

ATWATER TOWN CENTER

1025 - 1155 Bellevue Road

Atwater, CA

Voit

REAL ESTATE SERVICES



SIZE ±109,698 square feet GLA

LOCATION Atwater, California

ANCHOR TENANTS K-Mart

AVAILABLE SPACE **±7,500 SQ FT STAND ALONE BUILDING**
±1,310 - ±2,620 SQ FT RETAIL SPACE

TRAFFIC COUNT Bellevue Rd ±6,998 (Goggle Earth 2012)
Shaffer Rd n/o Bellevue Rd ±6,627 (Goggle Earth 2012)
Winton Way n/o Bellevue Rd ±8,421 (Goggle Earth 2012)

2237 Douglas Boulevard • Suite 100 • Roseville, CA 95661 • 916.772.1700 p • 916.784.2098 f • www.gtvoitco.com

For Leasing Information, Please Contact:

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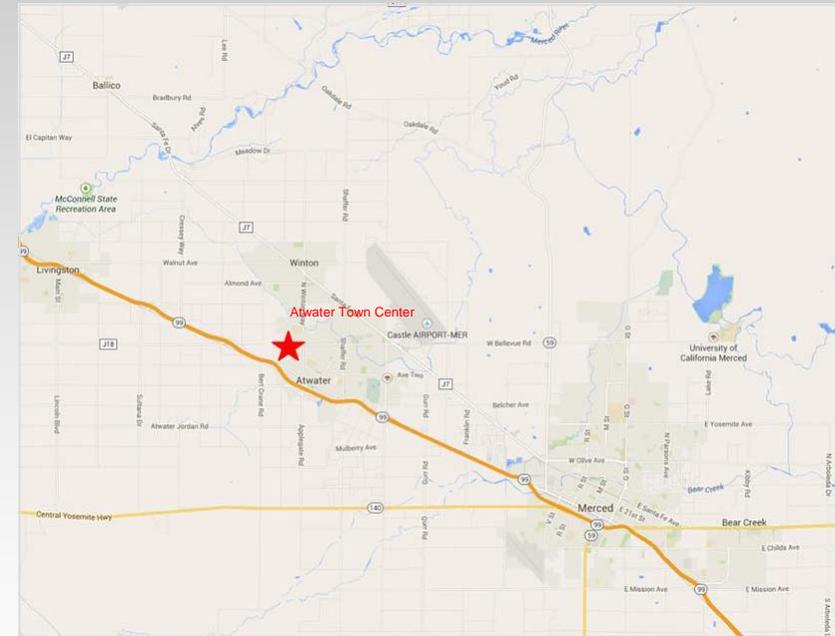
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Atwater Town Center - Property Overview

ATWATER TOWN CENTER 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:



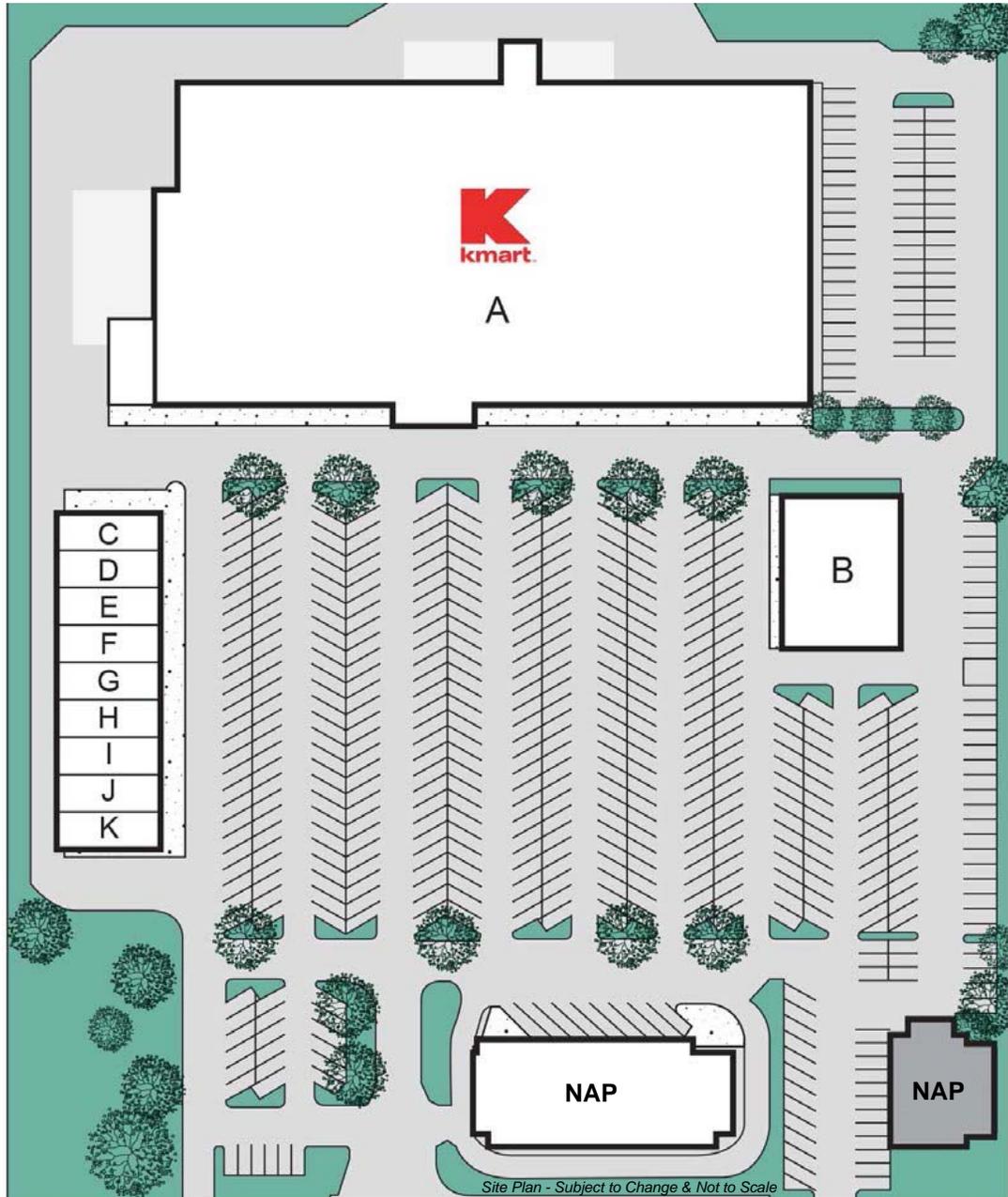
| Demographics: | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------|---------------|---------------|---------------|
| 2014 Total Population: | 14,865 | 44,270 | 56,963 |
| 2014 Total Households: | 4,788 | 13,107 | 16,358 |
| 2014 Average Household Income: | \$63,413 | \$64,262 | \$66,934 |

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Site Plan - Subject to Change & Not to Scale

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| | | |
|-----------------|------------------|-----------------|
| 1085 - A | K-Mart | 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 |

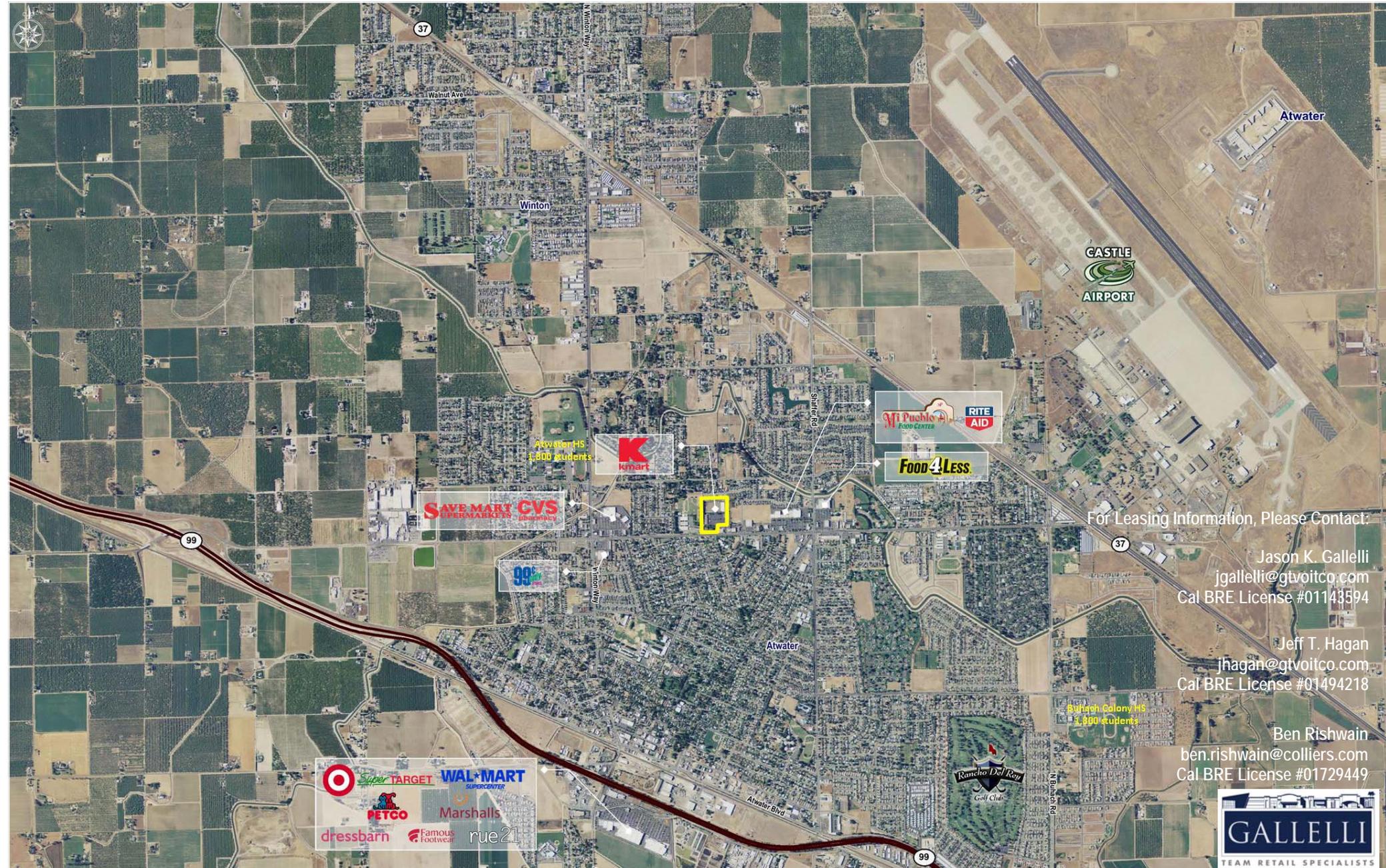
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Atwater Town Center - Retail Aerial



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