

NOW LEASING

K-Mart Building Available

175 SOUTH MAAG AVENUE, OAKDALE, CA 95361

±91,699 SQ. FT. BUILDING ON HIGHWAY 120 (DIVISIBLE) | DO NOT DISTURB TENANT

RETAIL



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DEMOGRAPHICS (2017 Est.)	10 Minute Drive-time	20 Minute Drive-time	Trade-Area
Population	27,457	114,305	36,164
Average Household Income	\$83,952	\$83,389	\$86,386
Median Household Income	\$64,279	\$64,839	\$65,184
Daytime Employment	9,139	23,253	10,832

**10 Minute
Drive-time**

**20 Minute
Drive-time**

Trade-Area

MAPS NOT TO SCALE

Highway 120/East F Street	22,000 ADT
Maag Avenue (2011)	9,323 ADT

Source: Caltrans; City of Oakdale

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PROPERTY FEATURES

- + ±91,699 sq. ft. freestanding building (Divisible)
- + Zoned C-2 (Commercial)
- + Adjacent to SaveMart and Rite-Aid-anchored center
- + Other nearby major retailers include: Raley's, CVS, Tractor Supply, Big 5 Sporting Goods, Dollar Tree, and more
- + Benefits from significant tourist activity stemming from the Area's Proximity to Yosemite, and the Sierra Foothills.

PROPERTY INFORMATION

The town of Oakdale is located in the Central Valley of California. Oakdale is about 15 miles east of Modesto—the county seat of Stanislaus County—along Highways 108 and 120. The city is approximately 75 miles southwest of Sacramento, and is the midpoint between the San Francisco Bay Area and Yosemite National Park.

This ±91,699 sq. ft. freestanding Anchor building is located along Highway 120 in the strongest retail area in Oakdale. Adjacent a Savemart and Rite Aid-anchored center and across from Raley's and CVS-anchored center, this site offers excellent visibility, easy access, and strong traffic counts.

K-Mart is still in operation. Please do not disturb tenant.



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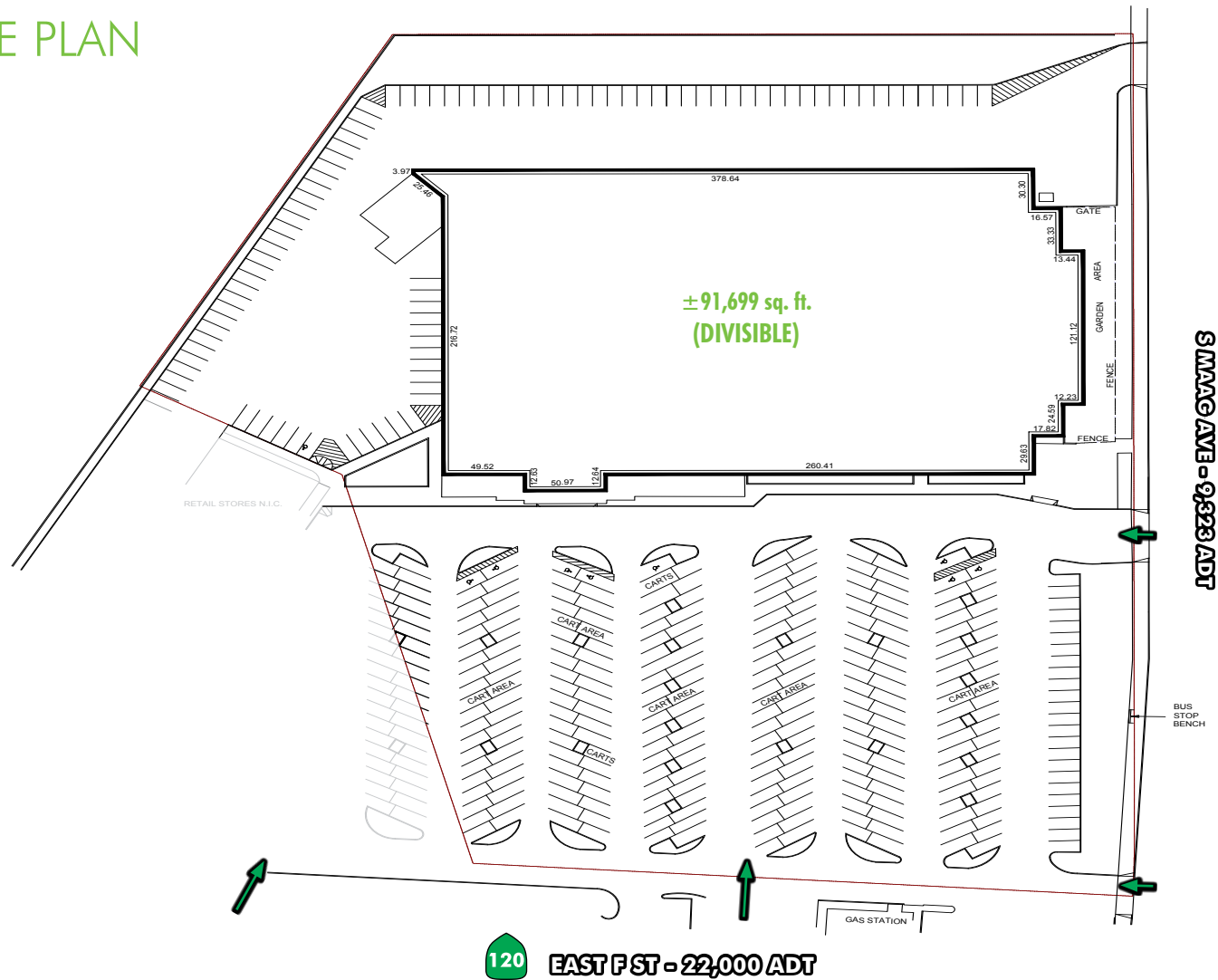
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SITE PLAN



SITE PLAN IS NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE

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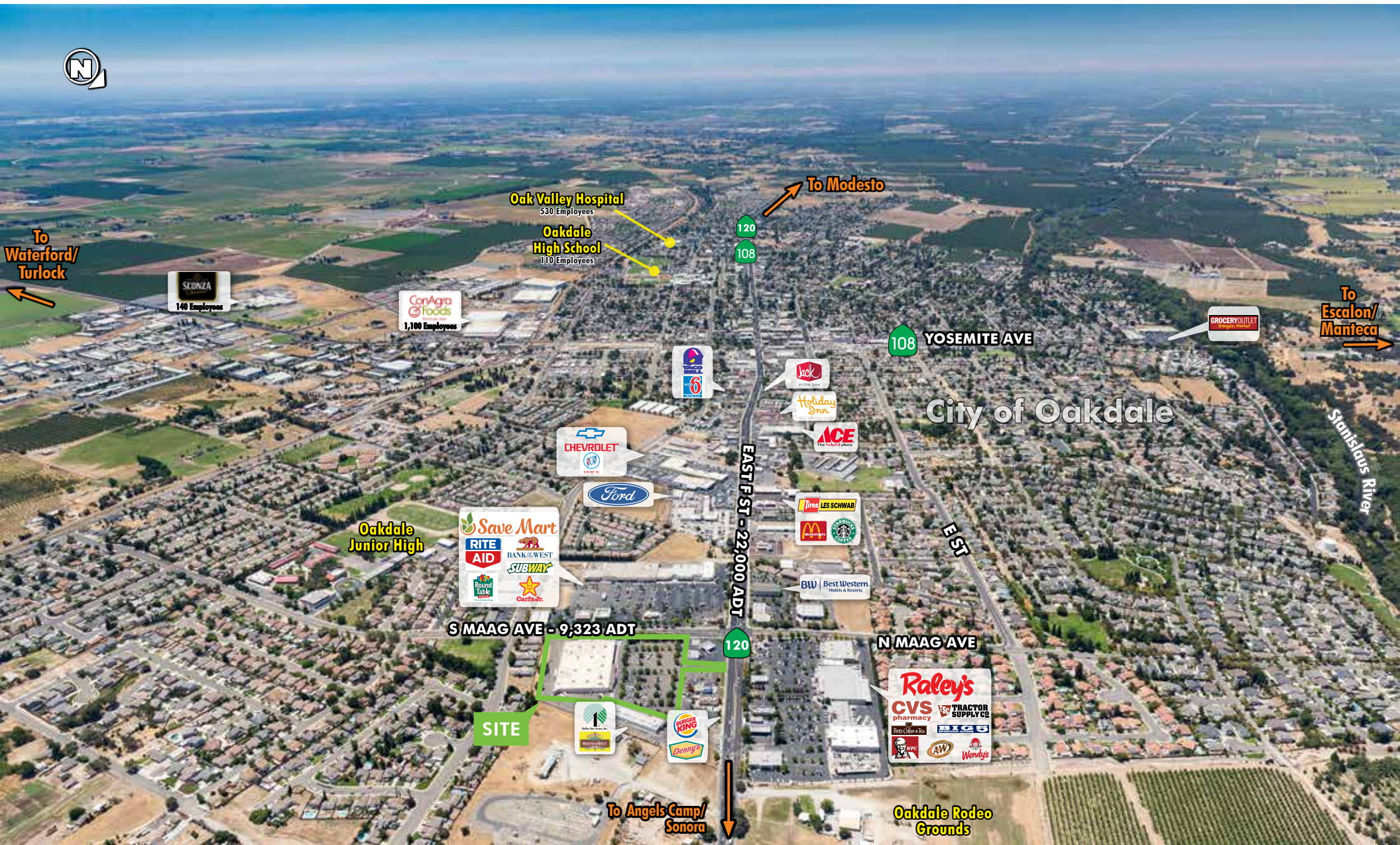


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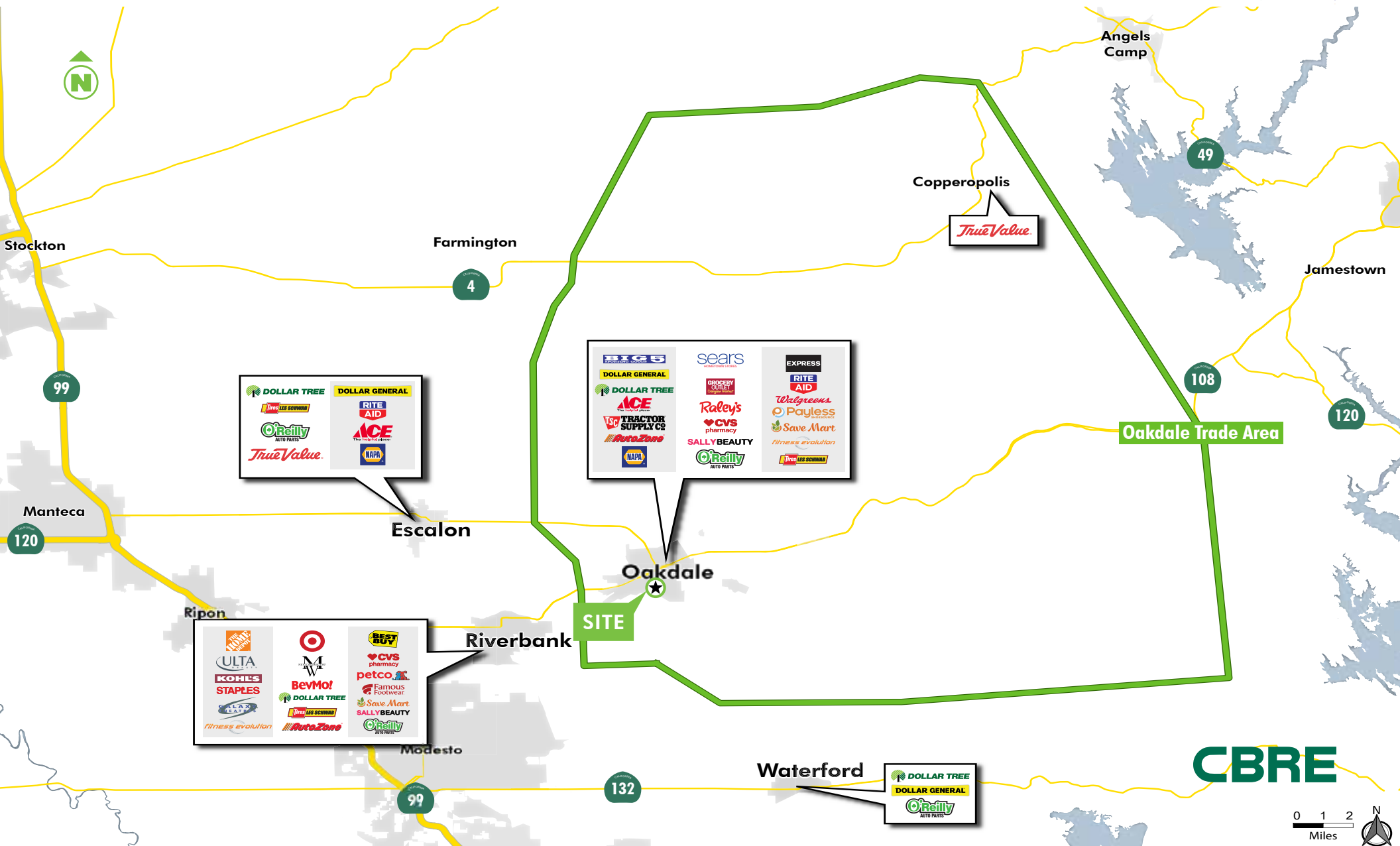


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