

**Offered at a
Competitive 7.0% Cap.**



DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

JOHN CARDOZA

Senior Director
916 228 1970
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
jcardoza@muellercommercial.com
Cal DRE#01981862

CENTURY 21
Select Real Estate, Inc



AVAILABLE
FOR SALE

1414 E F STREET

OAKDALE, CA 95361

Building +/-22,817 Square Feet
+/- 1.04 Acres of Land

Price \$3,495,228.50
\$153.18 PSF

E F STREET

Premier Office Investment Opportunity for Sale priced below Replacement Cost!

THE PROPERTY

1414 E F STREET OAKDALE, CA 95361

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



OAKDALE
CALIFORNIA



BUILDINGS
+/-22,817 SQ FT
LAND +/- 1.04 ACRES



COMMERCIAL
OFFICE
YEAR BUILT
2006-2007



OFFICE
INVESTMENT
OPPORTUNITY



\$3,495,228.50
\$153.18 PSF
7.0 % CAP
NOI: \$244,666



CENTURY 21
Select Real Estate, Inc.

FOR SALE - 7.0% CAP RATE



1414
E F STREET.





1414
E F STREET.



THE BUILDING

The property comprised of .52 acres of building sits on 1.04 AC of Commercially zoned land which is strategically located on East F Street and CA-108 in Oakdale CA. The property provides maximum exposure to East F Street. The building offers convenient ingress and egress and includes ample parking (80 surface spaces are available; ratio of 4.75/1000 SF) as well as ample underground parking as well. The property allows tenants both building and monument signage which is visible from the street. When entering the complex, you will notice the fantastic building design which is not only inviting and warm but also quite complementary to the neighboring tenants. The two buildings have multiple restrooms for guests

as well as employees including multiple access points to the upstairs units by way of elevator and or staircase(s). The building also provides ample natural light and tremendous glass lines providing a positive motivating feel. Toward the rear of the first building, you can host potential outdoor activities if one so desired. The building consists of four tenants who all have time left on their leases. This provides an investor the peace of mind knowing his or her property is stabilized for a duration of time. The tenants comprise of, Nancy Parker Insurance, Trinitas Farming, LLC, Windy Tree, and Century 21 Select. There is currently one vacancy which allows an investor the choice to lease to another user of have a space for themselves if so desired.





S YOSEMITE AVE

N YOSEMITE AVE

E F STREET

S MAAG AVE

N MAAG AVE



Gilbert Park

Ellis Self Storage



Valley View Park & Trail



1414
E F STREET
OAKDALE
CA 95361

Sierra View Elementary School



Oakdale High School



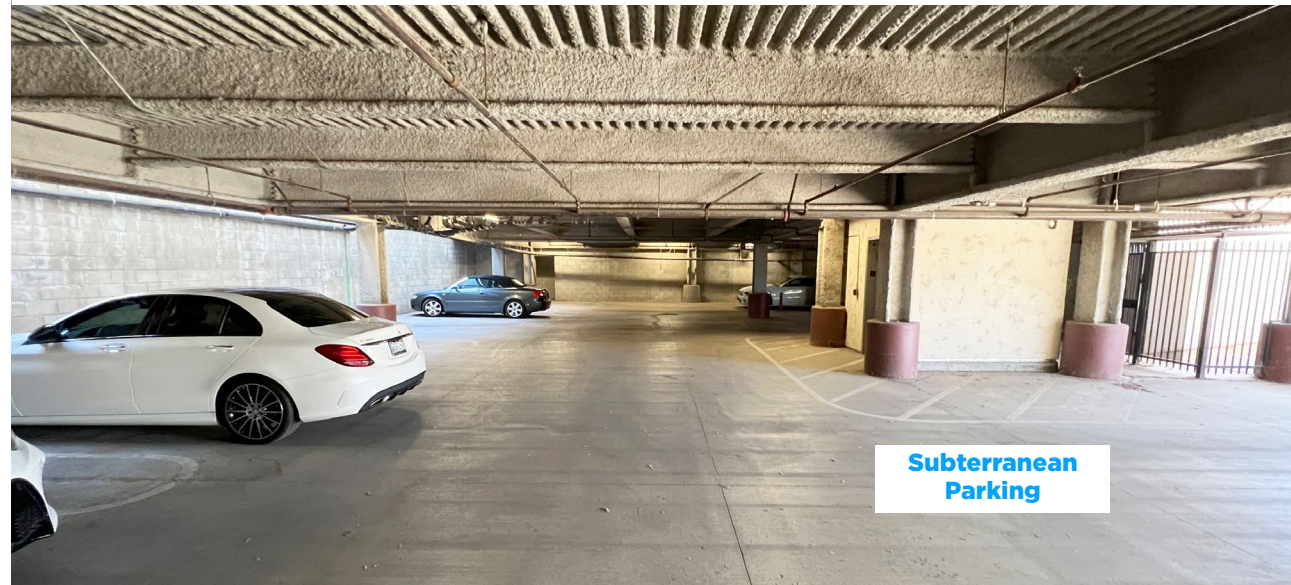
Oakdale Rodeo Grounds

Link to Map





Large Monument Sign



Subterranean Parking



Ample Parking



THE AREA

Nestled in the picturesque heart of California's Central Valley, Oakdale emerges as a hidden gem for savvy real estate investors seeking robust returns and long-term growth. With its thriving economy, strategic location, and diverse industry base, Oakdale presents a compelling case for those eyeing the commercial real estate market. In this article, we'll delve into the key reasons why investing in Oakdale's commercial real estate sector can be a rewarding venture.

1. Economic Resilience

One of the most enticing aspects of Oakdale is its economic resilience. While agriculture is the backbone, the town has diversified its economy to include retail, services, and manufacturing. This diversification helps buffer against economic downturns, providing a stable foundation for commercial real estate ventures.

2. Proximity to Urban Centers

Oakdale's strategic location within proximity to major urban centers like Modesto and Stockton opens up a wealth of opportunities. This accessibility not only makes it an attractive destination for businesses but also enhances the potential customer base, ensuring a steady flow of foot traffic for commercial enterprises.

3. Agricultural Hub

Affectionately known as the "Cowboy Capital of the World," Oakdale's roots in agriculture run deep. This thriving agricultural landscape not only provides a stable tenant base but also positions the town at the epicenter of an industry that continues to flourish. Investing in commercial real estate here ensures a steady demand for spaces that cater to the needs of this vital sector.

4. Tourism Potential

With Yosemite National Park a short drive away, Oakdale enjoys a unique position as a gateway for tourists. This presents lucrative opportunities for businesses in the hospitality, retail, and service sectors. Investing in commercial real estate here taps into the continuous stream of visitors seeking services, accommodations, and memorable experiences.

5. Development Prospects

Oakdale has witnessed controlled and consistent growth over the years. This suggests ample opportunities for development or redevelopment projects. Savvy investors can capitalize on this potential for appreciation in property value, creating a compelling case for long-term investment.

6. Quality of Life and Community Spirit

Oakdale offers a quality of life that is second to none. With excellent schools, a close-knit community, and access to a plethora of outdoor activities, it's an inviting place for families and businesses alike. This strong sense of community support fosters loyalty and provides a solid foundation for businesses to thrive.

7. Regulatory Support

Navigating regulatory processes can be a daunting task for investors. However, Oakdale boasts a business-friendly regulatory environment, which streamlines processes and facilitates a smoother experience for those looking to establish or expand their commercial ventures.

Conclusion

In the realm of commercial real estate investment, Oakdale, California, stands out as a beacon of potential and opportunity. Its robust economy, strategic location, and diverse industry base lay the foundation for a thriving commercial real estate market. With careful consideration and a forward-thinking approach, investing in Oakdale's commercial real estate sector can unlock a wealth of rewards for astute investors. Embrace the potential that Oakdale offers, and watch your investment portfolio flourish in this vibrant Central Valley community.





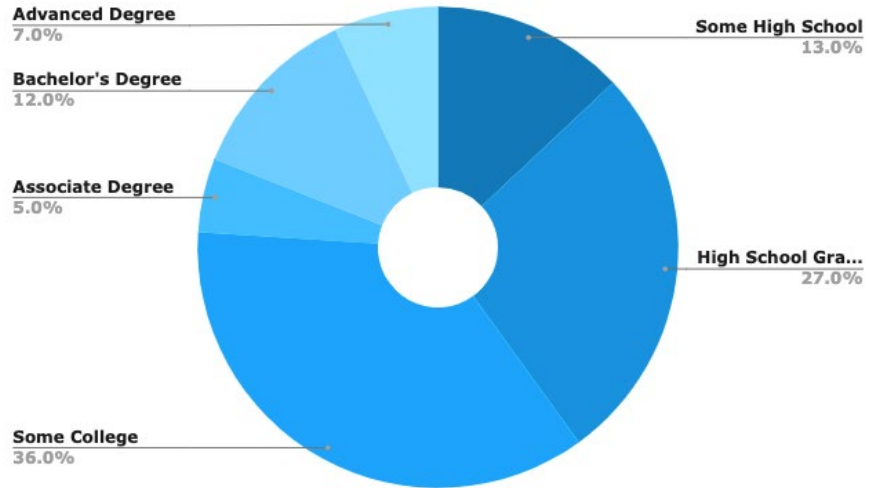
**Below
Ground Parking**



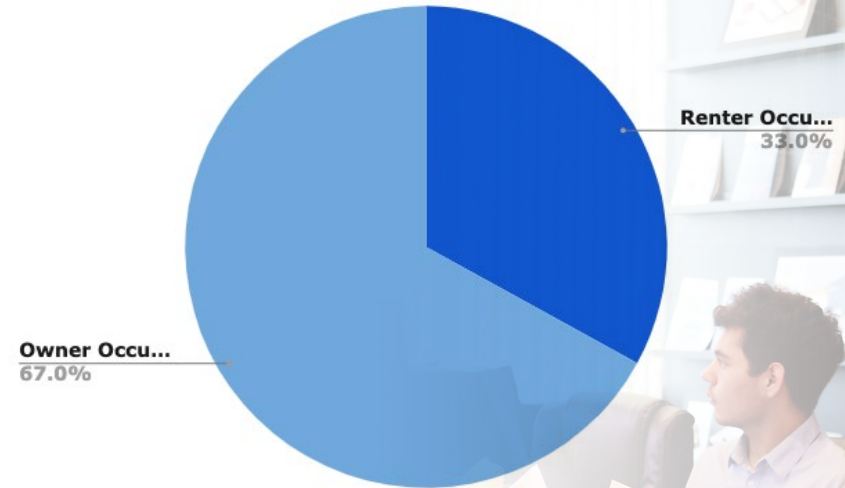
DEMOGRAPHICS

EDUCATION
HOUSING

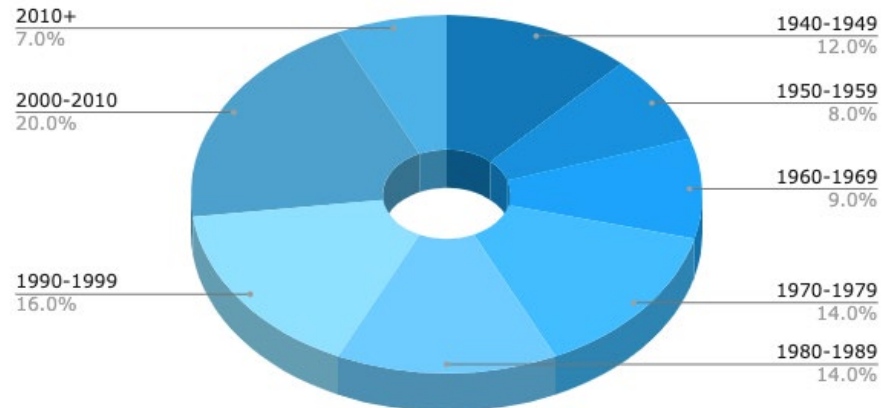
EDUCATIONAL ATTAINMENT



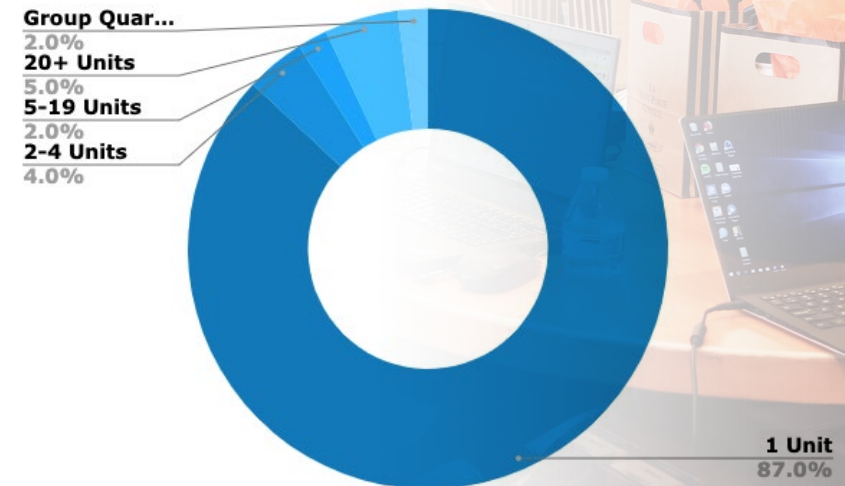
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



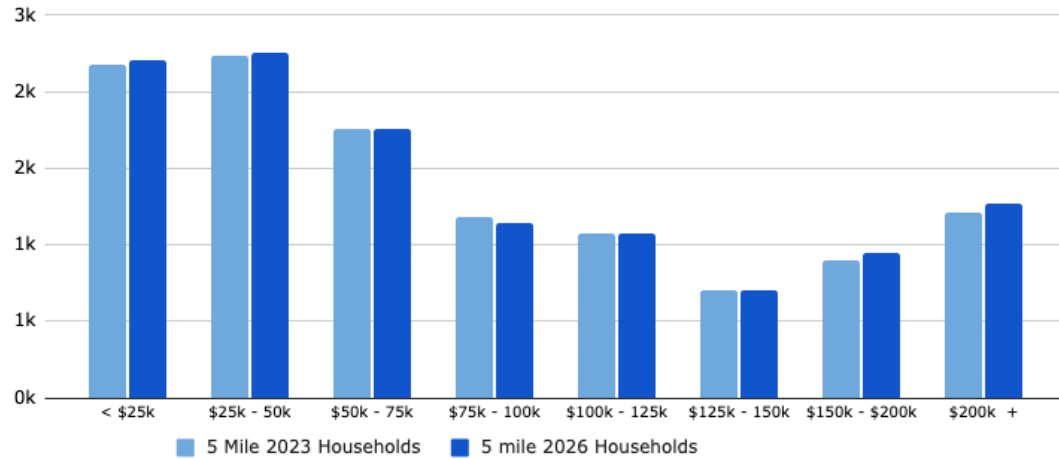
HOUSING TYPE



DEMOGRAPHICS

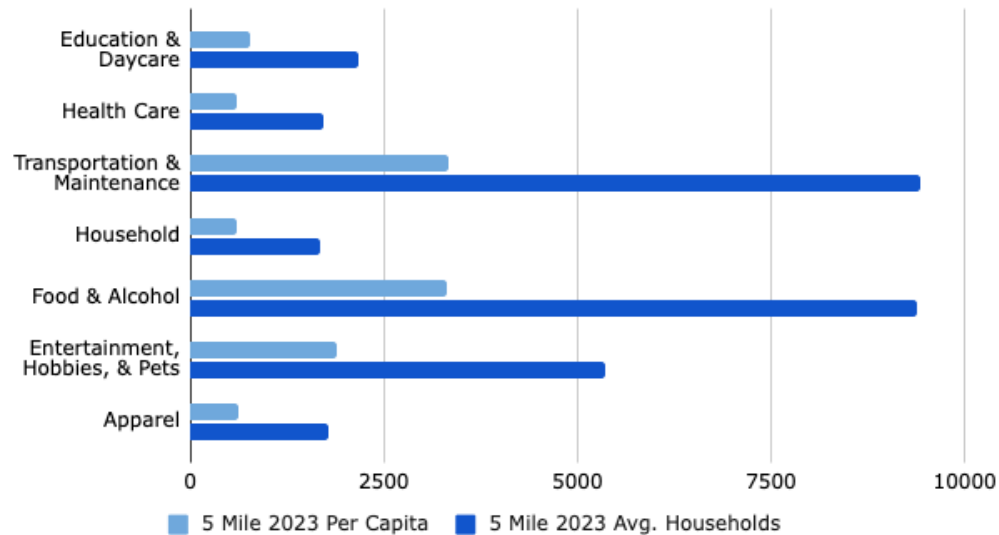
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

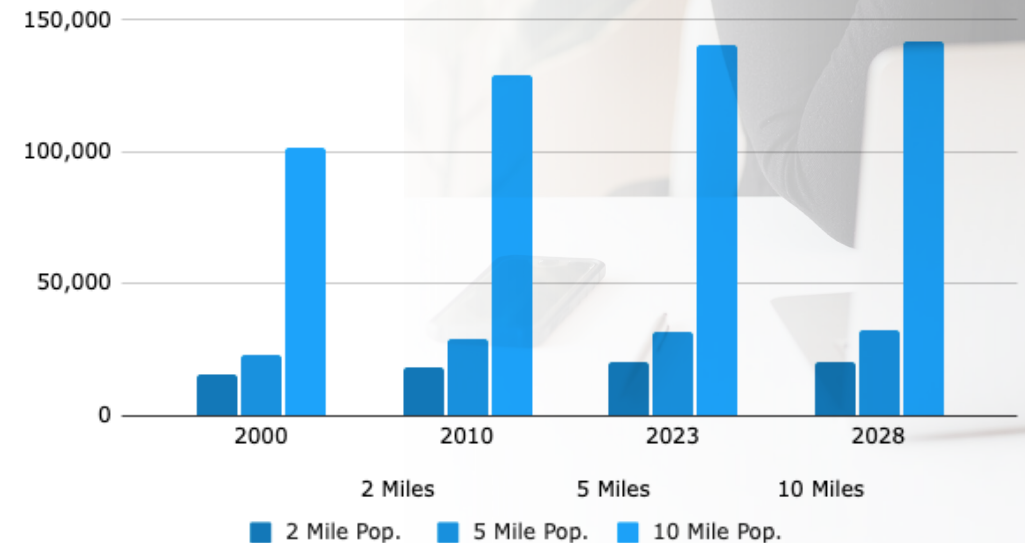


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	15,452	23,122	101,728
2010	18,183	28,750	129,163
2023	20,108	31,797	140,357
2028	20,373	32,216	142,041

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION





DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE#01829919

JOHN CARDOZA

Senior Director

916 228 1970

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

jcardoza@muellercommercial.com

Cal DRE#01981862

CENTURY 21

Select Real Estate, Inc



E F STREET

SALE

CENTURY 21
Select Real Estate, Inc



2024 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01011224