



FOR LEASE

ATWATER VILLAGE SHOPPING CENTER



Space Description:

Ideal 3,600 SF end cap space of the Atwater Village Shopping Center, a 95,210+/- SF Neighborhood Shopping Center located in the northwest quadrant of the '5 Corners'.

Open Floorplan, offices, backroom storage areas & 2 ADA Compliant restrooms.

Contact Information Steve Tinetti

Broker / Owner

Lic. 00475070

Direct: 209-354-3838

Mobile: 209-769-4898

STinetti@MercedRealEstate.com



605-615 w Bellevue Rd,
Atwater CA

FOR LEASE

\$1.30 / SF NNN
(EST. NNNs \$.39/SF)

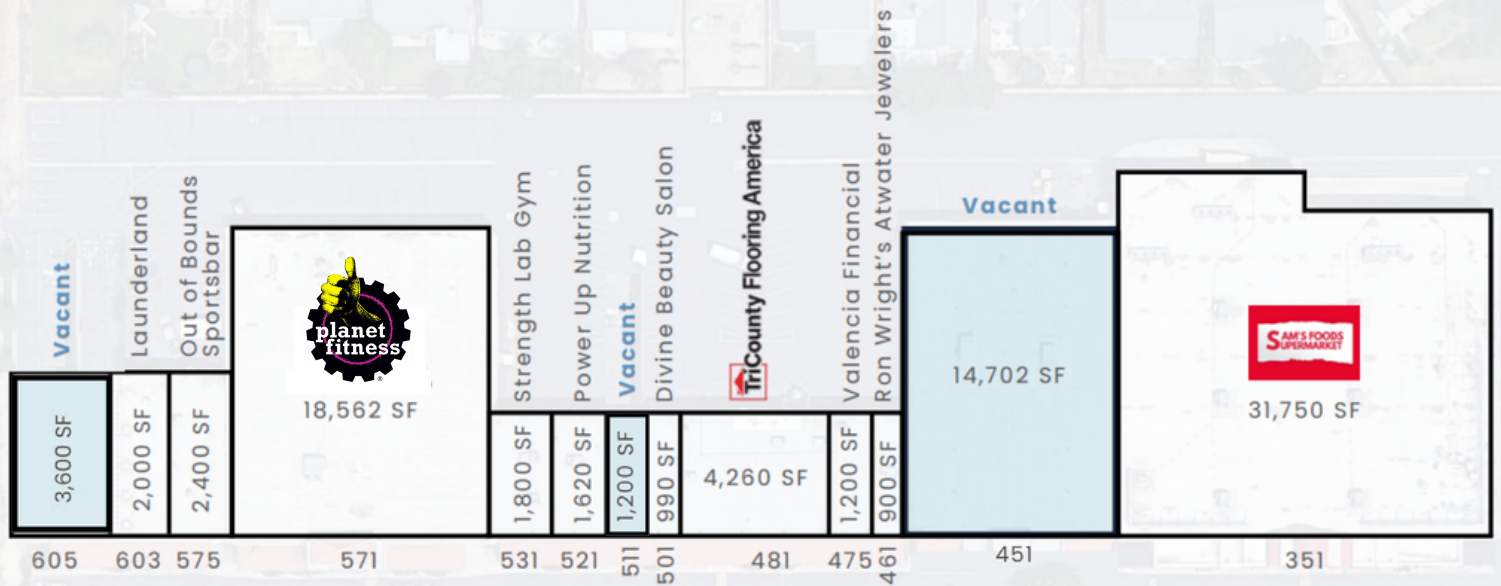
Tinetti Realty Group

Full Service Brokerage &
Property Management

605-615 w Bellevue Rd, Atwater CA

FOR LEASE

ATWATER VILLAGE SHOPPING CENTER



Additional Space is Atwater Village Shopping Center are Available for Lease



TRAFFIC COUNTS

15,000+ ADT

"5 Corners" is the intersection of 3 major traffic arterials

First Street - connecting downtown Atwater to North Atwater

Shaffer Road - connecting Highway 99 to North Atwater

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

Contact Information:

Steve Tinetti

Broker / Owner

Lic. 00475070

Direct: 209-354-3838

Mobile: 209-769-4898

STinetti@MercedRealEstate.com

Chris Parker

Vice President

Lic. 01887788

Direct: 805 518 1492

Mobile: 805 403 4735

chris.parker@colliers.com



ATWATER VILLAGE
SHOPPING CENTER
605-615 BELLEVUE ROAD, ATWATER

STEVE TINETTI
209.354.3838
STinetti@MercedRealEstate.com
DRE #00475070

A photograph of an empty office space with white walls, a drop ceiling with a single light fixture, and a concrete floor. A doorway is visible on the right side.

**OFFICE SPACE 1
FROM LOBBY**

A photograph of an empty office space with white walls, a drop ceiling with a single light fixture, and a concrete floor. A doorway is visible on the right side.

**OFFICE SPACE 2
ACCESS TO RESTROOM**

A photograph of an empty office space with white walls, a drop ceiling with a single light fixture, and a concrete floor. A doorway is visible on the right side.

**OFFICE SPACE 2
ACCESS TO RESTROOM + OFFICE 3**

A photograph of an empty office space with white walls, a drop ceiling with a single light fixture, and a concrete floor. A doorway is visible on the right side.

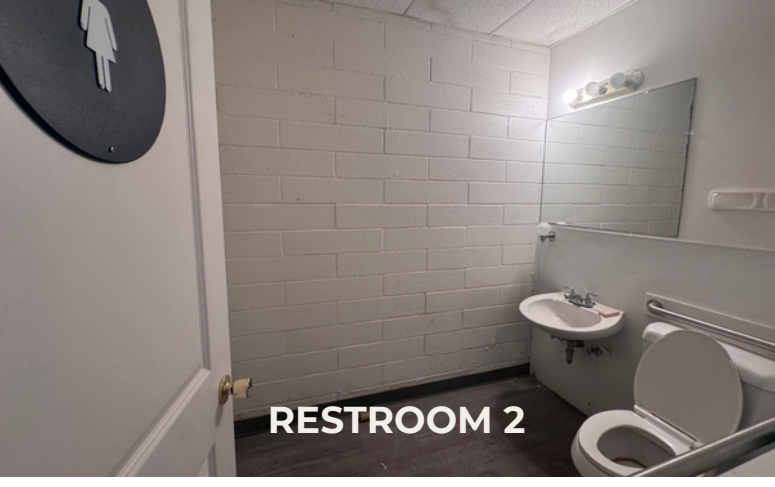
**OFFICE SPACE 3
ACCESS TO BACK PARKING + OFFICE 4**

A photograph of an empty office space with white walls, a drop ceiling with a single light fixture, and a concrete floor. A doorway is visible on the right side.

**OFFICE SPACE 3
VIEW OF DOOR TO BACK PARKING**

A photograph of an empty office space with white walls, a drop ceiling with a single light fixture, and a concrete floor. A doorway is visible on the right side.

**OFFICE SPACE 4
ACCESS TO RESTROOM 2**

A photograph of a restroom with white walls, a drop ceiling with a single light fixture, and a concrete floor. A doorway is visible on the right side.

RESTROOM 2

**ATWATER VILLAGE
SHOPPING CENTER**
605-615 BELLEVUE ROAD, ATWATER

STEVE TINETTI

209.354.3838

STinetti@MercedRealEstate.com

DRE #00475070