



THE OLD LUMBERYARD

A RE-IMAGINED GATHERING SPACE
IN EAST DOWNTOWN TRUCKEE'S
NEW RAILYARD COMMERCIAL
DISTRICT



TWO PRIME **COMMERCIAL SPACES** AVAILABLE

Join some of Truckee's most successful businesses in the last two prime ground-level leasings at The Old Lumberyard

**COMMERCIAL
FOR LEASE**



DOWNTOWN
TRUCKEE'S
RAILYARD

SPACE 1.2: 2,008 SF
SPACE 1.3: 3,552 SF
(CAN BE COMBINED
TO 4,865 SF OR
DIVIDED DIFFERENTLY)

LARGE GORGEOUS
COMMON AREA

EPIC VIEWS OF MT. ROSE

THE OLD LUMBERYARD SITE PLAN



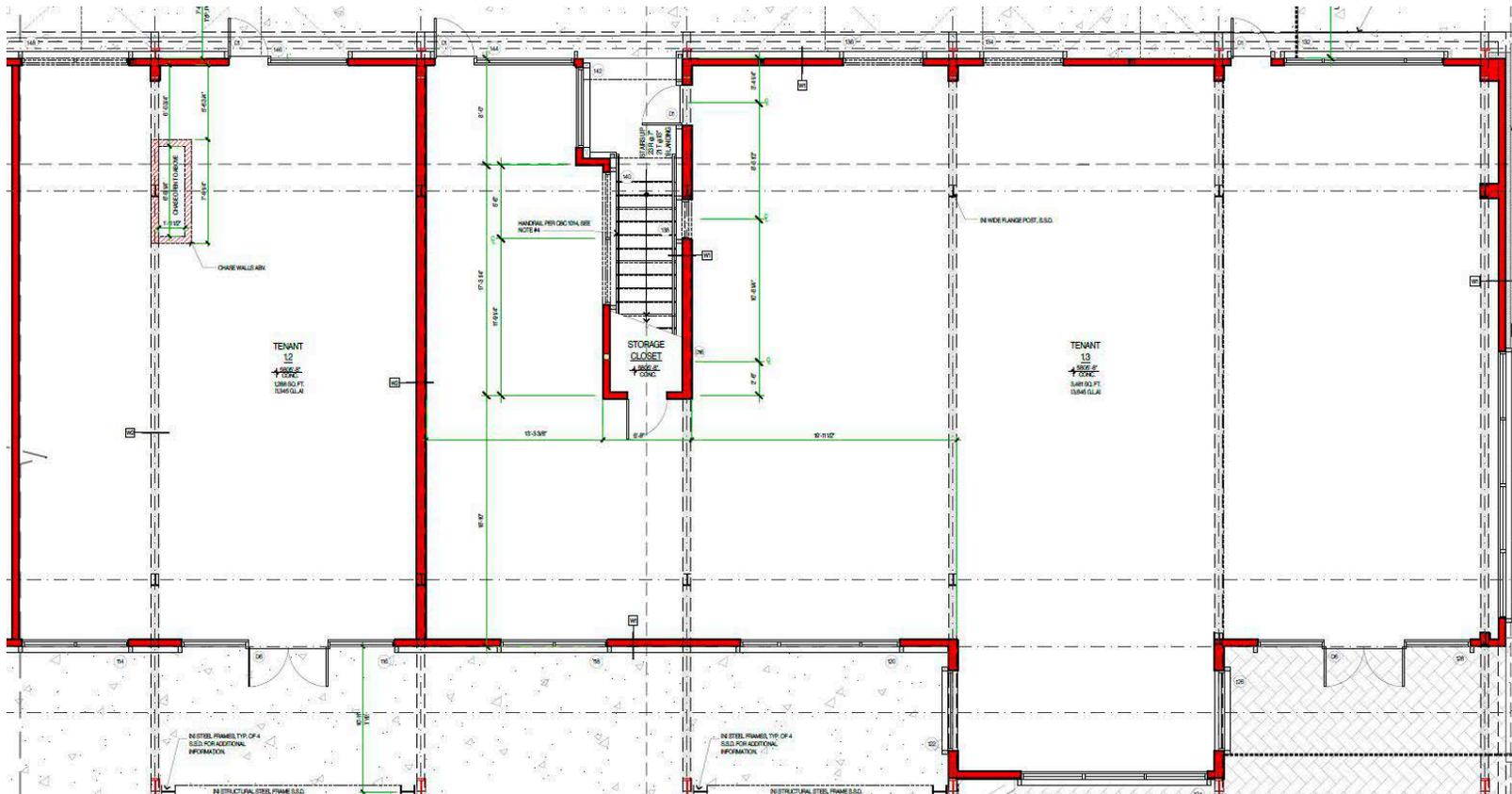
Phase 1

- Mixed commercial and retail
- Long-time successful Truckee businesses
- Large outdoor gathering space

Phase 2 (Coming 2026)

- Event center
- Workforce housing
- Commercial mixed-use building with ground floor retail and 2nd/3rd floor Boutique Hotel
- Design renderings available upon request

FLOOR PLANS



RENT \$4.50 NNN/SF

PLUS CAM FEES OF \$1.00/SF

VARIOUS COMBINATIONS OF SPACE

AVAILABLE FOR TENANT 1.2-1.3

- 2 Ground floor spaces
- Fan coil HVAC
- Utilities sub-metered
- Chase installed in space 1.2
- Healthy tenant improvement allowance

Anchor tenants

Join several of Truckee's most widely-recognized businesses at The Old Lumberyard

ALREADY SIGNED



50/50 Flagship Brewpub

Award-winning mountain town brewery and pub

Dopo Pizza & Pasta by CoffeeBar

Craft pizza, house-made pastas along with CoffeeBar, the radically inclusive Italian café experience

LIV Studio

THE Truckee Pilates & Group Fitness Studio

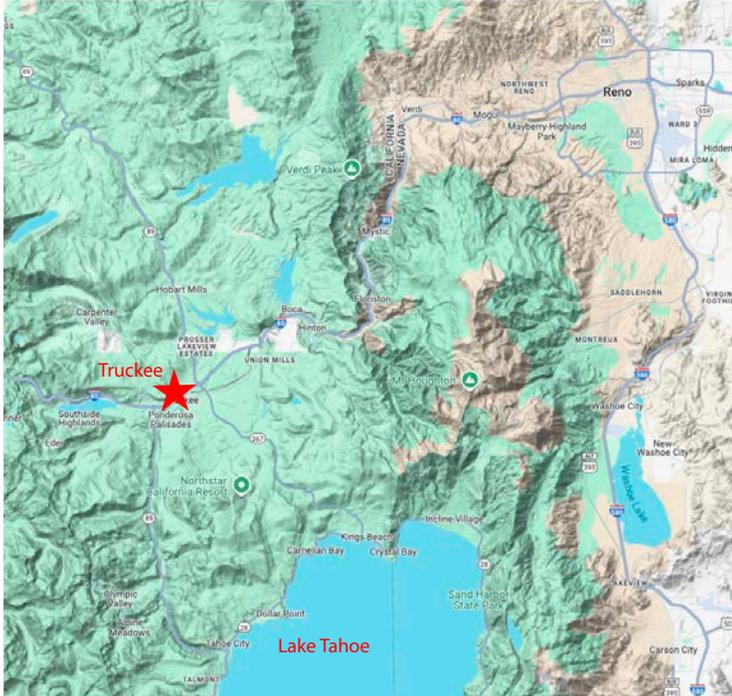
alpenswing

Truckee's first axe throwing and golf simulator entertainment center



**RYAN
GROUP**

Truckee California



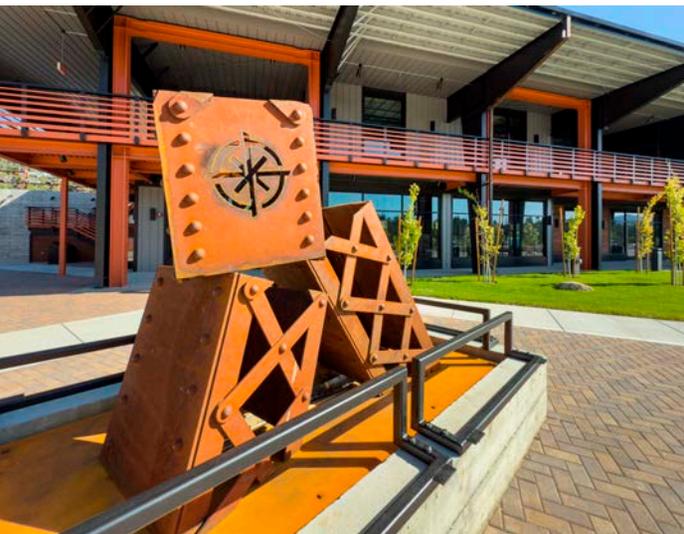
Historical charm meets modern shopping and amenities

A vibrant mix of restaurant, retail, arts & entertainment and lodging options. Only 35 minutes west of Reno, 25 minutes N of Lake Tahoe, 1.5 hours east of Sacramento, and 3 hours from San Francisco.

PHASE 1 EXTERIORS



Old World charm, New World amenities





A town rich with history yet buzzing with possibility



Truckee Facts

Truckee was first established in 1863, incorporated in 1993. Truckee, with a population of 17,470, is the largest of three incorporated cities in Nevada County (Grass Valley and Nevada City are the other two). The Town is governed by five council members, elected at-large for four-year terms. Elections are held every other year, and terms are staggered.

ELEVATION

Downtown Truckee: 5,980 ft.
Donner Summit: 7,239 ft.
Donner Peak: 8,019 ft.
Mt. Judah: 8,243 ft.

CLIMATE

Average summer temperature: 40-79° F
Average winter temperature: 17-42° F
Average total snowfall: 201 inches
Average total precipitation: 30 inches

SOURCE: WESTERN REGIONAL CLIMATE CENTER

LOCATION

Located in the Sierra Nevada mountain range, Truckee is just 200 miles northeast of San Francisco, 100 miles east of Sacramento, California, 40 miles west of Reno, Nevada, 12 miles north of Lake Tahoe, California and 155 miles from Yosemite National Park, East Entrance.

Housing & Education

HOUSING UNITS BY OCCUPANCY

Total housing units	13,658
Owner occupied housing units	35.9%
Renter occupied housing units	13.5%
Vacant housing units	50.6%

HOUSEHOLDS BY INCOME

Household Income Base	6,742
<\$15,000	5.8%
\$15,000 - \$24,999	3.0%
\$25,000 - \$34,999	3.6%
\$35,000 - \$49,999	4.4%
\$50,000 - \$74,999	12.8%
\$75,000 - \$99,999	12.4%
\$100,000 - \$149,999	15.9%
\$150,000 - \$199,999	17.5%
\$200,000+	24.5%
Average Household Income	\$161,435
Median Household Income	\$120,466

*SOURCE: ESRI FORECASTS FOR 2023 AND 2028 U.S. CENSUS BUREAU 2000 AND 2010 DECENAL CENSUS DATA CONVERTED BY ESRI INTO 2020 GEOGRAPHY.

POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT

TOTAL	12,337
Less than 9th Grade	1.9%
9th-12th Grade, No Diploma	3.5%
High School Graduate	7.8%
GED/Alternative Credential	0.8%
Some College, No Degree	22.2%
Associate Degree	9.7%
Bachelor's Degree	37.0%
Graduate/Professional Degree	17.0%

2023/2024 TTUSD SCHOOL ENROLLMENT

(Preschool-8)	2,502
(9-12)	1,525

TTUSD HISTORICAL SCHOOL ENROLLMENT

2023/2024	4,027
2022/2023	4,063
2021/2022	4,294
2019/2020	4,177
2018/2019	4,139

EMPLOYED POPULATION AGE 16+ BY INDUSTRY*

TOTAL	9,863
Agriculture/Mining	1.1%
Construction	12.4%
Manufacturing	3.0%
Wholesale Trade	1.1%
Retail Trade	6.5%
Transportation/Utilities	3.4%
Information	1.8%
Finance/Insurance/Real Estate	7.3%
Services	61.0%
Public Administration	2.5%

POPULATION 16+ IN LABOR FORCE

Civilian Population 16+	10,149
Population 16+ Employed	97.2%
Population 16+ Unemployment rate	2.8%
Population 16-24 Employed	10.4%
Population 16-24 Unemployment rate	2.0%
Population 25-54 Employed	62.9%
Population 25-54 Unemployment rate	3.2%
Population 55-64 Employed	16.9%
Population 55-64 Unemployment rate	1.2%
Population 65+ Employed	9.7%
Population 65+ Unemployment rate	3.9%

Real Estate

SINGLE FAMILY HOMES

Median price: \$1,220,000
Average days on market: 45
Homes sold: 494

CONDOS/TOWNHOMES

Median price: \$697,000
Average days on market: 52
Condos sold: 147

AVERAGE MONTHLY RENT

(Approximately) \$3,000
3-bedroom, 2-bath, 2-car garage dwelling

SOURCE: DIXSON REALTY, TRUCKEE FROM THE TAHOE SIERRA MULTIPLE LISTING SERVICE, FOR TRUCKEE ZIP CODE 96161, SOLD 6/29/23-6/29/24 AS OF 6/29/24. INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

Population BY AGE

Population	17,470	Median age	39.7
Households	6,816	0-4	5.6%
Average household size	2.56	5-9	5.9%
Total housing units	13,681	10-14	6.4%
Median age	39.5	15-24	11.0%
		25-34	13.5%
		35-44	14.9%
		45-54	13.2%
		55-64	14.2%
		65-74	10.9%
		75-84	3.8%
		85+	0.7%
		18+	78.4%

17,365

*SOURCE: ESRI FORECASTS FOR 2023 AND 2028 U.S. CENSUS BUREAU 2000 AND 2010 DECENAL CENSUS DATA CONVERTED BY ESRI INTO 2020 GEOGRAPHY.

Community Renewable Metrics

TRUCKEE DONNER PUBLIC UTILITY DISTRICT'S RENEWABLE PORTFOLIO STANDARD (RPS)

2023 (est.)	57% RPS	2019	63% RPS
2022	60% RPS	2018	65% RPS
2021	61.5% RPS	2017	66% RPS
2020	67% RPS	2016	61% RPS

Town Taxes

SALES TAX

State and Local	8.375%
State of California	7.5%
Nevada County Library	.125%
Truckee Measure V-Roads	.5%
Truckee Measure R-Trails	.25%

SALES TAX REVENUE

2023/2024	\$13,678,566
2022/2023	\$16,134,848
2021/2022	\$12,128,319
2020/2021	\$6,197,845
2019/2020	\$4,939,562
2018/2019	\$4,598,381

TRANSIENT OCCUPANCY TAX

Effective 1/1/2021, TOT increased from 10% to 12%.

2022/2023	\$6,610,373
2021/2022	\$6,646,686
2020/2021	\$5,463,657
2019/2020	\$3,988,560

PROPERTY TAX

2023/2024	\$10,101,621
2022/2023	\$12,163,348
2021/2022	\$12,128,319
2020/2021	\$12,780,840
2019/2020	\$12,083,871

Truckee Tourism Business Improvement District

(TTBID)

The Truckee Tourism Business Improvement District (TTBID) was renewed through a resolution of the Truckee Town Council September 22, 2020. This 1.25% assessment on hotel, property management, and individual vacation home rentals funds Visit Truckee-Tahoe, the Destination Marketing & Management Organization (DMMO) for Truckee that promotes sustainable tourism.

Truckee Chamber of Commerce
10065 Donner Pass Road
Truckee CA 96161
(530) 587-2757



RENO/TAHOE

California + Nevada



Natural Beauty

From the snow-capped Sierra Nevada mountains to the crystalline blue waters of Tahoe

World-Class Skiing

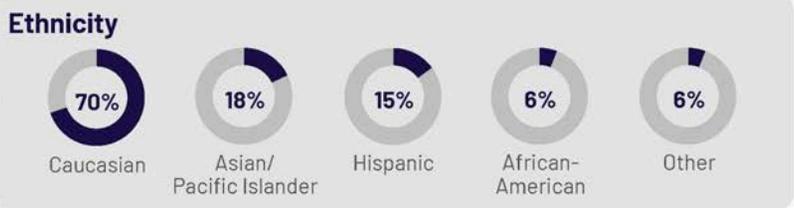
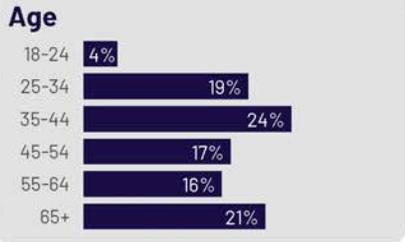
Destination resorts Palisades Tahoe in the north and Heavenly + Kirkwood in South Lake Tahoe

Vibrant Cuisine

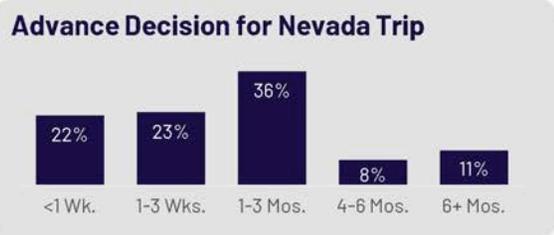
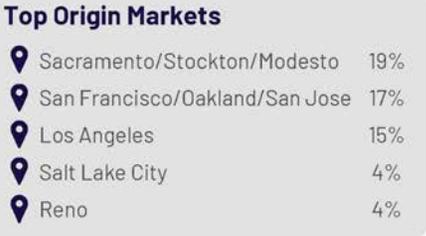
Delicious dining options abound in Truckee and South Tahoe, as well as Reno and Sparks.

Gaming

Exhilarating gaming options in both Reno, North Tahoe/Crystal Bay, and South Lake Tahoe



VISITOR SNAPSHOT



Notes: Percentages have been rounded; for detailed figures, see tables in territory profile below
Sample size (n=217)

CF HOLDING COMPANY



Aimee Schaller

President, CF Holding Company



Andrew Cross

Owner, CF Holding Company



Ira Cross

Owner, CF Holding Company

For leasing questions contact:
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530-582-2120

