

OFFERING MEMORANDUM

RETAIL SPACE AVAILABLE FOR LEASE

**2979 N WINTON WAY
ATWATER, CA 95301**

Highlights:

- APN: 150-082-011-000
- Lease Rate: \$6,900 per month
- Lease Type: NNN
- ± 1,350 SQFT Space
- ± 0.68 SQFT Lot
- CLASS: A

BUILDING SIZE

± 1,350

LOT SIZE

± 0.68 Acres

PROPERTY TYPE

RETAIL

YEAR

1982

Prepared by Adroit Real Estate



Property Overview

Lease Price: \$6,900 NNN

Feature	Description
PROPERTY TYPE	FREE STANDING RETAIL
PROPERTY SUB TYPE	AUTO DEALERSHIP
TENANCY	SINGLE
ZONING	C-G - General Commercial District: Some Permitted Uses are: Retail establishments, professional offices, restaurants and cafes.
ON SITE PARKING	60 Spaces (44.44 Spaces per 1,000 SF Leased)
FRONTAGE	76’ on Winton Way
STRATEGIC LOCATION	Acces to CA-99

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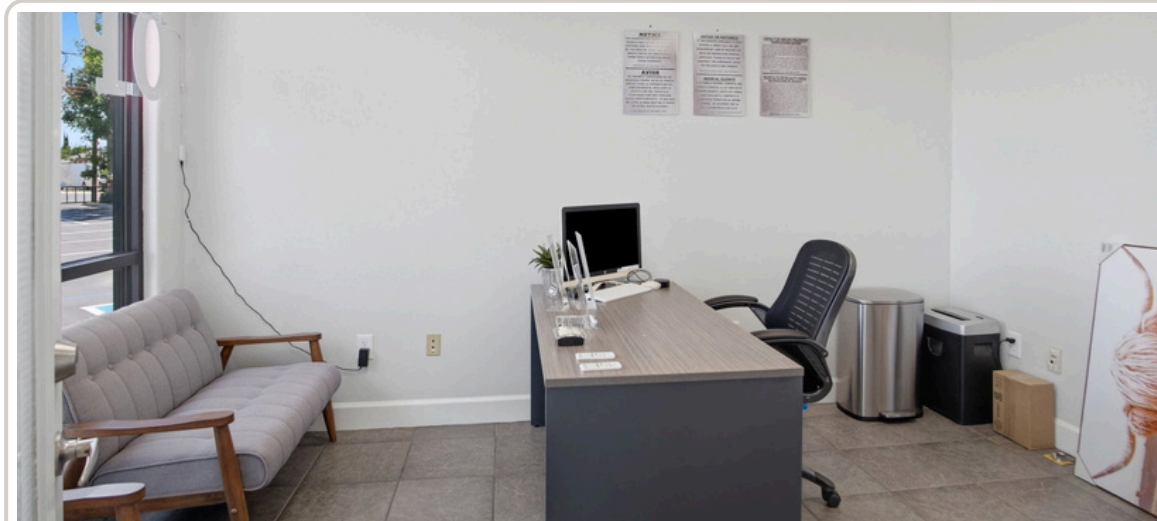
Front View



Executive Summary

Lease Price: \$6,900.00 NNN

Prime commercial lease opportunity in the heart of Atwater! This freestanding commercial building offers approximately 1,360 square feet of versatile space on a highly visible corner lot along N. Winton Way. Ideally situated across from Save Mart Shopping Center and Atwater High School, the property benefits from excellent exposure, strong daily traffic, ample on-site parking, and convenient access to Highway 99. The flexible General Commercial (C-G) zoning accommodates a wide variety of permitted uses, including retail, office, medical, professional services, restaurant, or specialty business. This property was formerly used as a Car Dealership. Whether you're expanding your business or opening a new location, this property provides outstanding visibility and accessibility in one of Atwater's most established commercial corridors.



Key Property Facts

Highly visible freestanding commercial space offering outstanding accessibility

ADDRESS

2979 N Winton Way,
Atwater CA 95301

APN

150-082-011-000

LOT SIZE

0.63 Acres

ZONING

General Commercial

PROPERTY CLASS

Class A Retail Space

PARKING

On site parking

PROPERTY TYPE

FREE STANDING RETAIL

SPECIAL FEATURES

Free standing commercial
building with prominent street
frontage

IDEAL USES:

- Retail • Food & Beverage • Personal Services • Automotive Related
- Specialty Commercial • Office Space

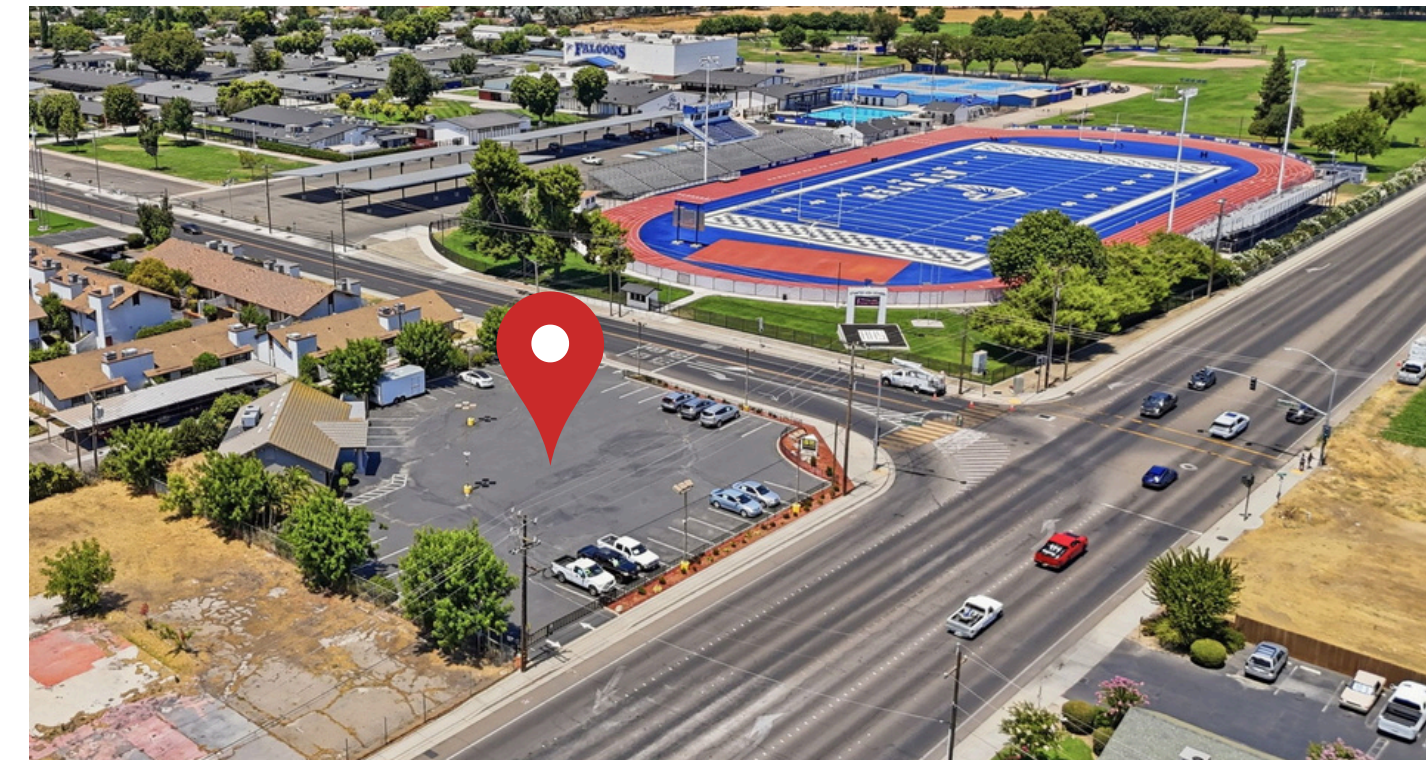
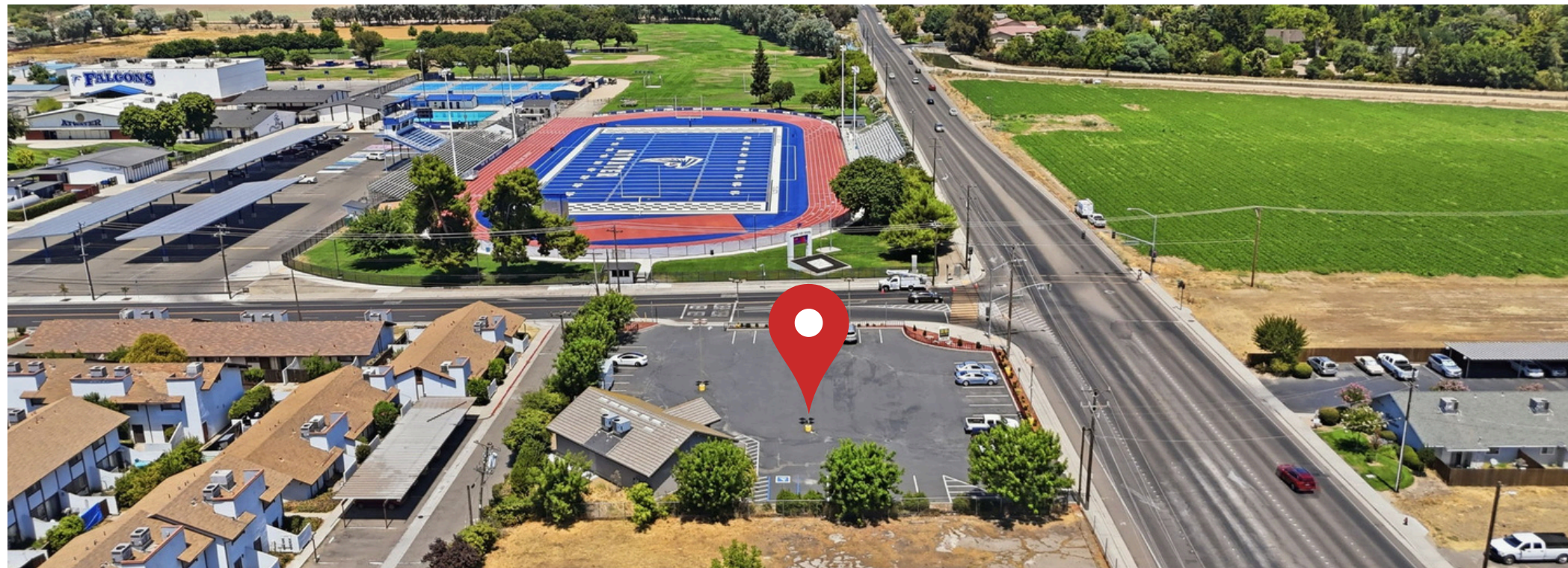
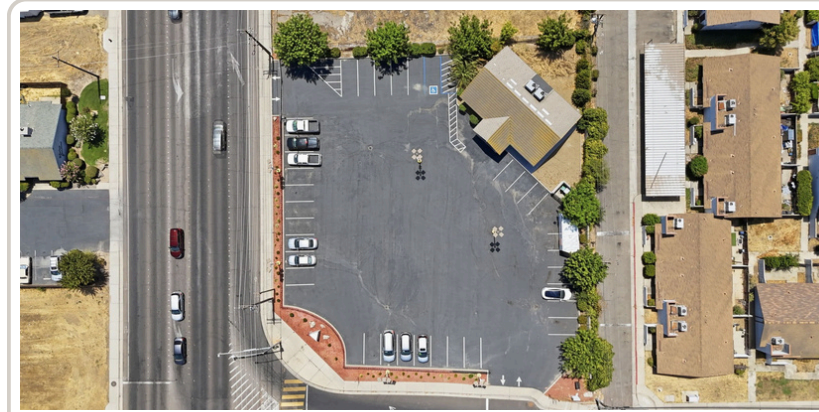


**Per owner / broker. Buyer should verify public parking availability, management, and any future changes.*

EXISTING CONDITION

Location Overview

High-traffic commercial corridor with excellent visibility and convenient access to Highway 99.



Site & Onsite Parking



What is included

- Approximately 60 on-site parking spaces
- Ample parking for customers, employees, and visitors
- Convenient front and side parking access
- Easy ingress and egress from N. Winton Way
- Ideal for high customer traffic businesses
- Supports a variety of retail, office, medical, and service uses
- Well-suited for businesses requiring abundant customer parking
- Parking layout provides convenient access to the building
- High parking capacity enhances customer convenience
- Freestanding building with dedicated on-site parking

Zoning Snapshot - GC (General Commercial)

GC zoning offers tenants excellent flexibility with a wide range of permitted commercial uses, making the property well-suited for retail, office, service, and other business opportunities.

- Flexible zoning supporting a variety of commercial business uses
- Suitable for retail, office, professional services, and service-oriented businesses
- Potential uses may include medical, financial, fitness, restaurant, and customer-focused operations
- Supports businesses seeking visibility, accessibility, and convenient commercial locations
- Provides flexibility for both established businesses and growing companies
- Ideal for owner-users, tenants, and investors seeking adaptable commercial space
- Allows businesses to operate in a community-serving commercial environment
- Offers long-term usability with the ability to accommodate changing business needs

ZONE

GC

USE FLEXIBILITY

Supports a variety of retail

SITE ACCESS

Strategic Site Access

ZONING ADVANTAGE

Broad range of permitted commercial uses

EXISTING IMPROVEMENTS

Functional Layout

LOCATION ADVANTAGE

Allows businesses to capitalize on a high-traffic commercial location

Design review note

Any exterior modifications, site improvements, signage changes, or tenant improvements may be subject to review and approval by the City of Turlock in accordance with applicable Planned Development standards.

POTENTIAL USES FOR GC ZONING

Strongest fits / permitted uses

- Retail & Specialty Shops – Excellent fit for boutique retail, convenience retail, specialty stores, and customer-facing businesses benefiting from strong visibility.
- Medical & Professional Services – Well-suited for dental, medical, chiropractic, therapy, insurance, accounting, real estate, and other professional office users.
- Food & Beverage Concepts – Strong potential for cafés, coffee shops, quick-service restaurants, dessert concepts, or take-out businesses serving nearby residents, students, and surrounding retailers.
- Personal Services & Wellness – Ideal for salons, barber shops, beauty services, spa, fitness, wellness, and other appointment-based businesses.
- Financial & Community Services – Suitable for banking, tax preparation, lending, shipping, and other service-oriented businesses requiring convenient access and customer parking.



Disclosure

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