

CoSoL Commercial Real Estate

1533 Oakdale Road
(Just South of Briggsmore & Oakdale Intersection)
Modesto, CA
FOR LEASE

- Available 8,000 Sq. Ft.

NEW CONSTRUCTION

Office/Retail

- \$1.50 psf NNN
- Excellent NE Location
- **Can be divided**



For Further Information
Contact:

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Modesto, CA. 95350

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DEMOGRAPHICS:

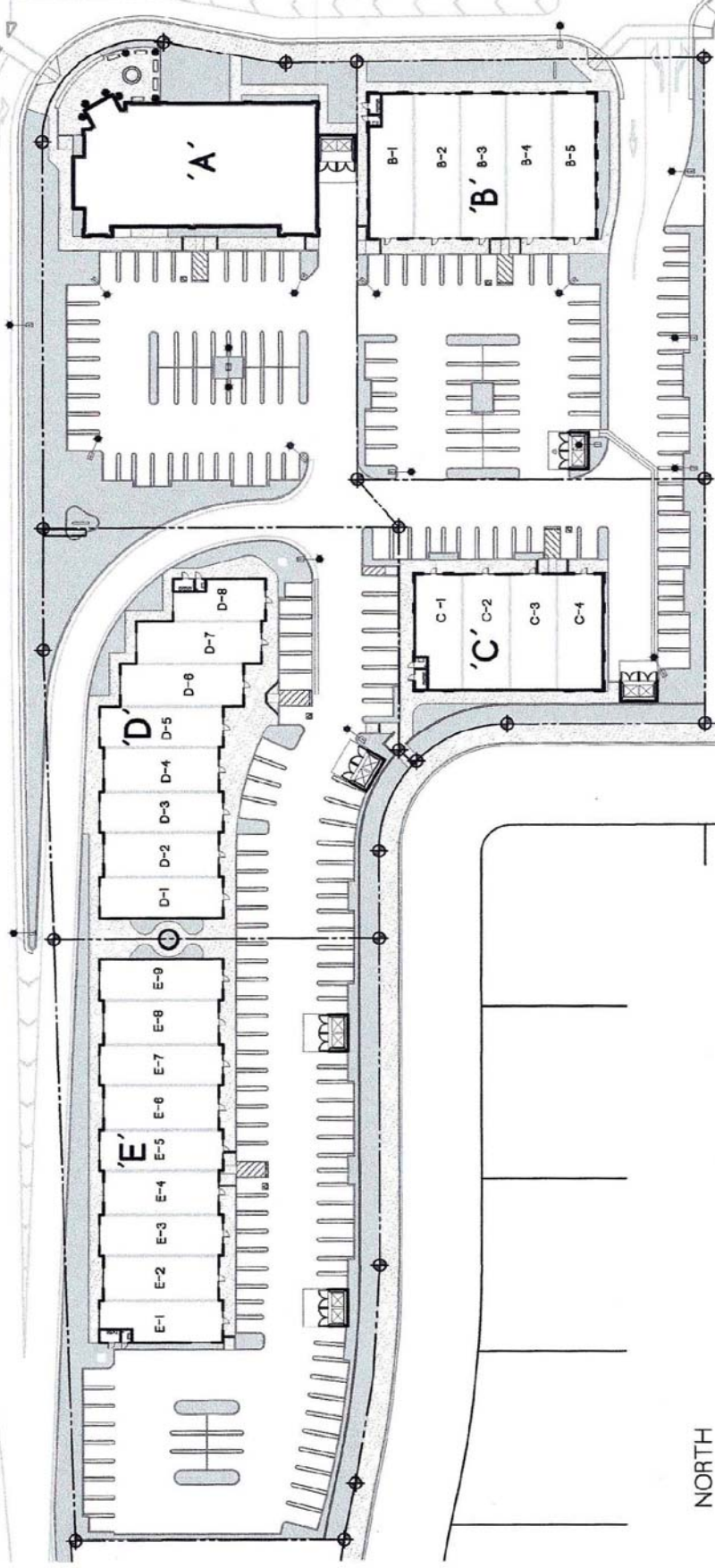
	<u>1Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Projected 2010 Pop:	28,948	139,392	302,700
Projected 2010 HH Income:	\$69,398	\$71,376	\$66,746

TRAFFIC COUNTS:

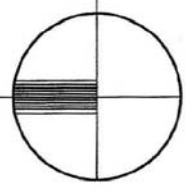
Briggsmore:	33,705ADT
Oakdale Road:	37,417ADT

BRIGGSMORE AVENUE

OAKDALE ROAD



NORTH



SITE PLAN

SCALE: 1" = 80'-0"

- BUILDING 'A': EXISTING RESTAURANT
- BUILDING 'B': 8,008 SQ. FT. TOTAL
- BUILDING 'C': 5,348 SQ. FT. TOTAL
- BUILDING 'D': 9,812 SQ. FT. TOTAL
- BUILDING 'E': 11,200 SQ. FT. TOTAL

DATE: 4/18/07
 JOB NO.: 06-153
 SHEET: **A-1**

PROJECT : EASTGATE CENTER
 MASTER PLAN
 CLIENT : DR. WARNER SOELING
 LOCATION : 1533 OAKDALE ROAD
 MODESTO, CA

COMMERCIAL ARCHITECTURE INC.
 THEODORE J. BRANDVOLD, ARCHITECT
 1300 10TH STREET, SUITE B MODESTO CA. 95364
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