

ICONIC

RESTAURANT/RETAIL BUILDING

📍 8791 N Lake Blvd, Kings Beach CA



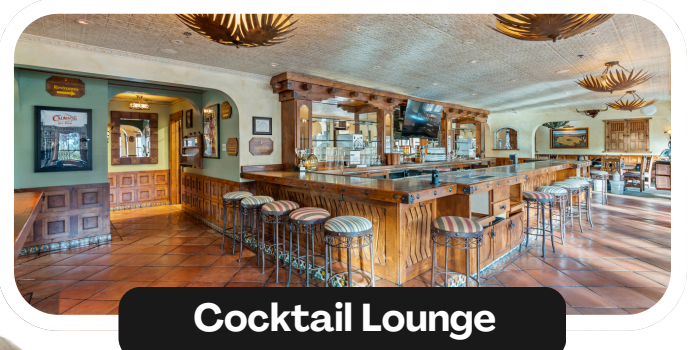
This charming restaurant includes everything you need to open a dining establishment.



Restaurant



Kitchen



Cocktail Lounge

PRICE \$5,500,000

Nestled in picturesque Kings Beach, this iconic free-standing commercial building has the potential for a number of uses including retail, education, cocktail lounge, event center, or even housing. In its current configuration and recent past use, this charming restaurant includes everything you need to open a dining establishment.

The building is 6,172 sf with 4,237 +/- sf on the ground floor, and 1,935 sf +/- on the second floor deck with views of beautiful Lake Tahoe. The 0.38 acre parcel features 22 parking spaces and a secure trash enclosure on a paved lot. The property is located on popular Lake Blvd in Kings Beach, CA in scenic North Lake Tahoe. Recent enhancements in the vicinity have further elevated the area's allure. Improvements to the roadway, sidewalk, lighting, and landscaping have created a vibrant, pedestrian-friendly commercial center in the heart of the Kings Beach community.

Most fixtures, furniture, and equipment are included in the purchase price. The full service kitchen features a prep station, cook station, dishwashing station, and wait station. The second floor deck is serviced by an elevator and includes the large umbrellas and patio heaters. The gorgeous wood bar, decorative tile accents, distinctive light fixtures, and glazed tile flooring offer an enchanting space for patrons to visit while enjoying cocktails.

Highlights :

- ✔ Beautiful Views of Lake Tahoe
- ✔ 4,237 +/- sf Main floor
- ✔ 1,935 sf +/- Second Floor Deck
- ✔ Move-in Ready Restaurant or Retail Building
- ✔ Full-service kitchen
- ✔ Designated Parking

CONTACT US



📞 Mobile 619-977-4314
✉ david@norbie.com
📞 Office 619-593-4314

David Norberg
Norberg Realty
NV 0190562
CA 01889763



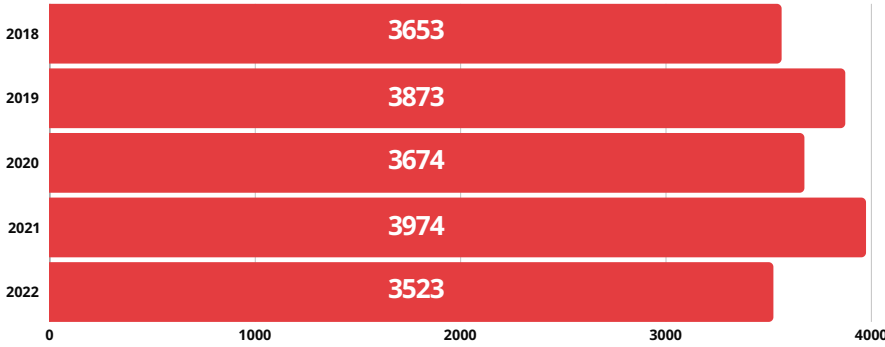
📞 +775-240-5143
✉ relkins@kw.com
🌐 www.nv-cre.com

Ricci Rodriguez-Elkins
Managing Director Commercial Services
BS.146909

The Elkins
REAL ESTATE GROUP
CLIENT FOCUSED, RESULTS DRIVEN



Population



TOTAL POPULATION
3523

Housing Occupancy Ratio

1:4

2:1 predicted by 2028



Renter to Homeowner Ratio

1:2

2:1 predicted by 2028



Age Demographics

Age 20-40 25%

Age 25-45 67%

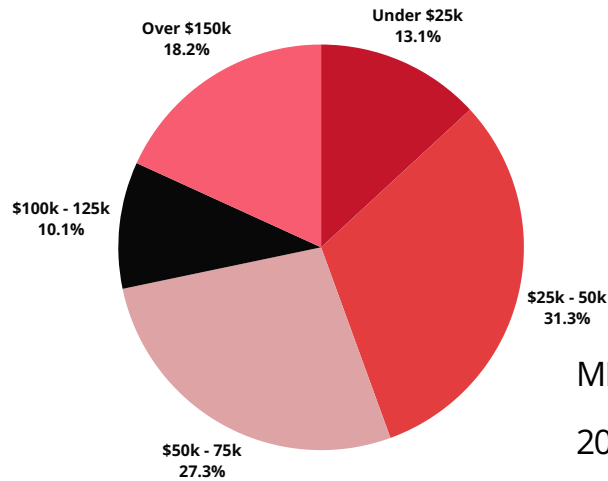
Age 45-65 60%

Under 20 50%

Over 65 33%

MEDIAN AGE : 42 2028 ESTIMATE : 40 GROWTH RATE : 4%

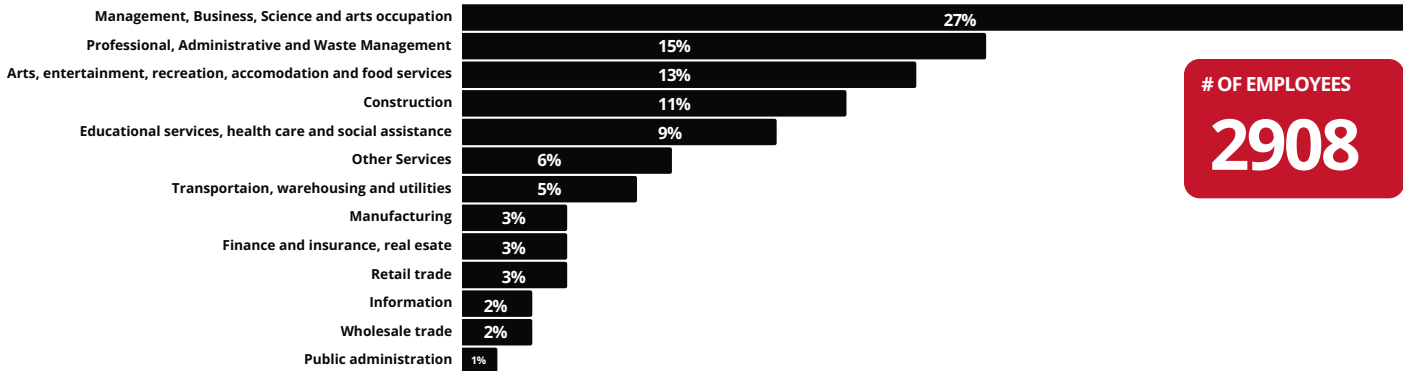
Household income



MEDIAN INCOME: **\$59k**

2028 ESTIMATE : **\$64.5k**

GROWTH RATE : **9%**



OF EMPLOYEES

2908



Mobile 619-977-4314

david@norbie.com

Office 619-593-4314

David Norberg

Norberg Realty
NV 0190562
CA 01889763

kw
KELLERWILLIAMS.

CONTACT US

Ricci Rodriguez-Elkins

Managing Director Commercial Services
BS.146909



The Elkins
REAL ESTATE GROUP
CLIENT FOCUSED, RESULTS DRIVEN

