

# FOR LEASE

1540 E F STREET | OAKDALE, CA



OFFICE/RETAIL SPACE



1540 E F STREET  
OAKDALE, CA



LEASSEE RATE  
\$1.95 PSF



±2,180 SF

**Jacob Friedrich**  
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2020 Standiford Ave, Bldg A  
Modesto, CA 95350  
[www.CoSol.net](http://www.CoSol.net)

CoSol Commercial Real Estate License: 00713735



# FOR LEASE

## 1540 EAST F STREET

**ADDRESS:** 1540 E F STREET  
OAKDALE, CA

**SIZE:** ±2,180SF

**PRICE:** \$1.95 PSF

**COUNTY:** Stanislaus

### Overview:

Nestled in the charming town of Oakdale, CA, this retail space is anchored by Raley's and CVS, offering steady traffic in this quaint cowboy community. This suite is ideal for professional or medical use, providing a perfect complement to the center's existing tenants. The owner may consider a lease with an option to purchase. Call the Broker today for a tour or more information!

## PROPERTY OVERVIEW



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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.

### JACOB FRIEDRICH

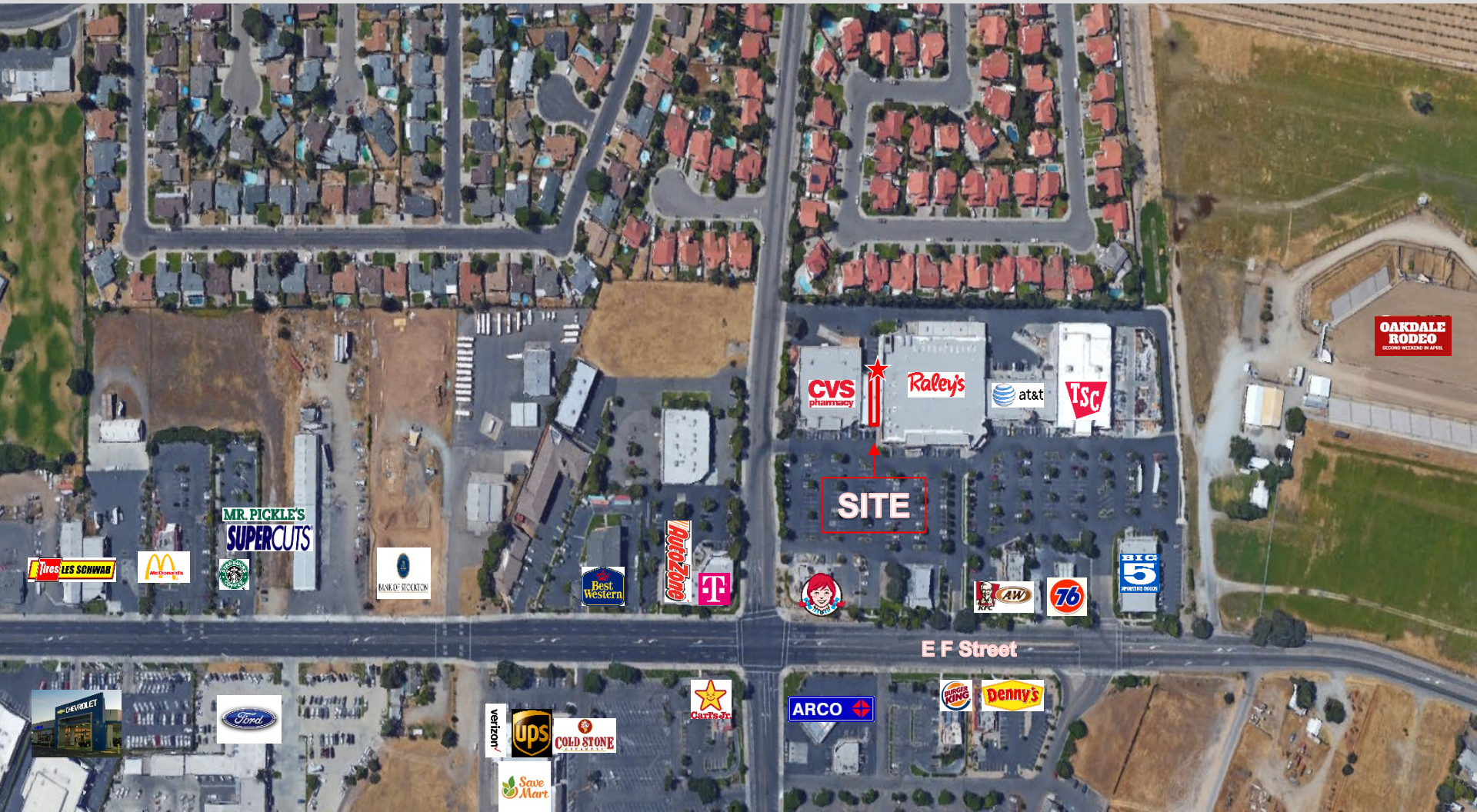
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BH  
HS  
BRKSHIRE HATHAWAY  
HomeServices  
Drysdale Properties



# Office/Retail Space





## 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.



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