



## MARKETPLACE AT THE COLONY

FUTURE – REGIONAL/COMMUNITY RETAIL

NWC & SWC OF JUNIPER AVENUE & BUHACH ROAD, ATWATER, CA 95301 | 950,000+ SF

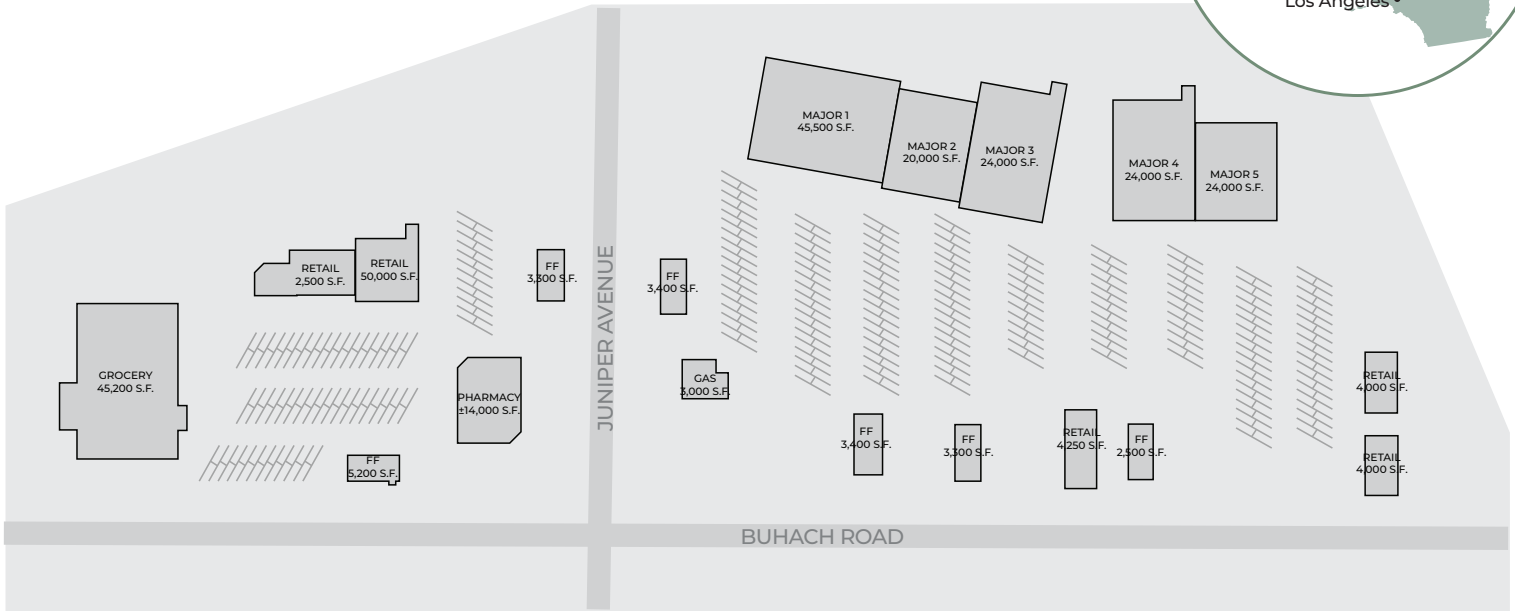
Encompassing more than 950,000+ SF, Marketplace at the Colony is a proposed regional and community shopping center that offers an incredible opportunity for retail development. With the area's newest high school across the street and nearby Rancho Del Rey Golf Club, Marketplace at the Colony is perfectly situated to bring strongly needed retail, restaurants and services to an underserved market. The City's growing residential development is spurring commercial investment, construction and services.

### HIGHLIGHTS

- Signalized Intersection
- Across from Buhach Colony High School
- Satisfies a strong need for retail development in a growing area, with the median age of 35 and average household income of \$83.1k within a three-mile radius
- 2023 population within three-miles of 44,027

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