



Kingsbury Square

276 Kingsbury Grade
Stateline, Nevada 89449

Property Highlights

- Kingsbury Square, is a multi-tenant retail/office center located on Kingsbury Grade in South Lake Tahoe, NV.
- The center is a well maintained professional property comprised of 3 buildings with great street front visibility.
- Kingsbury grade connects the Carson Valley with Lake Tahoe and is near Heavenly Ski Resort, biking and hiking trails, and Lake Tahoe beaches plus all other Tahoe amenities.
- Tenant mix includes medical, financial, retail, food & beverage and more.

Offering Summary

Lease Rate:	\$2.25 SF/month (MG)
Building Size:	40,708 SF
Available SF:	1,110 - 2,026 SF
Lot Size:	3.96 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	305	9,526	18,700
Total Population	704	24,225	45,005
Average HH Income	\$131,425	\$75,009	\$74,438

For More Information

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For Lease

1,110 - 2,026 SF | \$2.25 SF/month

Office Space



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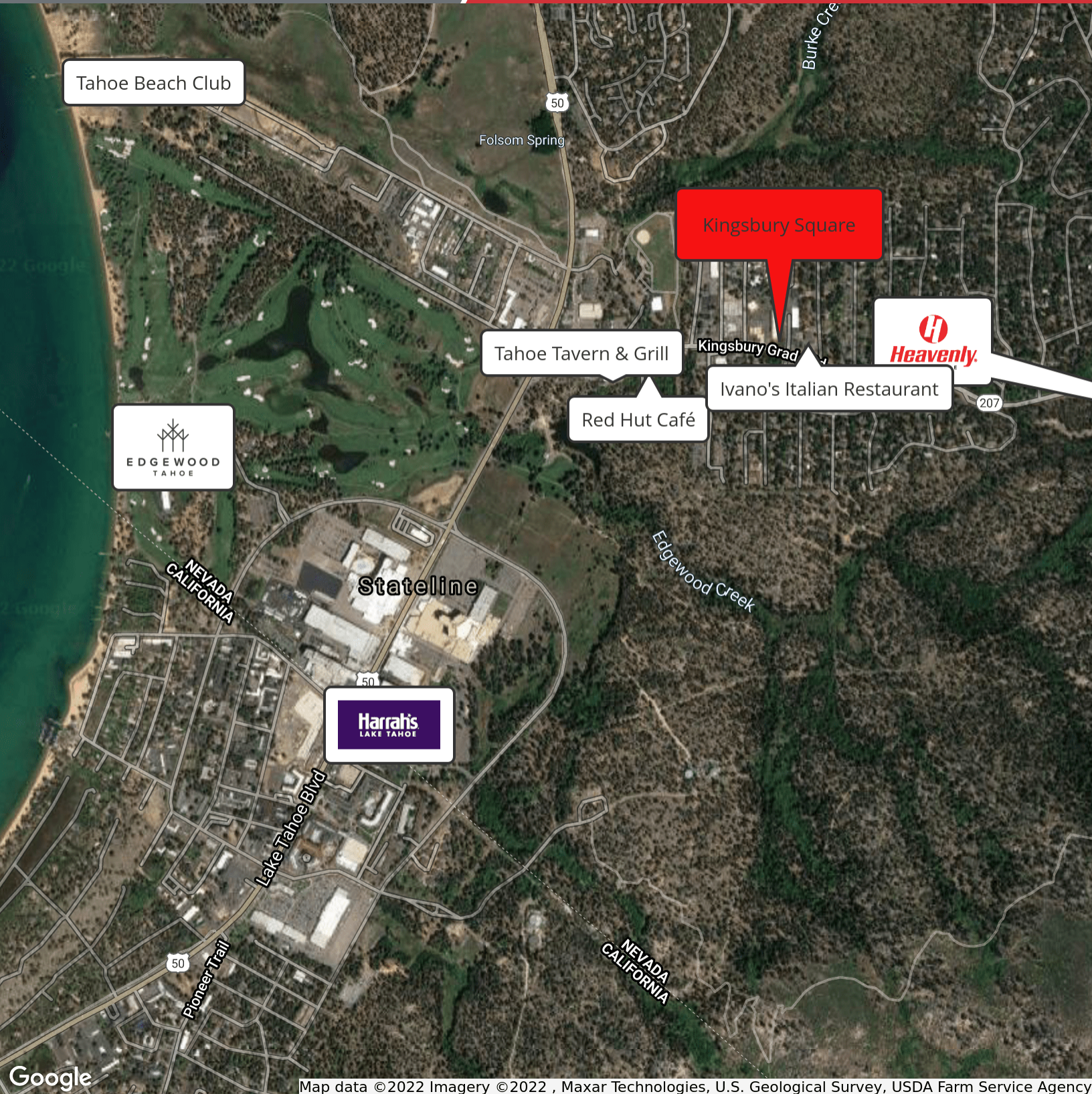
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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,110 - 2,026 SF	Lease Rate:	\$2.25 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
276 Kingsbury Grade, Suite 104	Available	1,524 SF	Modified Gross	\$2.25 SF/month	-
276 Kingsbury Grade, Suite 105	Available	1,524 SF	Modified Gross	\$2.25 SF/month	-
276 Kingsbury Grade, Suite 106	Available	1,524 SF	Modified Gross	\$2.25 SF/month	-
276 Kingsbury Grade, Suite 207	Available	1,110 SF	Modified Gross	\$2.25 SF/month	-
276 Kingsbury Grade, Suite 208	Available	2,026 SF	Modified Gross	\$2.25 SF/month	-



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