

# For Sale

5,275 SF | \$1,995,000

Retail w/ Office and Large Yard Building



**NAI**Tahoe Sierra

3141 Highway 50 Suite B1

Lake Tahoe, CA 96150

530.525.2304

[naitahoesierra.com](http://naitahoesierra.com)

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## 2724 Lake Tahoe Blvd

South Lake Tahoe, CA 96150

### Property Highlights

- 5,275 sq. ft. two-story building with versatile retail and office space
- +/- 1,000 sq. ft. shop with grade-level roll-up door
- Large 34,848 sq. ft. parcel offering ample yard space for parking or expansion
- First floor includes retail space and two restrooms
- Second floor features two private offices, a kitchenette, and an open sales floor

### Offering Summary

<b>\$1,995,000</b> Sale Price	<b>\$378.20</b> Price Per SF
<b>5,275 SF</b> Building Size	<b>0.80 Acres</b> Land Area

<b>Demographics</b>	<b>8 Miles</b>	<b>80 Miles</b>	<b>180 Miles</b>
<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

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.

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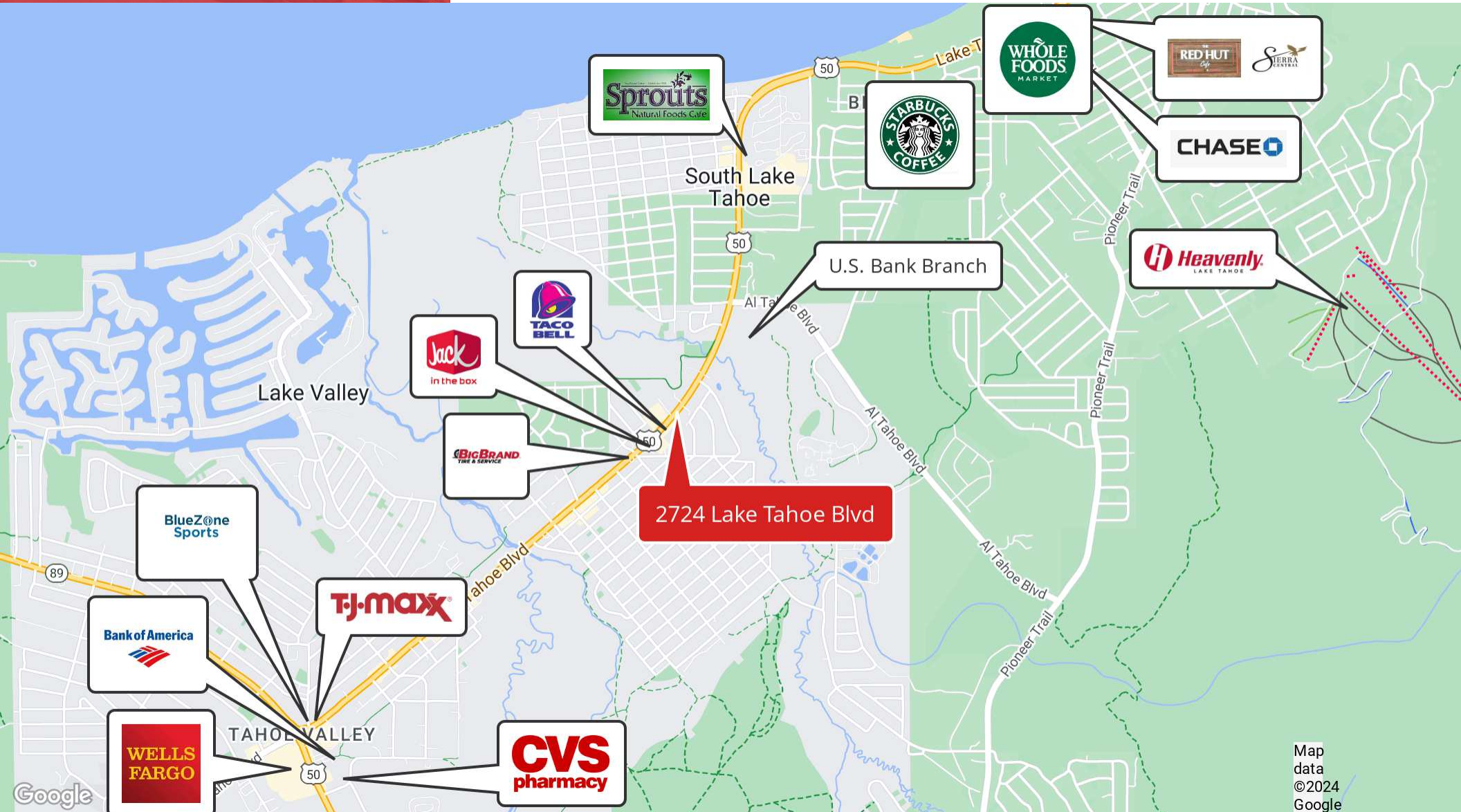
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Map data  
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Google

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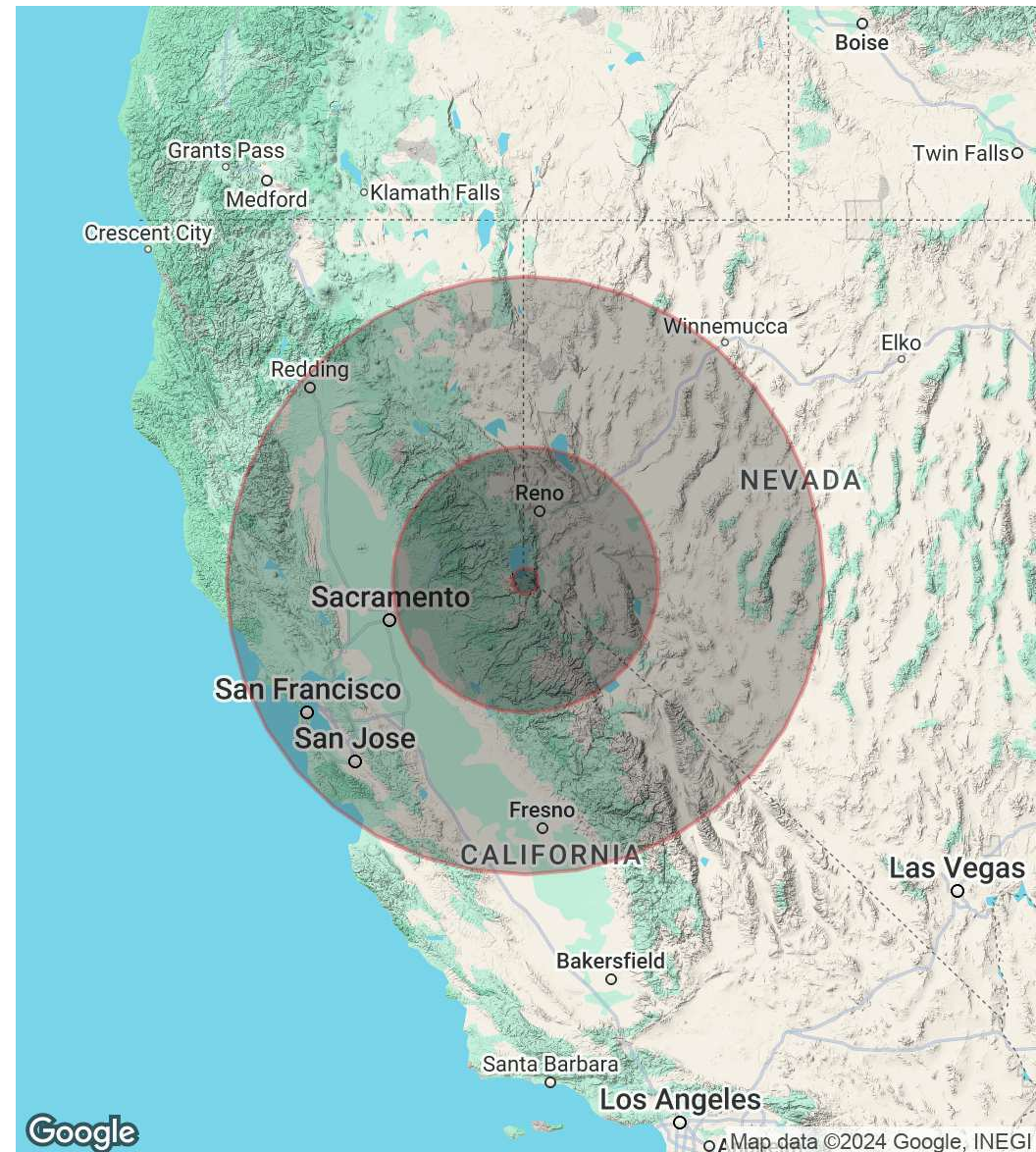
Retail w/ Office and Large Yard Building

	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

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