

## RETAIL SPACES FOR LEASE



2042 Lake Tahoe Blvd South Lake Tahoe, CA





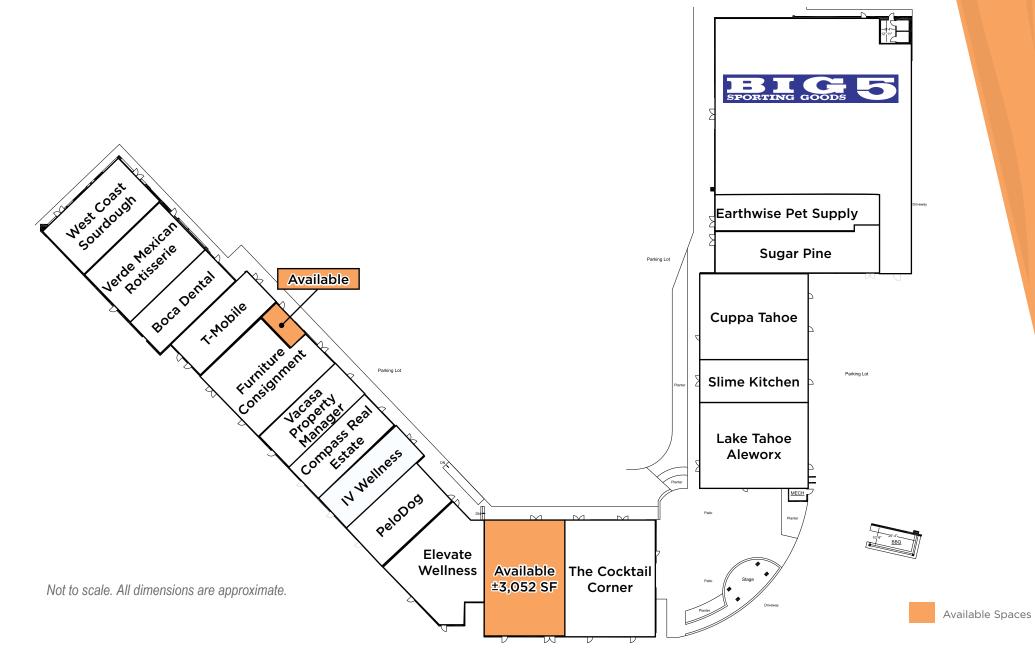






SUITE	TENANT	±RSF
2014	West Coast Sourdough	1,958
2016	Verde Mexican Rotisserie	2,124
2018	Boca Dental	1,532
2020	T Mobile	1,297
2022	AVAILABLE (ATM)	300
2024	Furniture Consignment	2,518
2026	Vacasa Property Manager	1,328
2028	Compass Real Estate	1,450
2030	IV Wellness	1,448
2032	PeloDog	1,500
2034	Elevate Wellness	2,483
2038	AVAILABLE	3,052
2040-42	The Cocktail Corner	3,333
2050	Lake Tahoe Aleworx	2,770
2052	Slime Kitchen	1,341
2054	Cuppa Tahoe	2,782
2058	Sugar Pine	2,263
2060	Earthwise Pet Supply	1,793
2062	Big 5 Sporting Goods	11,500

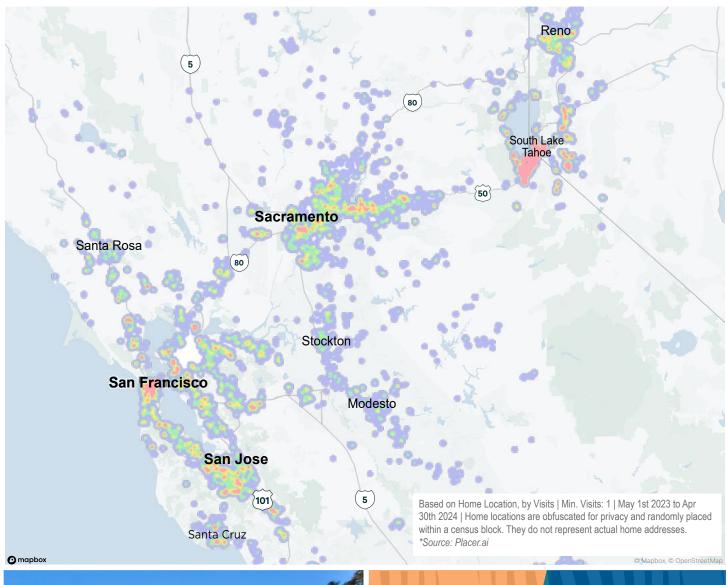




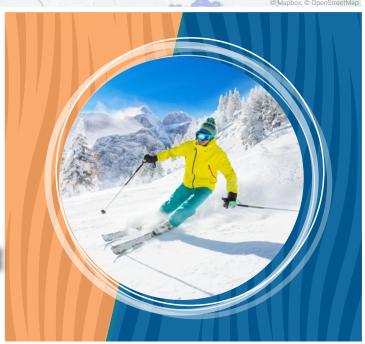
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## LAKE TAHOE TRUE TRADE AREA MAP\*

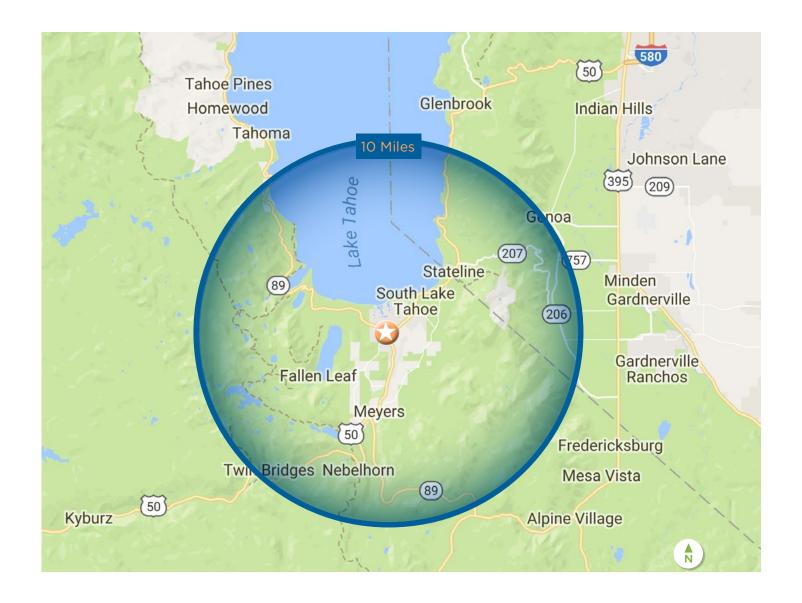
2024







ANNUALLY



## **DEMOGRAPHIC SNAPSHOT\***



TOTAL POPULATION **35,825** 



NUMBER OF HOUSEHOLDS 15,940



AVERAGE HOUSEHOLD INCOME \$118,744



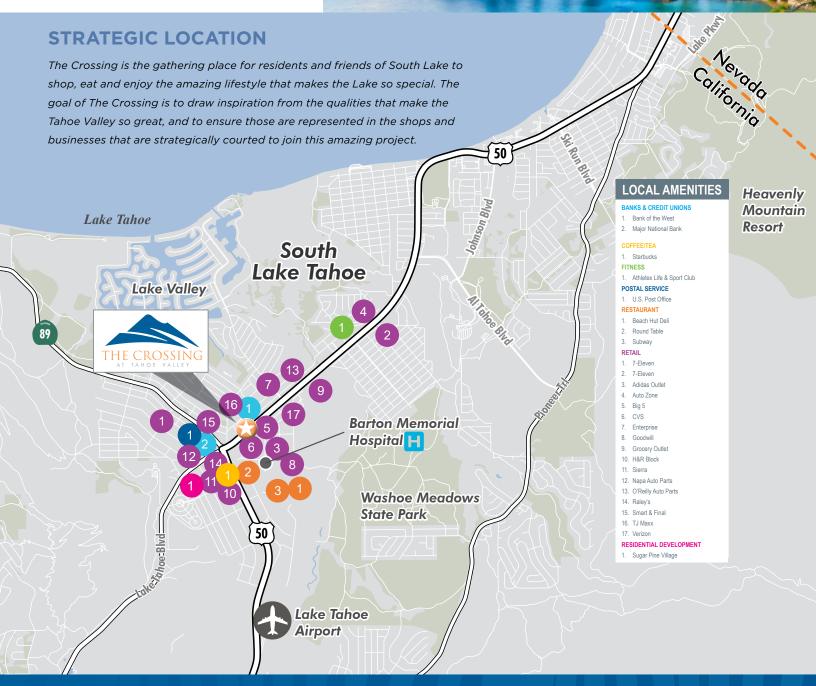
MEDIAN AGE/YEARS 43.1

Source: \*2023 estimates calculated for a 10 miles radius (provided by FastReport)

## 2022 Traffic Counts 32,047VPD Hwy 50/Lake Tahoe Blvd 32,047VPD Hwy 89/Emerald Bay Road 18,621 VPD



# FOR LEASE



## FOR MORE INFORMATION, CONTACT:

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