

# Oak Valley Medical Plaza

1425 W H Street, Oakdale, CA 95361



[View Virtual Tour](#)

**SIZE**  
**51,000 RSF**

**PARKING RATIO**  
**4.9 per 1,000 RSF**

- Class A medical office building on Oak Valley Hospital campus
- Robust referral base, including family medicine and internal medicine practices
- One block off Rte 108 in busy retail and residential area
- Quality 2nd generation and core/shell suites with abundant natural lighting
- Monument signage opportunities
- Generous Tenant Improvement Allowance with flexible terms

# Class A building with robust referral base located on Oak Valley Hospital campus.

POPULATION (5-MILE RADIUS)

46,538

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$89,564

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

94.9%

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NEARBY HOSPITALS	DISTANCE	DRIVE TIME
1. Oak Valley Hospital	0 mi	0 min
2. Memorial Medical Center - Modesto	8.8 mi	21 min



## SURROUNDING POINTS OF INTEREST

- Rite Aid
- Save Mart
- Raley's
- Oak Ridge Plaza
- Foothill Oaks Shopping Center
- Oakdale Golf & Country Club
- Holiday Inn Express
- Downtown Fitness
- Starbucks
- Dutch Bros Coffee
- Cottonwood Café
- Harvest Valley Diner

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