

**FOR SALE OR LEASE**

**RETAIL**

1370 Atwater Blvd, Atwater, CA 95301

Investment/Owner-User Opportunity off Highway 99



EXCLUSIVELY LISTED BY

**NAI**  
**Northgate**

**XAVIER SANTANA**  
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## HIGHLIGHTS

Former service station converted to retail space. Currently occupied by West Coast Audio & Tint, who can be vacated in the event of a sale/lease.

- High-visibility
- Signalized intersection
- Hwy 99 proximity
- Pylon sign

## PROPERTY OVERVIEW

ADDRESS	1370 Atwater Blvd, Atwater, CA 95301	
PROPERTY TYPE	Retail Single-Tenant	
PRICE	Contact Broker	
LEASE TYPE	NNN	
BUILDING SIZE	2,000 sq ft	
PARCEL SIZE	0.33 acres	
ZONING	General Commercial (CG)	
APN	003-170-002-000	
TRAFFIC	Atwater Blvd	± 10,297 ADT
	Applegate Rd	± 15,756 ADT
	Hwy 99	± 50,604 ADT

## MARKET OVERVIEW



CALIFORNIA  
99

Hwy 99:  $\pm 50,604$  ADT

Home Goods  
Barber Shop  
Beauty Salon  
Antique Store

City Hall  
Event Venue  
Coffee Shop

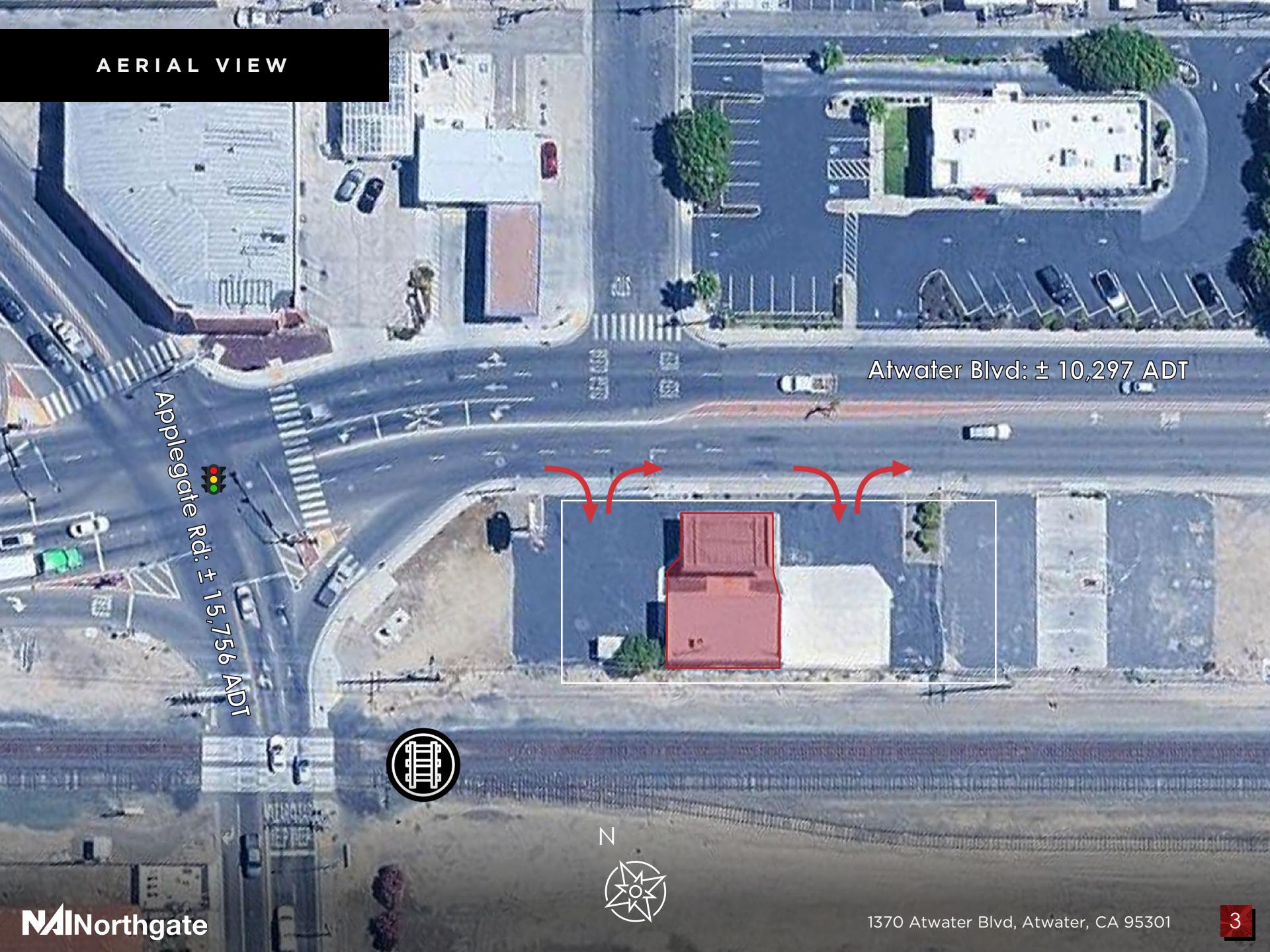


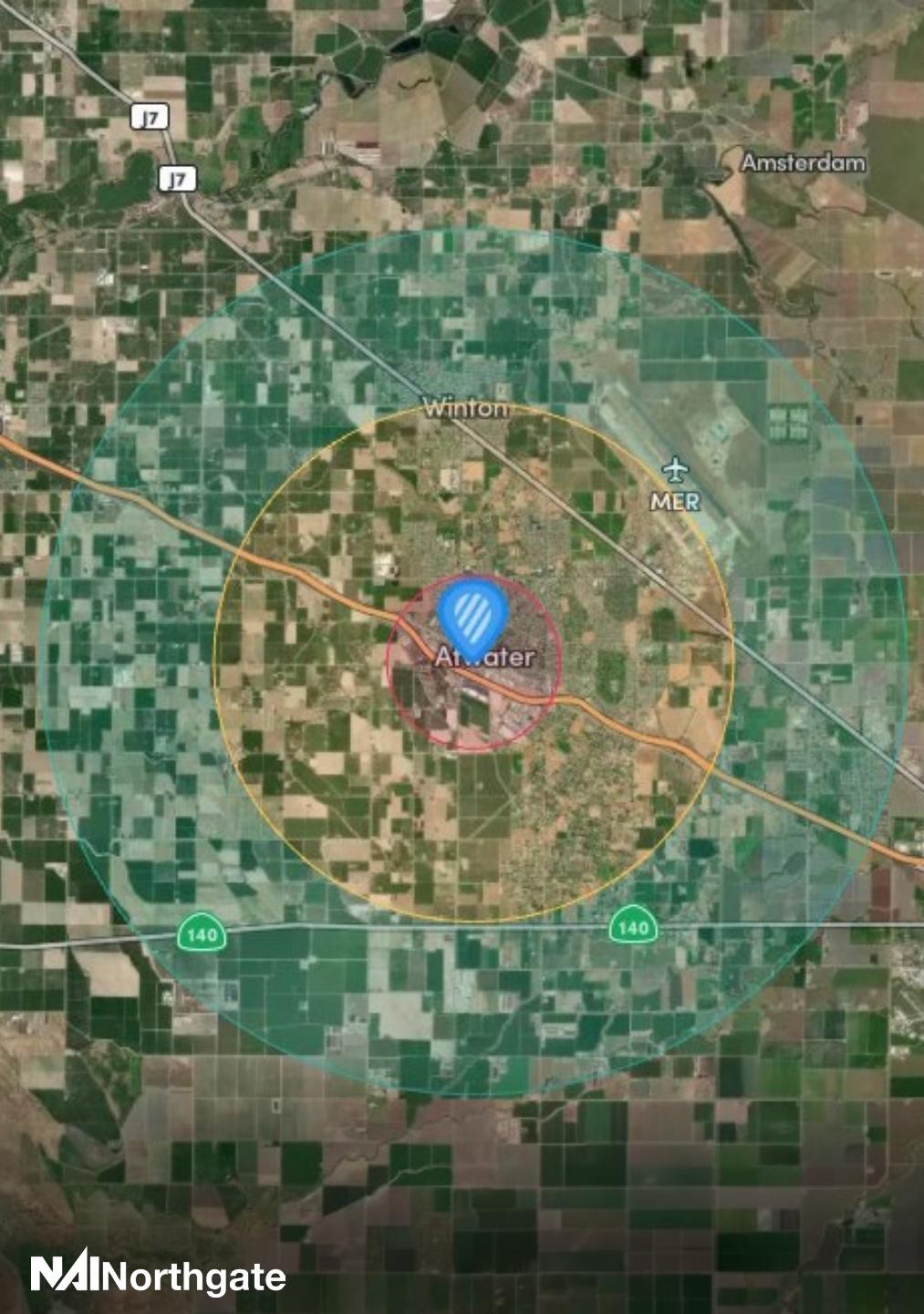
SITE

Atwater Blvd:  $\pm 10,297$  ADT

Applegate Rd:  $\pm 15,756$  ADT

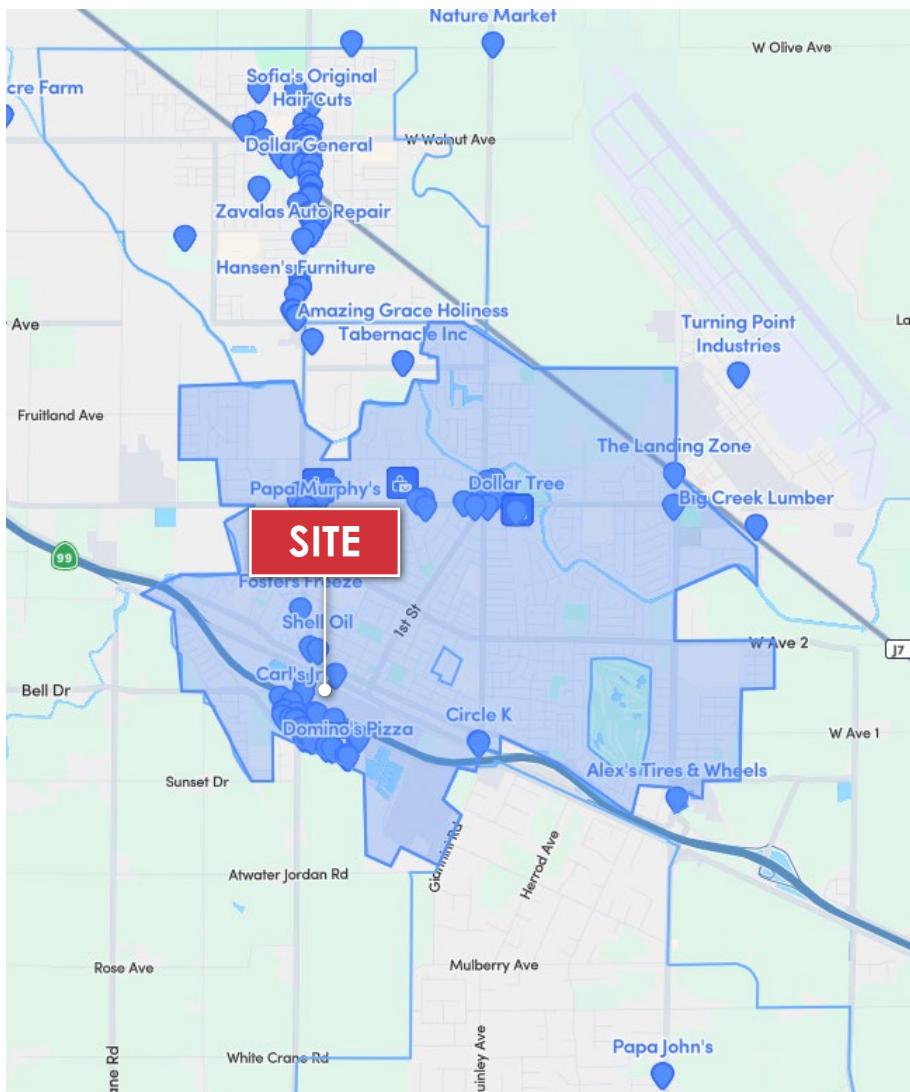
AERIAL VIEW





## DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	11,938	47,897	61,107
Projected Population (5 Yr)	12,707	50,830	64,448
Average Age	36	36	36
Households	3,701	14,684	18,195
White Population	3,750	17,124	21,619
Black Population	383	1,462	1,996
Am Indian Population	443	1,841	2,322
Asian Population	421	2,574	3,608
Other Population	6,941	24,896	31,562
Hispanic Population	73.75%	68.41%	68.59%
Average HH Income	\$68.4k	\$81.2k	\$82.1k
High School Graduates	5,024	21,033	26,660
College Graduates	1,432	6,639	8,048
Total Employees	4,704	19,151	23,955



### Small-Town Charm

Nestled in the heart of the Central Valley, Atwater offers a close-knit community feel with a welcoming atmosphere, blending local pride with family-friendly living.

### Economic Growth

Atwater supports a growing economy with strengths in agriculture, manufacturing, and logistics, providing opportunities for both established businesses and new ventures.

### Educational Opportunities

The city is served by strong local school districts and benefits from nearby higher education institutions like Merced College and UC Merced, fostering regional talent.

### Natural Surroundings

Located near parks, farmland, and the Sierra Nevada foothills, Atwater offers scenic views and easy access to outdoor activities such as hiking, fishing, and biking.

### Accessible Location

With proximity to major highways like Highway 99 and nearby rail access, Atwater provides convenient connections for regional travel and commerce.

### Community & Culture

Atwater hosts a variety of local events, farmers markets, and cultural traditions, while maintaining a strong sense of community and a growing interest in local dining.



Investment Sales | Leasing | Asset Management | Property Management



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