

FOR LEASE

451 W BELLEVUE RD

ATWATER VILLAGE SHOPPING CENTER



ATWATER, CA | 95301



PROPERTY OVERVIEW

AVAILABILITY SUMMARY

Size	Suite 451: ±14,702 SF Retail
Lease Rate	\$1.00/SF NNN (\$0.38)
Parking	5.1/1,000 SF (Shared Parking)
Available	Immediately
Term	5-10 Years
TIA	Available For Credit Tenants



HIGHLIGHTS

NWC Bellevue & Shaffer Roads

Adjacent to Major National Retailers

Located on W. Bellevue Road
Atwater's main retail corridor

JOIN THESE NEARBY RETAILERS



Walgreens



TriCounty Flooring America



GROCERY
OUTLET
bargain market



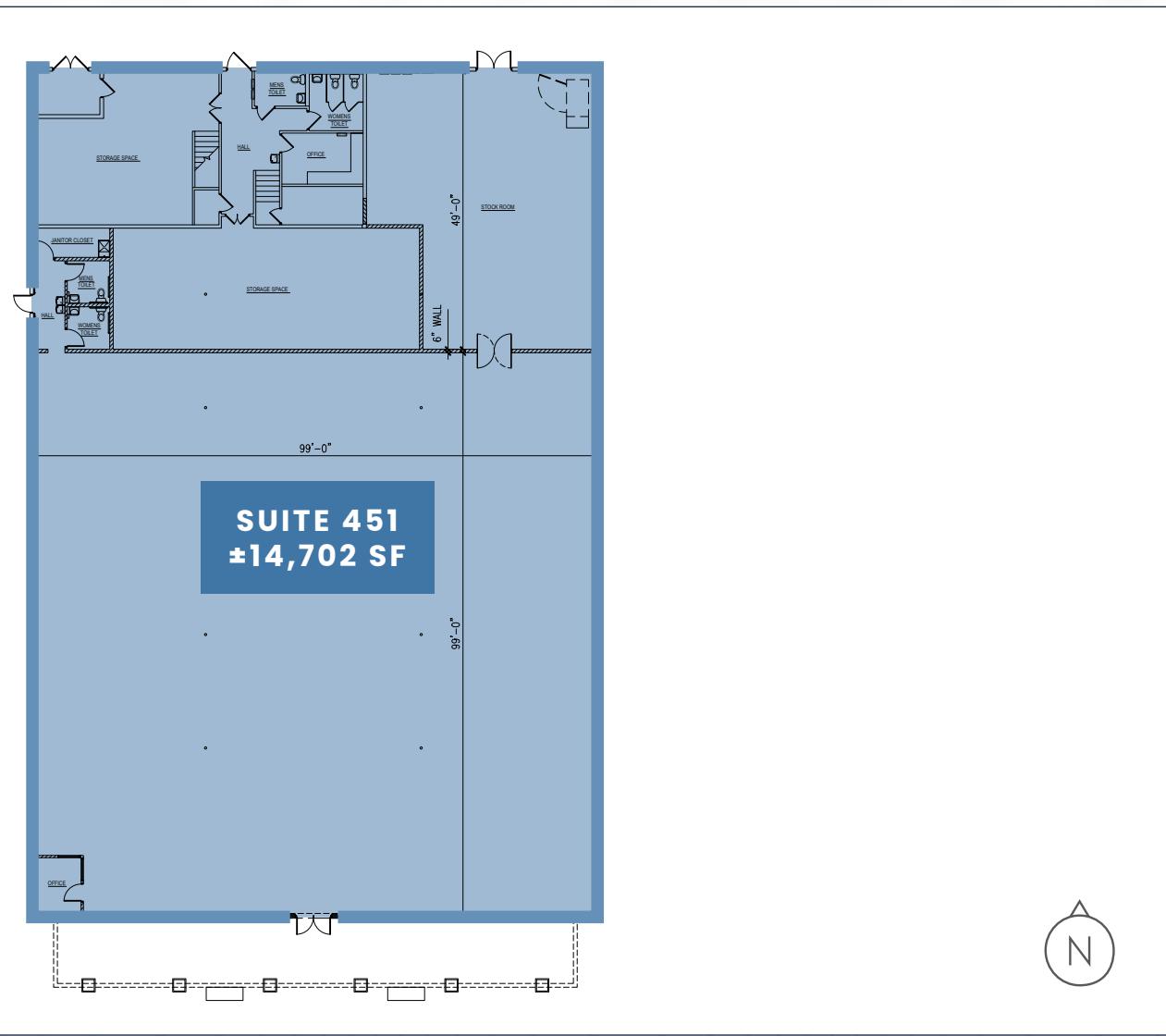
WELLS
FARGO



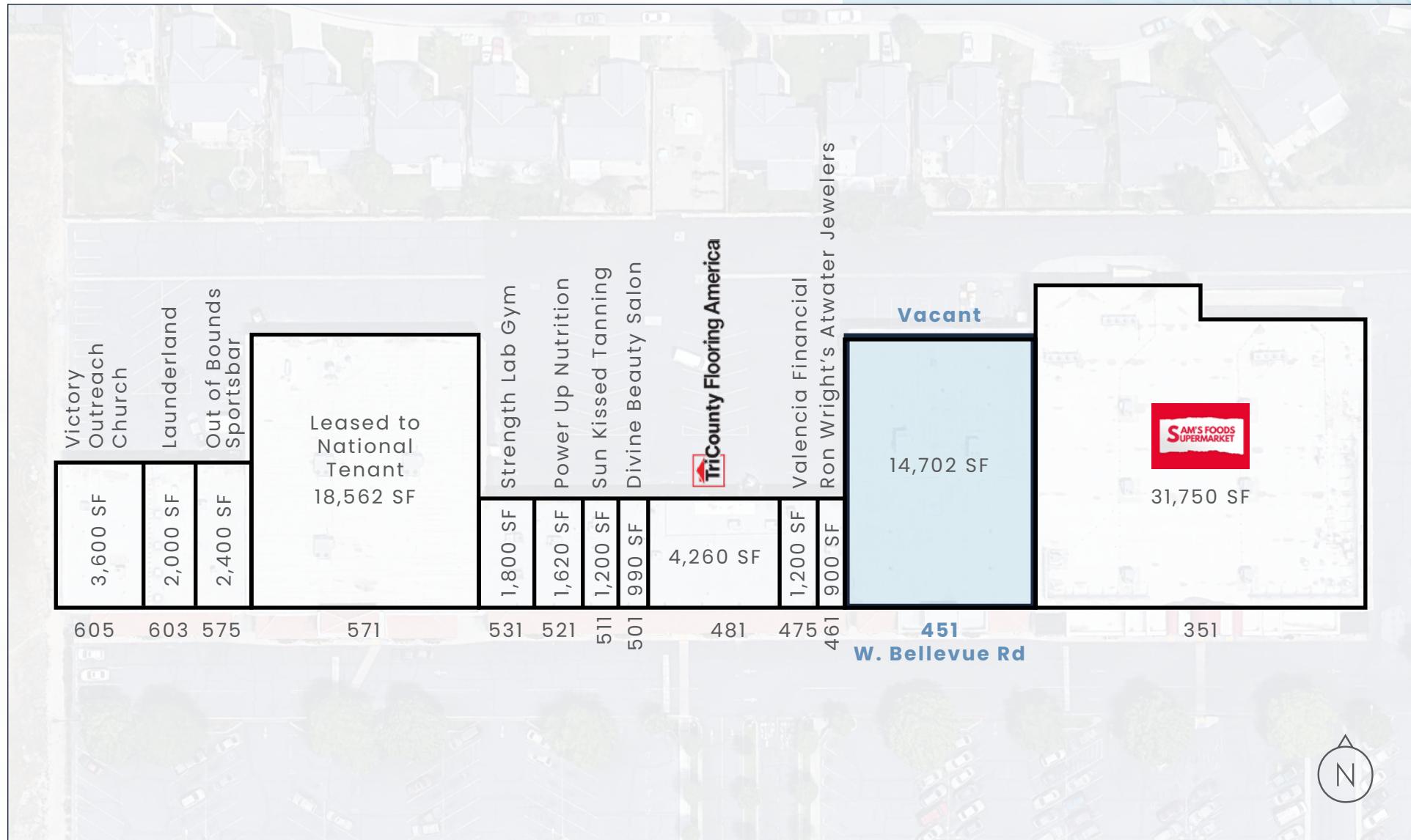
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SAM'S FOODS
SUPERMARKET

FLOOR PLAN



CURRENT TENANTS



NEARBY AMENITIES



DEMOGRAPHICS

2024 Estimates	1 Mile	3 Miles	5 Miles
Population	16,630	49,387	61,983
Average Household Income	\$89,411	\$96,189	\$105,507
Daytime Population	7,299	22,333	28,108

Source: *Sites USA*

TRAFFIC COUNTS 15,000+ ADT

5 CORNERS

“5 Corners” is the intersection of 3 major traffic arterials

First Street – connecting downtown Atwater to North Atwater

Shaffer Road – connecting to Highway 99 to North Atwater

Bellevue Road – the primary east-west commercial corridor in North Atwater





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