



THE OLD LUMBERYARD

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



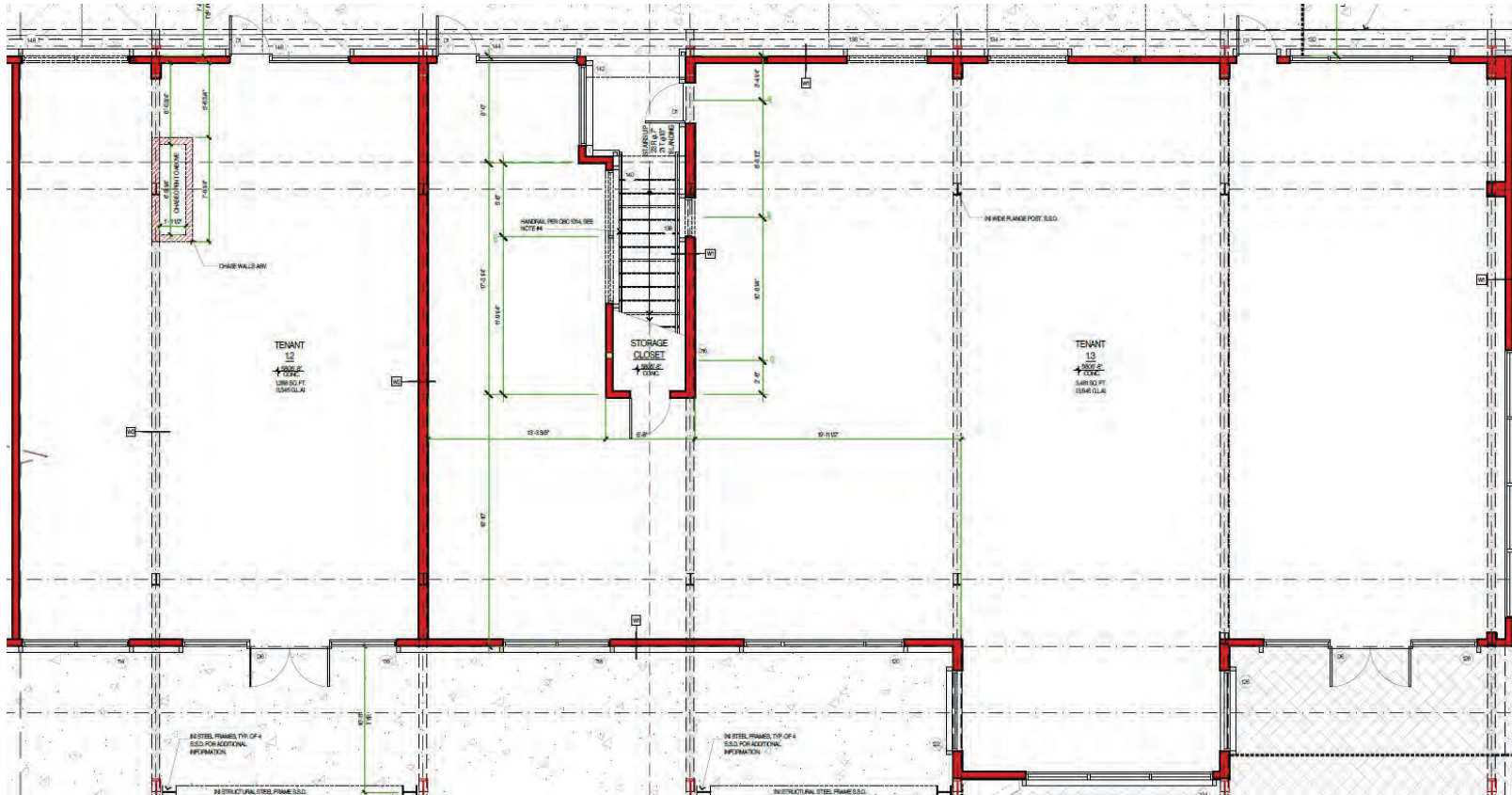
Phase 1

- 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

Anchor tenants

ALREADY SIGNED

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

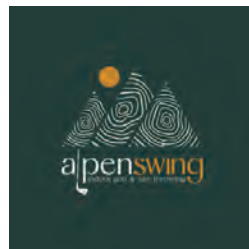
Craft pizza, house-made pastas along with CoffeeBar, the radically inclusive Italian café experience

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

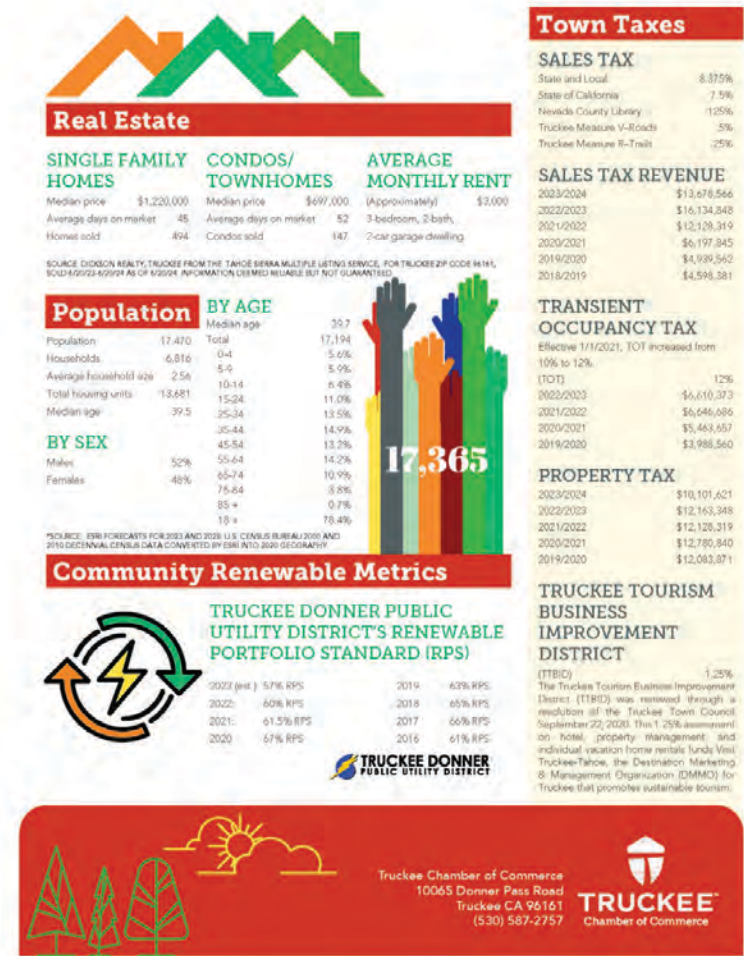
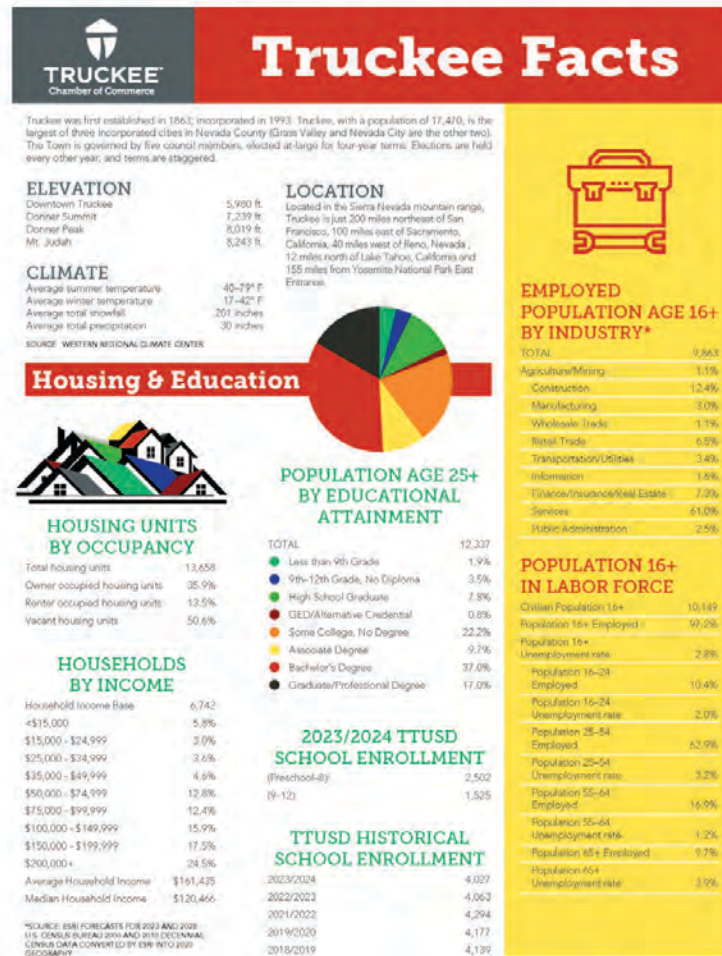


Old World charm, New World amenities





A town rich with
history yet buzzing
with possibility



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

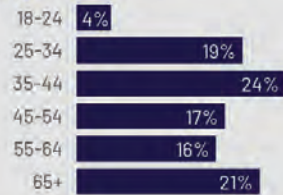
Vibrant Cuisine

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

Age



Annual Household Income



Ethnicity

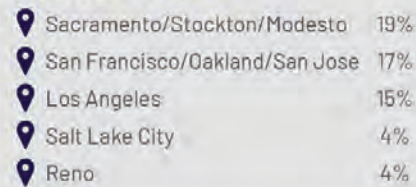


Day Trips



VISITOR SNAPSHOT

Top Origin Markets



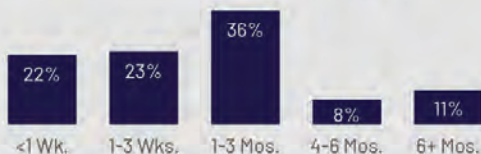
Top Primary Purposes of Nevada Trip

- 1 Visit friends and/or relatives - 24%
- 2 Vacation - 17%
- 3 Gaming - 13%
- 4 Entertainment - 12%
- 5 Road Trip - 8%

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

🕒 3.1 nights on overnight trip

Average Party Size

👥 2.7 persons in travel party

Average Nevada Trip Spend

🏠 \$524 per overnight visitor

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:
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