



COSOL
COMMERCIAL
REAL ESTATE



FOR LEASE

Jr. Anchor Retail Space



18,356 Square Feet
1870 Bellevue Road
SEC of Bellevue & Winton
Atwater, California



 A Portion of Former Supermarket
 Main Intersection in Atwater

For Further Information Contact:

Tim Bettencourt
(209)521-1591

Property Profile

Location: SEC of Bellevue & Winton
Atwater, CA.

Address: 1870 Bellevue Road

Building Size: ± 37,250 Square Feet

Land Area: ± 3.1 Acres

Price Per Sq. Ft.: To be determined

Zoning: Commercial

Traffic Counts: Bellevue Road: 22,000 ADT
Winton Way: 17,255 ADT

Customer

Demographics: Population Avg HH Income

1 Mile	12,561	\$56,446
3Mile	40,601	\$56,230
5 Mile	49,388	\$58,232

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