

## Dunlap Drive - Offices (Old Coke Bldg.)

2048-2050 Dunlap Drive  
South Lake Tahoe, California 96150

### Property Highlights

- Located at the busy "Y" Intersection in Lake Tahoe
- Walking Distance to Numerous Restaurants and Shops (Raley's Shopping Center, TJ Maxx Center, The Crossing, etc.)
- In Close Proximity to Bike Paths and Other Outdoor Adventures Including Beaches, Skiing, Golf, Boating and Hiking (All Within a Short Driving Distance)
- Ample Parking & Common Restrooms w/ Indoor Access

### Offering Summary

<b>Lease Rate:</b>	\$2 - 2.25 SF/month (MG)
<b>Building Size:</b>	22,422 SF
<b>Available SF:</b>	231 - 5,000 SF
<b>Lot Size:</b>	0.67 Acres

### For More Information

#### Scott Fair

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## Lease Information

<b>Lease Type:</b>	MG	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	231 - 5,000 SF	<b>Lease Rate:</b>	\$2 - \$2.25 SF/month

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 8   Available on Aug 31, 2026	Available	231 SF	Modified Gross	\$2.00 SF/month	All utilities included. Trash is tenant's responsibility. Available on Aug 31, 2026.
Suite 10   557 SF	Available	557 SF	Modified Gross	\$2.00 SF/month	All utilities included. Trash is tenant's responsibility.
Office Space 2   657 SF	Available	300 - 700 SF	Modified Gross	\$2.25 SF/month	-
Office Space 3   1000-5000 SF	Available	1,000 - 5,000 SF	Modified Gross	\$2.25 SF/month	With 3 storage or garage spaces

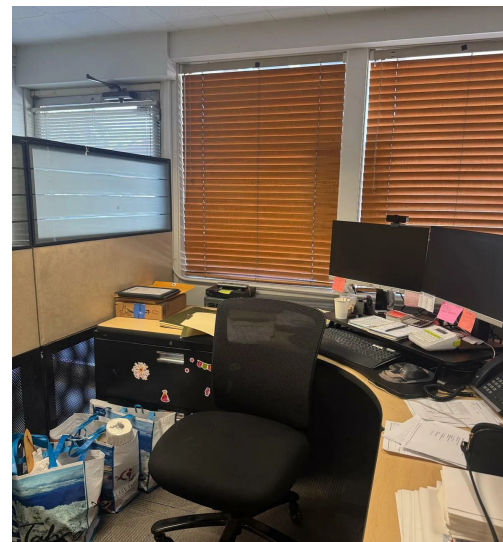
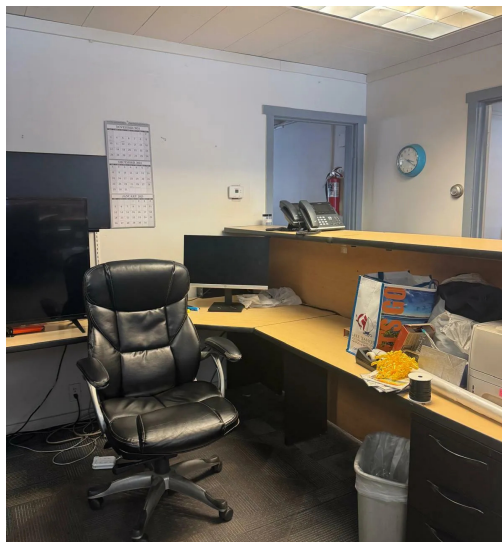
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**NAT**Tahoe Sierra

For Lease

231 - 5,000 SF | \$2 -  
2.25 SF/month  
Office Space



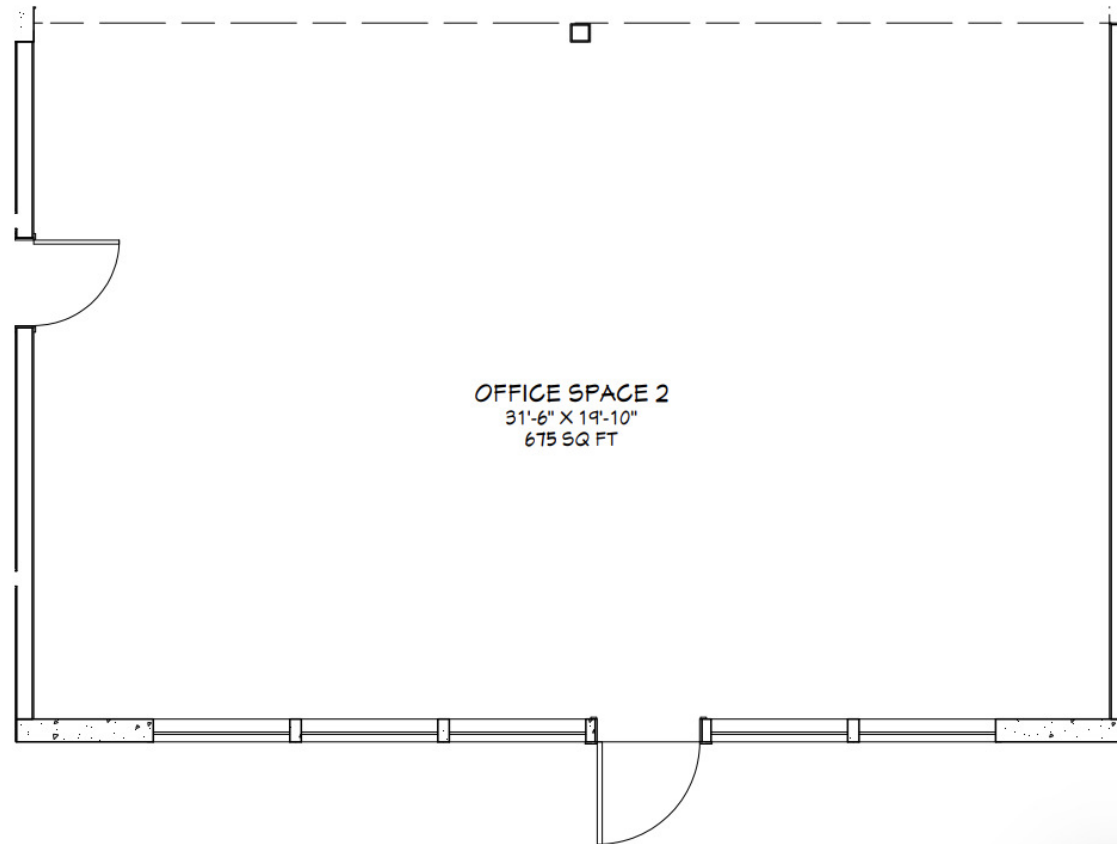
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# Office Space 2

231 - 5,000 SF | \$2 -  
2.25 SF/month  
Office Space



**1ST FLOOR**

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# Office Space 3

231 - 5,000 SF | \$2 -  
2.25 SF/month  
Office Space



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<b>Population</b>	<b>8 Miles</b>	<b>80 Miles</b>	<b>180 Miles</b>
<b>Total Population</b>	33,944	2,035,263	15,064,566
<b>Average Age</b>	43	43	40
<b>Average Age (Male)</b>	43	42	39
<b>Average Age (Female)</b>	43	43	41

<b>Households &amp; Income</b>	<b>8 Miles</b>	<b>80 Miles</b>	<b>180 Miles</b>
<b>Total Households</b>	15,075	771,312	5,314,469
<b># of Persons per HH</b>	2.3	2.6	2.8
<b>Average HH Income</b>	\$120,246	\$123,539	\$150,208
<b>Average House Value</b>	\$827,479	\$625,040	\$897,375

2020 American Community Survey (ACS)



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