ATWATER TOWN CENTER

1025 - 1155 Bellevue Road

Atwater, CA

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SIZE	±109,698 square feet GLA
LOCATION	Atwater, California
ANCHOR TENANTS	K-Mart (lease expires 12-31-2015)
AVAILABLE SPACE	***±87,888 SQ FT ANCHOR SPACE- DIVISIBLE*** ***±7,500 SQ FT STAND ALONE BUILDING*** ***±1,310 - ±2,620 SQ FT RETAIL SPACE***

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2014 Total Population:	14,865	44,270	56,963
2014 Average Household Income:	$63,413	$64,262	$66,934

For Leasing Information, Please Contact:

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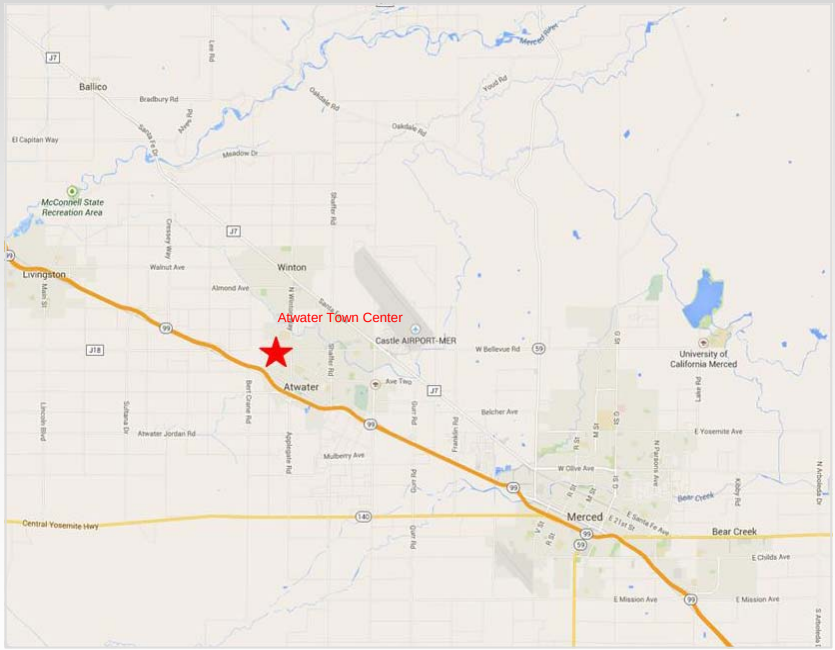
Atwater Town Center - Property Overview

ATWATER TOWN CENTER is a ±109,698 square foot neighborhood retail center situated along Bellevue Road, midway between Winston Way and Shaffer Road. ***ATWATER TOWN CENTER*** benefits from its positioning along one of Atwater's primary commercial corridors and plays a vital role in meeting the area's service-retail requirements. Along with its street frontage, the center enjoys signalized ingress/egress as well as prominent monument signage offering excellent drive-by visibility.

With ***ATWATER TOWN CENTER*** located just one mile east of Highway 99, it is conveniently positioned with direct access to the neighboring Central Valley market of Merced and surrounding communities.

National and regional retailers within the vicinity include:

CVS pharmacy | RITE AID | 99¢ only STORES | SAVE MART SUPERMARKETS | FOOD 4 LESS | DOLLAR TREE | STARBUCKS COFFEE



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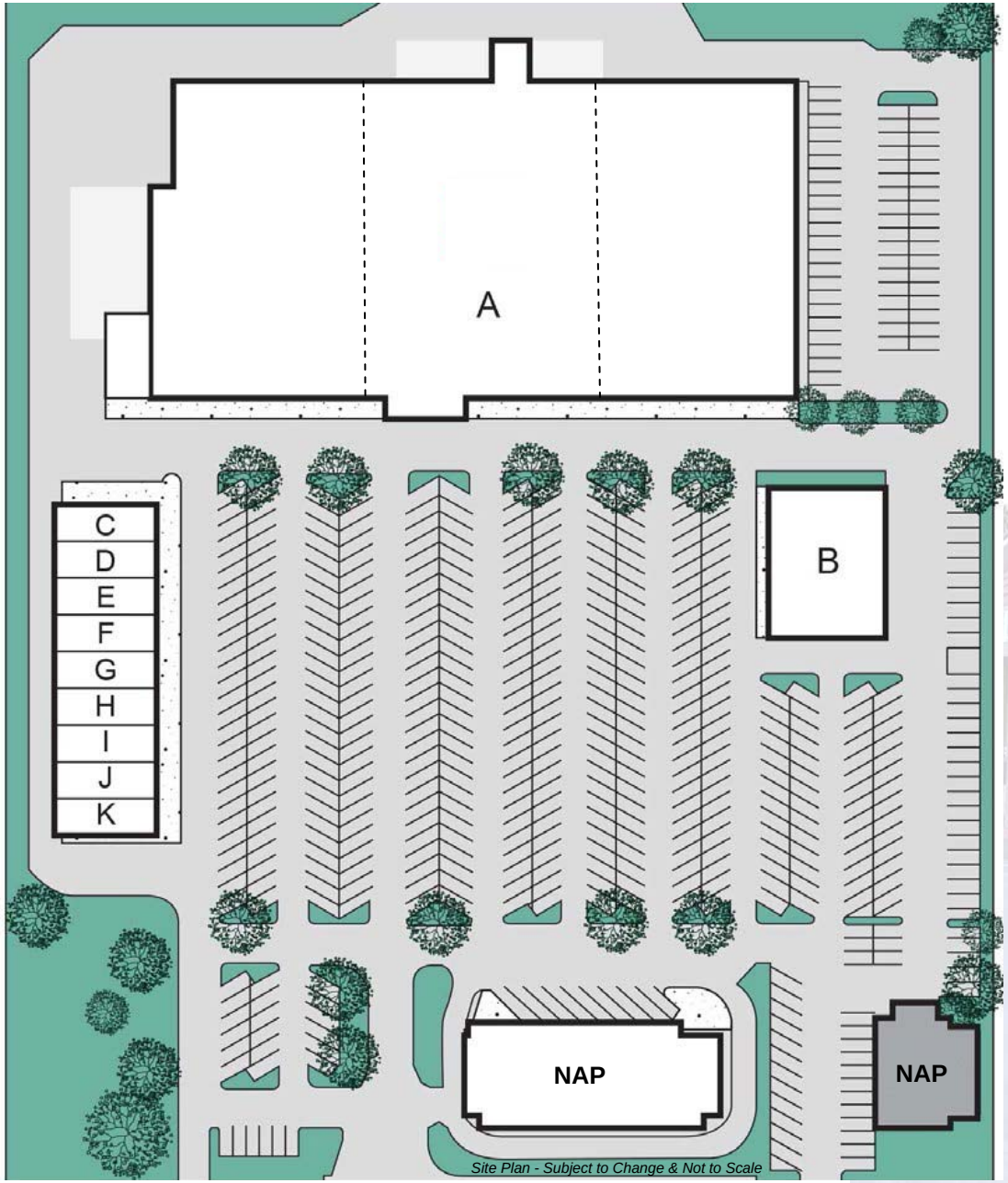
Atwater Town Center - Site Plan



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1085 - A	***AVAILABLE (divisible)***	***87,888 SF***
1025 - B	***AVAILABLE***	***7,500 SF***
1105 - C	Glamorous Salon	992 SF
1109 - D	St. Toribio	1,310SF
1115 - E	Golden Chinese	1,310 SF
1119 - F&G	Guadalajara	2,620 SF
1129 - H	***AVAILABLE***	***1,310 SF***
1135 - I	***AVAILABLE***	***1,310 SF***
1139 - J	Check 'N Go	1,520 SF
1145 - K	Vallarta	3,720 SF

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Atwater Town Center - Retail Aerial

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