

## For Lease

3,073 SF | \$3.00 per month (MG)  
Office Building



**NAI**Tahoe Sierra

3141 Highway 50 Suite B1  
Lake Tahoe, CA 96150  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)



# For Lease

3,073 SF | \$3.00 per month (MG)  
Office Building



## 2280 Lake Tahoe Blvd

2280 Lake Tahoe Boulevard, South Lake Tahoe, CA 96150

### Property Highlights

- Prime Location: Freestanding 3,073 sq. ft. commercial property with Highway 50 frontage on a corner lot in South Lake Tahoe.
- Functional Design: Features a ground-floor sales office, waiting area, two roll-up doors, and second-floor office space.
- Ample Parking: Situated on a 30,492 sq. ft. lot with parking across two lots.
- Quality Construction: Built in 1960 with wood frame and masonry, featuring 200 amps and forced air heating.
- Versatile Use: Suitable for industrial or commercial purposes, equipped with essential utilities.

### Offering Summary

<b>\$3.00 per month (MG)</b> Lease Rate	<b>MG</b> Lease Type
<b>3,073 SF</b> Building Size	<b>3,073 SF</b> Space Available

<b>Demographics</b>	<b>8 Miles</b>	<b>80 Miles</b>	<b>180 Miles</b>
<b>Total Households</b>	15,463	771,312	5,314,469
<b>Total Population</b>	34,712	2,035,263	15,064,566
<b>Average HH Income</b>	\$120,733	\$123,539	\$150,208

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

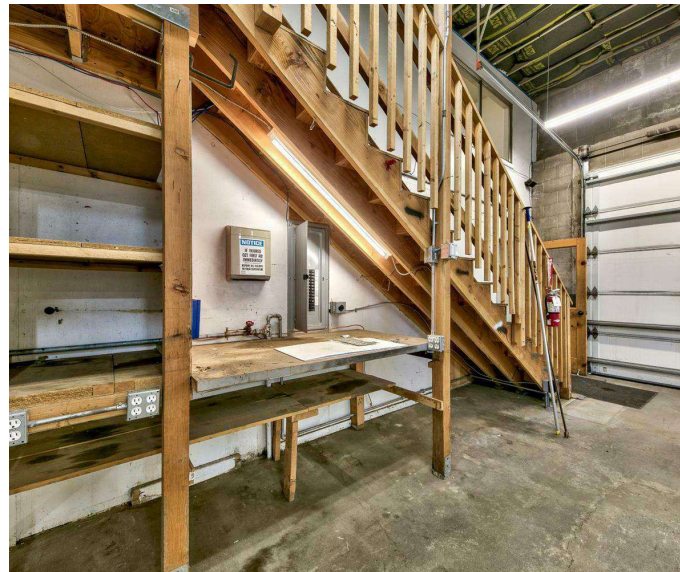
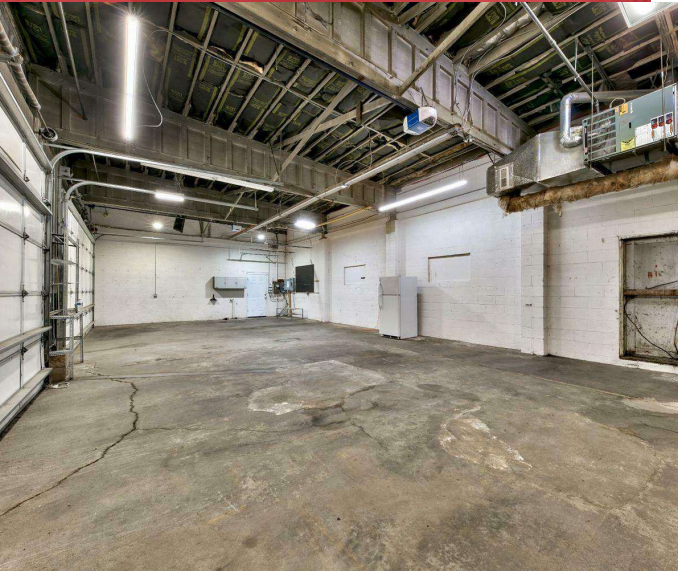
3141 Highway 50 Suite B1  
Lake Tahoe, CA 96150  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)



# For Lease

3,073 SF | \$3.00 per month (MG)  
Office Building

# NAI Tahoe Sierra



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

3141 Highway 50 Suite B1  
Lake Tahoe, CA 96150  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)



# For Lease

3,073 SF | \$3.00 per month (MG)  
Office Building

# NAI Tahoe Sierra



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

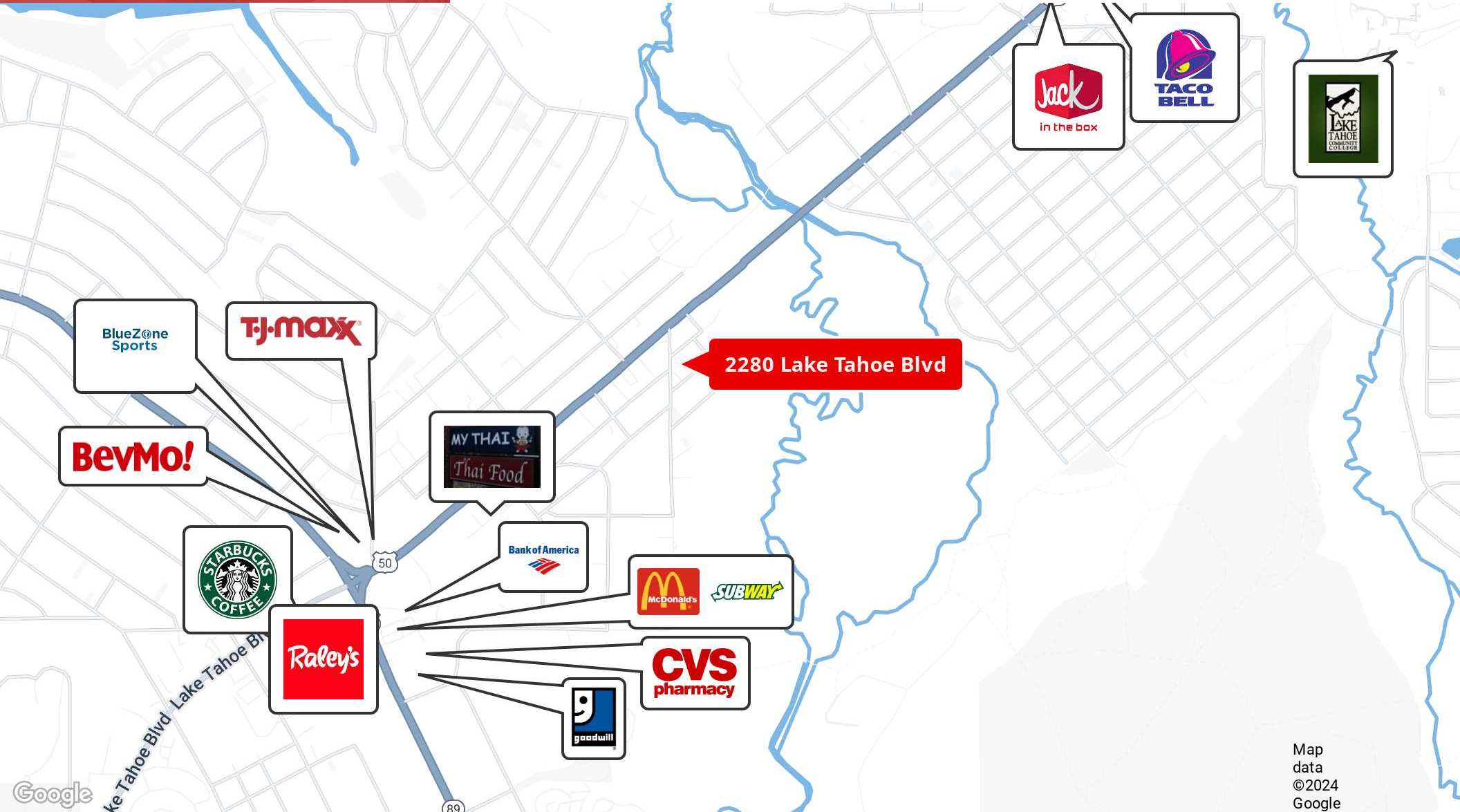
3141 Highway 50 Suite B1  
Lake Tahoe, CA 96150  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)



# For Lease

3,073 SF | \$3.00 per month (MG)  
Office Building

# NAI Tahoe Sierra



Map data  
©2024  
Google

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

3141 Highway 50 Suite B1  
Lake Tahoe, CA 96150  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)

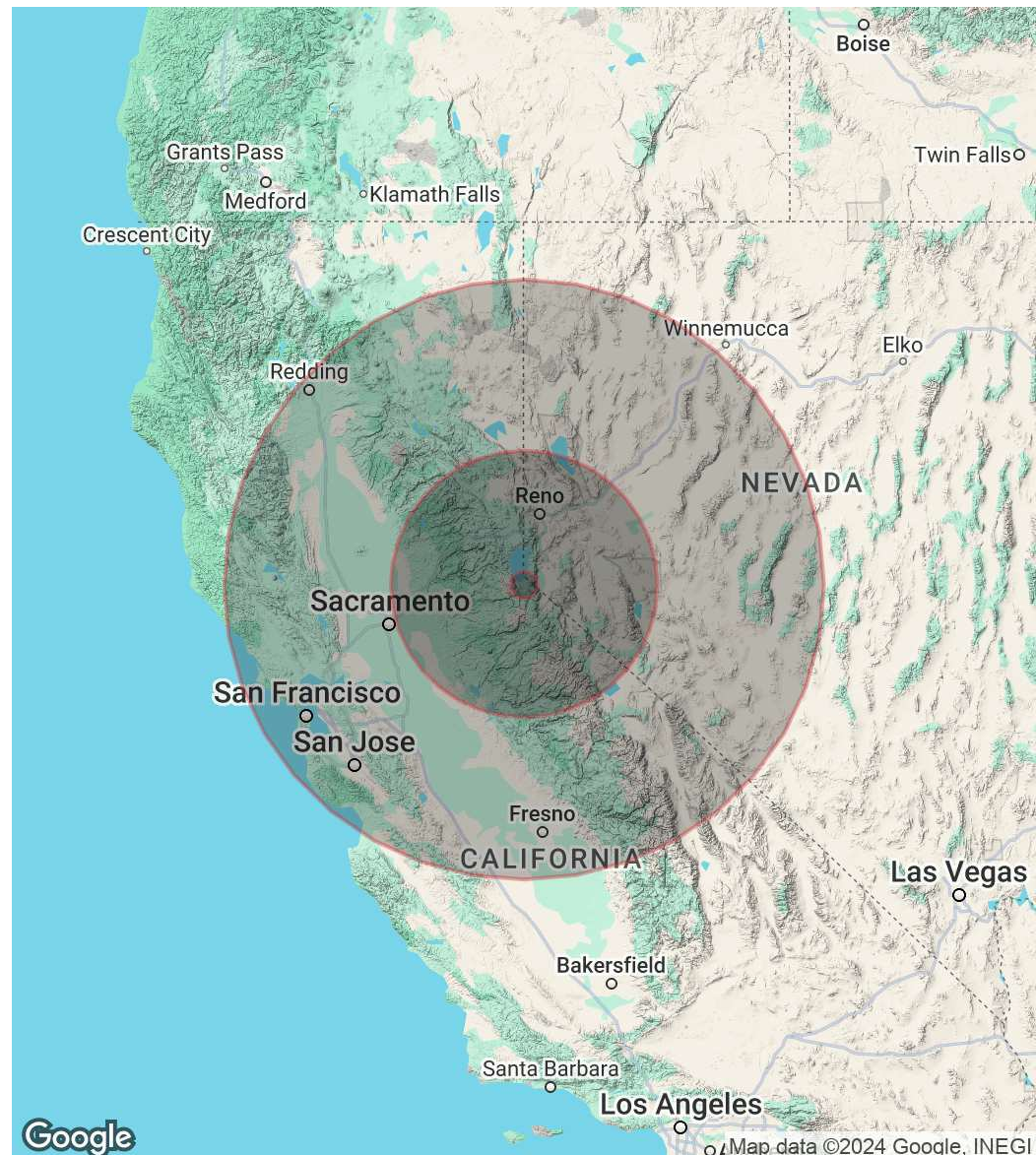
# For Lease

3,073 SF | \$3.00 per month (MG)  
Office Building

	8 Miles	80 Miles	180 Miles
<b>Population</b>			
Total Population	34,712	2,035,263	15,064,566
Average Age	43	43	40
Average Age (Male)	43	42	39
Average Age (Female)	43	43	41
<b>Households &amp; Income</b>			
Total Households	15,463	771,312	5,314,469
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$120,733	\$123,539	\$150,208
Average House Value	\$831,641	\$625,040	\$897,375

Demographics data derived from AlphaMap

# NAI Tahoe Sierra



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

3141 Highway 50 Suite B1  
Lake Tahoe, CA 96150  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)