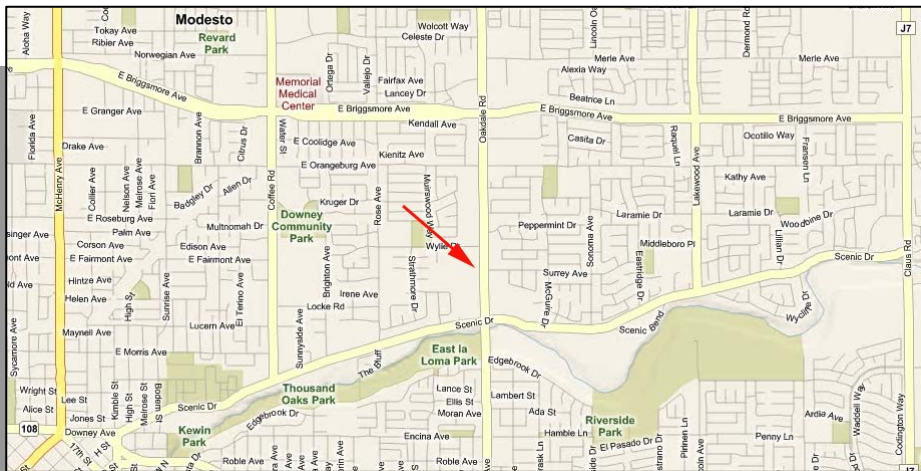


RETAIL/OFFICE BUILDING

FOR LEASE



1021 Oakdale Road, Modesto, CA



BLDG. SIZE: 2,500+/- sq. ft.

LOT SIZE: 30,928+/- sq. ft.

ZONING: Neighborhood Commercial Zone (C-1)

LOCATION: On west side of Oakdale Road just south of Wylie Drive and north of Scenic Drive across from Walgreens and AutoZone.

FEATURES: Good parking, with extra space behind bldg. if more parking is needed.

Former bank building with drive-thru driveway and window still in place.

Good visibility.

Signage.

High traffic count – 35,700+ vehicles per day based on 2006 count.

Easy egress and ingress to and from Oakdale.

PRICE: \$1.95 psf per mth NNN.



Commercial Real Estate

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