

FOSTERS PLAZA

1190 East F Street • Oakdale, CA

FOR LEASE Prime Retail Space



SPACE AVAILABLE & RENT

- 4,100± sf @ \$1.40 per sf/mo. (NNN)
- Prominent inline space
- Excellent signage (monument & building)

FEATURES

- Neighborhood center with strong tenant mix
- Located at signalized intersection
- Fronts busy Hwy 108/120 corridor ("F" Street)
- Well maintained center
- Excellent street visibility
- Ample parking
- Co-Tenants Include: Togo's, Papa Murphy's Pizza, H&R Block, Metro PCS, ACE Cash Express, Trend-setters Salon & Scotty's Donuts
- Nearby Retailers: Raley's, Save Mart, Kmart, Dollar Tree, Big 5, Tractor Supply, CVS, Rite Aid, Best Western, Fitness Evolution, Mtn. Mikes Pizza, Denny's, McDonalds, Baskin Robbins, Cold Stone, Subway, Carls Jr., Wendy's, Burger King, Round Table Pizza, Sally Beauty & more...

RANDY BREKKE DRE# 00856863

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.

**Monument Sign
Upgrade Planned**

(see next page)

AVAILABLE NOW!

4,100± sf



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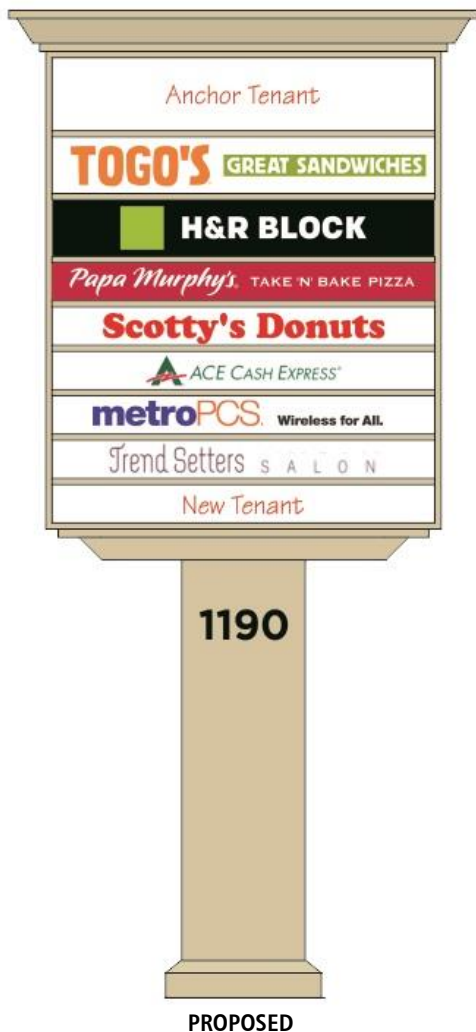
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MONUMENT SIGN UPGRADE



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SITE PLAN

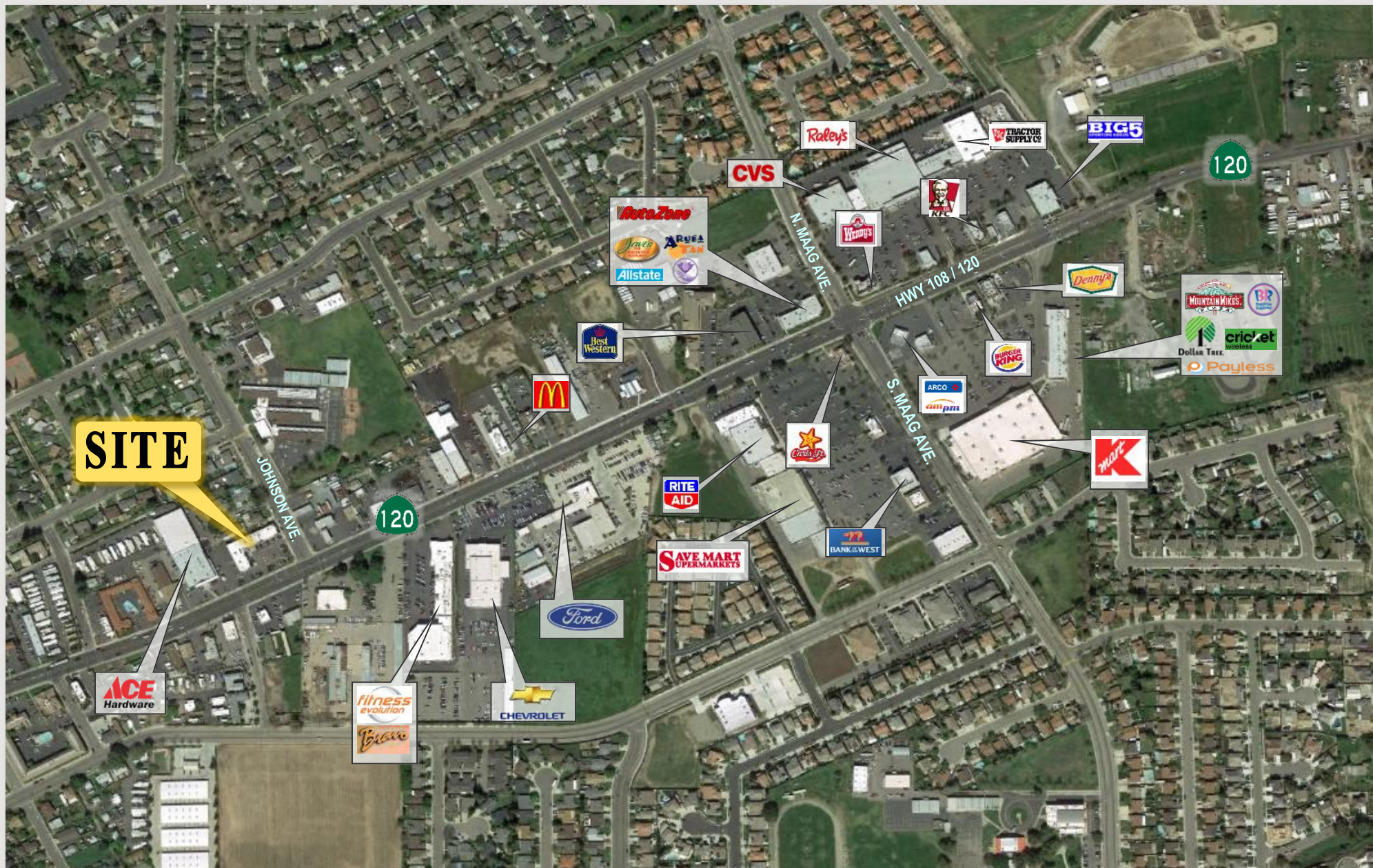


JOHNSON AVE.

EAST "F" STREET | HWY 108/120



NEARBY RETAILERS



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LOCATION MAP



TRAFFIC COUNTS

Hwy. 108/120 (West): 28,500 Average Daily Total

Hwy. 108/120 (East): 30,500 Average Daily Total

DISTANCES

To Modesto 14 miles

To Stockton..... 34 miles

To Sonora..... 34 miles

To Turlock 21 miles

To Sacramento..... 82 miles

To San Francisco 99 miles

MAP OF CENTRAL VALLEY



DEMOGRAPHICS SUMMARY

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
<u>Population</u>			
2016	12,539	26,241	31,114
2021 (projected)	13,098	27,555	32,390
<u>Households</u>			
2016	4,509	9,364	11,018
2021 (projected)	4,708	9,762	11,465
<u>Avg. Household Income</u>			
2016	\$63,630	\$74,751	\$76,442
<u>Median Age</u>			
Male	35.30	36.00	36.80
Female	36.60	37.00	37.50

SEE FOLLOWING PAGES FOR DEMOGRAPHIC DETAILS REPORT

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DEMOGRAPHIC SUMMARY

FOSTER PLAZA 1100-1190 E F St, Oakdale, CA 95361			
Population	1 Mile	3 Mile	5 Mile
2022 Projection	13,098	27,555	32,390
2017 Estimate	12,539	26,421	31,114
2010 Census	11,638	24,750	29,440
Growth 2016 - 2021	4.46%	4.29%	4.10%
Growth 2010 - 2016	7.74%	6.75%	5.69%
Households			
2022 Projection	4,708	9,762	11,465
2017 Estimate	4,509	9,364	11,018
2010 Census	4,200	8,809	10,462
Growth 2016 - 2021	4.41%	4.25%	4.06%
Growth 2010 - 2016	7.36%	6.30%	5.31%
Owner Occupied	2,537 56.27%	6,082 64.95%	7,346 66.67%
Renter Occupied	1,972 43.73%	3,282 35.05%	3,672 33.33%
2016 Households by HH Income	4,509	9,362	11,017
Income: <\$25,000	1,242 27.54%	1,898 20.27%	2,169 19.69%
Income: \$25,000 - \$50,000	940 20.85%	1,798 19.21%	2,204 20.01%
Income: \$50,000 - \$75,000	904 20.05%	2,178 23.26%	2,466 22.38%
Income: \$75,000 - \$100,000	530 11.75%	1,198 12.80%	1,400 12.71%
Income: \$100,000 - \$125,000	438 9.71%	924 9.87%	1,053 9.56%
Income: \$125,000 - \$150,000	221 4.90%	613 6.55%	708 6.43%
Income: \$150,000 - \$200,000	148 3.28%	400 4.27%	559 5.07%
Income: \$200,000+	86 1.91%	353 3.77%	458 4.16%
2017 Avg Household Income	\$63,630	\$74,751	\$76,442
2017 Med Household Income	\$51,386	\$58,557	\$58,781