



SOARING
RANCH

FOR LEASE | HIGHWAY 267 & SOARING WAY | TRUCKEE, CA

Soaring Ranch

HIGHWAY 267 & SOARING WAY | TRUCKEE, CA

WHERE LIFE INTERSECTS WORK & PLAY



CONVENIENTLY located in one of Truckee's most vibrant and recreation-rich areas, Soaring Ranch is reimagining the best of Truckee in a neighborhood fully blended with housing, recreation, and commerce.

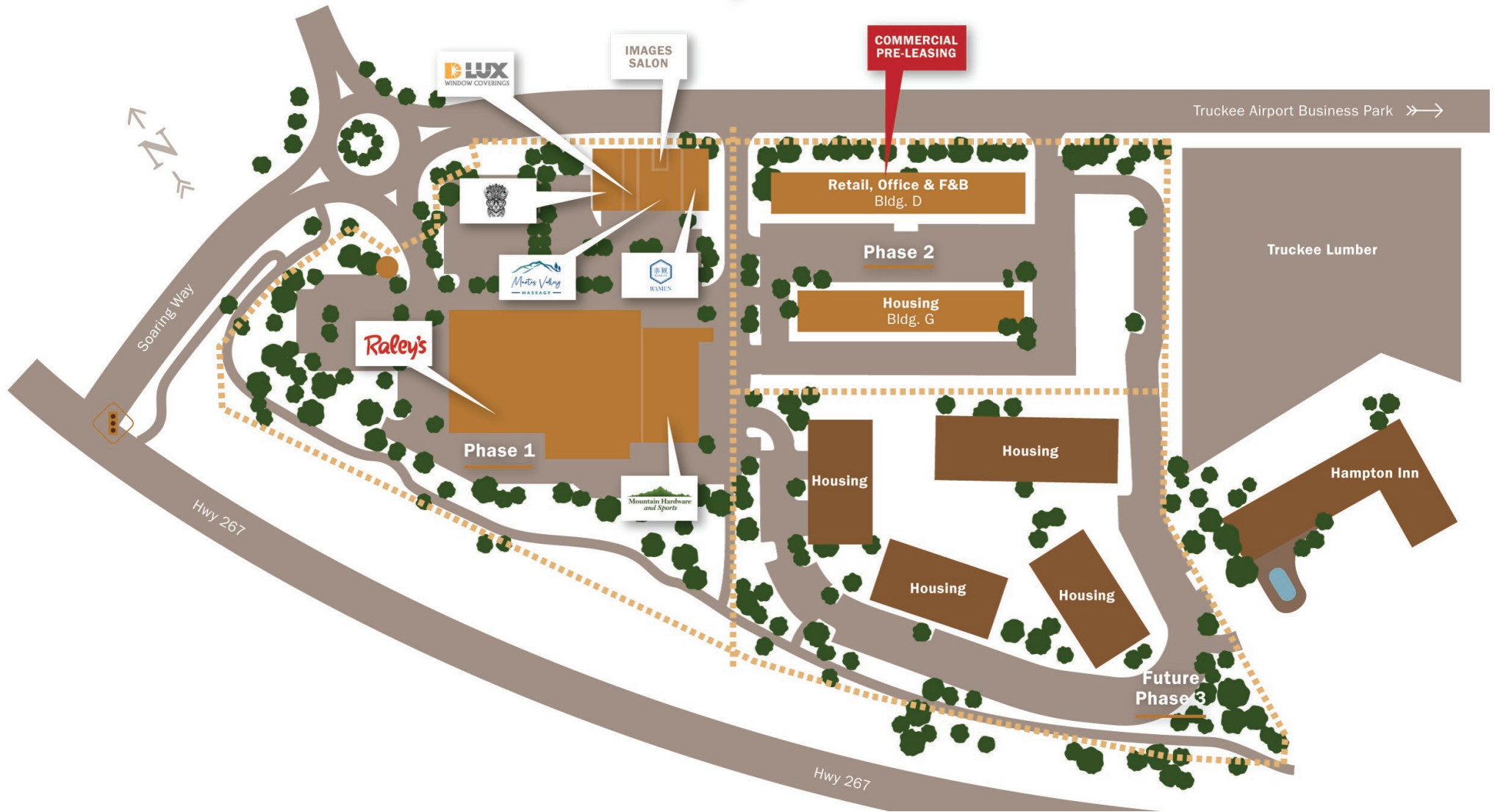
With bike path connections from the community to Martis Valley, Lake Tahoe, and the Truckee River Soaring Ranch visitors and future residents can take the bike path and pedestrian connections to access the area and beyond.

Enjoy vibrant local services including Raley's grocery market, Mountain Hardware & Sports, Truckee Brewing Company, DLUX Window Coverings, Martis Valley Massage and more at Soaring Ranch – a hub of local living where everything is footsteps or pedal strokes away.



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PHASE 2: PRE-LEASING COMMERCIAL SPACE

Building on the proven success of Phase 1, which is now 100% stabilized with long-term leases, Phase 2 offers a premier opportunity to join a thriving, established business community.

While Phase 1 set the standard for commercial viability on-site, Phase 2 expands this vision by introducing two new buildings featuring a strategic, horizontally mixed-use design. By positioning prime commercial spaces directly on Soaring Way and tucking residential units behind, the project maximizes visibility for tenants while protecting the privacy of the residential areas.

PHASE 2: COMMERCIAL SPACE

Phase Two will include 22,000 square feet of premier, all-ground-floor commercial space, strategically designed for maximum visibility and ease of access. This expansive footprint will house new restaurants and retail businesses—such as a pet store, pharmacy, and coffee shop—curated to enhance residents' quality of life. Positioned as a distinct destination separate from the residential units, this project aims to fulfill a significantly underserved demand for high-traffic retail, office, F&B, and residential space on the east side of Truckee.



PHASE 2 COMMERCIAL SPACES
22,000 SQ FT
ALL GROUND FLOOR ACCESS

PHASE 1 COMMERCIAL SPACES
100% STABILIZED
WITH LONG TERM LEASES

Soaring Ranch

PHASE 2 & PHASE 3 HOUSING

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The integration of Phase 2 and Phase 3 housing at Soaring Ranch creates a captive and consistent market for our commercial partners. By adding over 200 residential units to the site, we are establishing a built-in neighborhood of high-frequency consumers who value the convenience of shopping and dining just steps from their front door. The housing units also help stabilize the local labor market, making it easier for your business to recruit and retain staff who live within the community.

PHASE 2: HOUSING

Phase 2 adds 86 residential units, providing an on-site customer base for commercial tenants. By housing local professionals and families just steps away, this phase ensures consistent, year-round patronage and a vibrant, neighborhood-centric atmosphere for your business.

PHASE 3

Phase 3 expands your reach with over 130 additional units, significantly increasing local purchasing power. This added density secures a high-activity environment where residents live and shop, providing your business with a deep, reliable pool of both customers and local labor.

COMMERCIAL SPACES SUPPORTED BY

216 HOUSING UNITS

PLANNED IN PHASE 2 & 3



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Soaring Ranch is optimally located to service the daily shopping, dining, and entertainment needs of half a dozen communities with over 13,600 housing units just minutes away.

A DIVERSE POPULATION BASE

Avg. Income: **\$130,000+**

Avg. Home Price: **\$1.2mm+**

Truckee's trade area population has more than quintupled over the course of 25 years.

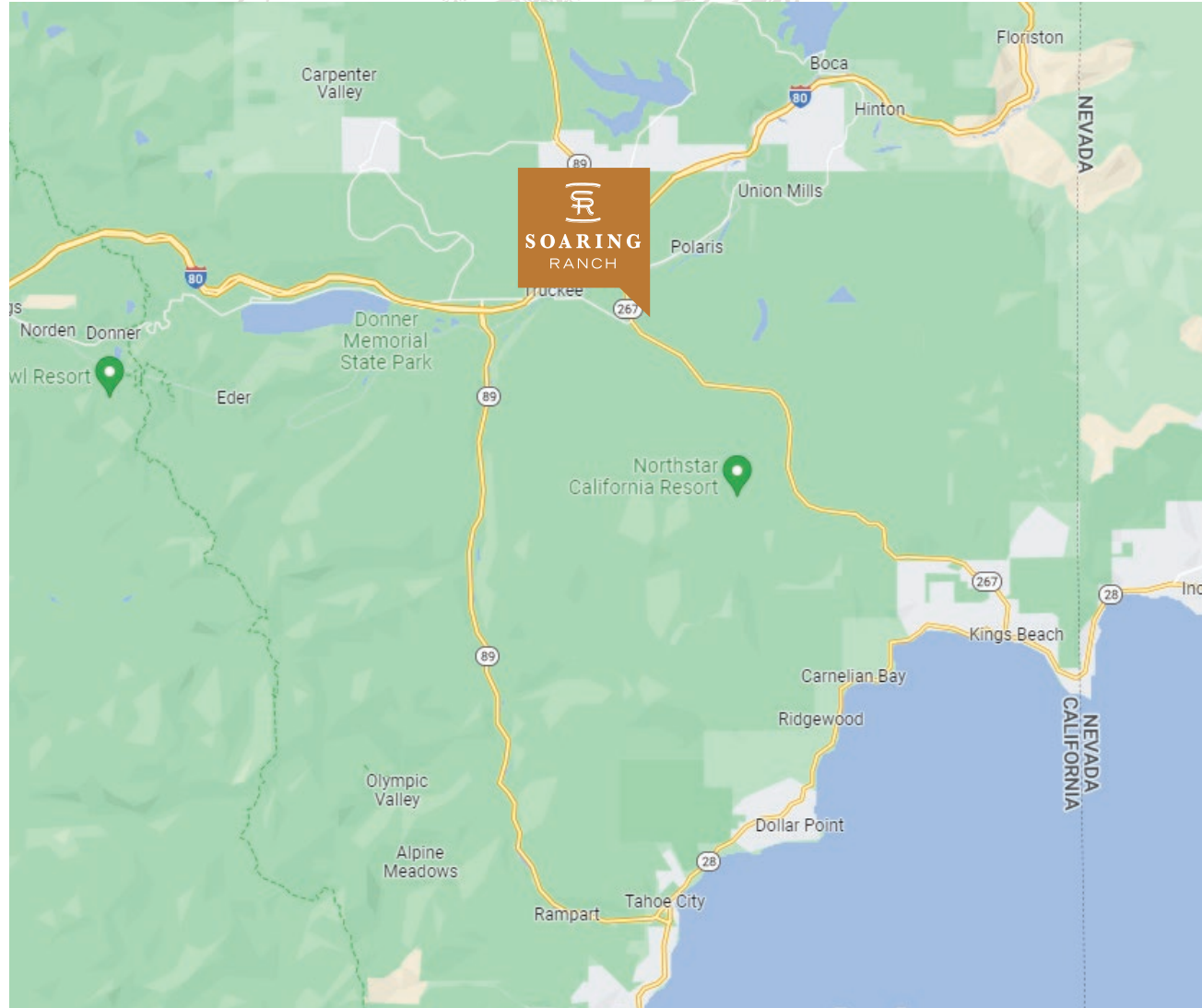
LOCATION

Soaring Ranch was the 1st shopping center built in over 25 years in Truckee and is the only shopping center located east of Downtown Truckee.

Over 1,000 hotel rooms are within a 10 minute drive.

Lake Tahoe enjoys over

15 million guest visits per year.



Soaring Ranch

TRUCKEE DEMOGRAPHICS

SOURCE: TRUCKEE CHAMBER

REAL ESTATE

Single Family Homes

Median Price \$1,210,000
 Average Days on Market 23
 Homes Sold 676

Condos/Townhomes

Median price \$710,000
 Average Days on Market 30
 Condos sold 229

Average Monthly Rent

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

SOURCE: DICKSON REALTY, TRUCKEE, FROM TAHOE SIERRA MULTIPLE LISTINGS SERVICE, FOR TRUCKEE ZIP CODE 96161, SOLD 4/1/21-3/24/22, (AS OF 4/13/22). INFORMATION DEEMED RELIABLE BIUT NOT GUARANTEED.

COMMUNITY RENEWABLE METRICS

Truckee Donner Public Utility Districts Renewable Portfolio Standard (RPS)

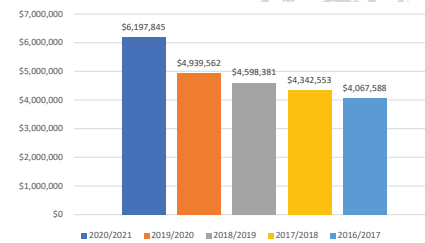
2020	67% RPS	2017	66%RPS
2019	63% RPS	2016	61% RPS
2018	65% RPS	2015	48% RPS

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SALES TAX

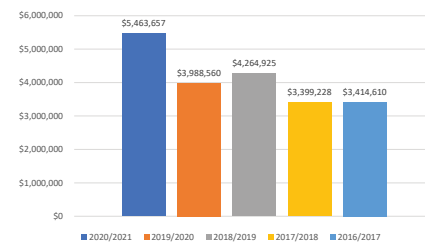
State and Local	8.375%
State of California	7.5%
Nevada County Library	.125%
Truckee Measure V-Roads	.5%
Truckee Measure R-Trails	.25%

SALES TAX REVENUE

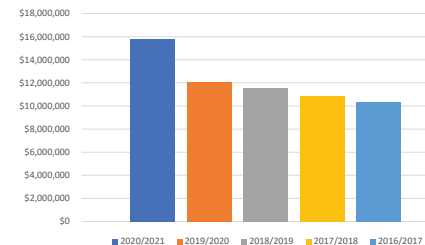


TRANSIENT OCCUPANCY TAX

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



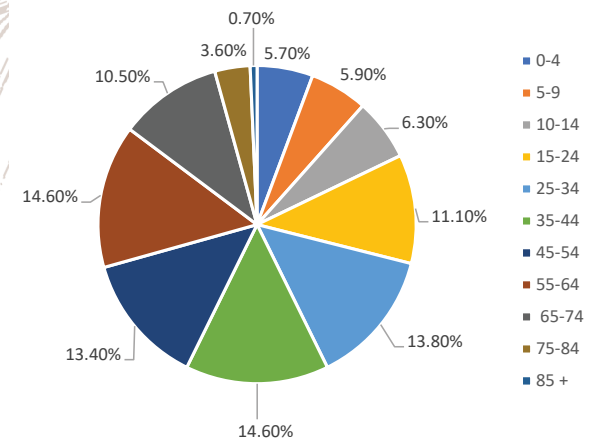
PROPERTY TAX



POPULATION

Population	17,470
Households	6,816
Average Household Size	2.56
Total Housing Units	13,681
Median Age	39.5
Males	52%
Females	48%

By Age



*SOURCE: U.S. CENSUS BUREAU, CENSUS 2010 SUMMARY FILE 1. ESRU FORECASTS FOR 2021 AND 2026 ESRU CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY.

TBID

Truckee Tourism Business

Improvement District, 1.25%

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

Soaring Ranch

TRUCKEE DEMOGRAPHICS

SOURCE: TRUCKEE CHAMBER

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 144 miles from Yosemite National Park East Entrance.

ELEVATION

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

CLIMATE

Average Summer Temperature	49-79° F
Average Winter Temperature	17-42° F
Average Total Snowfall in Truckee	201 inches
Average Total Precipitation	30 inches

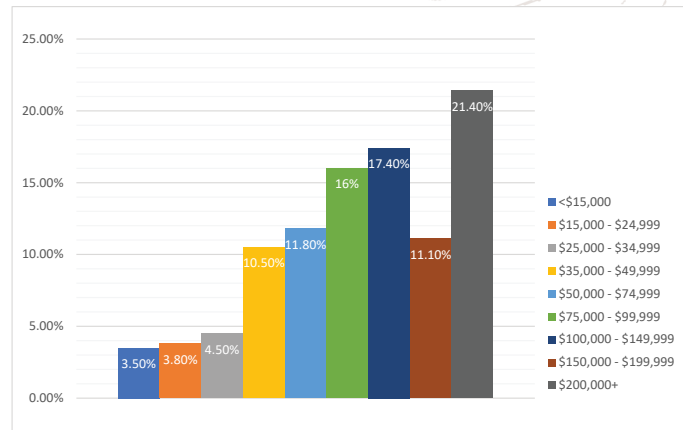
SOURCE: WESTERN REGIONAL CLIMATE CENTER

HOUSING

Housing Units By Occupancy

Total Housing Units	13,829
Owner Occupied Housing Units	35.1%
Renter Occupied Housing Units	14.2%
Vacant Housing Units	50.7%

Households By Income

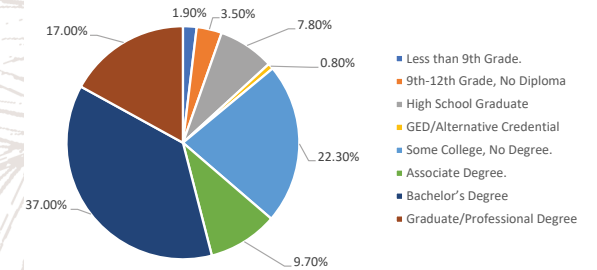


Average Household Income	\$138,965
Median Household Income	\$99,683

SOURCE: U.S. CENSUS BUREAU, CENSUS 2010 SUMMARY FILE 1. ESRI FORECASTS FOR 2010 SUMMARY FILE 1. ESRI FORECASTS FOR 2021 AND 2026 ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY.

EDUCATION

POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT



2021/22 TTUSD School Enrollment

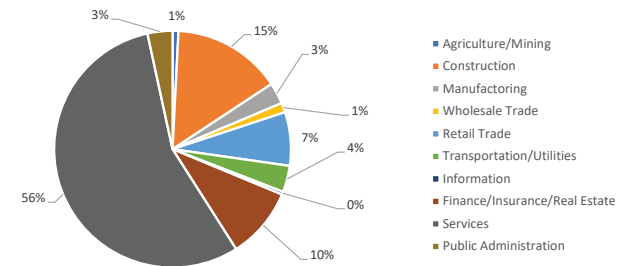
Preschool-8	2,884
9-12	1,410

TTUSD Historical School Enrollment

2021/2022	4,292
2019/2020	4,177
2018/2019	4,139
2017/2018	4,051
2016/2017	3,947

Employment Population

AGE 16+ BY INDUSTRY



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