

ATWATER TOWN CENTER

1089 BELLEVUE RD

ATWATER, CA

FOR LEASE

20,000 SF - 35,895 SF RETAIL SUITE

ETHAN CONRAD

PROPERTIES INC.

COMING SOON!



BIG! LOTS

VALLEY FITNESS

COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- 20,000 SF - 35,895 SF anchor suite available
- Located just one mile east of Hwy 99
- Signalized ingress/egress at intersection
- Prominent monument signage available
- Anchored by Grocery Outlet, and Valley Fitness
- Ample parking



PROPERTY DETAILS:

Situated on Bellevue Rd, Atwater’s main retail corridor with excellent visibility and strong traffic counts.

This shopping center is surrounded by a number of national retailers including CVS, Food 4 Less, Rite-Aid, Dollar Tree, Starbucks, McDonald’s and more.

Grocery Outlet now open!

LEASE RATE:

Suite 1089* 35,895 SF \$34,100.00 (\$0.95 PSF, NNN)
 Divisible to 20,000 SF Lease rate available upon request.

NNN costs are approximately \$0.26 PSF. *Available with 30 days’ notice.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2021 Total Population (est):	13,811	46,816	60,205
2021 Average HH Income:	\$77,685	\$76,202	\$82,131
2021 Traffic Count @ Bellevue Rd:		23,394	

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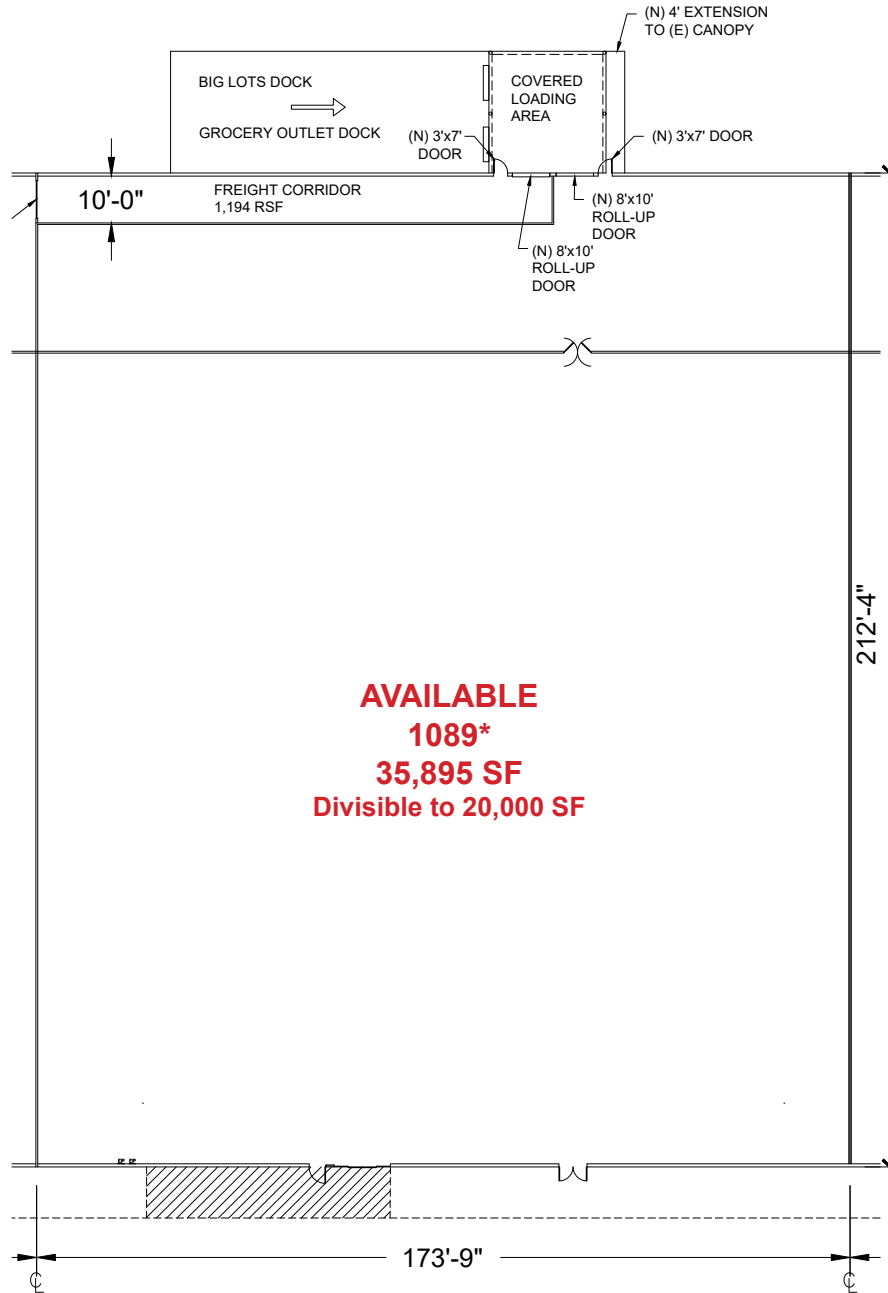
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

ATWATER TOWN CENTER
1089 BELLEVUE RD
ATWATER, CA

FLOOR PLAN



AVAILABLE
1089*
35,895 SF
Divisible to 20,000 SF

***Available with 30 days' notice.**

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SITE PLAN





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