

# AVAILABLE FOR LEASE

## \$1.75 PER SF

Plus \$0.25 per SF nnn



## PROPERTY FOR LEASE

Fully-Furnished Restaurant Space

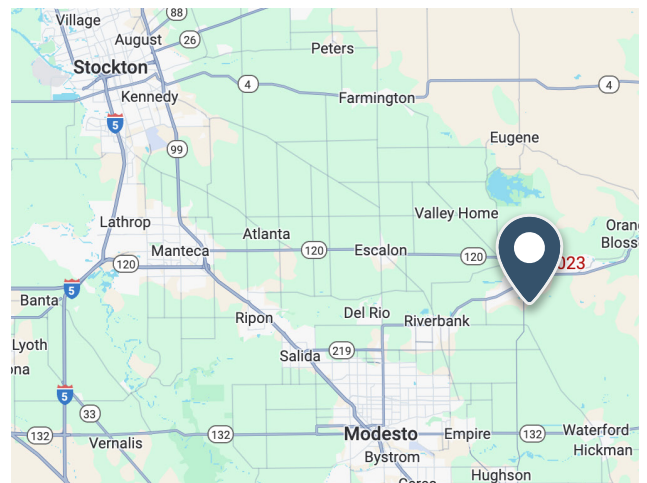
 1023 E F St. Oakdale, CA, 95361

### PROPERTY OVERVIEW

This prime second-generation restaurant space in Oakdale, CA offers a unique opportunity in a thriving market. Oakdale is home to approximately 23,000 residents with another 50,000 people living within 12 miles, and an average household income of \$104,572.

Located on a busy street with direct access to Yosemite National Park, the site sees over 9 million cars per year and is surrounded by national food and retail tenants, ensuring excellent visibility and traffic. This is an ideal location for a food or retail operator looking to join a vibrant and growing community.

- Approximately 4,600 sf
- 3,600 sf restaurant space
- 1,000 sf office/banquet hall attached
- Located on a busy street with many national food and retail tenants



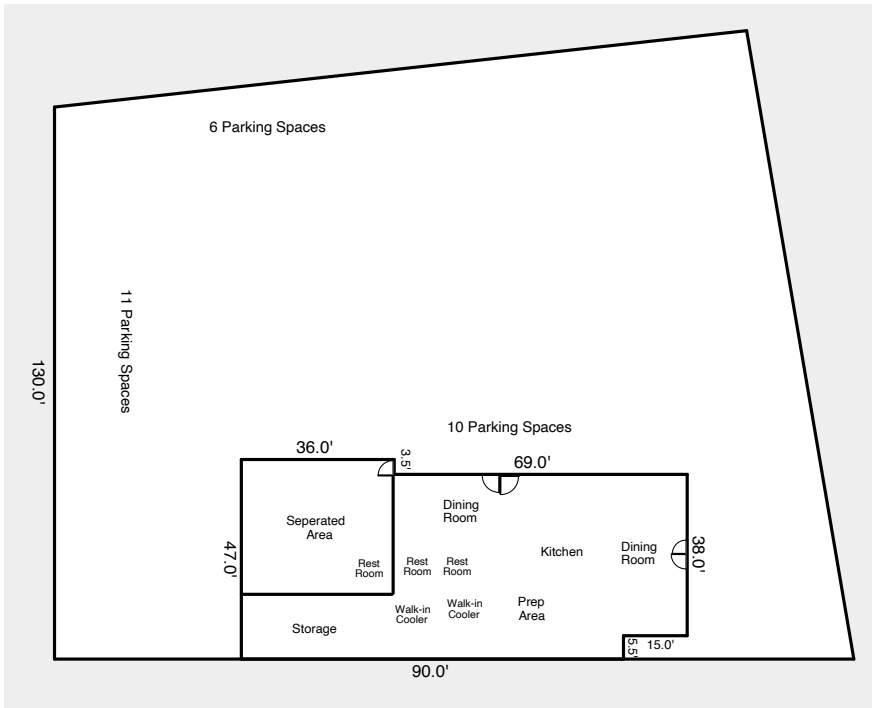
**LEASING INQUIRIES:**  
Contact Tim Moody

Call (415) 710-9250  
Email [ttmfinancial@sbcglobal.net](mailto:ttmfinancial@sbcglobal.net)

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