

# VILLAGE CENTER

## SOUTH LAKE TAHOE



## Lake Tahoe's Target Anchored Regional Center



4000 Lake Tahoe Blvd. @ Highway 50  
South Lake Tahoe, CA 96150  
[www.villagecentertahoe.com](http://www.villagecentertahoe.com)

**NAI**Tahoe Sierra  
**CBRE**



# Property Highlights

## Set in Beautiful South Lake Tahoe

### Centrally located within a busy tourist destination

The Target anchored [Village Center](#) is located in the tourist core of South Lake Tahoe, across the street from the Heavenly Gondola at Stateline.

The diverse mix of tenants serves both locals and the many visitors staying in one of the 5,700 hotel rooms within walking distance of the property.



## South Lake Tahoe by the Numbers



±3M

Annual Visitors



±1.9M

2024 Visits to Heavenly



91%

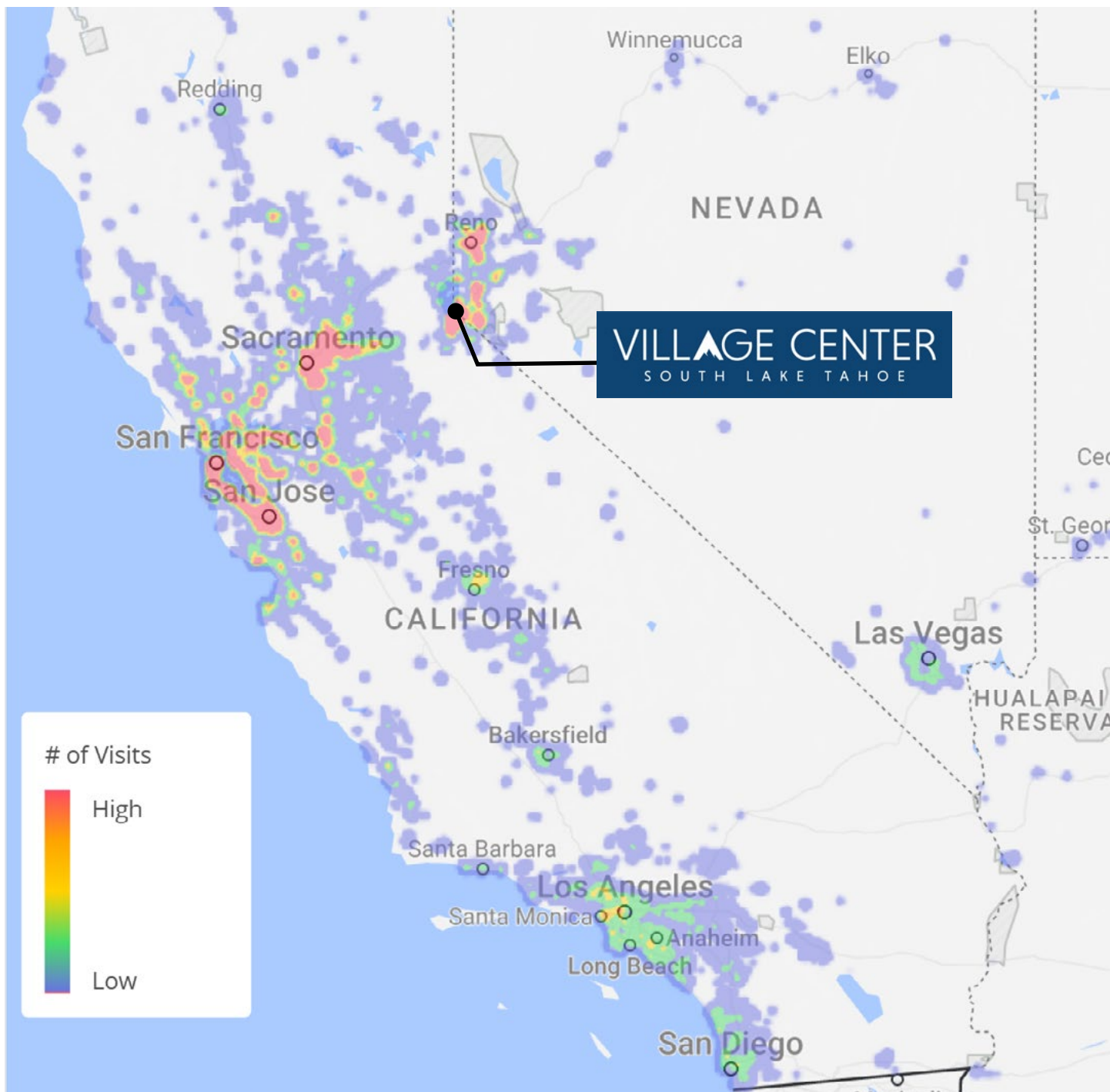
Percentage of Visitors who stay overnight or spend 8 hours in Lake Tahoe



5,700

Hotel Rooms within Walking Distance





## True Trade Area Map - Village Center

Village Center Shopping Center / 4000 Lake Tahoe Blvd, South Lake Tahoe, CA 96150 | Based on Home Location, by Visits  
| Min. Visits: 1 | Mar 3rd 2024 to Mar 2nd 2025 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.\*

\* Source: Placer.ai



**\$132,000**

Avg. HH Income of  
True Trade Area\*

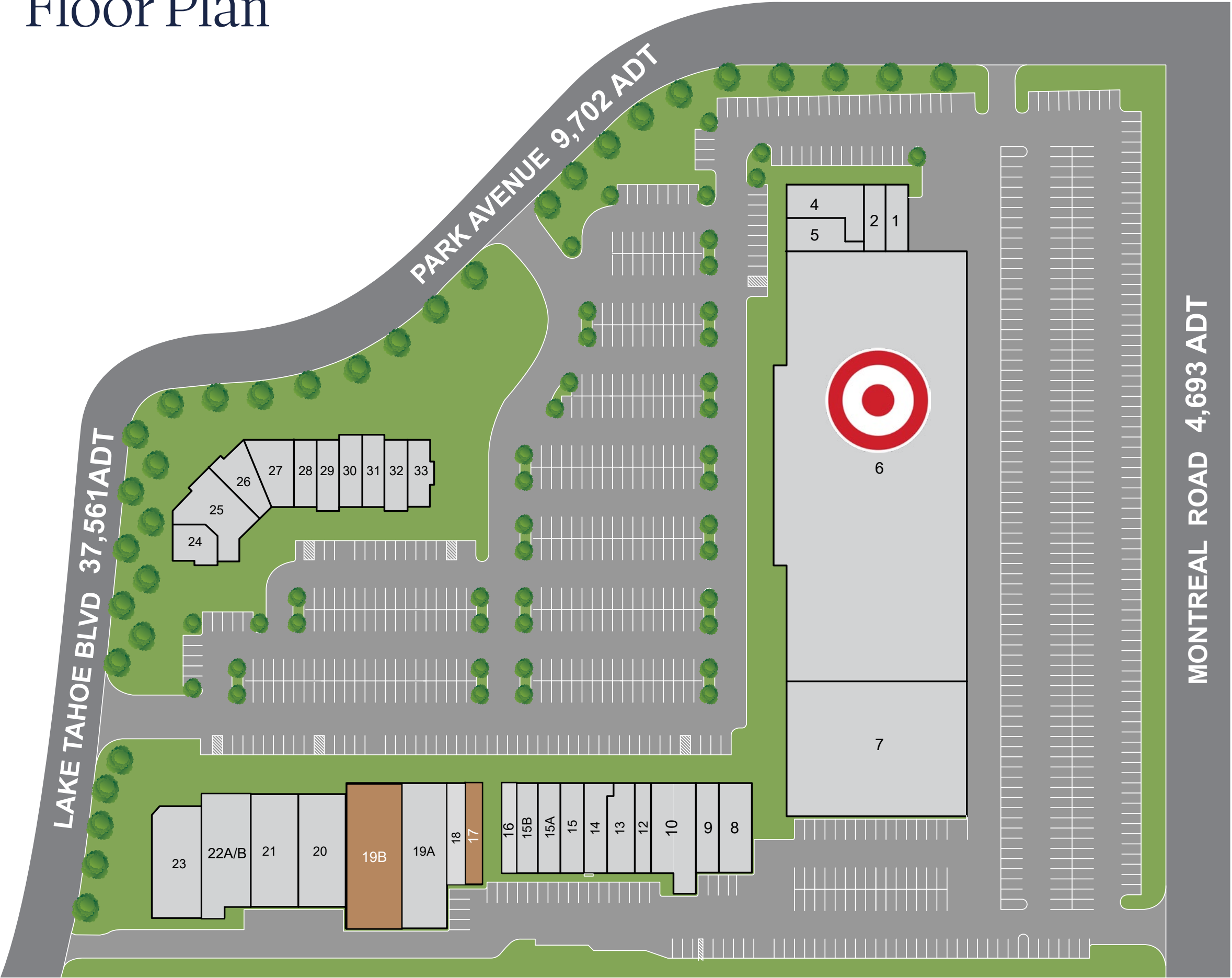


**2,300,000**

Visits to center in the last 12 months\*



# Floor Plan



SUITE #	TENANT	SF
1/2	Blue Dog Pizza	2,400
4	Wyland Gallery	2,244
5	Fragrance Vault	1,839
6	Target	63,300
7	Sports Ltd	17,200
8	Boat Store	2,400
9	Rio Nails & Spa	1,600
10	Dog.Dog.Cat	3,500
12	Meagher Builders	1,200
13/14	Savvy	3,600
15	The Hot Spot Pottery	1,200
15A	Root of Happiness	1,200
15B	LAKE Gift Shop	2,400
16	Imagine Salon	1,000
17	Available for Lease	1,276
18	Sun Art Gallery	1,350
19A	Sidestreet Boutique	5,860
19B	Available for Lease	5,860
20/21	Menegon's Hardwear	8,840
22A/B	Sports LTD Rentals	4,456
23	Marcus Ashley Gallery	4,368
24	Starbucks	1,498
25	Lotus Pho	3,053
26/27	South Lake Brewery	3,094
28	AT&T Store	1,200
29	FedEx Office	1,280
30	Alpaca Imports	1,280
31	Subway	1,280
32	Twilight and Rust Art Gallery	1,280
33	Jamba	1,350

NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.



Situated in the Stateline zone, there are approximately 3,483 hotel rooms on the California side and ±2,266 casino hotel rooms on the Nevada side for a total of ±5,749 rooms within walking distance of Village Center.



Amenities Map Legend

Retail

- 1 CVS
- 2 Stio
- 3 The North Face
- 4 Oakley
- 5 Patagonia
- 6 Earthbound Trading Co.
- 7 Sunglass Hut
- 8 FedEx Office
- 9 Marcus Ashley Gallery
- 10 Ace Hardware
- 11 AT&T
- 12 Tahoe Sports Ltd.
- 13 Target
- 14 Wyland Galleries
- 15 7-Eleven

Casinos

- 1 Golden Nugget
- 2 Bally's Lake Tahoe
- 3 Harvey's Lake Tahoe
- 4 Harrah's Lake Tahoe

Food & Drink

- 1 Starbucks
- 2 Cinnabon
- 3 Fatburger
- 4 Starbucks
- 5 Insomnia Cookies
- 6 The Baked Bear
- 7 Great American Cookies
- 8 Rocket Fizz Candy Shop
- 9 Cold Stone Creamery
- 10 Starbucks
- 11 Applebee's
- 12 Starbucks
- 13 South Lake Brewing Co.
- 14 Lotus Pho
- 15 Subway
- 16 Jamba
- 17 Subway
- 18 IHOP

Hotels

- 1 Edgewood Tahoe Resort
- 2 Quality Inn
- 3 Desolation Hotel
- 4 Zalanta Resort
- 5 Margaritaville (Hotels & Resorts)
- 6 Marriott Timber Lodge
- 7 Marriott Grand Residence
- 8 Holiday Inn Express
- 9 Econo Lodge
- 10 Hampton Inn

Venues/Attractions

- 1 Tahoe Blue Event Center
- 2 Heavenly Gondola

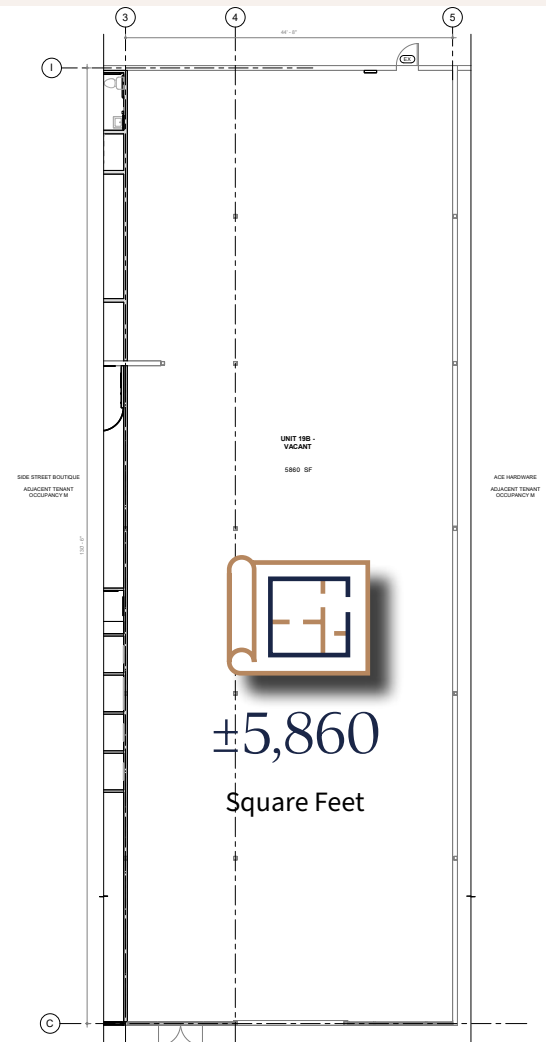




# Space Plan / Tour Link

## Jr. Anchor Suite 19B

Not to scale. All dimensions are approximate.







## CONTACTS

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