



Available:

12,175
Square Feet

Build-to-Suit Opportunity Southwest Atwater, CA

Available for Lease

Building Details

Location: Located on the northeast corner of Buhach Rd. and Avenue One

Available: Up to ±12,175 SF single story building

Land Area: Approximately 1.1 acres (47,916 SF)

Zoning: B-P (Business Park District Overlay - Mixed Use)

Rental Rate: See Broker for details

TI Allowance: Negotiable, see Broker for details

Excellent Location

Located near Buchach Colony High School and Rancho Del Rey Golf Course

Nearby Access to/from Freeway 99

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Atwater Build-to-Suit Site

NEC Buhach Rd. and Avenue One

Demographics	1 Mile	3 Miles	5 Miles
2021 Population	9,190	40,652	78,534
2026 Projected Population	9,530	41,798	80,702
Number of Households	2,776	12,779	22,919
Avg. HH Income	\$90,375	\$81,847	\$79,053
Daytime Population	6,930	36,267	70,860

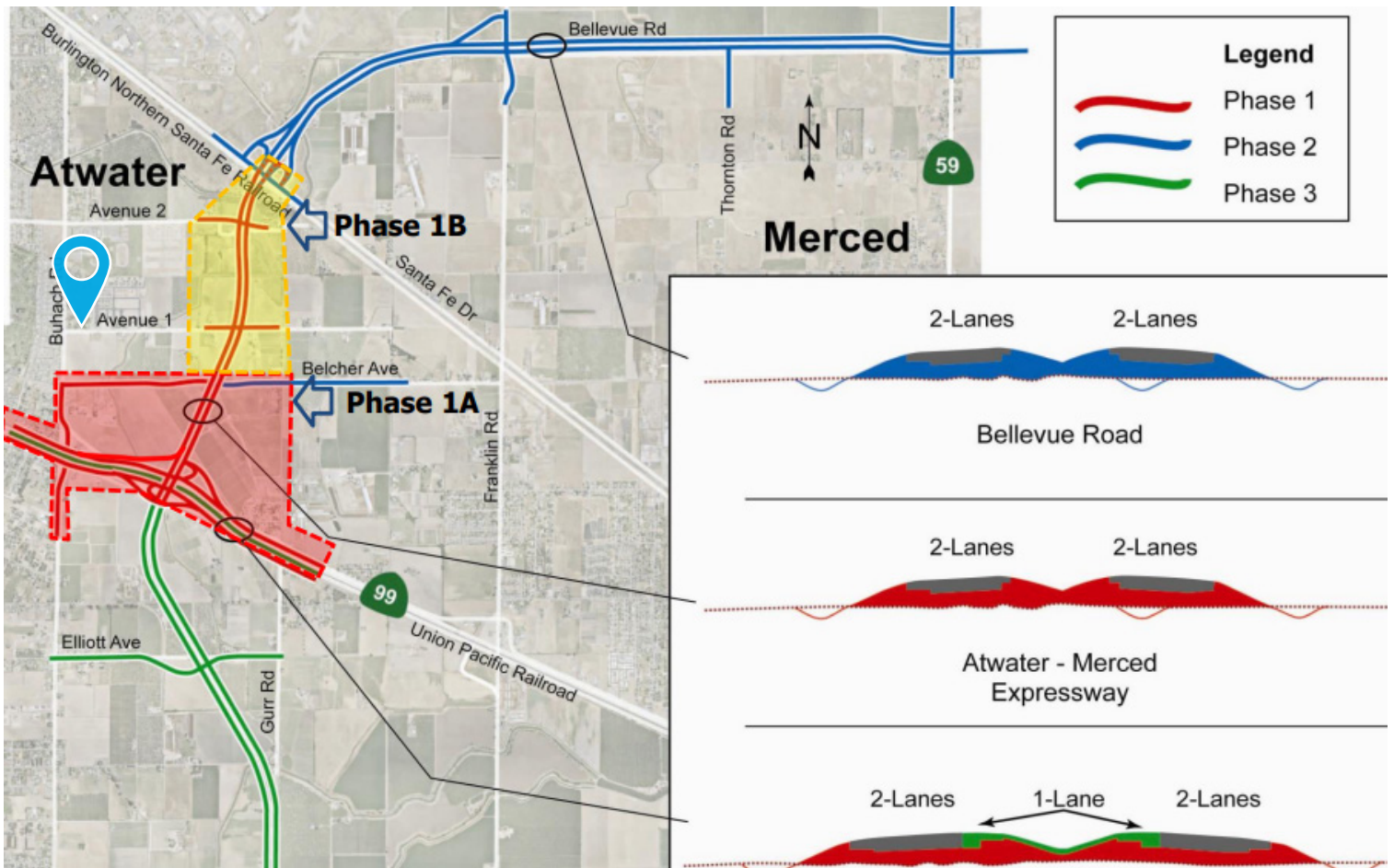
The Atwater-Merced Expressway (AME) is a proposed 7-mile-long expressway located in the northeast portion of Merced County. The AME would provide motor-vehicle travel between State Route (SR) 59 at Bellevue Road and SR 140 at Gurr Road providing an alternative route to existing SR 59 which travels through downtown Merced.

The AME project would be a new four-lane divided access-controlled expressway with limited cloverleaf style interchanges with major roadways (SR 99 and Santa Fe Drive) and signal-controlled intersections with local roads. The project would include the realignment of some existing roads, including a portion of SR 99, and the extension of some local roads to connect with the new expressway.

The first-phase of the project has already completed, interchange at Buhach Road and CA-99 and Merced County has developed a delivery plan for the next phase of construction which will extend the road to Santa Fe Road/MCITD which will allow direct, no stoplight access from the MCITD project.

Atwater - Merced Expressway Planned CalTrans Highway 99 Project

Source: Merced County Association of Governments



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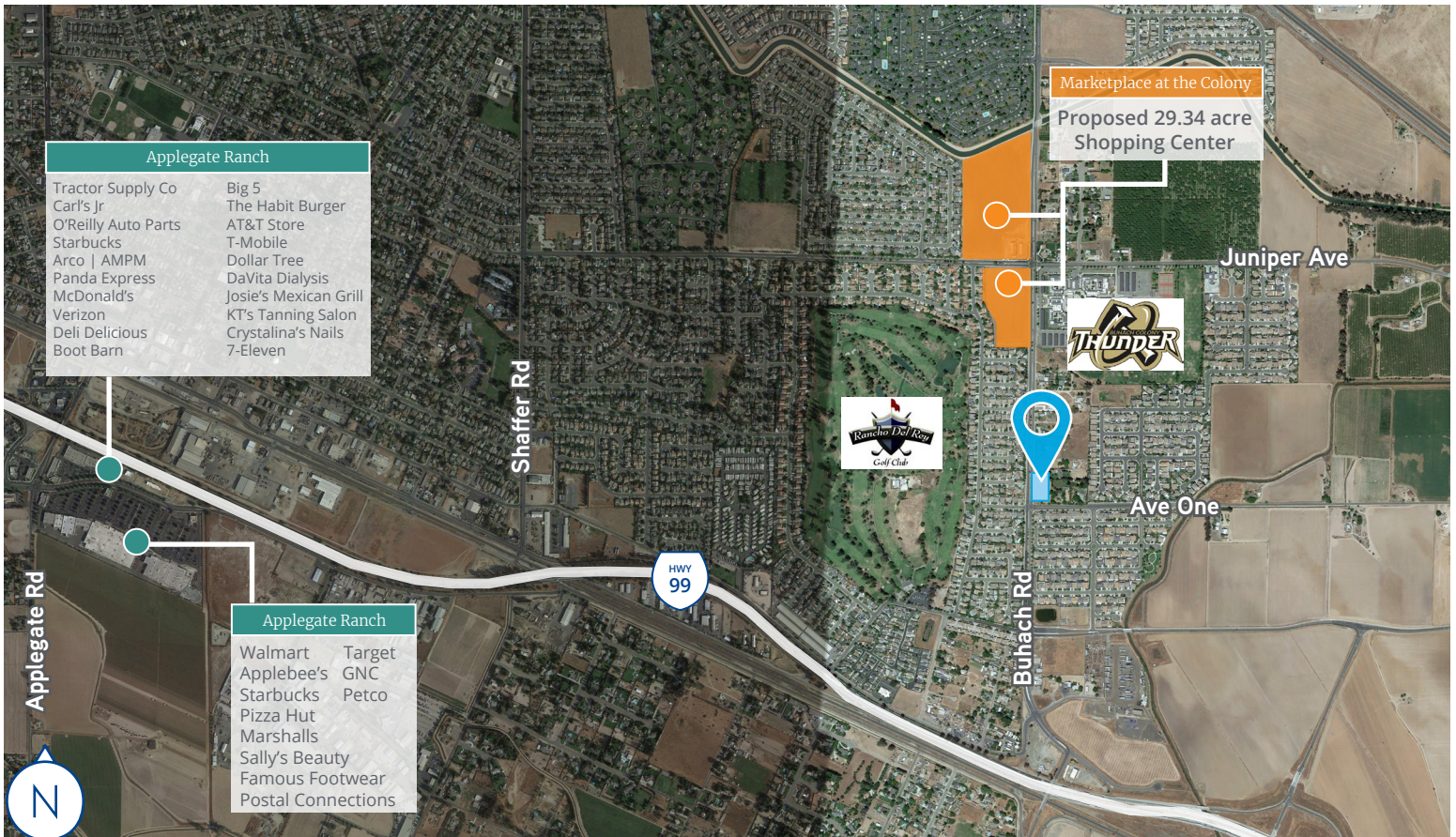
Atwater Build-to-Suit Site

Atwater, California

NEC Buhach Rd. and Avenue One



Build-to-Suit Opportunity
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 Single Story Building
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