



## 2719 Lake Tahoe Blvd

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South Lake Tahoe, California 96150

### Property Highlights

- Highly visible Lake Tahoe Blvd frontage building with additional warehouse space and ample parking.
- +/- 1,890 sf single-story commercial/retail building
- +/-1,860 sf warehouse
- +/- 500 sf storage building
- Retail buildings interior build out offers an open floor plan with vaulted ceilings.
- Easy access to the lake, Highways 50 & 89, sports activities, adventures and shopping.
- Location has prominent street frontage presence and boasts great traffic.

### Offering Summary

<b>Lease Rate:</b>	\$2.50 SF/month (MG)
<b>Building Size:</b>	3,750 SF
<b>Available SF:</b>	3,750 SF
<b>Lot Size:</b>	0.41 Acres

### Demographics 8 Miles 80 Miles 180 Miles

<b>Total Households</b>	15,202	771,402	5,314,469
<b>Total Population</b>	34,118	2,035,491	15,064,566
<b>Average HH Income</b>	\$120,433	\$123,535	\$150,208

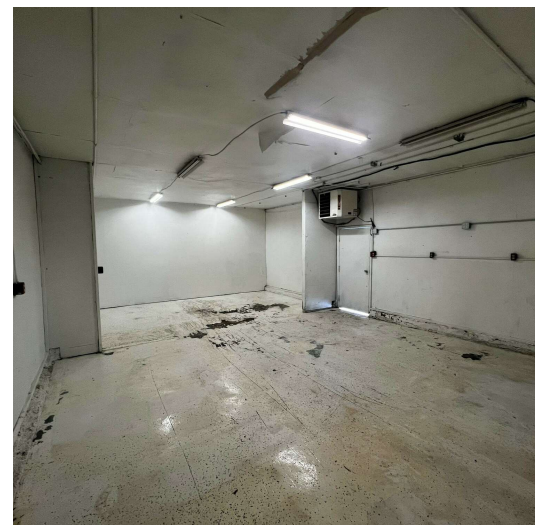
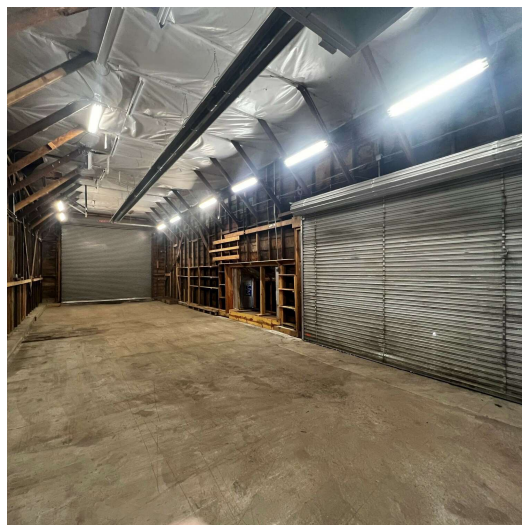
### For More Information

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	8 Miles	80 Miles	180 Miles
<b>Population</b>			
Total Population	34,118	2,035,491	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	15,202	771,402	5,314,469
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$120,433	\$123,535	\$150,208
Average House Value	\$831,367	\$625,010	\$897,375

Demographics data derived from AlphaMap