



RETAIL PROPERTY FOR LEASE

120 East F Street

Oakdale, CA 95361

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PROPERTY DESCRIPTION

This distinctive retail property at 120 East F Street offers an adaptable storefront that emphasizes frontage and visibility in Oakdale’s primary commercial mix. The building accommodates a variety of merchandising concepts with ample glazing for impactful displays, and interior finishes suited to immediate occupancy. A convenient entry sequence and flexible floor plan support tenant-specific buildouts, while existing mechanical systems are positioned for efficient operation. Well-maintained exterior treatments and signage zones reinforce the building’s professional presentation, creating an inviting environment for customers and ensuring a polished retail brand presence in this established retail node.

PROPERTY HIGHLIGHTS

- Retail building with prominent frontage on East F Street
- Interior optimized for quick tenant improvements
- Exterior façade maintained for professional curb appeal
- Defined signage opportunities facing the street
- Mechanical systems positioned for efficient operation

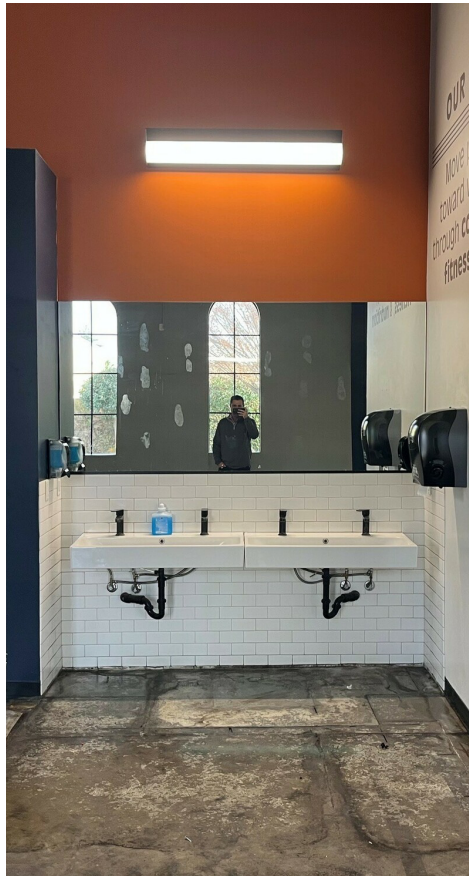
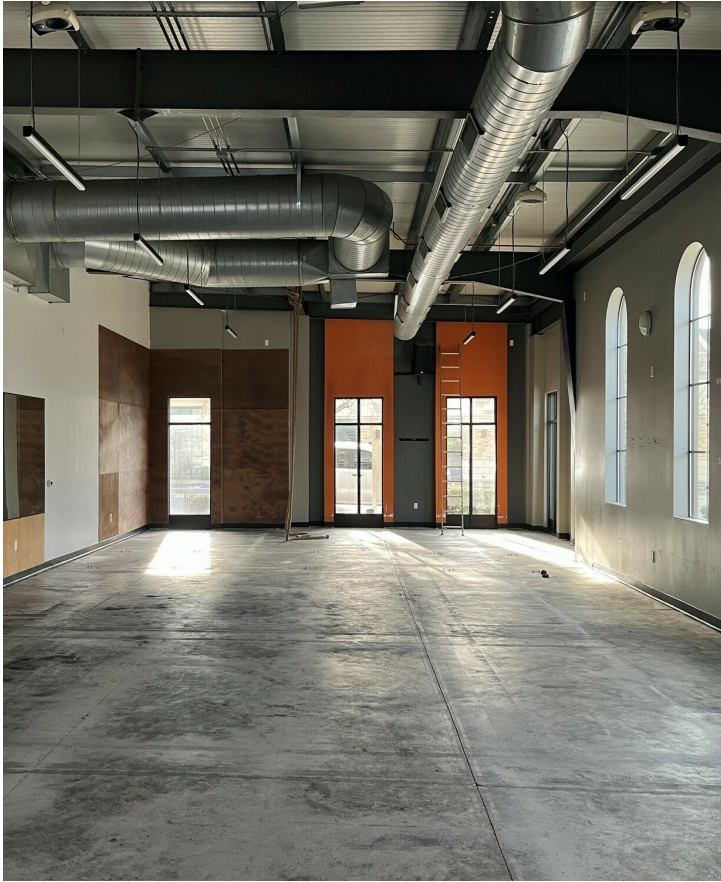
OFFERING SUMMARY

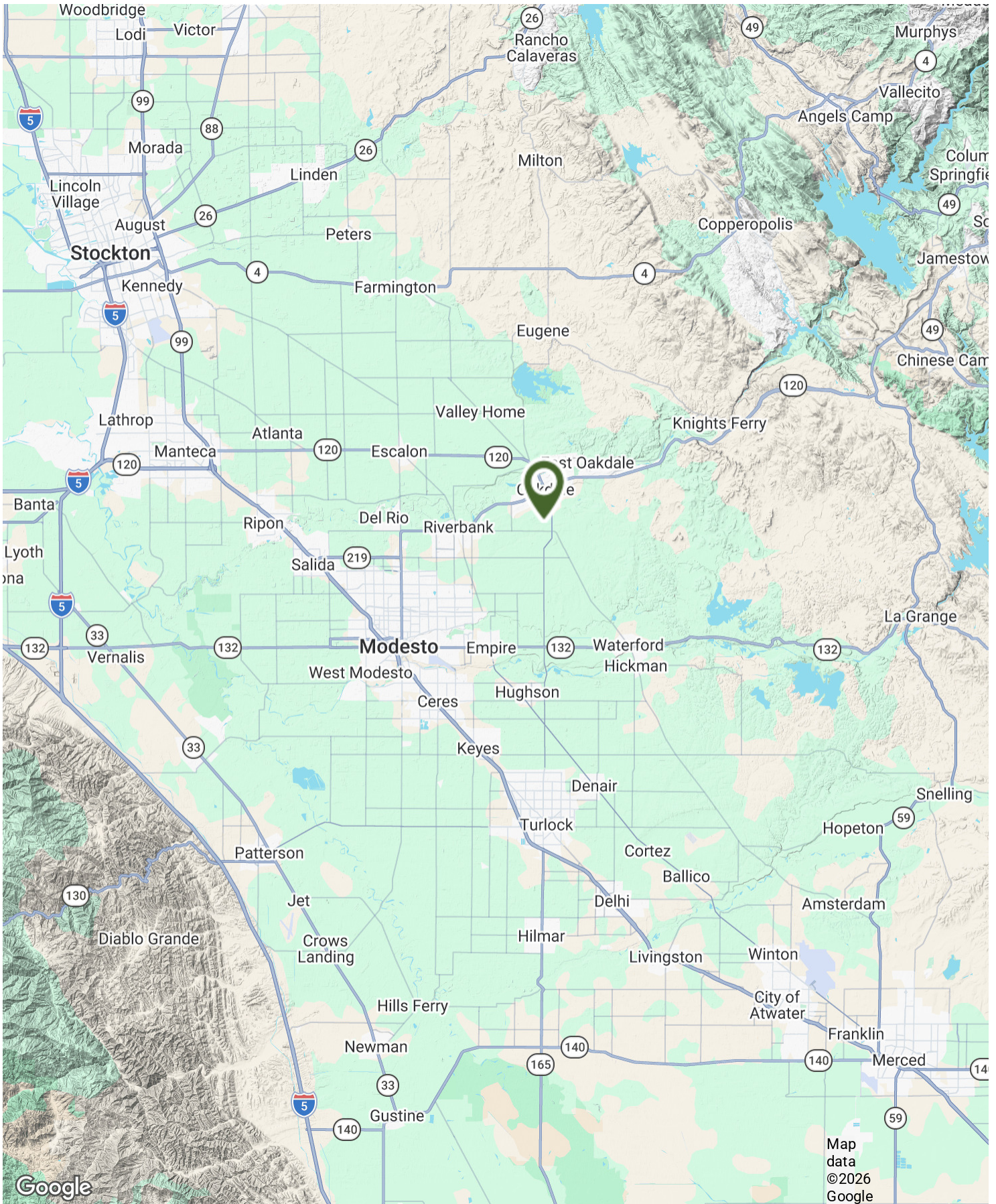
Lease Rate:	\$0.80 SF/Mo (NNN)
Number of Units:	1
Available SF:	3,200 SF
Building Size:	4,800 SF

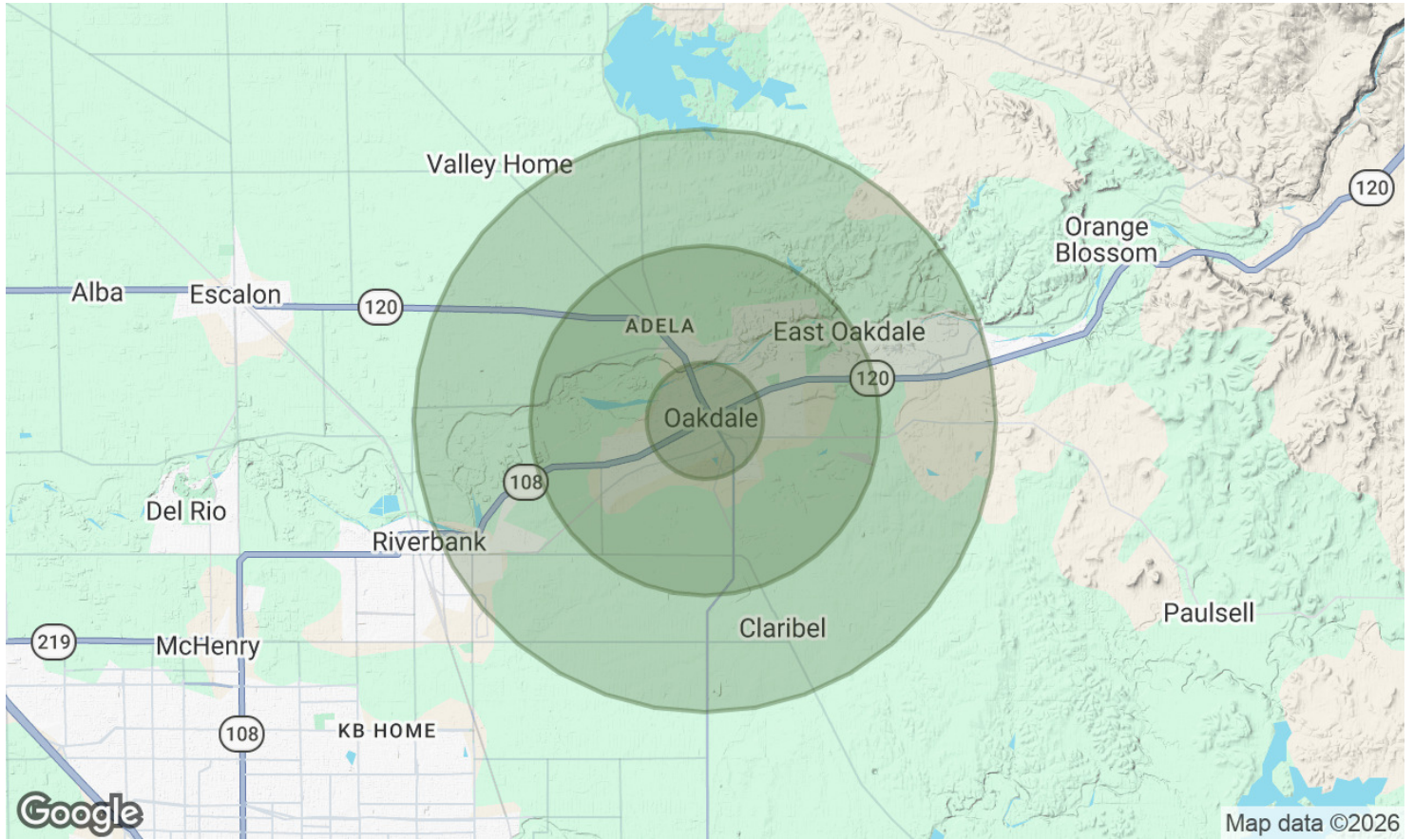
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,679	9,171	11,973
Total Population	12,644	25,543	34,404
Average HH Income	\$92,208	\$106,570	\$109,198

IDEAL USES:

- Gym, Fitness studio
- Medical user
- Furniture showroom, mattress retailer, appliance store
- Other retail/service concepts needing open floor area.







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,644	25,543	34,404
Average Age	37.5	37.4	37.6
Average Age (Male)	38.0	37.1	36.5
Average Age (Female)	36.6	38.0	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,679	9,171	11,973
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$92,208	\$106,570	\$109,198
Average House Value	\$392,975	\$473,203	\$512,125

2023 American Community Survey (ACS)