

For Sale

8,896 SF | \$3,025,000

Pet Supermarket Anchored Leased

Investment Property



NAITahoe Sierra

3141 Highway 50 Suite B1

Lake Tahoe, CA 96150

530.525.2304

naitahoesierra.com

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Sale

960 Emerald Bay Rd, South Lake Tahoe, CA 96150

Property Highlights

- Pet Supermarket anchored retail/office building
- 8,896 SF building including seven (7) units
- Situated at the busy intersection of the "Y" area in South Lake Tahoe considered the gateway to town
- Zoned TC for versatile retail use
- Prime location in South Lake Tahoe area
- Excellent visibility and access for retail businesses

Offering Summary

\$3,025,000 Sale Price	\$340.04 Price Per SF
8,896 SF Building Size	+/- 0.82 Acres Lot Size

Demographics	8 Miles	80 Miles	180 Miles
Total Households	14,969	759,986	5,268,691
Total Population	33,776	2,024,915	15,020,235
Average HH Income	\$120,017	\$123,587	\$150,305

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Sale Price

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Location Information

Building Name

960 Emerald Bay Road

Street Address

960 Emerald Bay Rd

City, State, Zip

South Lake Tahoe, CA 96150

County

El Dorado

Building Information

Building Size

8,896 SF

NOI

\$156,633.98

Cap Rate

5.18

Tenancy

Multiple

Number of Floors

2

Year Built

1964

Number of Buildings

1

Property Information

Property Type

Pet Supermarket Anchored Leased Investment

Property Subtype

Street Retail

Zoning

TC

Lot Size

0.82 Acres

APN #

023-522-012-000

Parking & Transportation

Utilities & Amenities

Restrooms

2

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Population

	8 Miles	80 Miles	180 Miles
Total Population	33,776	2,024,915	15,020,235
Average Age	43	42	40
Average Age (Male)	42	42	39
Average Age (Female)	43	43	41

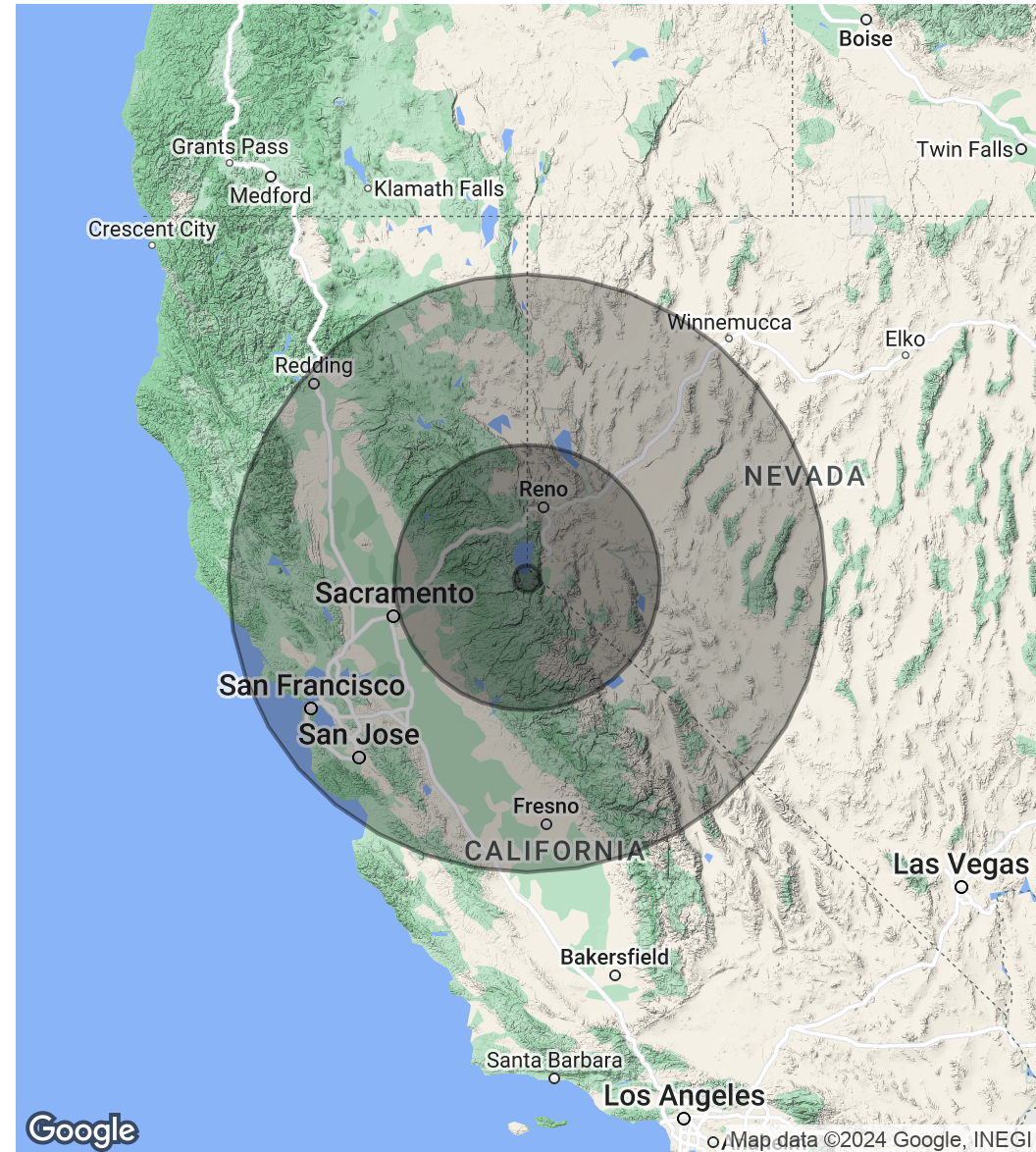
Households & Income

	8 Miles	80 Miles	180 Miles
Total Households	14,969	759,986	5,268,691
# of Persons per HH	2.3	2.7	2.9
Average HH Income	\$120,017	\$123,587	\$150,305
Average House Value	\$826,921	\$625,092	\$898,011

Demographics data derived from AlphaMap

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Scott Fair

Director

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Direct: **530.525.2304** | Cell: **530.525.2304**

CalDRE #01761504 // NV #BS.0144220

Professional Background

Focused on commercial real estate for the Lake Tahoe region. This includes investment, hospitality, multi-family, office, industrial, retail, owner's rep, tenant's rep, and understanding the complexities of the local market including TRPA (Tahoe Regional Planning Agency).

Background & Experience:

Scott was born and raised in South Lake Tahoe however began his real estate career with a multi-national commercial real estate company in the San Francisco/Bay Area focused on Industrial and Office real estate. The love of the lake, family, community, and quality of life brought Scott back to his home town of South Lake Tahoe along with his network and experience he gained while in San Francisco. Scott has the advantage of leveraging home town market knowledge and connections while, capitalizing on his experience in sales, marketing, financial analysis and technology through the NAI Global platform.

Education

Scott holds a Bachelor of Arts in business economics from the University of Santa Barbara where he was in both the Sigma Chi fraternity and the Accounting Association. He is a

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