

FOR LEASE

451 W BELLEVUE RD

ATWATER VILLAGE SHOPPING CENTER



SUITE 451

ATWATER, CA | 95301

Colliers

PROPERTY OVERVIEW

AVAILABILITY SUMMARY

Size	Suite 451: ±14,702 SF Retail
Lease Rate	\$1.00/SF NNN (\$0.38)
Parking	5.1/1,000 SF (shared Parking)
Available	Immediately
Term	5-10 Years
TIA	Available For Credit Tenants



HIGHLIGHTS

NWC Bellevue & Shaffer Roads

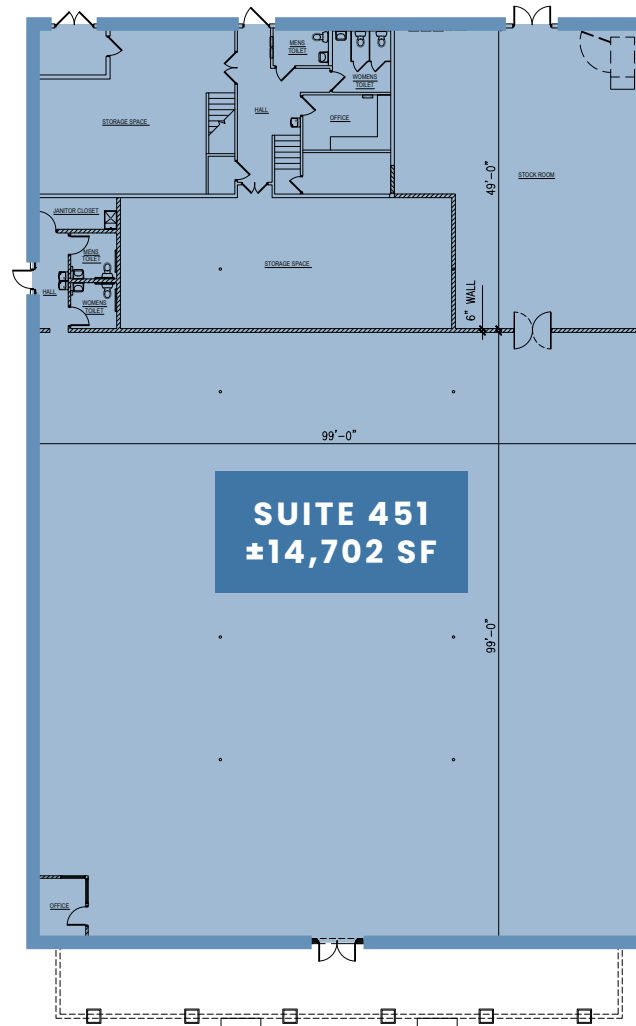
Adjacent to Major National Retailers

Located on W. Bellevue Road
Atwater's main retail corridor

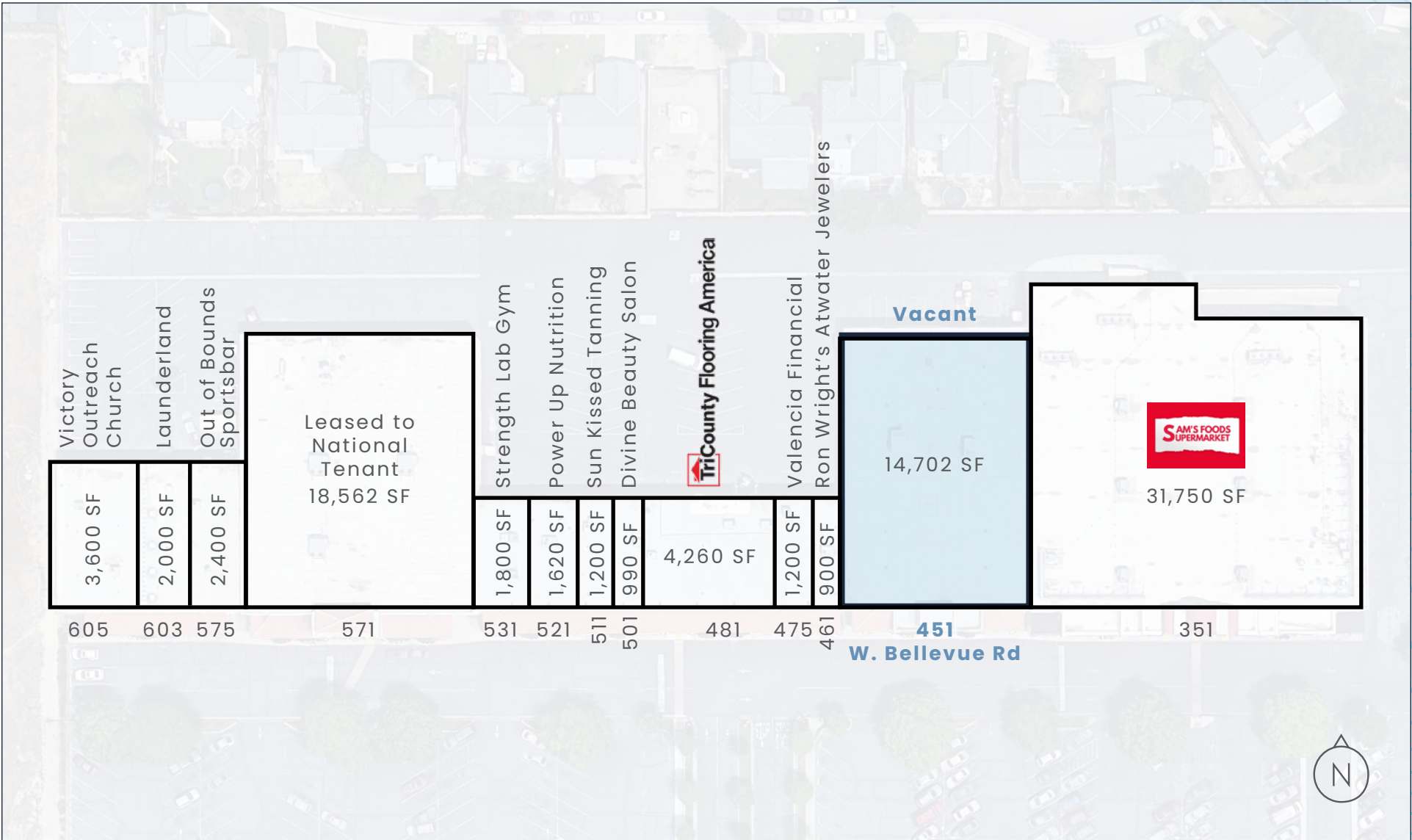
JOIN THESE NEARBY RETAILERS



FLOOR PLAN



CURRENT TENANTS



NEARBY AMENITIES



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

15,000+ ADT

5 CORNERS

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

First Street - connecting downtown Atwater to North Atwater

Shaffer Road - connecting to Highway 99 to North Atwater

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

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