ATWATER TOWN CENTER
1025-1155 BELLEVUE RD
ATWATER, CA

FOR LEASE

4,296 SF - 7,500 SF RETAIL SPACES

ETHAN CONRAD PROPERTIES INC.

COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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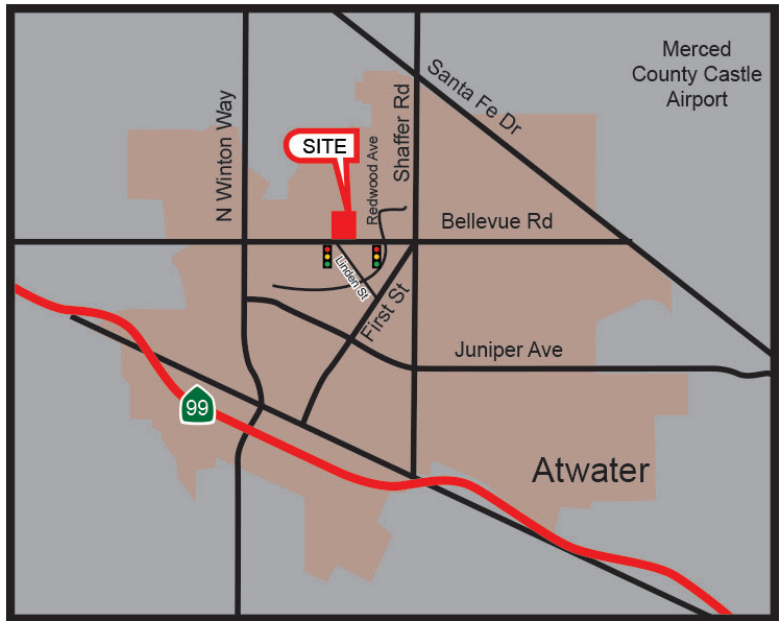
FEATURES:

- Located just one mile east of Hwy 99
- Signalized ingress/egress at intersection
- Prominent monument signage available
- Anchored by Big Lots!, 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.

Big Lots! and Grocery Outlet now open!

LEASE RATES:

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
Suite 1097	4,296 SF	$ 3,823.00 ($0.89 PSF, NNN)

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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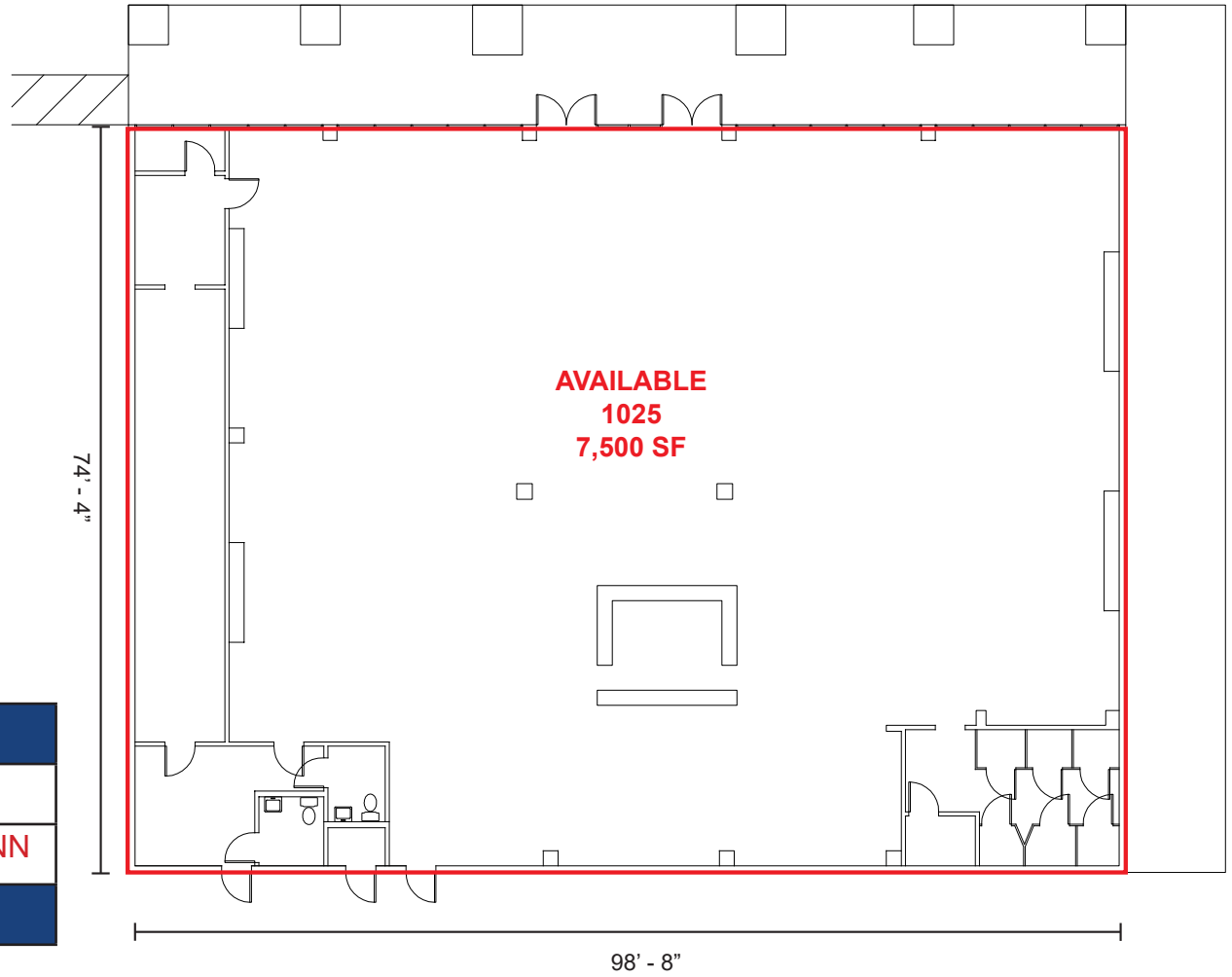
FLOOR PLAN



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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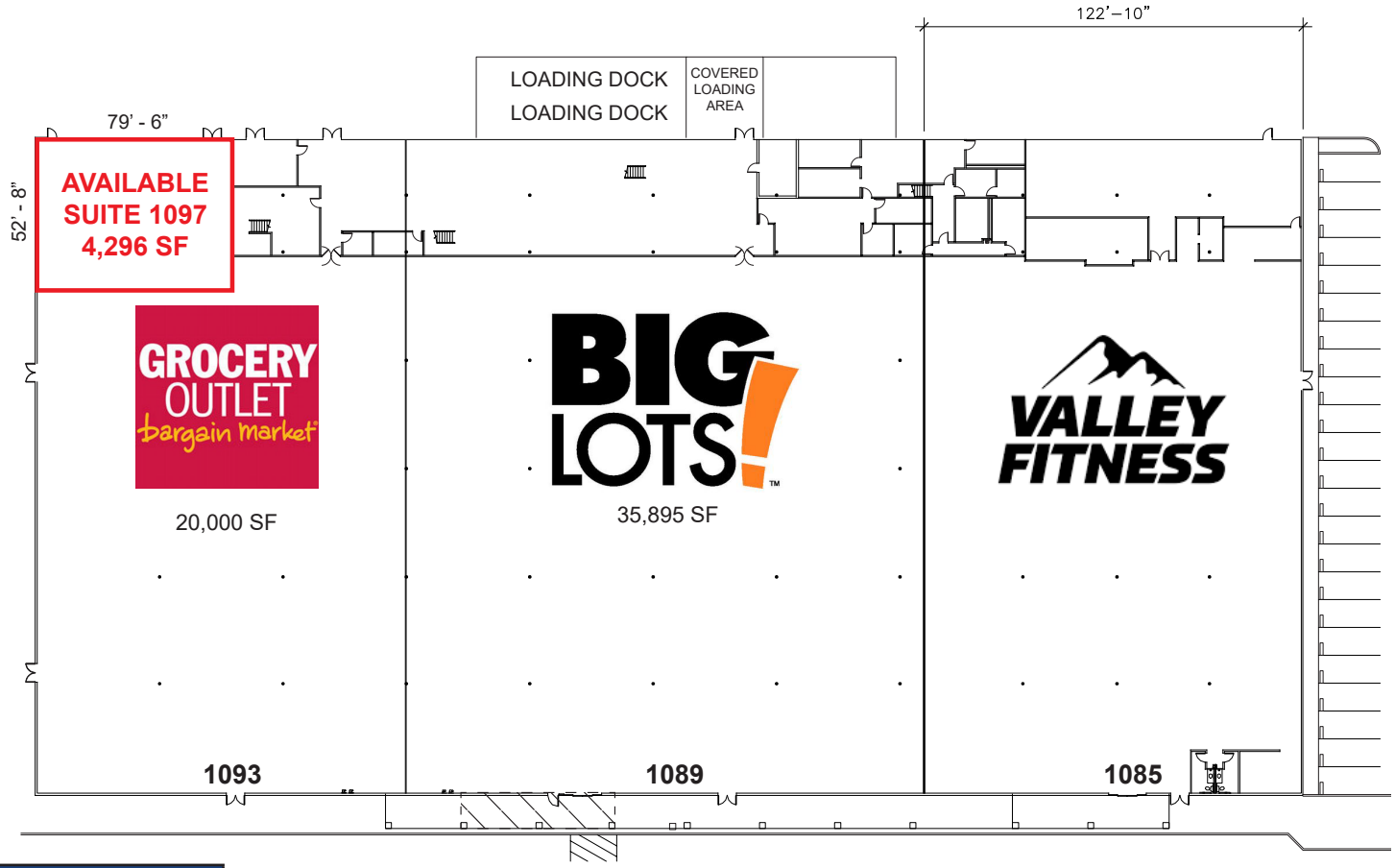

Suite	SF	Lease Rate
1097	4,296	$0.89PSF, NNN
NNN costs are approximately $0.32 PSF.		

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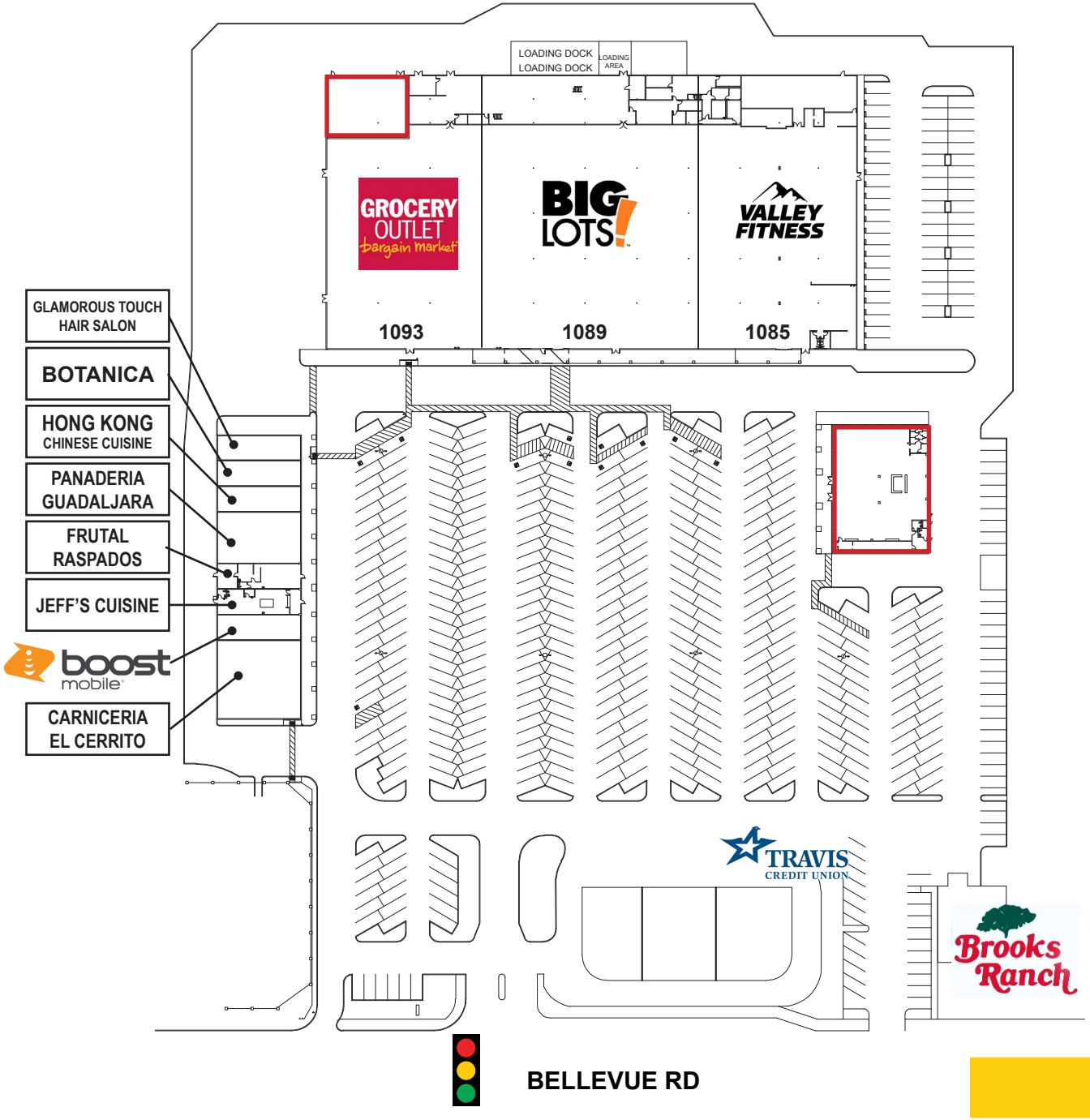
SITE PLAN



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