

AVAILABLE
1300 W F STREET | OAKDALE, CA



ANCHOR TENANT BUILDING
AVAILABLE +/- 12,620



1300 W F STREET
OAKDALE, CA



CALL FOR
PRICING



COMMERCIAL
ZONED



+/- 12,620
SQUARE FOOT

TIM BETTENCOURT
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CoSol Commercial Real Estate is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge, CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.

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PROPERTY OVERVIEW

AVAILABLE

1300 W F STREET OAKDALE, CA

Overview:

- ±12,260 SF freestanding retail building
- High-traffic location along W F Street (SR-108)
- Signalized intersection with strong visibility and access
- Ample on-site parking
- Ideal for retail, grocery, medical, or specialty use
- Daily Traffic Count (AADT): 16,000–20,700

ADDRESS:	1300 W F St Oakdale, CA
SIZE:	± 12,260 SF
PRICE:	Call for pricing
COUNTY:	Stanislaus County, Oakdale, CA
YEAR BUILT:	1999
PARCEL NO.	063-010-038
ZONING:	Commercial
PARCEL SIZE:	1.40 Acres

3 MILES



POPULATION
26,658



HOUSEHOLDS
9,442



AVG. HOUSEHOLD INCOME
\$106,155

5 MILES



POPULATION
44,566



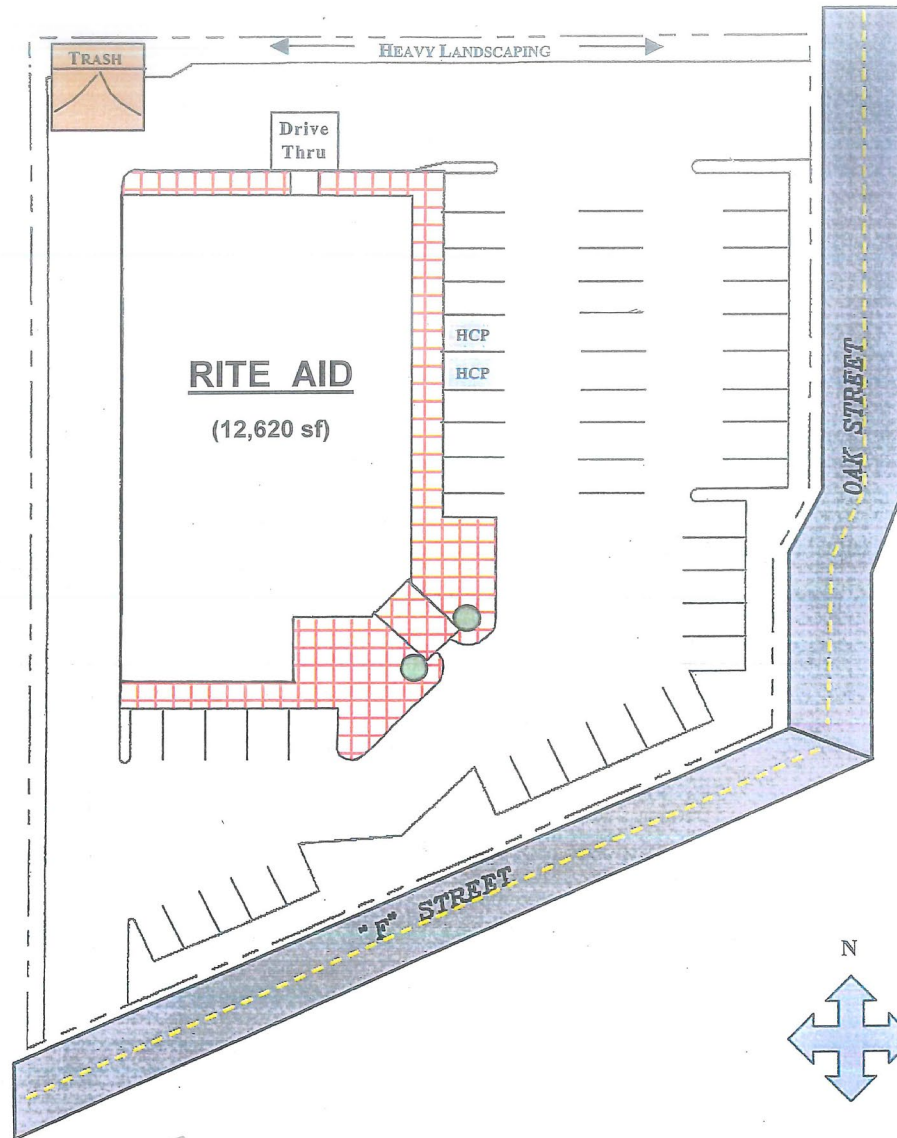
HOUSEHOLDS
14,995



AVG. HOUSEHOLD INCOME
\$107,686



SITE PLAN



FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



OAKDALE, CA

Established in 1871, our historic town is home to boutique shopping, delicious cuisine and unique events. Oakdale is proud to be the “Cowboy Capital of the World” and we offer our visitors a taste of the Old West. The Oakdale Saddle Club hosts the annual Oakdale Rodeo the second weekend of April. A visit to the Oakdale Cowboy Museum, located in the historic Southern Pacific Railroad depot, gives you a glimpse into the lives of the men and women who helped shape California. The museum’s collection features memorabilia from pioneering ranching families. At the Oakdale Chocolate Festival, held annually the third weekend in May, vendors offer up an array of chocolate, food and drinks. The event features a classic car show and amusement park rides, as well as arts and crafts booths. Oakdale offers many wonderful opportunities to explore.



AVAILABLE FOR LEASE

1300 W F STREET | OAKDALE, CA