

**ATWATER TOWN CENTER**  
**1025-1155 BELLEVUE RD**  
**ATWATER, CA**

**FOR LEASE**  
**1,210 SF - 7,500 SF RETAIL SPACES**

**ETHAN CONRAD**  
PROPERTIES INC.

**COMING SOON!**



**VALLEY FITNESS**

**COMPLETELY REMODELED**

FOR MORE INFORMATION CONTACT:

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FEATURES:

- 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! Dutch Bros Coffee coming soon.



Tenants save up to 10% vs traditional utility costs.

LEASE RATES:

Suite 1105*	1,210 SF	\$ 1,997.00 (\$1.65 PSF, NNN)
Suite 1025	7,500 SF	\$10,425.00 (\$1.39 PSF, NNN)
Demised	3,000 SF-4,500 SF	\$1.59 - \$1.65 PSF, NNN

NNN costs are approximately \$0.32 PSF. \*Available with 30 days’ notice.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	15,187	49,966	61,929
2024 Average HH Income:	\$86,878	\$87,885	\$96,954
Traffic Count @ Bellevue Rd:	23,394		

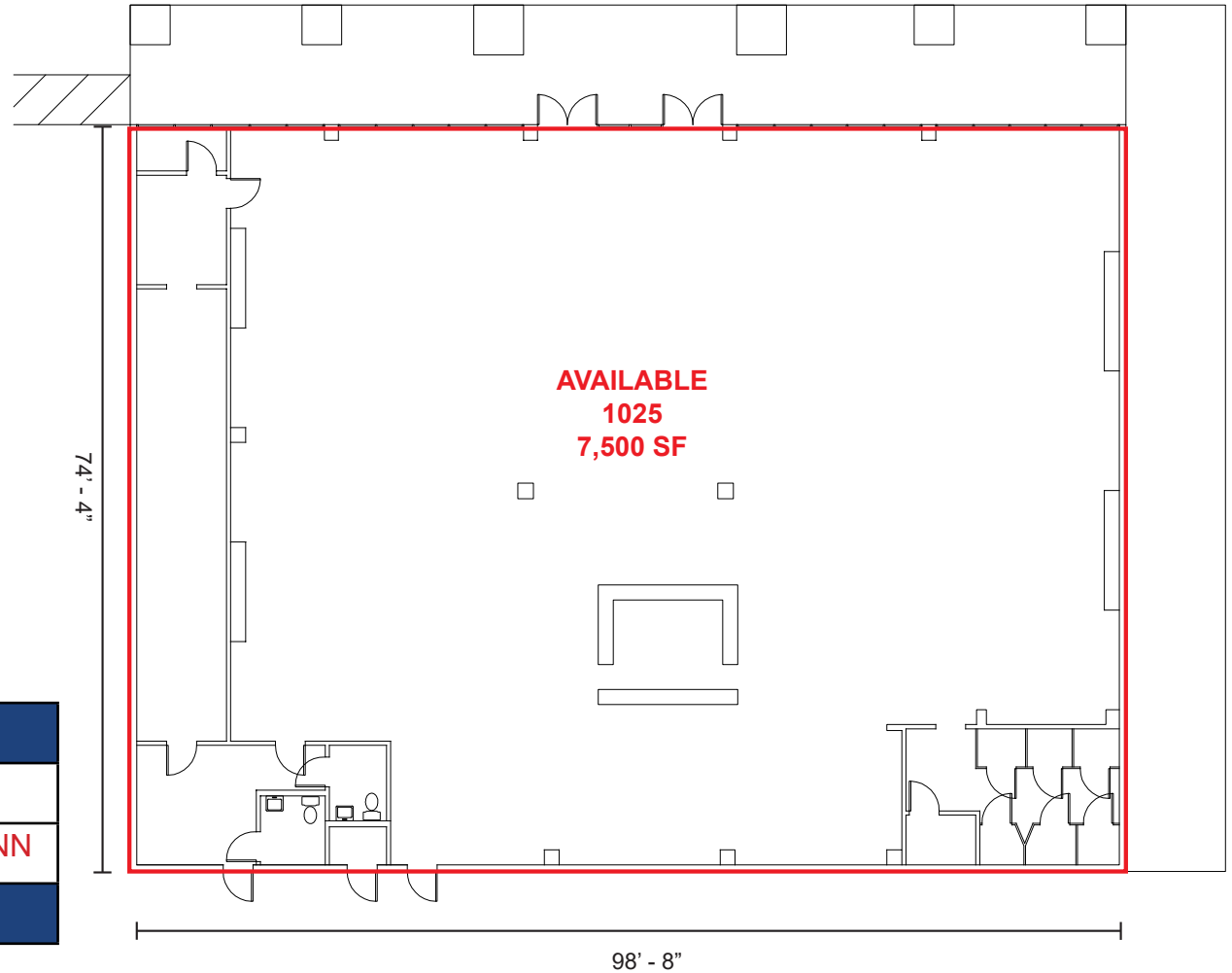
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FLOOR PLAN



Suite	SF	Lease Rate
1025	7,500	\$1.39 PSF, NNN
Demised	3,000-4,500	\$1.59 - \$1.65 PSF, NNN
NNN costs are approximately \$0.32 PSF.		

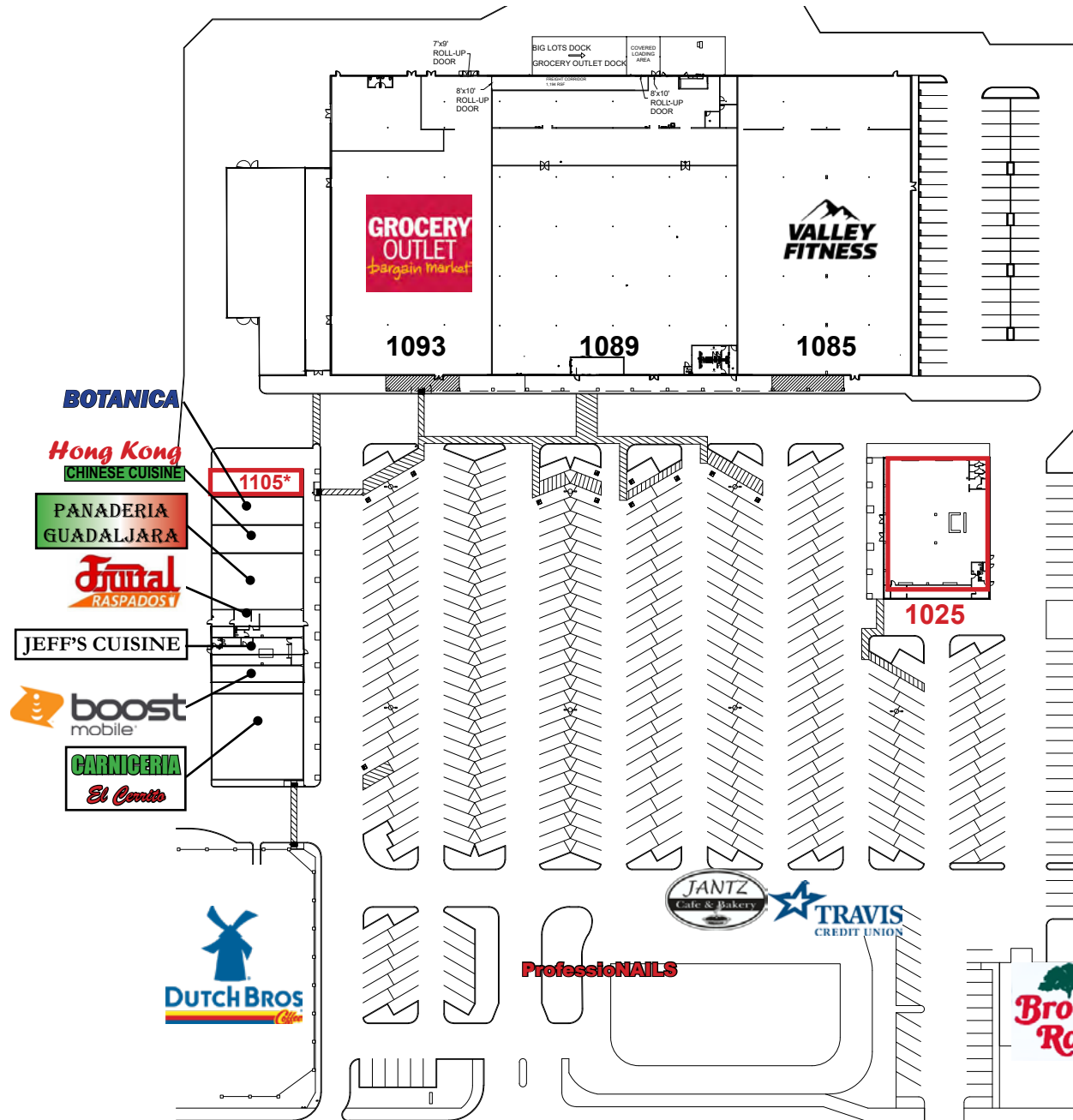
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SITE PLAN



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