



FOR LEASE

ATWATER VILLAGE SHOPPING CENTER



Space Description:

This 1,200 SF space located in the Atwater Village Shopping Center, a 95,210+/- SF Neighborhood Shopping Center located in the northwest quadrant of the '5 Corners'.

Open Floorplan, backroom preparation area & 1 ADA compliant restroom.

Contact Information Steve Tinetti

Broker / Owner

Lic. 00475070

Direct: 209-354-3838

Mobile: 209-769-4898

STinetti@MercedRealEstate.com



511 w Bellevue Rd,
Atwater CA

FOR LEASE
\$1.35 / SF NNN
(EST. NNNs \$.39/SF)

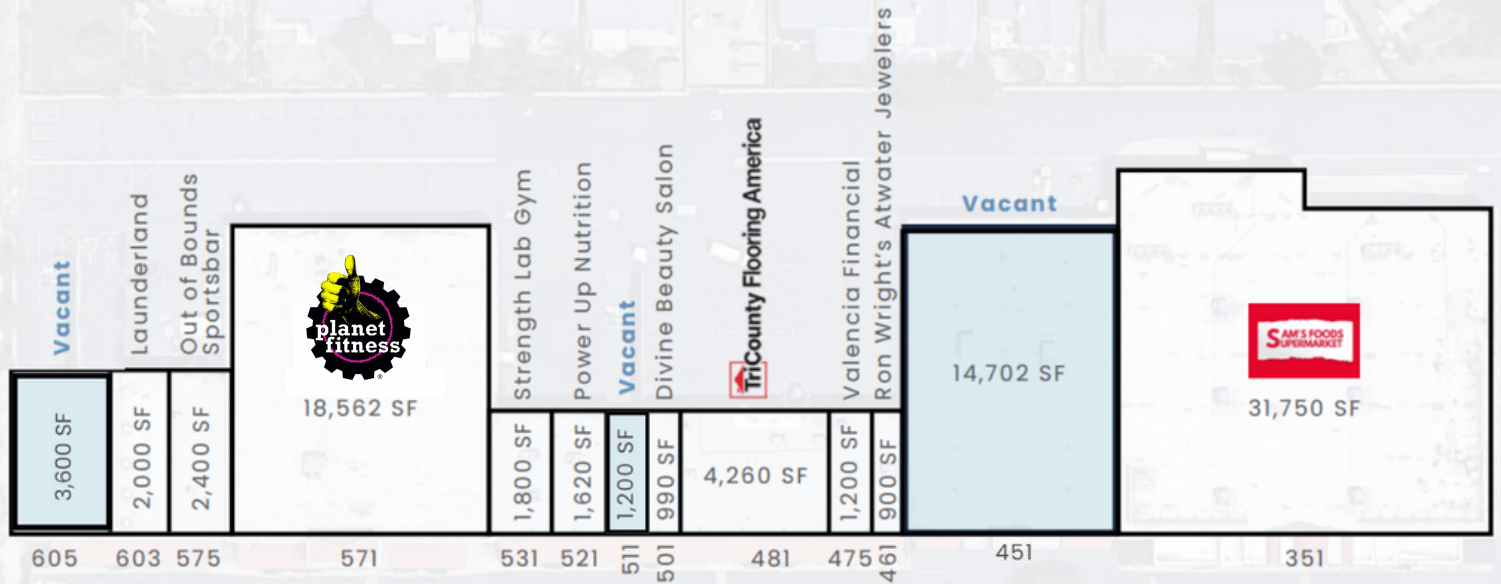
Tinetti Realty Group

Full Service Brokerage &
Property Management

511 w Bellevue Rd, Atwater CA

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Additional Space in Atwater Village Shopping Center are Available for Lease

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Steve Tinetti

Broker / Owner

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chris.parker@colliers.com

TRAFFIC COUNTS

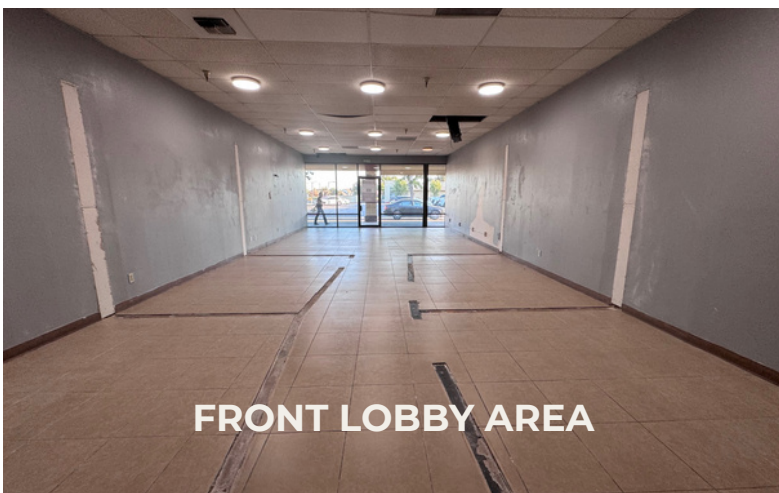
15,000+ ADT

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

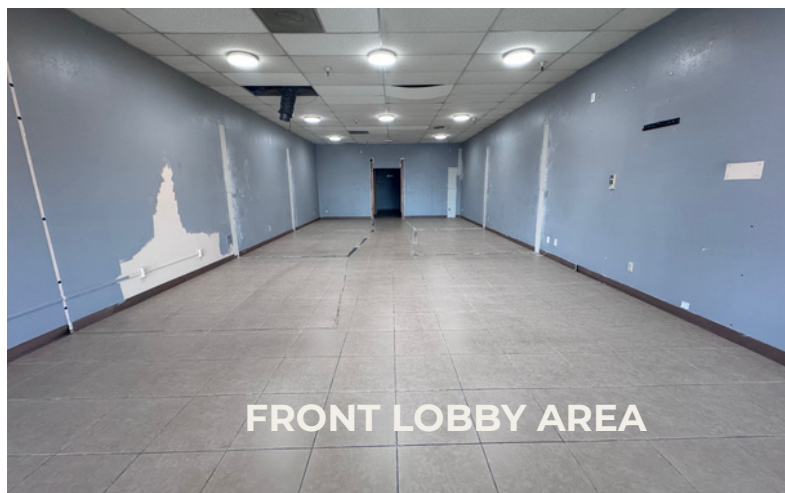
First Street - connecting downtown Atwater to North Atwater

Shaffer Road - connecting Highway 99 to North Atwater

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



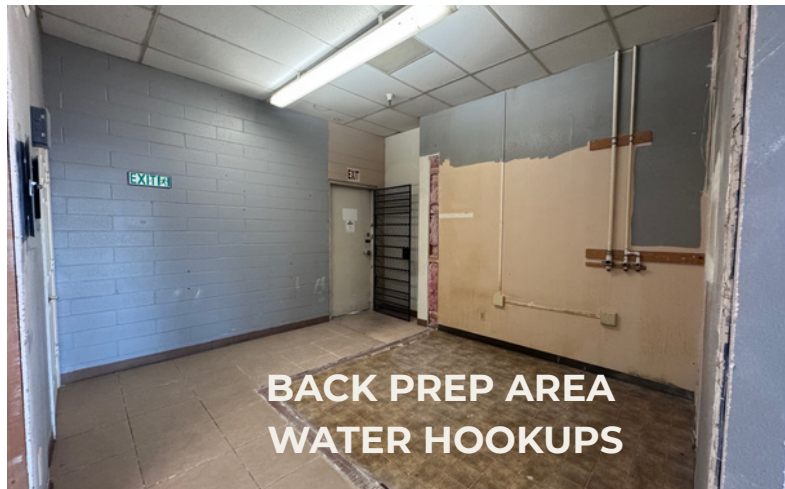
FRONT LOBBY AREA



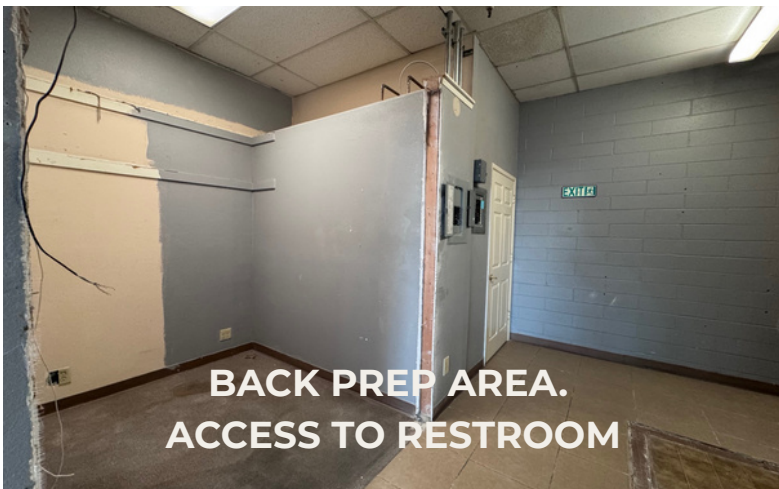
FRONT LOBBY AREA



BACK PREP AREA



**BACK PREP AREA
WATER HOOKUPS**



**BACK PREP AREA.
ACCESS TO RESTROOM**



ADA COMPLIANT RESTROOM



ESTABLISHED SHOPPING CENTER

**ATWATER VILLAGE
SHOPPING CENTER**
511 W BELLEVUE ROAD, ATWATER

STEVE TINETTI

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