

For Sale

8,710 SF | \$2,995,000

Retail Property



NAI Tahoe Sierra

3141 Highway 50 Suite B1

Lake Tahoe, CA 96150

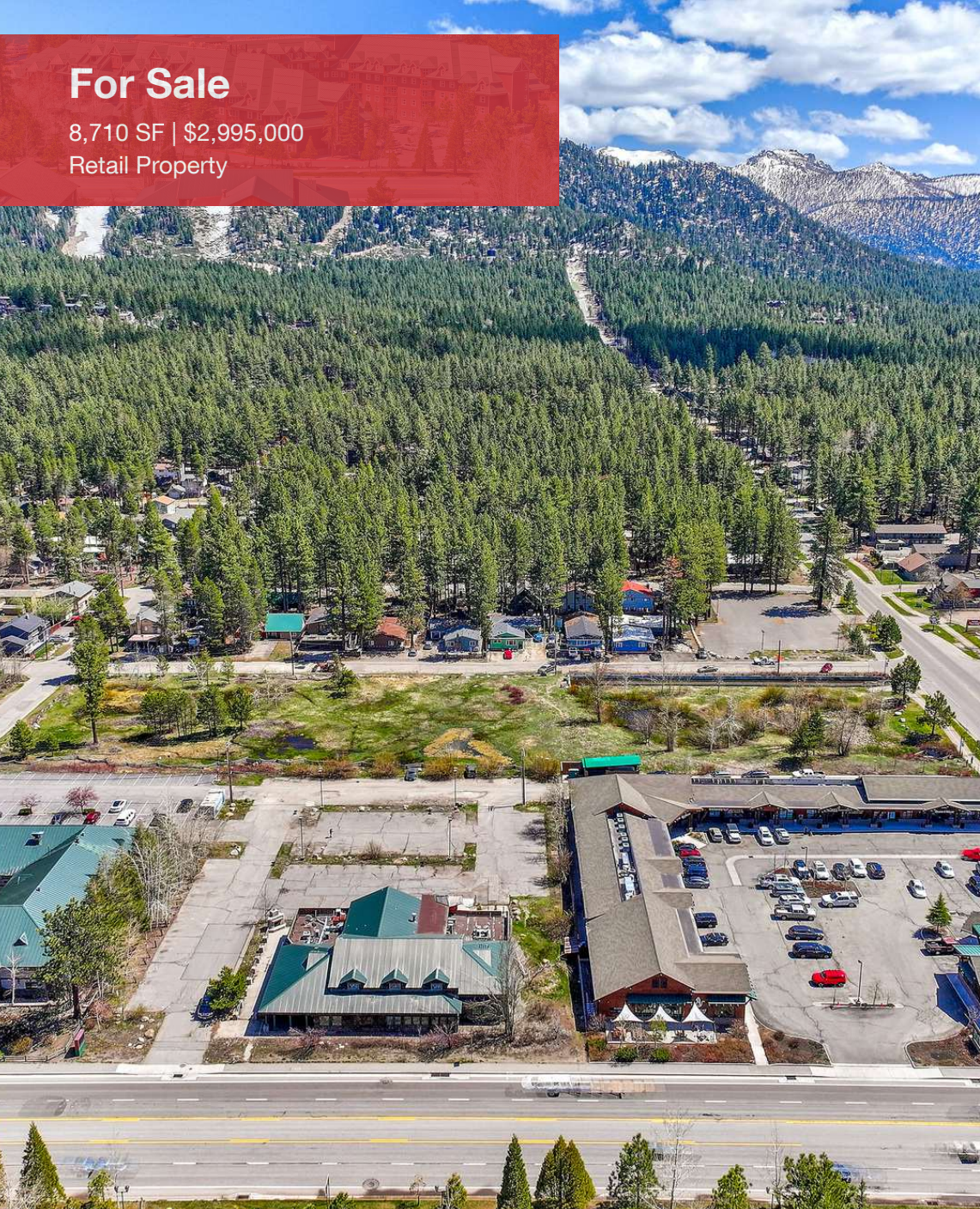
530.525.2304

naitahoesierra.com

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3678 Lake Tahoe Blvd

3678 Lake Tahoe Blvd, South Lake Tahoe, CA 96150

Property Highlights

- Free-Standing Retail/Restaurant Building: This offers independence and visibility, ideal for attracting customers.
- Verified with 8,710 sq. ft. of CFA and 44,310 sq. ft. of coverage.
- Located in an Opportunity Zone: This designation can offer tax incentives for investment, making it an attractive option for potential buyers or investors.
- In the Tourist Core: Being in this central area ensures exposure to a steady stream of tourists and locals, enhancing the property's appeal and potential profitability.
- Excellent Exposure, Identity, and Access: Being situated on Lake Tahoe Boulevard (Highway 50) ensures high traffic and easy access, enhancing the property's value and potential for success.
- Proximity to Ski Run Marina and Marina Shops: This location benefits from nearby amenities and attractions, adding to its appeal for both visitors and residents.

Offering Summary

| | |
|----------------------------------|----------------------------------|
| \$2,995,000 Sale Price | \$343.86 Price Per SF |
| 8,710 SF Building Size | +/-1.15 Acres Lot Size |

| Demographics | 8 Miles | 80 Miles | 180 Miles |
|--------------------------|----------------|-----------------|------------------|
| Total Households | 14,006 | 781,371 | 4,939,225 |
| Total Population | 31,531 | 2,025,451 | 13,991,759 |
| Average HH Income | \$120,891 | \$127,094 | \$148,222 |

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Sale Price

\$2,995,000

Location Information

| | |
|------------------|----------------------------|
| Building Name | 3678 Lake Tahoe Blvd |
| Street Address | 3678 Lake Tahoe Blvd |
| City, State, Zip | South Lake Tahoe, CA 96150 |
| County | El Dorado |
| Market | Tahoe Basin |
| Sub-market | South Lake Tahoe |
| Cross-Streets | Ski Run Boulevard |

Building Information

| | |
|---------------------|----------|
| Building Size | 8,710 SF |
| Building Class | C |
| Number of Floors | 2 |
| Year Built | 1946 |
| Number of Buildings | 1 |

Property Information

| | |
|------------------|-----------------|
| Property Type | Retail |
| Property Subtype | Restaurant |
| Zoning | SLT |
| Lot Size | 1.15 Acres |
| APN # | 027-071-030-000 |

Parking & Transportation

Utilities & Amenities

| | |
|-----------|---|
| Restrooms | 2 |
|-----------|---|

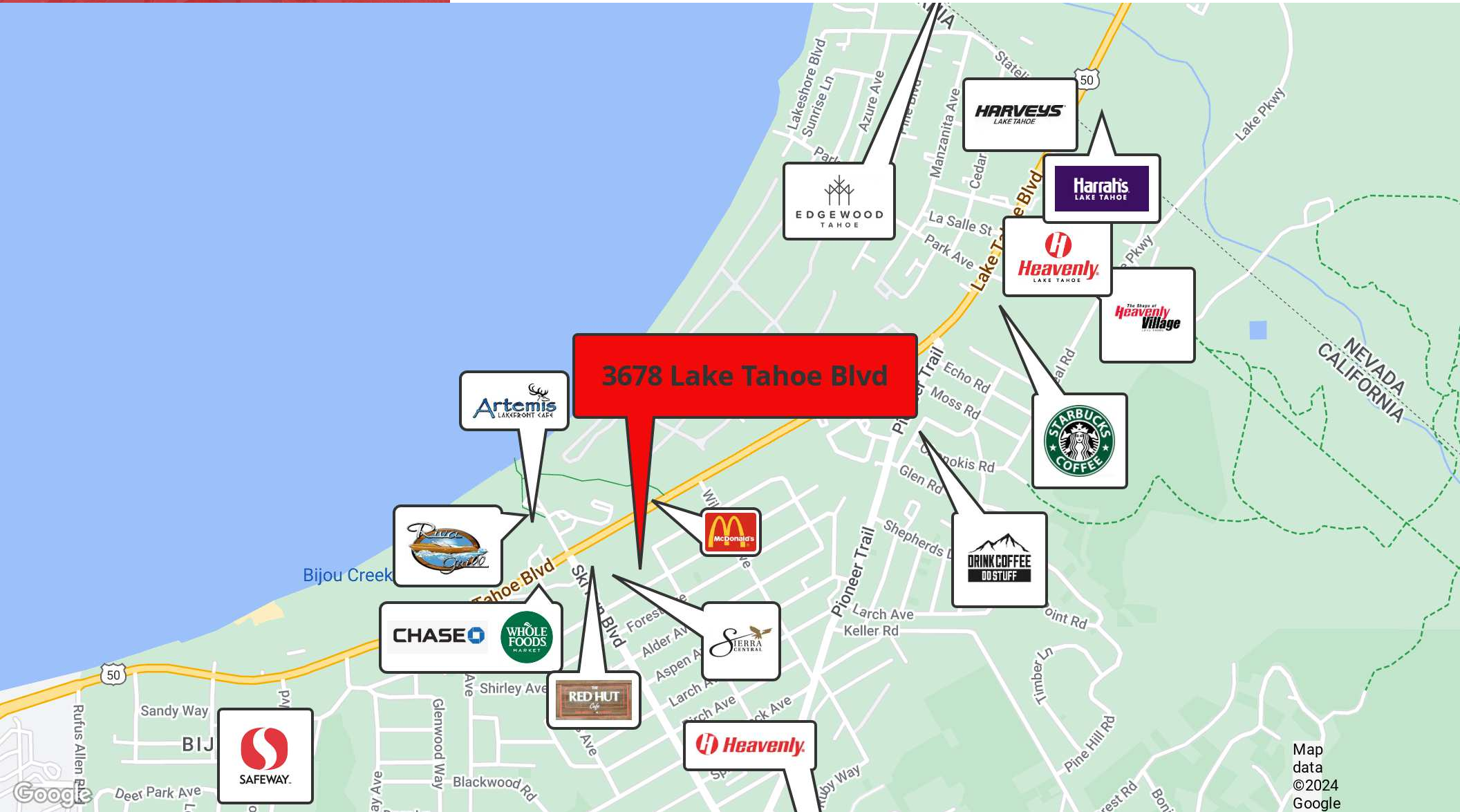
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Retailer Map

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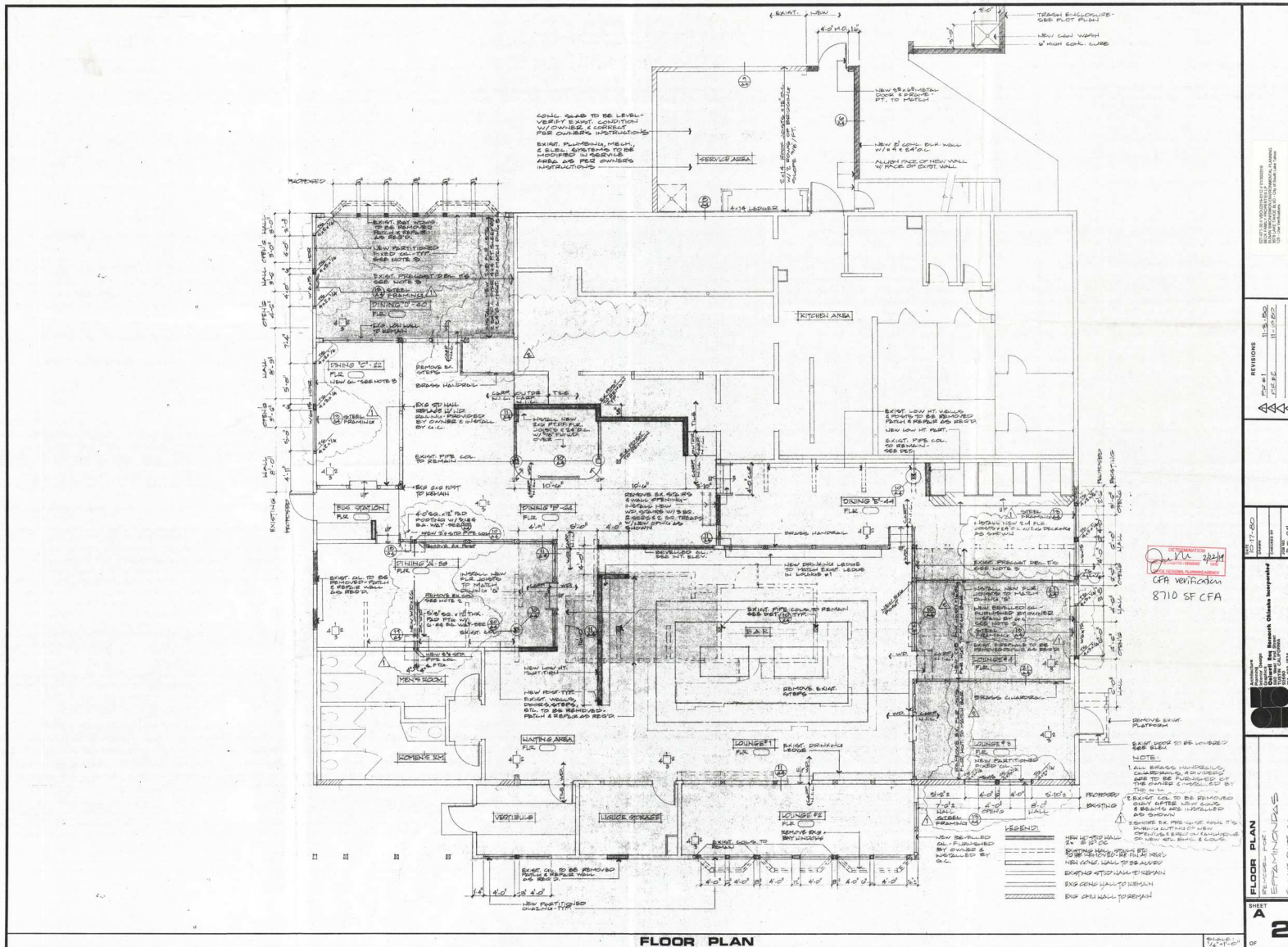
Map data
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Google

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Floor Plan

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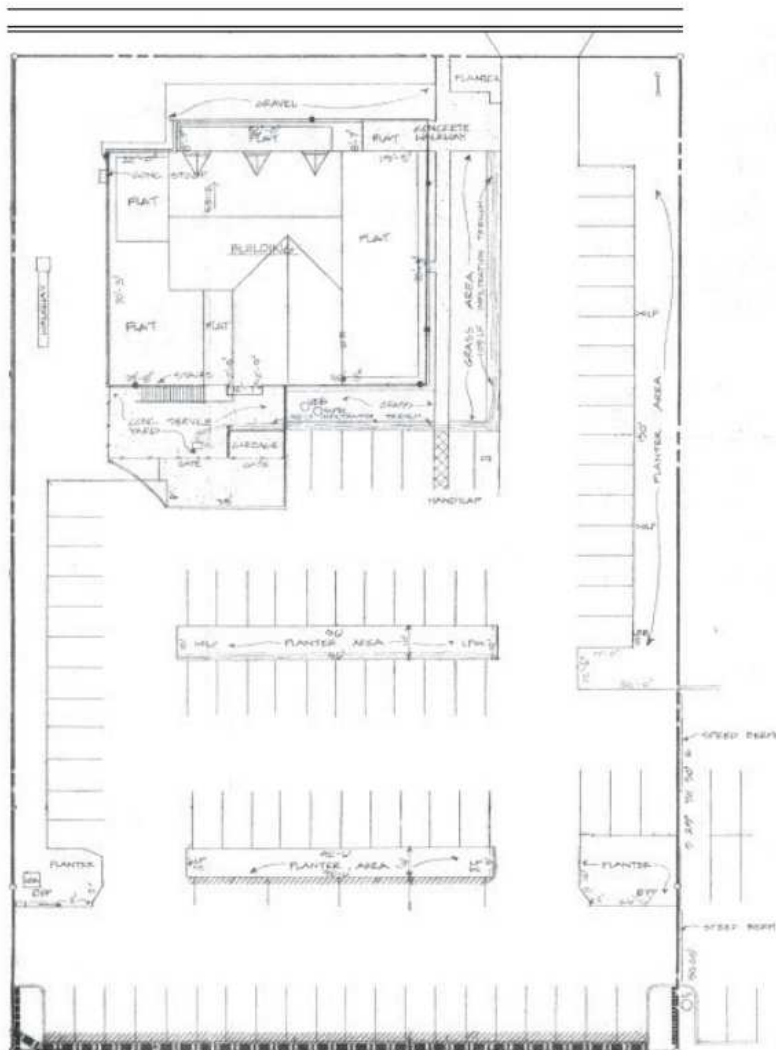
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Site Plan

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US Highway 50



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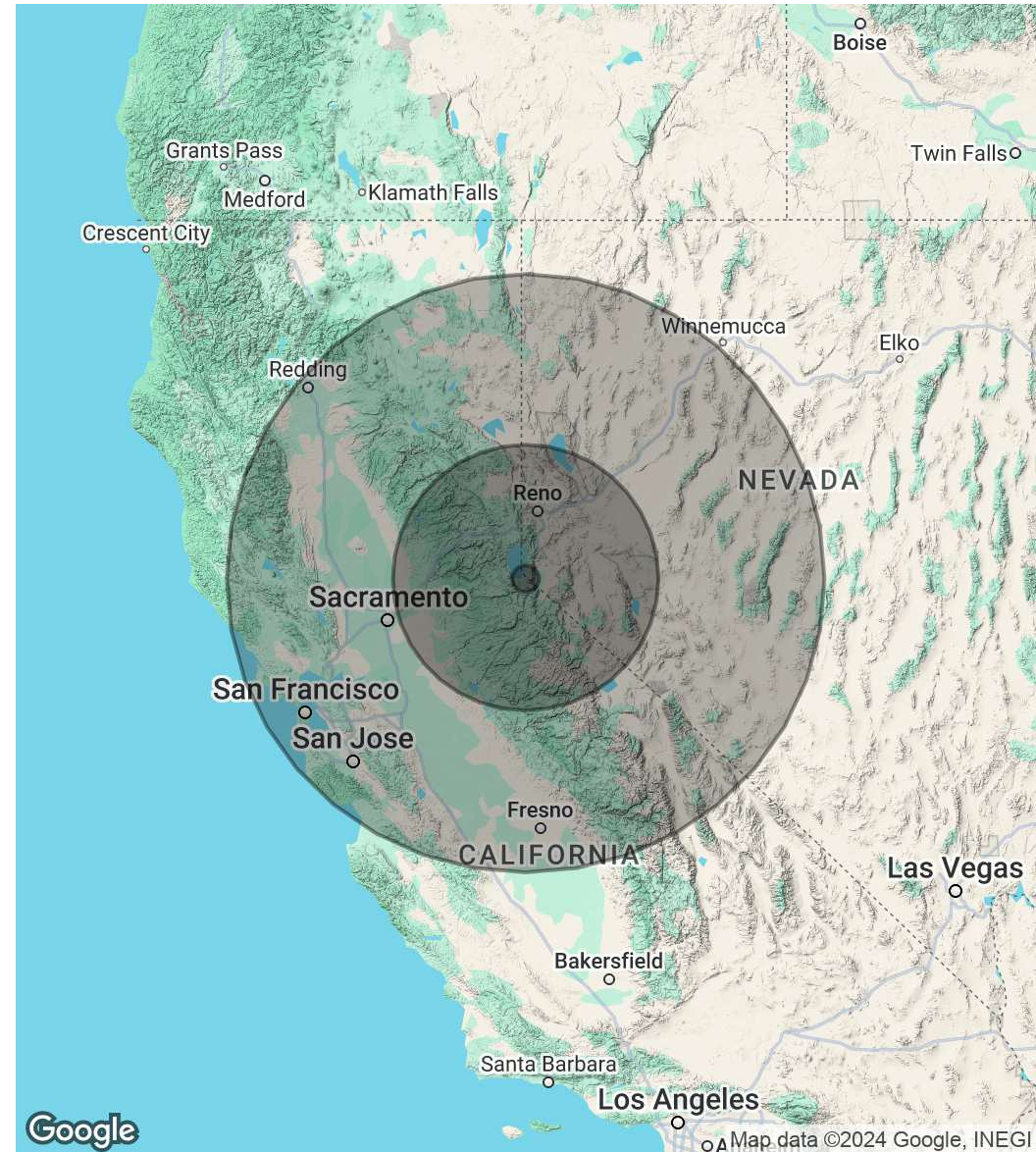
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Retail Property

| | 8 Miles | 80 Miles | 180 Miles |
|--------------------------------|-----------|-----------|------------|
| Population | | | |
| Total Population | 31,531 | 2,025,451 | 13,991,759 |
| Average Age | 43 | 42 | 40 |
| Average Age (Male) | 0 | 0 | 0 |
| Average Age (Female) | 0 | 0 | 0 |
| Households & Income | | | |
| Total Households | 14,006 | 781,371 | 4,939,225 |
| # of Persons per HH | 2.3 | 2.6 | 2.8 |
| Average HH Income | \$120,891 | \$127,094 | \$148,222 |
| Average House Value | \$838,095 | \$635,569 | \$881,901 |

Demographics data derived from AlphaMap

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