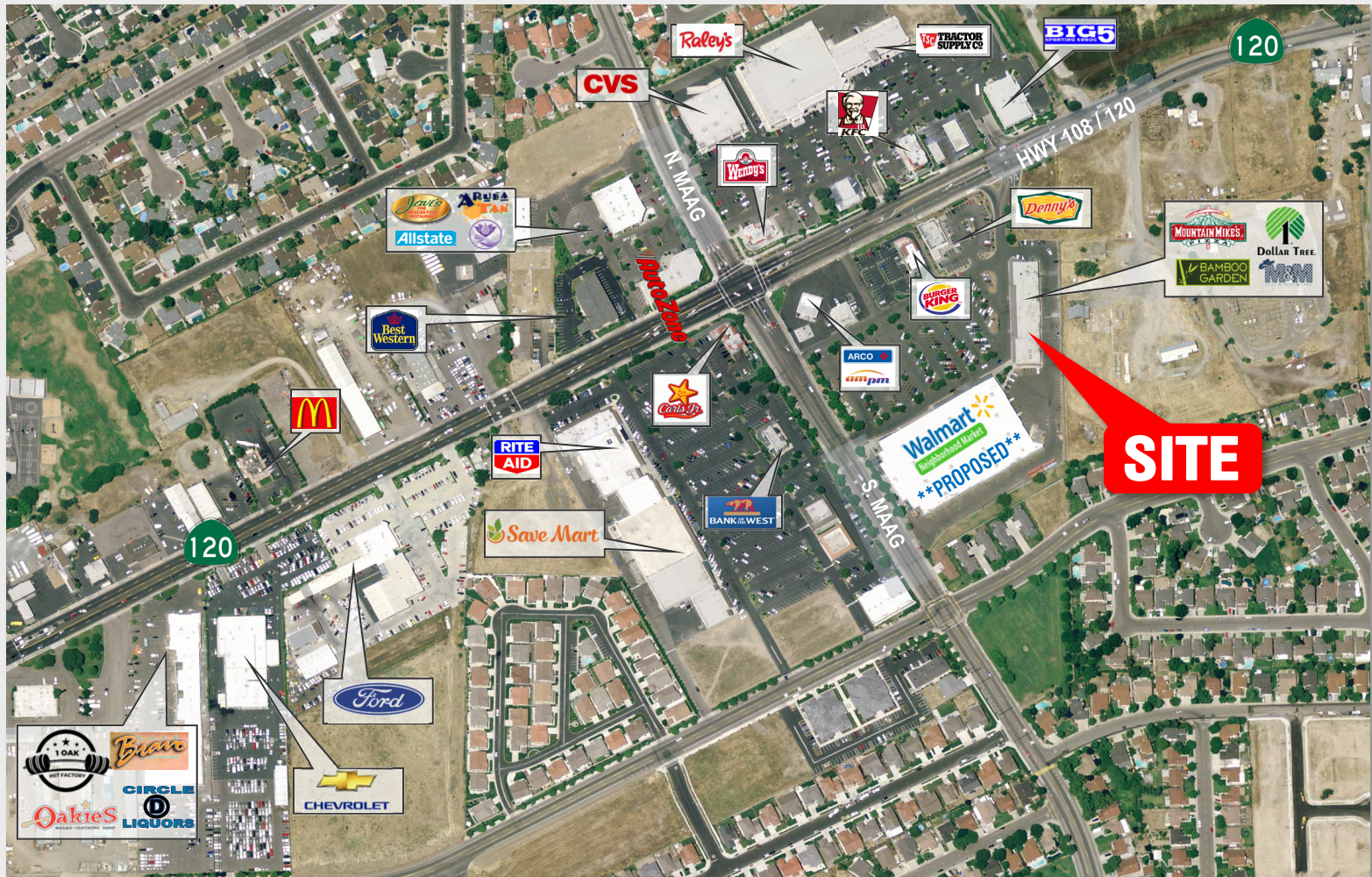
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SURROUNDING RETAILERS



MAP OF CENTRAL VALLEY



ABOUT THE CITY



Oakdale is a charming community of approximately 30,000 people. Oakdale's location is 90 miles between beautiful Yosemite National Park and the Pacific Ocean. Oakdale is a great destination for visiting the quaint shops, museums, major retail stores, and many choices for lunch and dinner. Oakdale is the "Cowboy Capital of the World."

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