

ATWATER MARKETPLACE SHOPPING CENTER RESTAURANT PAD ENDCAP SPACE FOR LEASE

1847 BELLEVUE RD, ATWATER, CA 95301 · NEC BELLEVUE & WINTON WAY



- 2,000± SF Retail Endcap Available For Lease
- New Starbucks Coming Soon · Great Parking Field
- Anchored by Save Mart, CVS and Chase Bank

- 45,000± Average Cars per Day Intersection
- \$89,470 Avg HH Income within 3 Miles
- 38,683 Daytime Population within 3 Miles

FOR MORE INFORMATION, PLEASE CONTACT:

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Property Description:

Restaurant pad endcap space is located in the Atwater Marketplace Shopping Center positioned next to Round Table Pizza Clubhouse. The location has excellent street visibility between two Winton Way entrances to the center and is located directly across from Save Mart.

Property Highlights:

A new Starbucks is planned adjacent to the available restaurant space. Anchoring the center are Save Mart and CVS Pharmacy with Chase Bank, Sonic Drive-In, Round Table, Baskin Robbins, Chinese Kitchen, and Great Clips. Fwy 99 ramps are one mile south of the center at Winton Way. The restaurant space includes hood, walk-in box, and ample parking.

Available Restaurant Endcap: 2,000± SF

Space can be divided into 1,000± SF restaurant space and 1,000± SF retail space

Lease Rate: Please contact agent for more information.

2022 Demographics:

	1 Mile	3 Miles	5 Miles
Total Population:	11,820	47,156	57,844
Total Households:	3,858	14,099	16,670
Avg HH Income:	\$79,369	\$85,164	\$89,470
Total Daytime Pop:	14,689	38,683	47,633

2022 Traffic Counts:

Bellevue Rd:	25,818 ADT
Winton Way:	19,187 ADT
Total Traffic Exposure:	45,005 Avg Daily Traffic

Source: Claritas, LLC; Placer.ai



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ATWATER MARKETPLACE TENANT MERCH PLAN

SPACE	TENANT	SQ. FT.
MAJ1	Save Mart Supermarkets	51,199 SF
Out1	CVS Pharmacy	13,225 SF
Shad1	Sonic	
1A	Sourdough & Company	1,800 SF
1B	Freeway Insurance Services	1,000 SF
1C	Quickly Atwater	1,200 SF
2-1	Rabobank	1,700 SF
2-2	Costa Mexican Restaurant	1,400 SF
2-3	Tobacco Store	1,400 SF
2-4	Chinese Kitchen	1,000 SF
2B	Venus Nails	2,280 SF
2C	Great Clips	910 SF
2D	Ace Cash Express	1,200 SF
2E	Merco Credit Union	1,610 SF
3-2	AVAILABLE ENDCAP	2,000 SF
3-5	Round Table Pizza	4,000 SF
4-1	Mimu's Mexican Restaurant	2,000 SF
4-2	RE/MAX	1,200 SF
4-3	Game Stop	1,300 SF
4-4	Baskin Robbins	1,200 SF
4-5	Atwater Sushi	1,500 SF
4-6	Chase	3,600 SF
TOTAL SQ. FT.		96,224

SITE LEGEND	
■ Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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