



For Lease  
**South Y Center**  
 \$1.67 SF/mo

# South Y Center

1022 -1074 Emerald Bay Road & Hwy 89  
 South Lake Tahoe, California 96150

## Property Description

Shopping center is anchored by Raley's and Big K-Mart.  
 Surrounding tenants: Staples, Pier 1 Imports and the Factory Stores at the Y.  
 Pylon Signage is available.

## Demographics

	1 Mile	5 Miles	10 Miles
Total Households	1,694	13,049	18,144
Total Population	3,697	32,024	44,037
Average HH Income	\$57,446	\$60,447	\$69,480

## Traffic Counts

- Jct. Rte. 89 South .....12,600 (west)  
 .....3,050 (east)
- S Lake Tahoe Jct. & 89 North....19,000 (west)  
 .... 33,000 (east)

### OFFERING SUMMARY

<b>Lease Rate</b>	\$1.67 SF/month (NNN)
<b>Building Size</b>	145,000 SF

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
<b>1032-A</b>	\$1.67 SF/month + NNN	3,740
<b>1074</b>	\$1.67 SF/month + NNN	3,200

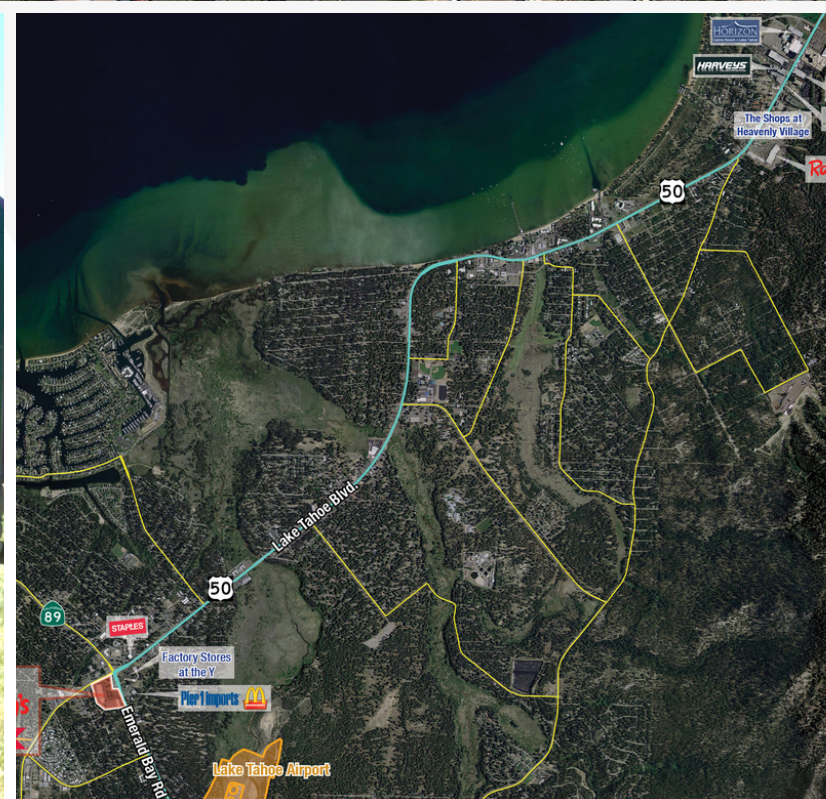
For more information

**Kelly Bland**

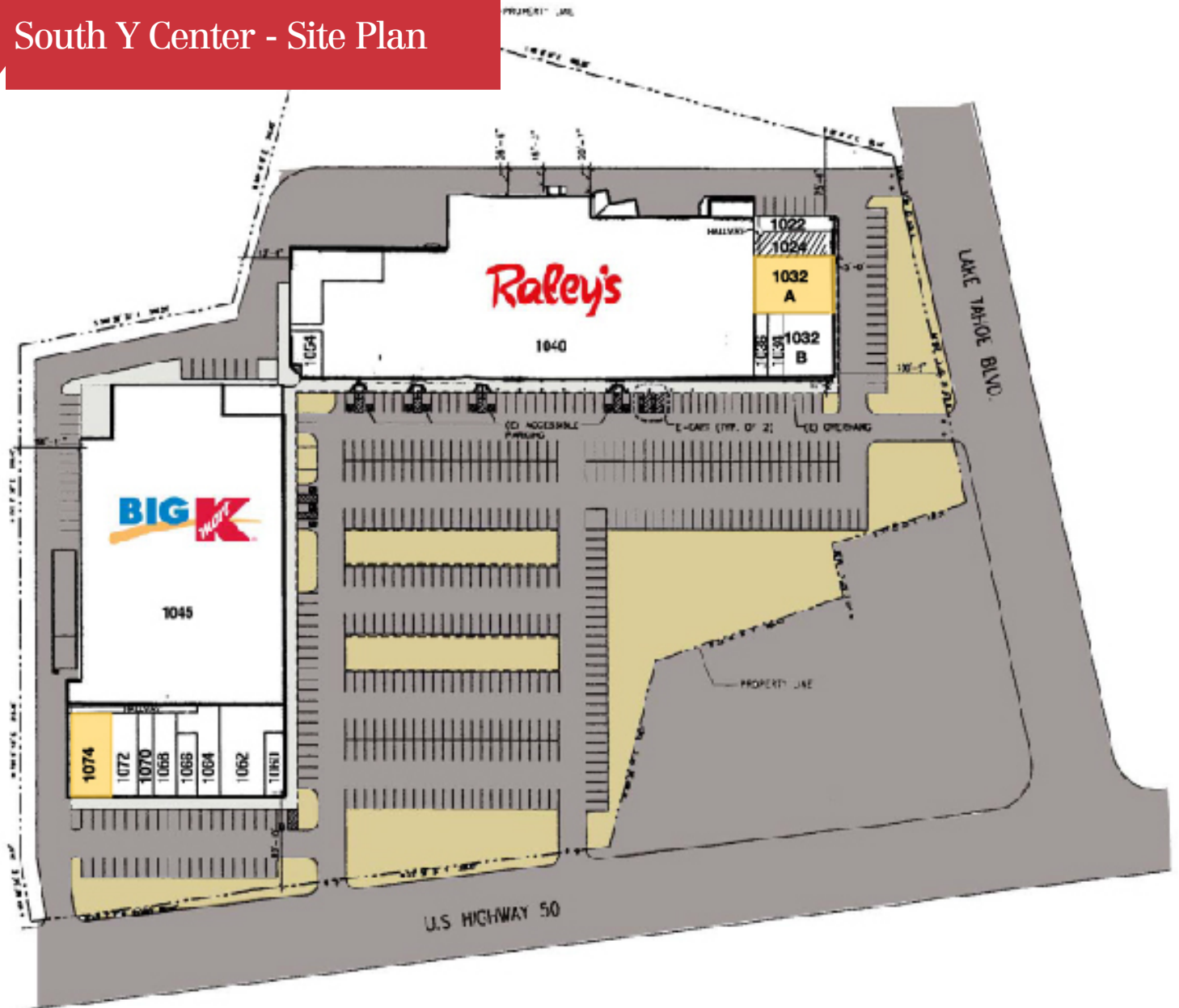
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# South Y Center - Photos



# South Y Center - Site Plan



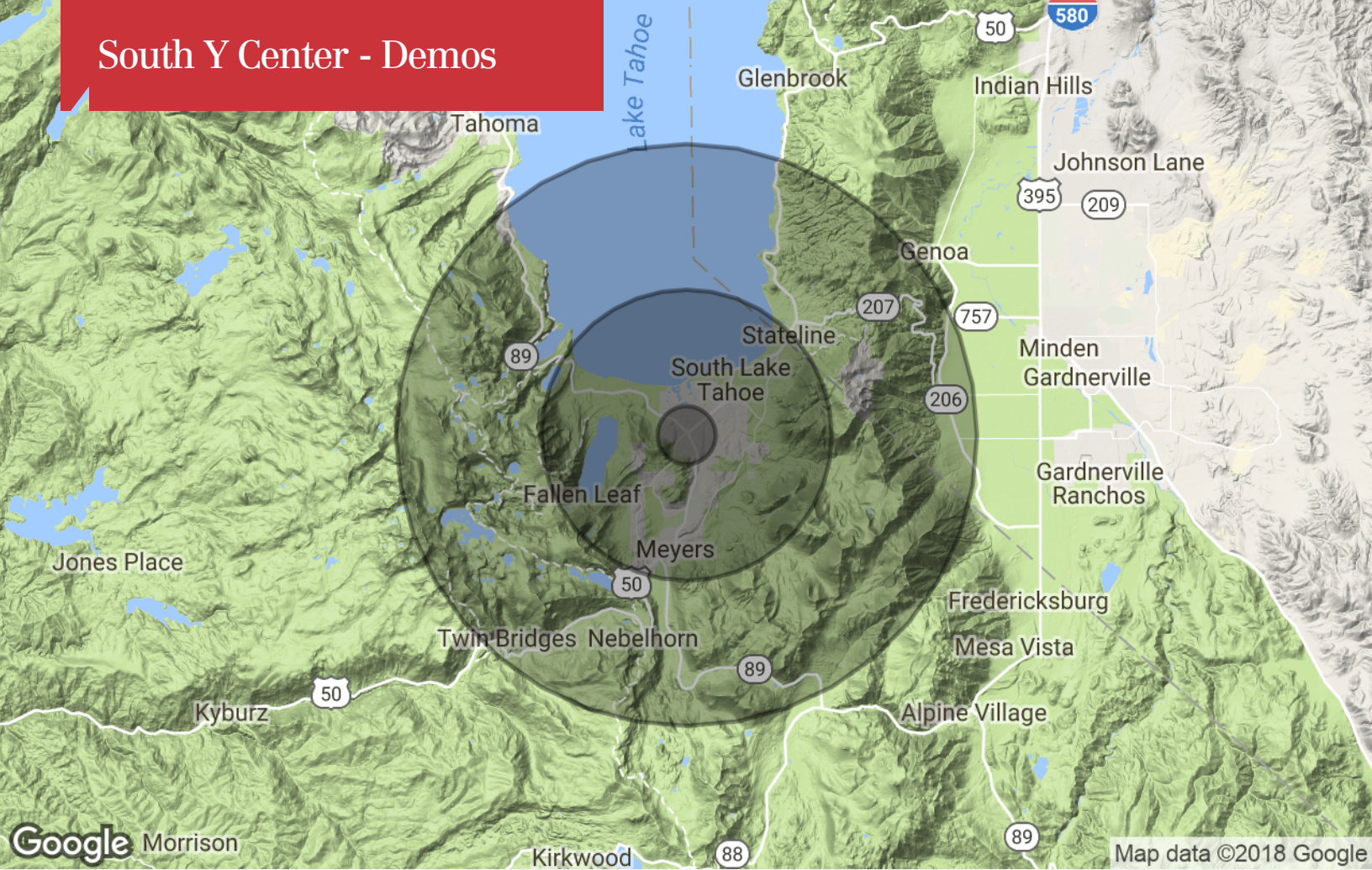
## AVAILABLE SPACES

Suite	Tenant	Suite	Tenant
1022	Leased	1060	Taco Bell
1024	Laundromat	1062	Round Table Pizza
<b>1032 A</b>	<b>AVAILABLE 3,740 SF</b>	1064	Starbucks Coffee
1032 B	Wells Fargo Bank	1066	Paradise Beauty
1034	Mountain Postal	1068	H&R Block
1036	Rainbow Sprinkles	1070	The Dog House
1040	Raley's	1072	Beach Hut Dell
1054	Verizon	<b>1074</b>	<b>AVAILABLE 3,200 SF</b>
1056	K-Mart		

# South Y Center - Maps



# South Y Center - Demos



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	3,697	32,024	44,037
MEDIAN AGE	41.9	38.1	38.1
MEDIAN AGE (MALE)	42.6	38.3	38.0
MEDIAN AGE (FEMALE)	41.3	37.3	37.9

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,694	13,049	18,144
# OF PERSONS PER HH	2.2	2.5	2.4
AVERAGE HH INCOME	\$57,446	\$60,447	\$69,480
AVERAGE HOUSE VALUE	\$584,914	\$499,987	\$548,472

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	89.7%	84.5%	85.8%
% BLACK	0.0%	0.3%	0.3%
% ASIAN	3.1%	2.7%	2.7%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	1.1%	1.0%	1.1%
% OTHER	6.1%	11.4%	10.1%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	15.0%	24.7%	23.4%

\* Demographic data derived from 2010 US Census