

**FOR LEASE**

451 & 571 E BELLEVUE RD

# ATWATER VILLAGE SHOPPING CENTER

Colliers

**SUITE 451**

**SUITE 571**

ATWATER, CA | 95301



# PROPERTY OVERVIEW

## AVAILABILITY SUMMARY

<b>Size</b>	Suite 571: ±18,562 SF Retail (Plus ±704 SF Mezzanine) Suite 451: ±14,702 SF Retail
<b>Lease Rate</b>	\$1.00/SF NNN (\$0.29)
<b>Parking</b>	4.8/1,000 SF (shared Parking)
<b>Available</b>	Immediately
<b>Term</b>	5-10 Years
<b>TIA</b>	Available For Credit Tenants



## HIGHLIGHTS

NWC Bellevue & Shaffer Roads

Adjacent to Major National Retailers

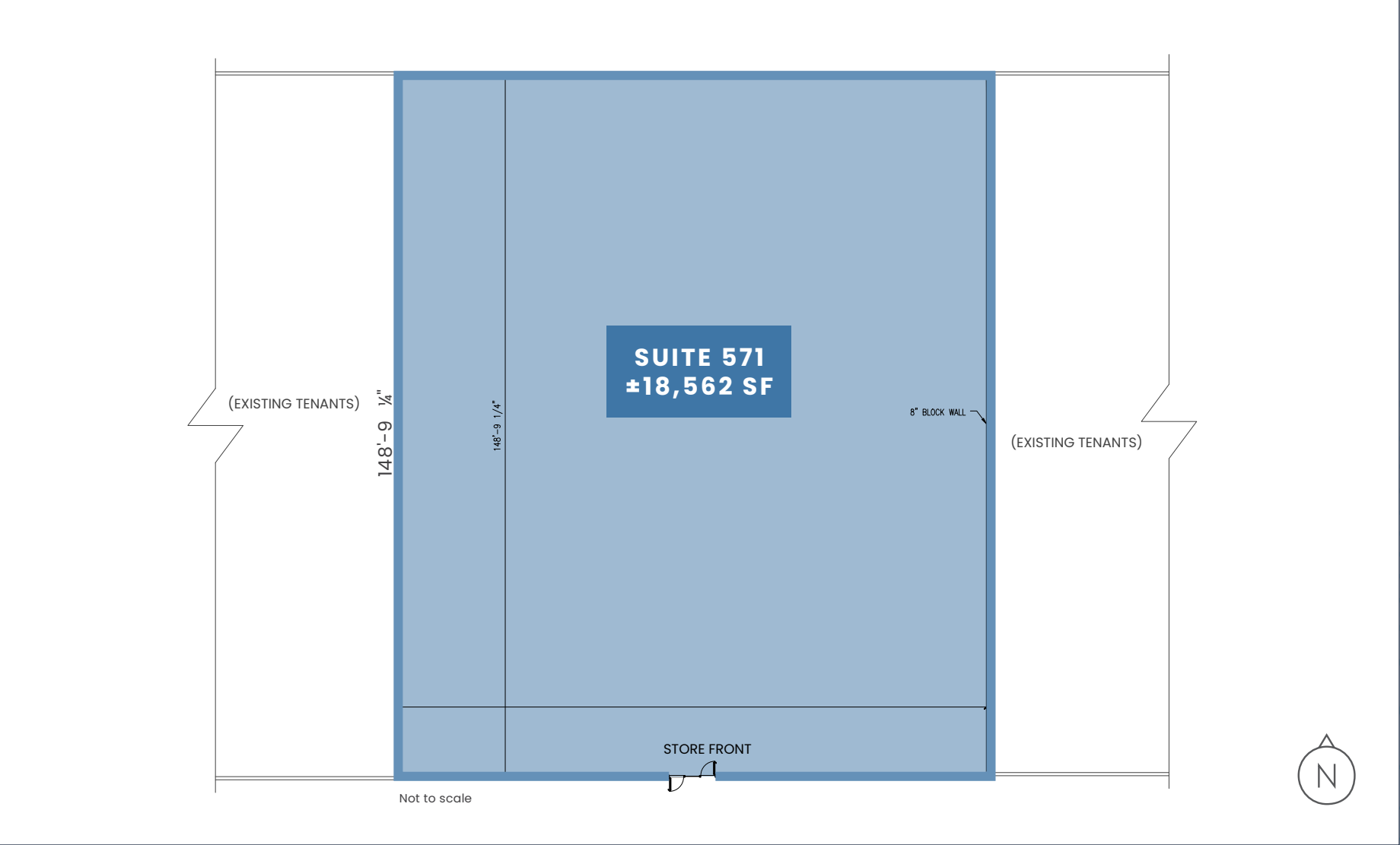
Located on E. Bellevue Road  
Atwater's main retail corridor

Grocery anchored retail center  
offers 4.8 spaces/1,000 SF parking

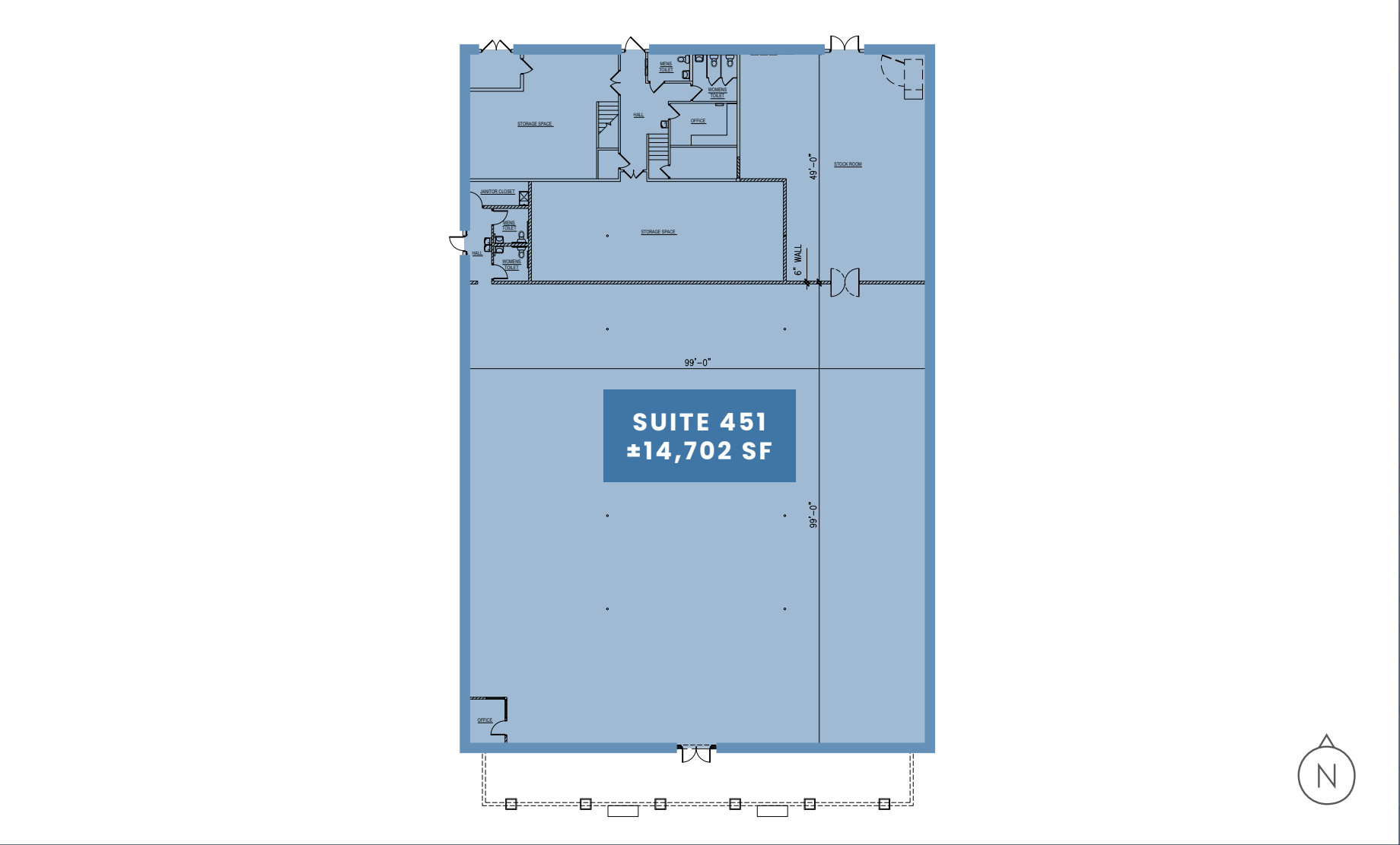
## JOIN THESE NEARBY RETAILERS



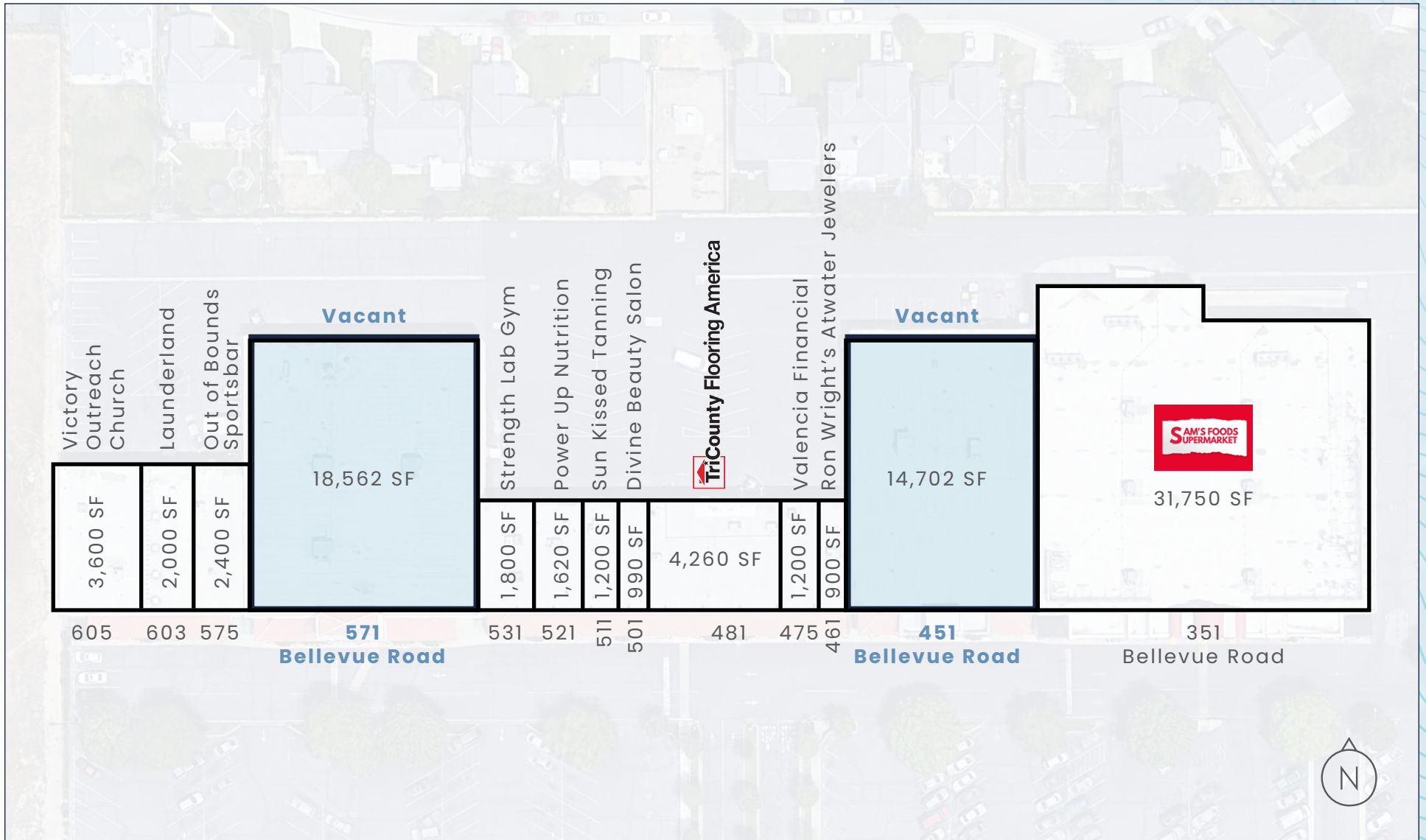
# FLOOR PLAN



# 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

14,648 ADT

Bellevue Rd @ Fifth St

13,224 ADT

N. Winton Way @ Bellevue Rd

Source: Sites USA





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