



Exclusively Listed By:

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# 20 S Stearns Rd

Oakdale, California 95361

[\*View Property Video\*](#)

# CRI

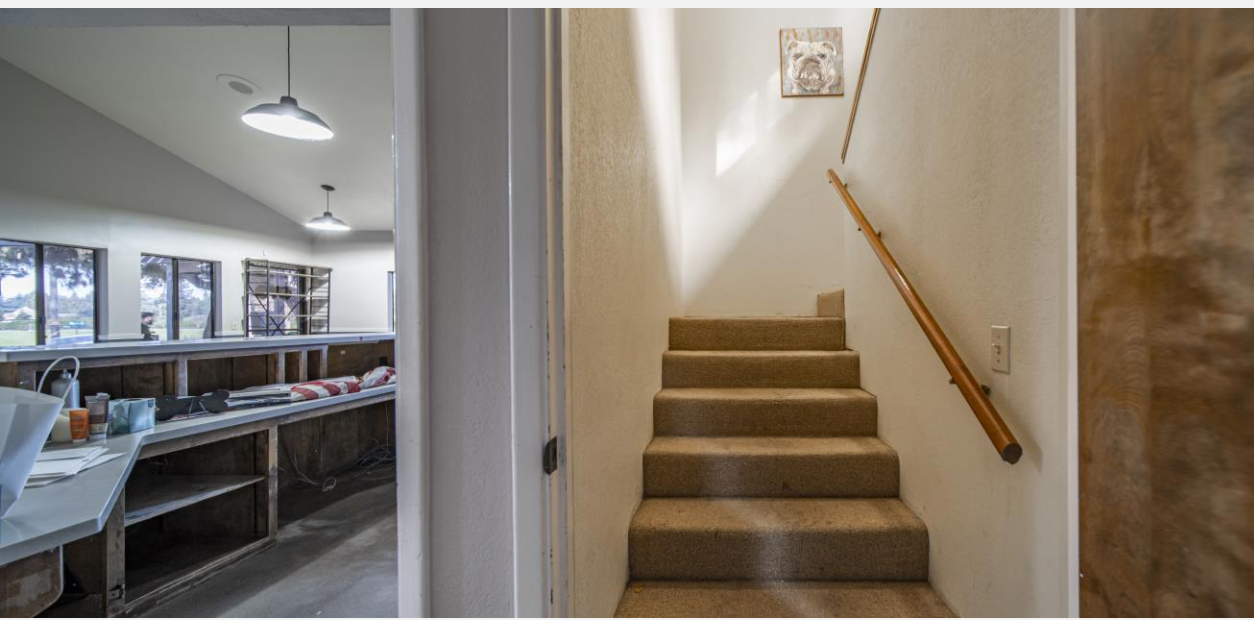
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# Property Summary



<b>Price</b>	<b>\$725,000</b>
Approximate Building SF	±3,376
Approximate Lot Size	±0.51 AC
Price / SF (Building)	\$215
Price / SF (Lot)	\$33
Year Built	1979
APN	064-019-023
Zoning	Oakdale Mixed Used (MU)
Occupancy	Vacant
Parking Spaces	18 (5.33 Spaces per 1,000 RSF)
Number of Stories	2





Welcome to an investment opportunity situated in Oakdale, California, renowned as the Cowboy Capital of the world. This property, formerly utilized by a Veterinary group, presents an excellent chance to kickstart your business in a strategic location.

Nestled at **20 S Stearns Rd**, this property is tailor-made for a variety of professional or medical practices aiming for optimal visibility and expansion. Specifically designed for owner-users, this property grants you the chance to not only establish your brand, but also foster a dedicated clientele base.

Strategically positioned along a high-traffic road, the property ensures your business takes center stage, guaranteeing unparalleled exposure and visibility.

**Occupancy Status:** Currently unoccupied, the property provides a blank canvas for a new investor to customize the space according to their specific needs and preferences.



## Property Overview

# Sales Comps



	Property Address	Built	Building SF	Price	Sale Type	Price / SF	Sale Date
<b>Subject Property</b>	<b>20 S Stearns Rd, Oakdale, CA 95361</b>	<b>1979</b>	<b>±3,376</b>	<b>\$725,000</b>	<b>TBD</b>	<b>\$215</b>	<b>TBD</b>
<b>1</b>	603 W F St, Oakdale, CA 95361	1911	±1,376	\$440,000	Owner User	\$320	12/7/2023
<b>2</b>	1421 K St, Modesto, CA 95354	1963	±5,741	\$1,100,000	Owner User	\$192	7/10/2023
<b>3</b>	811 15th St, Modesto, CA 95354	1952	±1,215	\$347,500	Owner User	\$286	4/10/2023
<b>4</b>	501 E Orangeburg Ave, Modesto, CA 95350	1998	±4,107	\$1,360,000	Owner User	\$331	12/9/2022
<b>5</b>	1130 Coffee Rd, Modesto, CA 95355-4228	1980	±2,150	\$409,000	Owner User	\$190	11/9/2022
<b>Averages:</b>			<b>±2,918</b>	<b>\$347,500</b>		<b>\$264</b>	

All sale comps are sorted by sale date.

# Sales Comps Map



20 S Stearns Road  
Oakdale, CA

1

603 W F St,  
Oakdale, CA



2

1421 K St,  
Modesto, CA



3

811 15th St,  
Modesto, CA



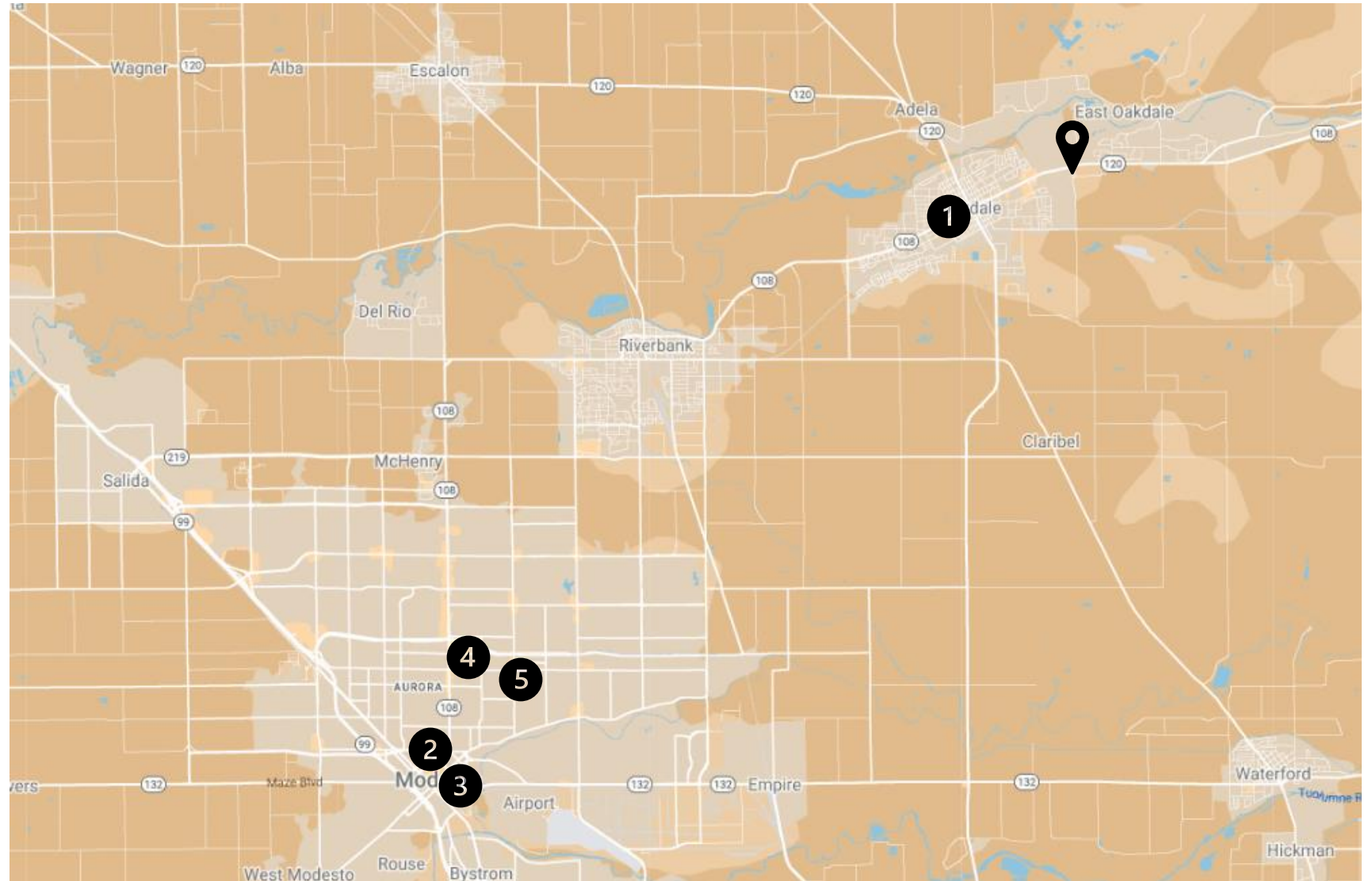
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501 E Orangeburg Ave,  
Modesto, CA



5

1130 Coffee Rd,  
Modesto, CA





# Listing Team

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