

\$0 - 571 Bellevue Road, Atwater

MLS® #MC24221380

\$0

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 11 Acres

N/A, Atwater,

Former Rite Aid Drug Store (i.e., 571 W. Bellevue Road) 18,562+/- SF on ground floor (+ 704+/- SF mezzanine) in shell condition with excellent visilbity from Bellevue & Shaffer Roads. Located in the Atwater Village Shopping Center which is a 95,346+/- SF Neighborhood Commercial Shopping Center located in the northwest quadrant of the '5 Corners' intersection of three major streets (Bellevue Road, Shaffer Road and First Street). The shopping center has 491 parking spaces for a ratio of 5.15 spaces / 1,000 SF. Tenants within the Center include Sam's Supermarket, Mountain Mike's Pizza, TriCounty Flooring. Nearby Tenants include Taco Bell, Wendys, McDonalds, Starbucks, Subway, Pizza Hut, Little Ceasar's, Food4Less, Grocery Outlet, Walgreen's,Auto Zone, O'Reilly Auto Parts, CITI Bank, Westamerica Bank and the Merced Shooool Employees Federal Credit Union. Asking \$1.00/SF NNN (the NNNs for 2024 are \$.29/SF). Co-listed with Chris parker of Colliers in Santa Barbara



Essential Information

MLS® #	MC24221380
Price	\$0
Bathrooms	0.00
Acres	11.00
Type	Commercial Lease

Sub-Type	Business
Status	Closed
Listing Agent	Steve Tinetti
Listing Office	Tinetti Realty Group

Community Information

Address	571 Bellevue Road
Subdivision	N/A
City	Atwater
County	Merced
Zip Code	95301

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Connected, Water Connected
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Exterior

Exterior	Concrete, Glass
Lot Description	Irregular Lot, Level, Lot Over 40000 Sqft
Construction	Concrete, Glass

Interior

Heating	Forced Air
Cooling	Central Air
# of Stories	1

Additional Information

Date Listed	October 25th, 2024
Days on Market	349
Short Sale	N
RE / Bank Owned	N

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