

571W ATWATER VILLAGE SHOPPING CENTER ATWATER CA • 95301 BELLEVUE RD.

FOR LEASE

±18,562 SF Plus ±704 SF Mezzanine
\$1.00/SF NNN (\$0.29)
NWC Bellevue & Shaffer Roads
Adjacent to Major National Retailers



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ATWATER VILLAGE SHOPPING CENTER



- Located on W. Bellevue Rd., Atwater's main retail corridor
- Grocery anchored retail center offers 4.8 spaces/1,000 SF parking

Join these surrounding retailers



Offering Summary

Size	±18,562 SF Retail (Plus ±704 SF Mezzanine)
Lease Rate	\$1.00/SF NNN (\$0.29)
Parking	4.8/1,000 SF (Shared Parking)
Available	Immediately
Term	5-10 Years
TIA	Available For Credit Tenants

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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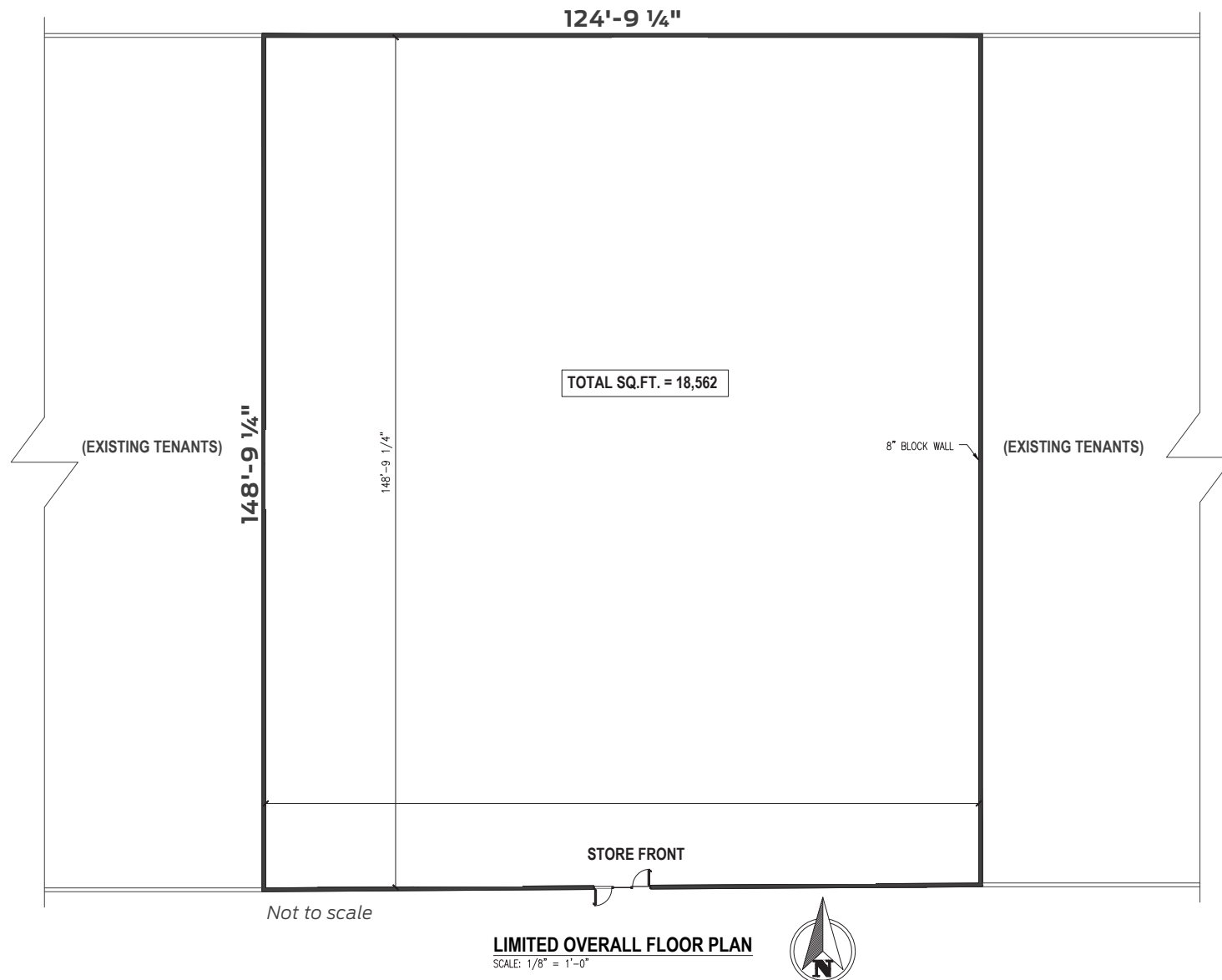


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FLOOR PLAN



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CURRENT TENANTS - ATWATER VILLAGE SHOPPING CENTER

	SUITE/UNIT NUMBER	SQUARE FEET	TENANT NAME
1	351	31,750 SF	Sam's Supermarket
2	451	14,702 SF	Vacant
3	461	900 SF	Ron Wright's Atwater Jeweler
4	475	1,200 SF	Valencia Financial Services
5	481	4,260 SF	Tri-County Flooring, Inc.
7	501	990 SF	Julio Aguilar
8	511	1,200 SF	Sun Kissed Tanning
9	521	1,620 SF	Power Up Nutrition
10	531	1,800 SF	Lifeline Fitness & Training
11	541	5,426 SF	T Nails & Spa
12	571	18,562 SF	VACANT
13	575	2,400 SF	Out of Bounds Sports Bar
14	591	2,000 SF	Jams @ 209
15	603	2,000 SF	Launderland
16	605	3,600 SF	Victory Outreach Church of Merced
13	2751	2,800 SF	Mountain Mike's Pizza

TOTAL:

±95,210 SF

ATWATER PLAZA SHOPPING CENTER

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571 W. BELLEVUE RD.

NWC Bellevue & Shaffer Roads · Atwater CA 95301

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\$1.00/SF NNN (\$0.29)



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

Bellevue Rd @ Fifth St	14,648 ADT
N. Winton Way @ Bellevue Rd	13,224 ADT

Source: Sites USA

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