

# For Sale

6,628 SF | \$4,250,000

24 Unit Tahoe Lodge Offering



**NAI**Tahoe Sierra

3141 Highway 50 Suite B1

Lake Tahoe, CA 96150

530.525.2304

[naitahoesierra.com](http://naitahoesierra.com)

# PROPERTY INFORMATION

Section 1

**NAI**Tahoe Sierra

3141 Highway 50 Suite B1  
Lake Tahoe, CA 96150  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)

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## Emerald Bay Lodge

735 Emerald Bay Road, South Lake Tahoe, CA 96150

### Property Highlights

- 24 units for ample guest accommodations including managers unit outside bar and swimming pool
- Plans have been submitted for a restaurant and outside bar to the Eldorado Health Department.
- The Emerald Bay Lodge Hotel has gone through extensive renovations starting in 2022
- Zoned for Town Center, offering diverse development opportunities
- Prime location in South Lake Tahoe, a sought-after tourist destination
- Proximity to popular dining and entertainment options
- Opportunity to capitalize on the thriving tourism industry

### Offering Summary

<b>\$4,250,000</b> Sale Price	<b>\$641.22</b> Price Per SF
<b>6,628 SF</b> Building Size	<b>24</b> Units

<b>Demographics</b>	<b>8 Miles</b>	<b>80 Miles</b>	<b>180 Miles</b>
<b>Total Households</b>	13,469	866,899	4,980,018
<b>Total Population</b>	30,459	2,270,092	14,135,038
<b>Average HH Income</b>	\$118,506	\$124,908	\$147,638

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Sale Price

**\$4,250,000**

## Location Information

Building Name

Emerald Bay Lodge

Street Address

735 Emerald Bay Road

City, State, Zip

South Lake Tahoe, CA 96150

## Building Information

Building Size

6,628 SF

Year Built

1958

Year Last Renovated

2023

Roof

Shingles & Membrane Roof

Walls

Wood Frame

Foundation

Concrete Slab

## Property Management Systems

Front Desk and PMS Software

Cloudbeds

## Property Information

Property Type

24 Unit Tahoe Lodge

Property Subtype

Economy

Zoning

Town Center

Lot Size

1 Acres

APN #

023-161-005-000

## Guestrooms

Kings

14 Rooms

Double Queen

8 Rooms

Cabin

2 Rooms

## Utilities & Amenities

HVAC / Hot Water Systems & Safety

In Room Thermostat

Wall Heater

Smoke Detectors

Available Each Room

Appliances & Housekeeping

Washers

2 Units

Dryers

2 Units

TV

Samsung 40" (2023)

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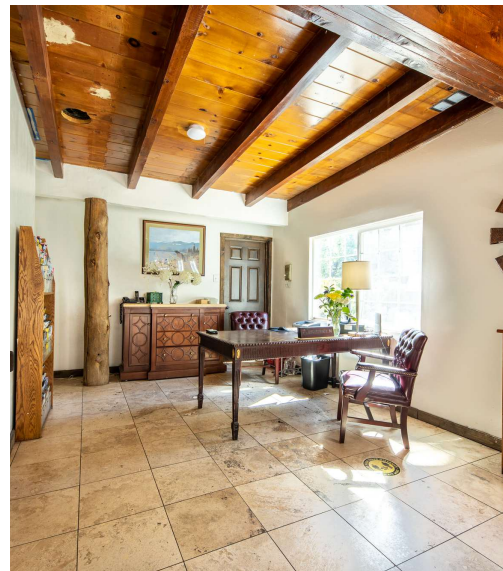
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# LOCATION INFORMATION

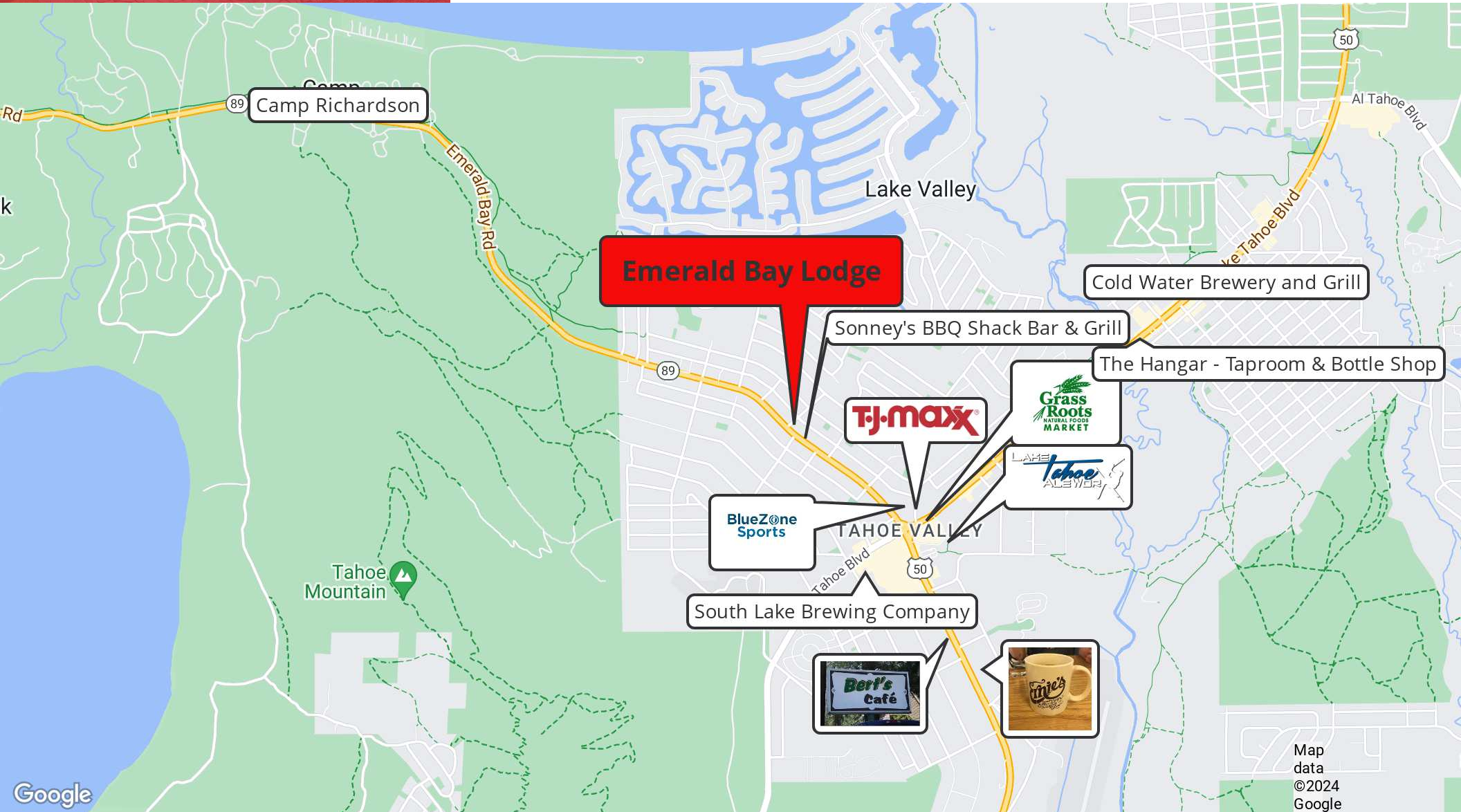
## Section 2

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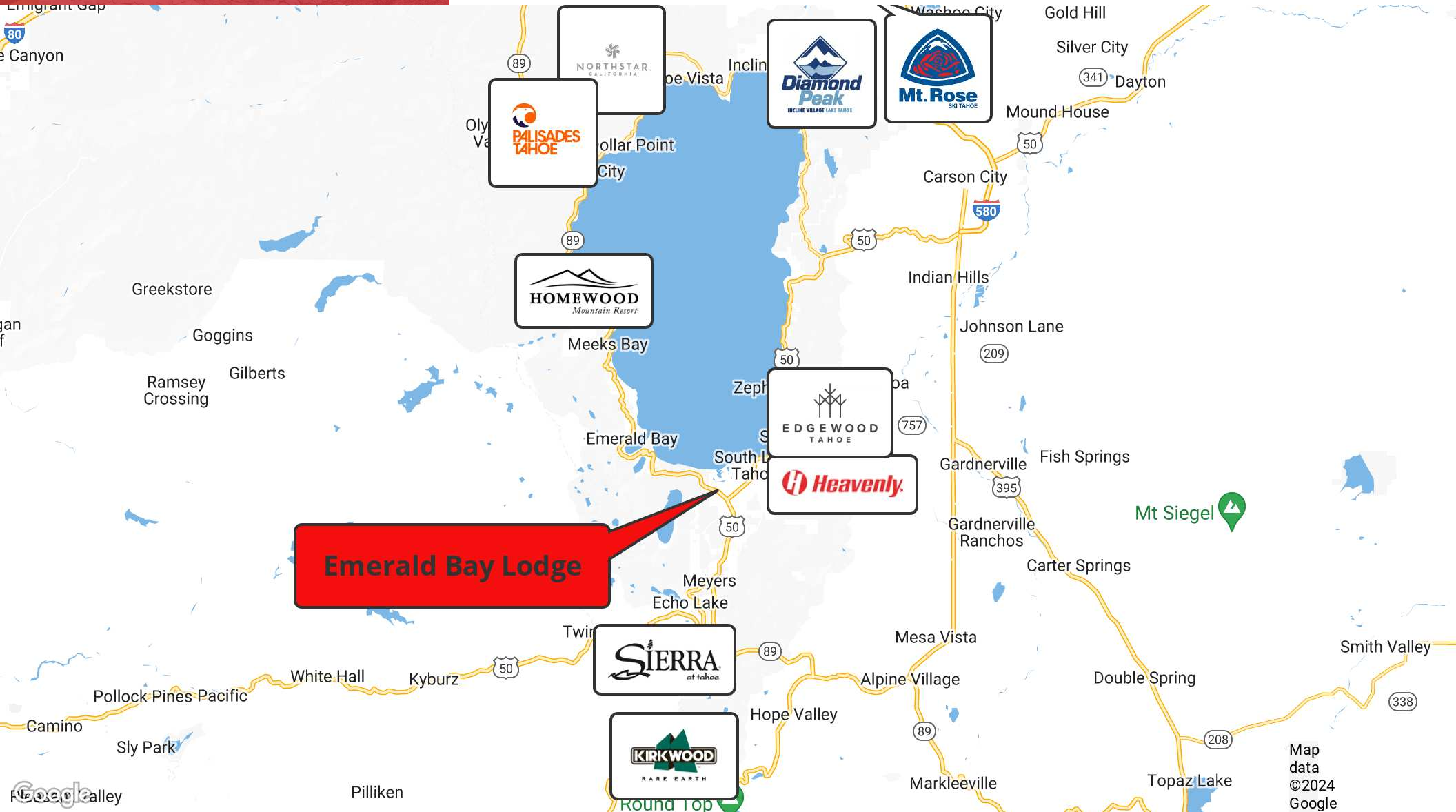


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**Emerald Bay Lodge**

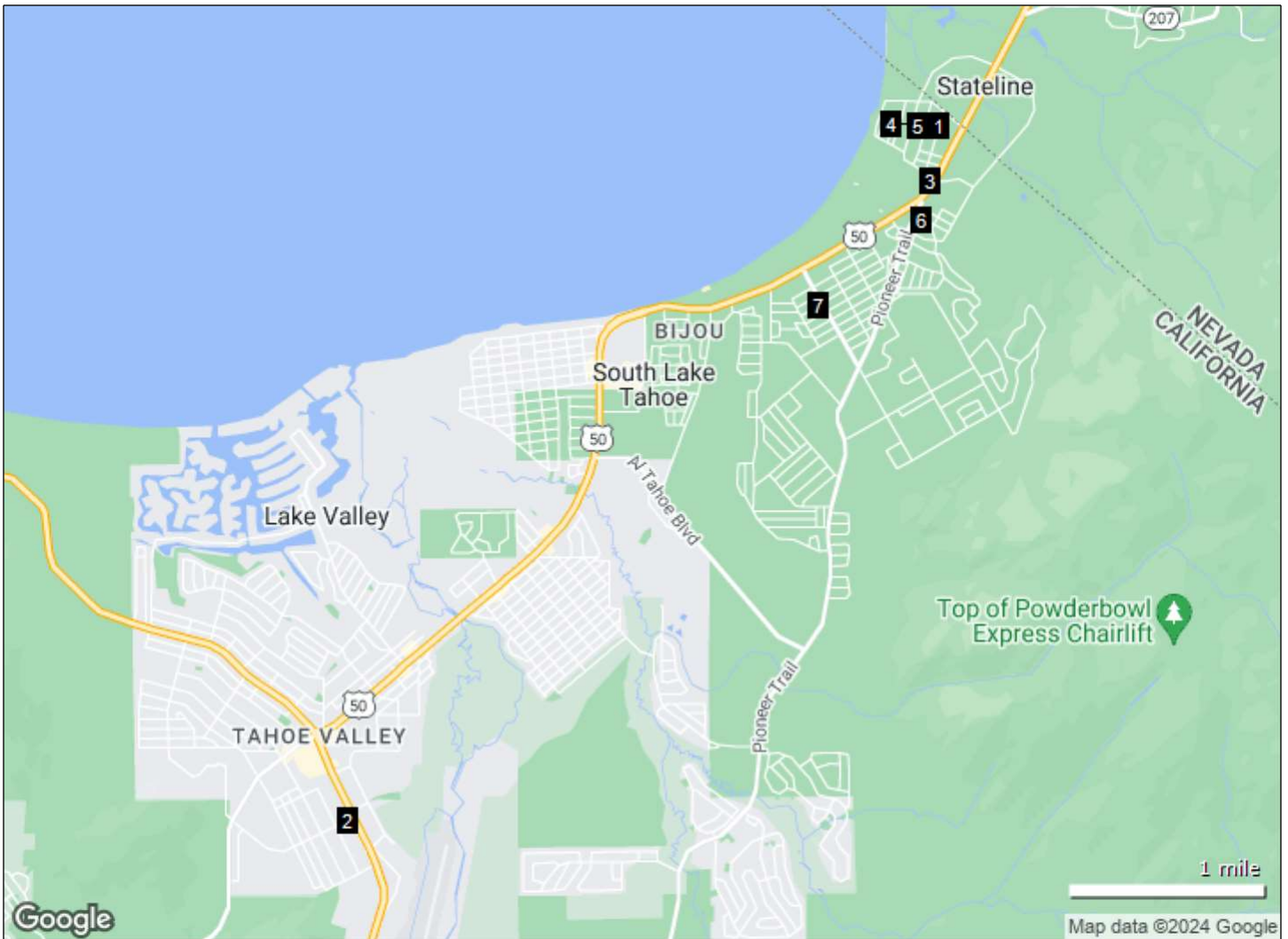
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Map data  
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Google

# SALE COMPARABLES

Section 3



	Address	City	Property Info	Sale Info
1	4133 Cedar Ave	South Lake Tahoe	15,224 SF Hospitality/Hotel	Sold: \$7,500,000 (\$182,927/Room)
2	1184 Emerald Bay Rd	South Lake Tahoe	5,264 SF Hospitality/Hotel	Sold: \$2,900,000 (\$223,077/Room)
3	4003 Lake Tahoe Blvd	South Lake Tahoe	116,108 SF Hospitality/Hotel	Sold: \$24,400,000 (\$148,780/Room)
4	4120 Manzanita Ave	South Lake Tahoe	10,042 SF Hospitality/Hotel	Sold: \$3,725,000 (\$155,208/Room)
5	4100 Pine Blvd (Part of Multi-Property Sale)	South Lake Tahoe	36,364 SF Hospitality/Hotel	Sold: \$22,298,019 (\$271,927/Room)
6	3918 Pioneer Trl	SOUTH LAKE TAHOE	5,294 SF Hospitality/Hotel	Sold: \$3,140,000 (\$157,000/Room)
7	1072 Ski Run Blvd	South Lake Tahoe	9,600 SF Hospitality/Hotel	Sold: \$4,000,000 (\$166,667/Room)

<b>1 Hotel Becket</b> <span style="float: right;"><b>SOLD</b></span>		
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <b>South Lake Tahoe, CA 96150</b>            Sale Date <b>May 8, 2024</b>            Sale Price <b>\$24,400,000</b>            Price/SF <b>\$210.15</b>            Price/Room <b>\$148,780</b>            Parcels <b>029-083-020-000, 029-083-023-000</b>            Comp ID <b>6727883</b>            Comp Status <b>Research Complete</b> </td> <td style="width: 50%; vertical-align: top;"> <b>El Dorado</b>            Type <b>3 Star Hotel</b>            Year Built <b>1975; Renov 2016</b>            GBA <b>116,108 SF</b>            Land Acres <b>2.54 AC</b>            Land SF <b>110,643 SF</b>            Zoning <b>GC</b> </td> </tr> </table> 	<b>South Lake Tahoe, CA 96150</b> Sale Date <b>May 8, 2024</b> Sale Price <b>\$24,400,000</b> Price/SF <b>\$210.15</b> Price/Room <b>\$148,780</b> Parcels <b>029-083-020-000, 029-083-023-000</b> Comp ID <b>6727883</b> Comp Status <b>Research Complete</b>	<b>El Dorado</b> Type <b>3 Star Hotel</b> Year Built <b>1975; Renov 2016</b> GBA <b>116,108 SF</b> Land Acres <b>2.54 AC</b> Land SF <b>110,643 SF</b> Zoning <b>GC</b>
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<b>5 PlayPark Lodge</b> <span style="float: right;"><b>SOLD</b></span>		
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<b>6 Alder Inn Tahoe</b> <span style="float: right;"><b>SOLD</b></span>		
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**South Lake Tahoe, CA 96150**

Sale Date **Dec 5, 2022**  
Sale Price **\$22,298,019**  
Price/SF **\$530.93**  
Price/Room **\$229,412**  
Parcels **029-041-052-000, 029-041-060-000,  
029-610-025-000**  
Comp ID **6231270**  
Comp Status **Research Complete**

**El Dorado**

Type **3 Star Hotel**  
Year Built **1975; Renov 2024**  
GBA **36,364 SF**  
Land Acres **1.82 AC**  
Land SF **79,377 SF**  
Zoning **SLT**



## Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Sale Price	\$2,900,000	\$9,709,003	\$4,000,000	\$24,400,000	7
Building Size	5,264 SF	28,271 SF	10,042 SF	116,108 SF	7
Price per SF	\$210.15	\$343.43	\$492.64	\$613.19	7
Actual Cap Rate	7.25%	7.25%	7.25%	7.25%	1
# of Rooms	13	53	24	164	7
Price per Room	\$148,780	\$184,682	\$166,667	\$271,927	7
Days on Market	132	152	157	168	3
Sale Price to Asking Price Ratio	77.60%	87.22%	87.22%	96.83%	2
Totals					
Sold Transactions	<b>Total Sales Volume:</b>	<b>\$67,963,019</b>	<b>Total Sales Transactions:</b>		<b>7</b>
Survey Criteria					
basic criteria: Type of Property - <b>Hospitality</b> ; Sale Date - <b>from 6/14/2022</b> ; Sale Status - <b>Sold, Under Contract/Pending</b> ; Return and Search on Portfolio Sales as Individual Properties - <b>Yes</b> ; Exclude Non-Arms Length Comps - <b>Yes</b>  geography criteria: Geography - <b>User Defined Search</b>					

# DEMOGRAPHICS

## Section 4

# For Sale

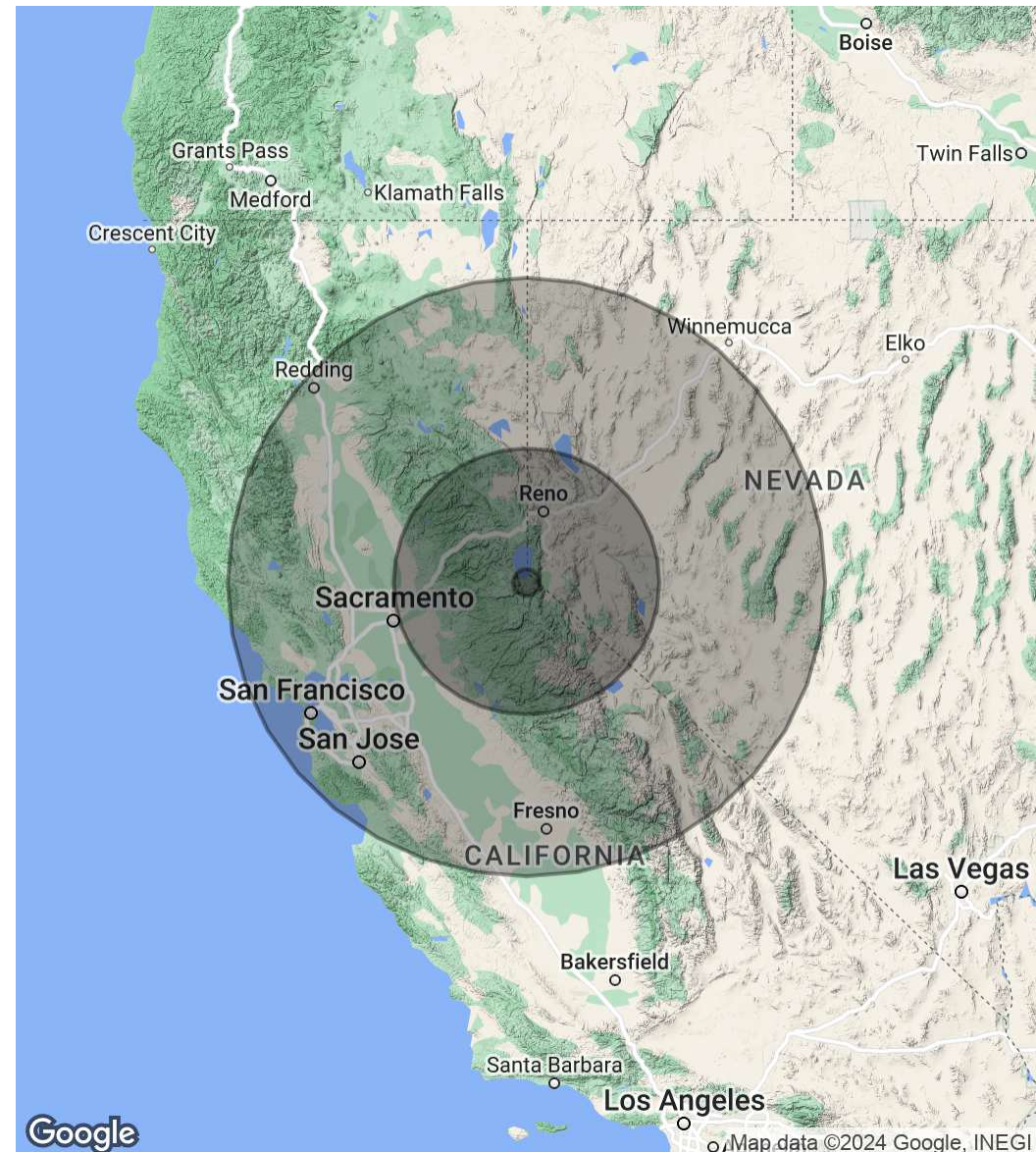
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24 Unit Tahoe Lodge Offering

	8 Miles	80 Miles	180 Miles
<b>Population</b>			
Total Population	30,459	2,270,092	14,135,038
Average Age	43	42	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
<b>Households &amp; Income</b>			
Total Households	13,469	866,899	4,980,018
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$118,506	\$124,908	\$147,638
Average House Value	\$814,100	\$627,376	\$878,595

Demographics data derived from AlphaMap

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### Scott Fair

Director

[sfair@naitahoesierra.com](mailto:sfair@naitahoesierra.com)

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 South Tahoe High graduate and Varsity Baseball and Football alumni as well as a two time Junior Olympian representing Heavenly Ski Resort.

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