

A RE-IMAGINED GATHERING SPACE
IN EAST DOWNTOWN TRUCKEE'S
NEW RAILYARD COMMERCIAL
DISTRICT



TWO PRIME **COMMERCIAL SPACES** AVAILABLE

Join some of Truckee's most successful businesses in the last two prime ground-level leasings at The Old Lumberyard

COMMERCIAL FOR LEASE



DOWNTOWN TRUCKEE'S RAILYARD SPACE 1.2: 1,345 SF
SPACE 1.3: 3,661 SF
(CAN BE COMBINED/
DIVIDED DIFFERENTLY)

LARGE GORGEOUS COMMON AREA **EPIC VIEWS OF MT. ROSE**





THE OLD LUMBERYARD SITE PLAN



Phase 1

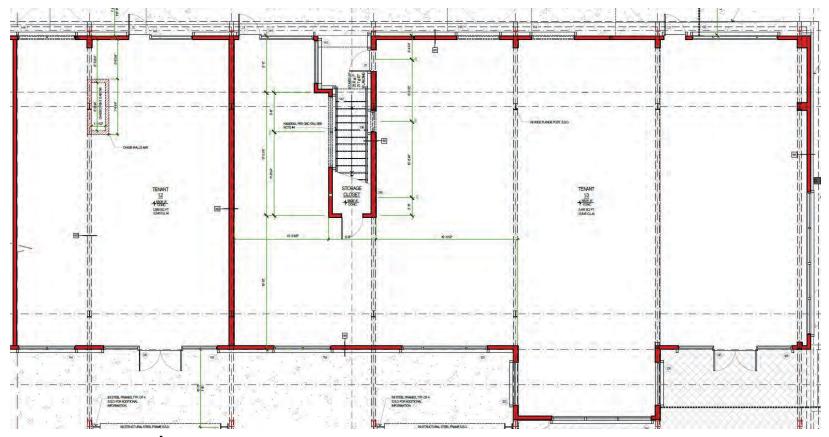
- Mixed commercial and retail
- Long-time successful Truckee businesses
- Large outdoor gathering space

Phase 2 (Coming 2026)

- Event center
- Workforce housing
- Commercial mixed-use building with ground floor retail and 2nd/3rd floor Boutique Hotel
- Design renderings available upon request



FLOOR PLANS



RENT \$4.50 NNN/SF

PLUS CAM FEES OF \$1.00/SF VARIOUS COMBINATIONS OF SPACE AVAILABLE FOR TENANT 1.2-1.3

- 2 Ground floor spaces
- Fan coil HVAC
- Utilities sub-metered
- Chase installed in space 1.2
- Healthy tenant improvement allowance



Join several of Truckee's most widely-recognized businesses at The Old Lumberyard



50/50 Flagship Brewpub

Award-winning mountain town brewery and pub

Dopo Pizza & Pasta by CoffeeBar

Craft pizza, house-made pastas along with Coffee-Bar, the radically inclusive Italian café experience

LIV Studio

THE Truckee Pilates & Group Fitness Studio

alpenswing

Truckee's first axe throwing and golf simulator entertainment center









RYAN GROUP



Truckee California

Historical charm meets modern shopping and amenities

A vibrant mix of restaurant, retail, arts & entertainment and lodging options. Only 35 minutes west of Reno, 25 minutes N of Lake Tahoe, 1.5 hours east of Sacramento, and 3 hours from San Francisco.

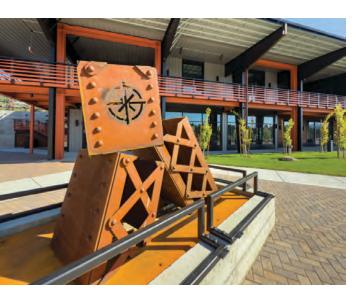


PHASE 1 EXTERIORS





Old World charm, New World amenities











A town rich with history yet buzzing with possibility



Truckee Facts

Trucker was first established in 1862; incorporated in 1993. Trucker, with a population of 17,470, is the largest of three incorporated cities in Nerada County (Grass Valley and Merida City are the other two). The Toen is governed by five council members, elected actalge for four-year terms. Elections are held every other year, and terms are staggered.

		IO	

CLIMATE

Average turnmer temperature Average winter temperature Average total snowfell Average total precipitation

40-79° F 17-42° F 201 inches SOURCE WESTERN RETIONAL CLIMATE CENTER



Located in the Sierra Nevada mountain range. Truckee is just 200 miles northeast of San

California, 40 miles west of Fleno, Nevada , 12 miles north of Lake Tahoe, Colifornia and

Francisco, 100 miles past of Sacramento.

LOCATION

Housing & Education



HOUSING UNITS BY OCCUPANCY

Total flousing units	13,658
Owner occupied housing units	35.99
Renter occupied housing units	13.59
Yacant housing units	50,69

HOUSEHOLDS BY INCOME

Household Income Base	6,742
<\$15,000	5,8%
\$15,000 - \$24,999	5.0%
\$25,000 - \$34,999	3.69
\$35,000 - \$49,999	4.69
\$50,000 \$74,999	12.89
\$75,000 - \$99,999	12,4%
\$100,000 - \$149,999	15.99
\$150,000 - \$199,999	17.59
\$200,000+	24,5%
Average Household Income	\$161,435
Median Household Income	\$120,466

POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT

TOTAL	12.3
 Less than 9th Grade 	1.9
9th-12th Grade; No Diplome	3,5
 High School Graduate 	7.8
 GED/Alternative Credential 	0.8
 Some College, No Degree 	22.2
 Associaté Degréei 	9.7
Bachwlor's Degree	37.0
Graduate/Professional Degree	17.6

2023/2024 TTUSD SCHOOL ENDOLLMENT

SCHOOL ENKC	LLPIENI
(Freschool-B)	2,502
(9-12)	1,525

TTUSD HISTORICAL SCHOOL ENROLLMENT

2023/2024	4,027
2022/2023	4,063
2021/2022	4,294
2019/2020	4,177
2018/2019	4,139



EMPLOYED POPULATION AGE 16+ BY INDUSTRY*

griculture/Mining	1/1%
Construction	12.4%
Manufacturing	3.0%
Wholesele Trade	1.1%
Ratel Trade	6.5%
Transportation/Utilities	3.4%
Information	7.8%
Finance/Insurance/Real Estate	1.3%
Services	61.0%
Mublic Administration	25%

POPULATION 16+ IN LABOR FORCE

Civilian Population 16+	10,149
Population 16+ Employed	97,2%
Fopulation 16+ Unemployment rate	2.8%
Population 16-24 Employed	10.496
Population 16-24 Unemployment rate	2.0%
Population 25-54 Employed	62.9%
Population 25–54 Unamployment rate	3.2%
Population 55-64 Employed	16.9%
Ropulation 55-64 Unamployment rate-	1,2%
Population 65+ Employed	7.7%
Hopulation 654	



Real Estate

SINGLE FAMILY CONDOS/ HOMES TOWNHOMES

\$1,220,000 Median price \$697,000 (Approximately) Average days on market 45 Average days on market 52 3-bedroom, 2-beth,

494 Condos sold 147. 2-car garage dwelling SOURCE DIDKSON REALTY, TRUCKSE FROM THE TAHOE SIERRA MULTIPLE LISTING SERVICE, FOR TRUCKSE ZIP GODE HAM, SOUR AND/ZE-6/20/29 AS OF M20/24 INFORMATION DISINED BILLIABLE BUT NOT GUARANTEED.

AVERAGE

MONTHLY RENT

Population 17,194 5.0% Average household size 256 5.4% Total housing units 13,681 11.0% Median age-13.5% 14.9% BY SEX 45.54 13,2% 55.64 14.2% 10.9% 0.7% 78-490

Community Renewable Metrics



TRUCKEE DONNER PUBLIC UTILITY DISTRICT'S RENEWABLE PORTFOLIO STANDARD (RPS)

2020	67% RPS	2016	61% RPS
2021:	60% KPS 61.5% RPS	2018	65% RPS 66% RPS
3023 (est.)	57% RPS	2019	639LRPS

Town Taxes

SALES TAX

State and Local State of California 7.5% Nevada County Library Truckee Measure V-Roads Truckee Measure H-Trails

SALES TAX REVENUE

2023/2024	\$13,678,566
2022/2023	\$16,134,848
2021/2022	\$12,129,319
2020/2021	\$6,197,845
2019/2020	\$4,939,562
2018/2019	\$4,598.381

TRANSIENT OCCUPANCY TAX

Effective 1/1/2021, TOT increased from

10% to 12% 2022/2023 \$6,610,373 2021/2022 56,646,686 2020/2021 \$5,843 A57 \$3,988,560

PROPERTY TAX

2023/2024	\$10,101,621
2022/2023	\$12,163,348
2021/2022	\$12,128,319
2020/2021	\$12,780,840
2019/2020	\$12,083,871

TRUCKEE TOURISM BUSINESS IMPROVEMENT DISTRICT



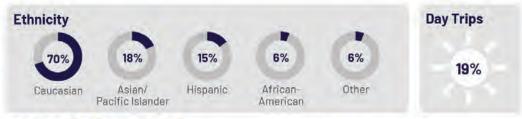






Age 18-24 4% 19% 25-34 35-44 45-54 55-64





VISITOR SNAPSHOT

Top Primary Purposes of Nevada Trip

- Visit friends and/or relatives 24%
- Vacation 17%
- Gaming 13%
- Entertainment 12%
- Road Trip 8%

Top Origin Markets

- Sacramento/Stockton/Modesto San Francisco/Oakland/San Jose
- Los Angeles 15%
- Salt Lake City 4%
- Reno 4%

Top Travel Modes to Nevada









Advance Decision for Nevada Trip



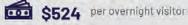
Average Nevada Trip Rating **** 4.2

Average Likelihood to Return **** 4.2

Average Trip Length

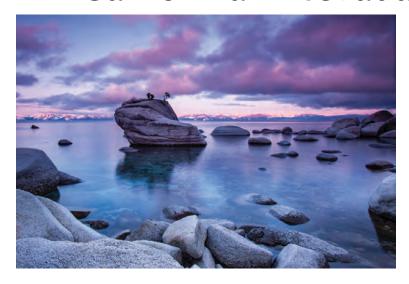
Average Party Size

Average Nevada Trip Spend



RENO/TAHOE

California + Nevada



Natural Beauty

From the snow-capped Sierra Nevada mountains to the crystalline blue waters of Tahoe

World-Class Skiing

Destination resorts Palisades Tahoe in the north and Heavenly + Kirkwood in South Lake Tahoe

Vibrant Cuisine

Delicious dining options abound in Truckee and South Tahoe, as well as Reno and Sparks.

Gaming

Exhilarating gaming options in both Reno, North Tahoe/Crystal Bay, and South Lake Tahoe



CF HOLDING COMPANY



Aimee Schaller

President, CF Holding Company



Andrew Cross

Owner, CF Holding Company



Ira Cross

Owner, CF Holding Company

For leasing questions contact: info@theoldlumberyardtruckee.com 530-582-2120



