

FIVE CORNER CROSSINGS

NEC Bellevue Road and Shaffer Road
Atwater, CA



Lease space with us!

PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

SCOTT BOHRER
(925) 588-2223

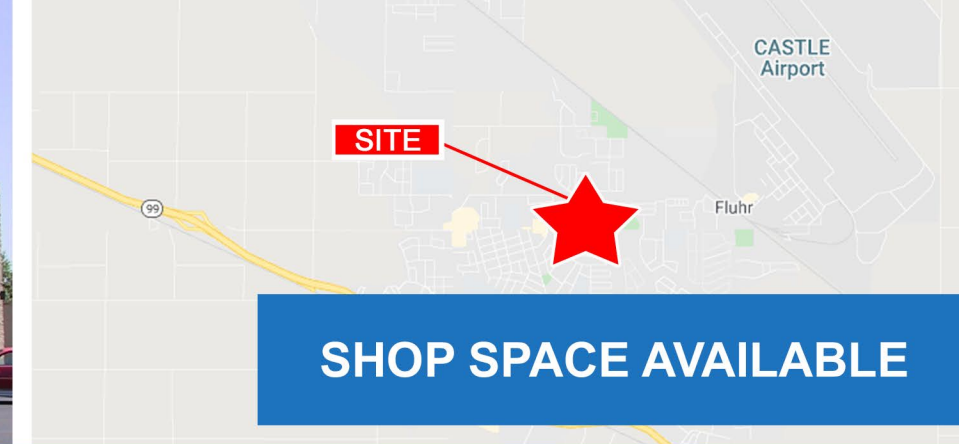
WILL BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

FIVE CORNER CROSSINGS



SHOP SPACE AVAILABLE

An approximate 81,000 square foot neighborhood center located at the Five Corners intersection in Atwater including a 14,490 square foot Walgreens Pharmacy, a 51,000 square foot Food 4 Less market, a 5,000 square foot McDonald's restaurant, and 4,600 square feet of retail shops.

DEMOGRAPHICS

	2-Mile	3-Mile	5-Mile
POPULATION	35,031	48,051	61,305
AVG. HH INCOME	\$75,979	\$78,662	\$83,426

Regional Trade Area
279,286
POPULATION
Atwater

Regional Trade Area
65,805
EMPLOYEES

TRAFFIC COUNTS

BELLEVUE WESTBOUND	14,868 ADT
BELLEVUE EASTBOUND	14,870 ADT

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Atwater High School
1,800 Students

SAVE MART
SUPERMARKETS

CVS
pharmacy

K
kmart

RITE
AID

Food4Less

O'Reilly
AUTO PARTS

Walgreens

E Bellevue Road

30k VPD

AutoZone

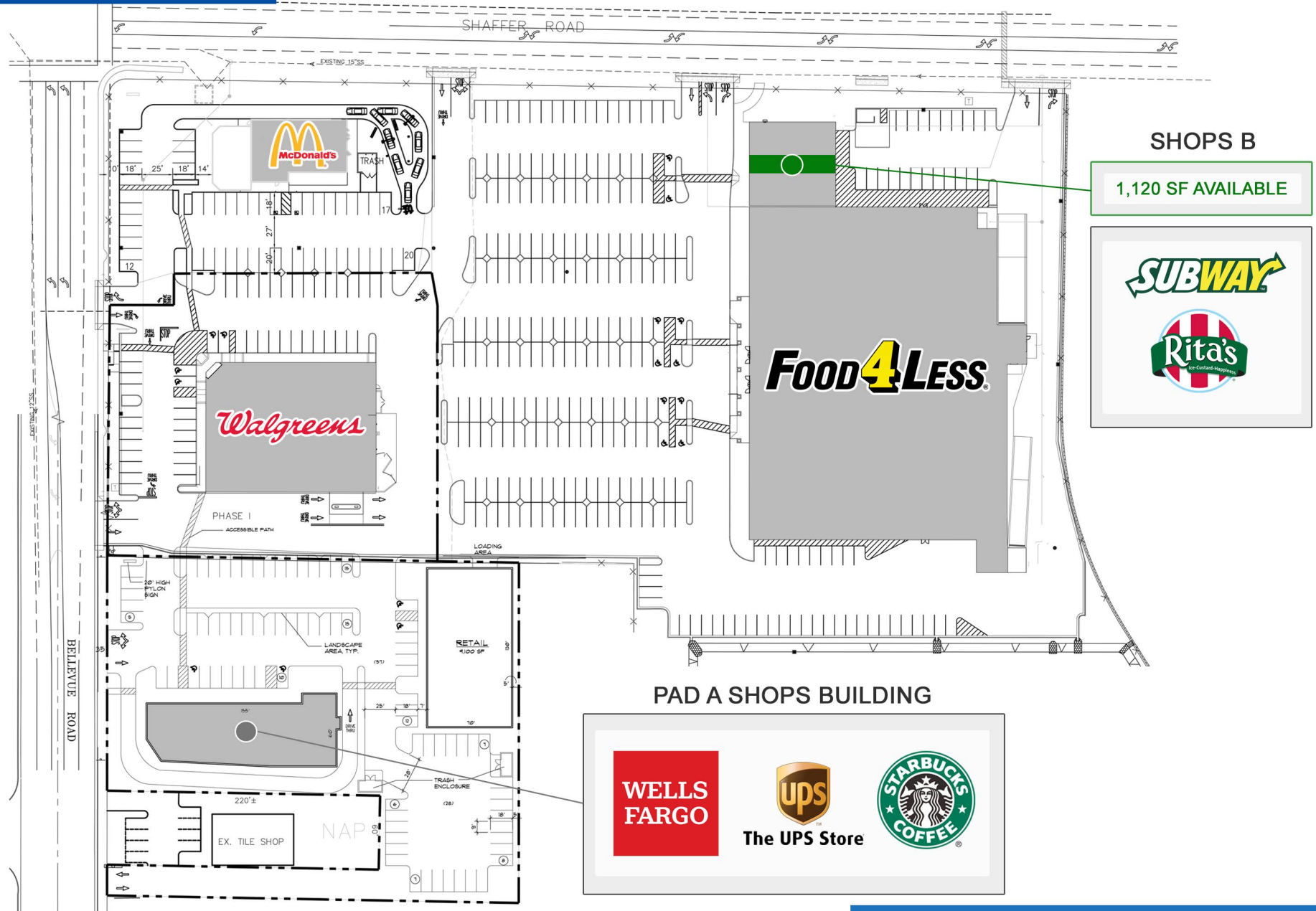
99¢
Only

First Street

Shaffer Road

RETAIL AERIAL

FIVE CORNER CROSSINGS



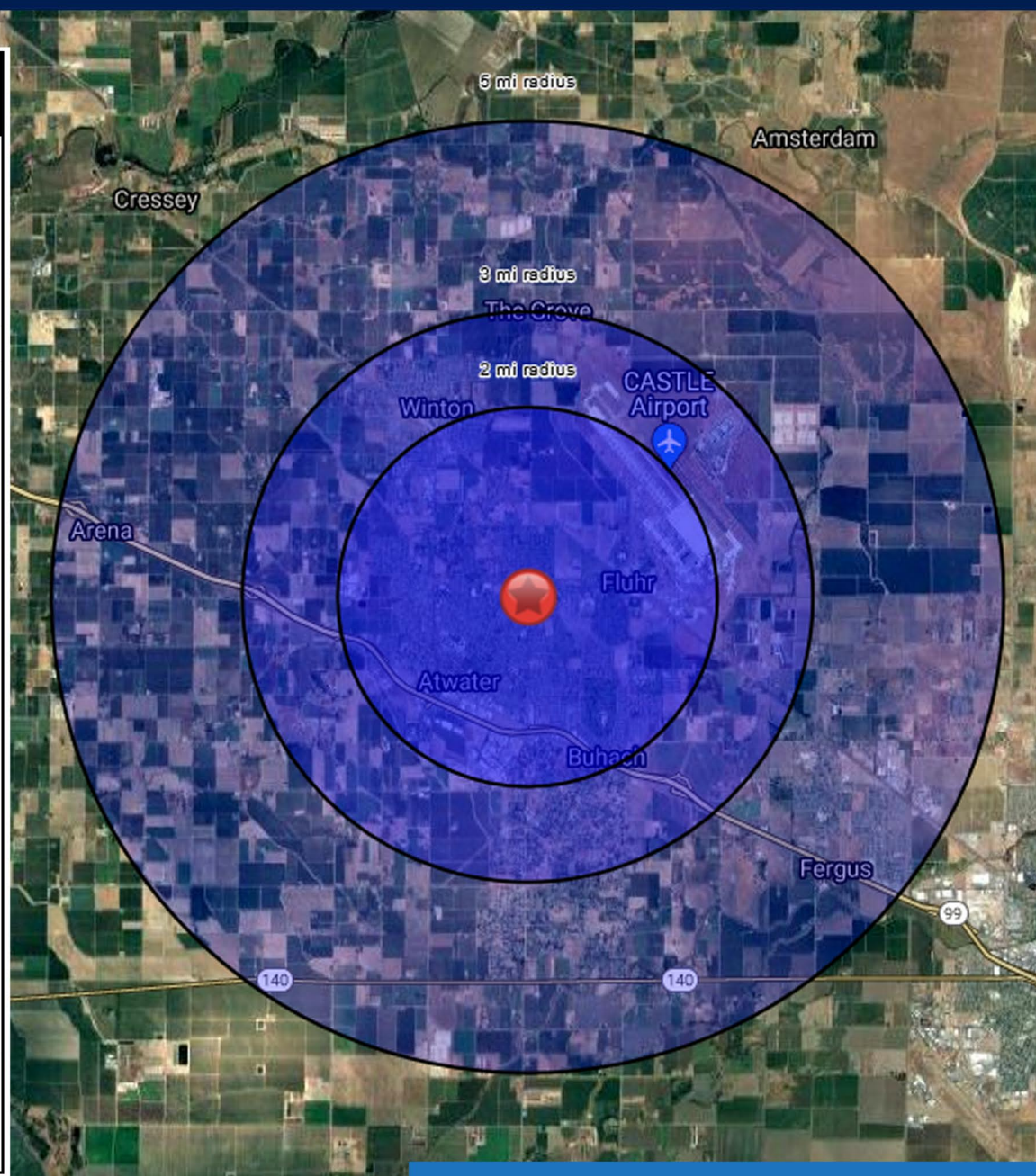
SITE PLAN

FIVE CORNER CROSSINGS

SUMMARY PROFILE

2 mi radius 3 mi radius 5 mi radius

	2 mi radius	3 mi radius	5 mi radius	
POPULATION	2021 Estimated Population	35,031	48,051	61,305
	2026 Projected Population	36,998	50,907	65,244
	2010 Census Population	32,932	44,334	56,402
	2000 Census Population	27,779	37,192	46,235
	Projected Annual Growth 2021 to 2026	1.1%	1.2%	1.3%
	Historical Annual Growth 2000 to 2021	1.2%	1.4%	1.6%
2021 Median Age	31.7	31.4	31.5	
HOUSEHOLDS	2021 Estimated Households	10,836	14,050	17,713
	2026 Projected Households	11,067	14,413	18,257
	2010 Census Households	10,264	13,187	16,543
	2000 Census Households	8,636	11,239	13,869
	Projected Annual Growth 2021 to 2026	0.4%	0.5%	0.6%
	Historical Annual Growth 2000 to 2021	1.2%	1.2%	1.3%
RACE AND ETHNICITY	2021 Estimated White	61.4%	59.4%	59.1%
	2021 Estimated Black or African American	4.0%	4.2%	4.1%
	2021 Estimated Asian or Pacific Islander	5.9%	6.1%	7.5%
	2021 Estimated American Indian or Native Alaskan	1.5%	1.4%	1.3%
	2021 Estimated Other Races	27.2%	29.0%	28.0%
	2021 Estimated Hispanic	59.5%	60.7%	58.7%
INCOME	2021 Estimated Average Household Income	\$75,979	\$78,662	\$83,426
	2021 Estimated Median Household Income	\$61,561	\$62,150	\$64,742
	2021 Estimated Per Capita Income	\$23,566	\$23,418	\$24,528
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	14.6%	16.8%	16.1%
	2021 Estimated Some High School (Grade Level 9 to 11)	11.6%	12.0%	11.9%
	2021 Estimated High School Graduate	24.7%	25.9%	26.1%
	2021 Estimated Some College	25.5%	23.8%	24.0%
	2021 Estimated Associates Degree Only	9.1%	8.1%	8.0%
	2021 Estimated Bachelors Degree Only	10.8%	10.1%	10.3%
2021 Estimated Graduate Degree	3.7%	3.3%	3.6%	
BUSINESS	2021 Estimated Total Businesses	694	758	951
	2021 Estimated Total Employees	6,914	7,536	9,317
	2021 Estimated Employee Population per Business	10.0	9.9	9.8
	2021 Estimated Residential Population per Business	50.5	63.4	64.5



DEMOGRAPHICS